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This section describes the existing visual setting of the UC Santa Cruz campus<sup>1</sup> and surrounding areas, and evaluates the potential for changes in the visual character of the campus due to development under the proposed 2005 LRDP. The specific design of future buildings under the 2005 LRDP is not the subject of the LRDP. Thus this section analyzes the general effects of development at UC Santa Cruz, including the potential loss of existing visual resources; effects on views; the visual character and quality of the campus; scenic vistas; and the effects of light and glare.

Public comments received during the scoping period for this EIR generally focused on the visual and experiential importance of the campus's natural environment. Comments were also received about the relationship between people's experience of the campus and its aesthetic character. Specifically, the comments identified Porter Meadow and Empire Grade Road as campus features of particularly valued visual importance. Public comments also expressed concern about the following:

- Aesthetic impacts of Meyer Drive extension
- Aesthetic impacts of locating the graduate student village in Porter Meadow
- View deterioration and lighting impacts of placing the corporation yard adjacent to Empire Grade Road; deterioration of the view from the Cave Gulch neighborhood
- Aesthetic impacts of development in the north campus; and light pollution in the night sky from north campus development

To the extent that these issues involve significant effects on the environment, they are addressed in this section.

## 4.1.1 Environmental Setting

### 4.1.1.1 Study Area

The study area for the aesthetics analysis includes the UC Santa Cruz campus and the areas within 3 miles of campus in all directions from which the campus is visible.

### 4.1.1.2 Regional Context

The campus is located on a series of marine terraces that rise northwest from the city of Santa Cruz. The city of Santa Cruz is the largest urban center in Santa Cruz County. The city occupies a picturesque location along the banks of the San Lorenzo River, between Monterey Bay and the Santa Cruz Mountains (City of Santa Cruz 1994). Monterey Bay is part of the Monterey Bay National Marine Sanctuary, a

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<sup>1</sup> UC Santa Cruz campus refers to both the main campus and 2300 Delaware Avenue. Throughout this section, main campus is termed "campus" and the 2300 Delaware Avenue property is referenced by its street address.

federally protected marine environment. The city of Santa Cruz lies primarily on the projecting northern arm of the bay shore and has a southern aspect such that views southeastward from the campus encompass the city and the bay. The Santa Cruz Mountains act as a scenic backdrop to the city and are visible from most areas of the city, including the coastline. Some locations in the city and on the campus, especially on the slopes of the coastal mountains, provide panoramic views of the Monterey Bay.

#### 4.1.1.3 Visual Character of UC Santa Cruz

UC Santa Cruz is known for the outstanding natural beauty of the campus landscape and the quality of the campus's built environment. The scenic and aesthetic quality of the campus is largely a function of the campus's natural setting and the diversity of its natural features. The visual character of the campus is defined by relatively dense building clusters connected by pathways through natural open spaces. Ten colleges comprise the campus, each a separate community with its own buildings and administration, built around a core of shared university facilities. In some areas of the central campus, development is fairly dense, and somewhat urban in impression. The built environment also influences the quality of the visual experience. Thus the visual character of the campus is described below in terms of its landform, natural landscapes and vegetation, and developed areas. Scenic views from and to the campus are also described.

##### Landform

The campus lies on the southeastern end of Ben Lomond Mountain, a major ridge of the Santa Cruz Mountains overlooking Santa Cruz and Monterey Bay. Ben Lomond Mountain rises in a series of step-like terraces from sea level in the city to an elevation of almost 2,600 feet at the summit to the northwest. The campus spans a number of these marine terraces, with elevations ranging from 300 feet at the southern campus boundary along High Street to a maximum elevation of approximately 1,120 feet at the northwestern campus boundary (UC Santa Cruz 2005). Deep forested ravines running north-south divide the central and lower campus into three zones (UC Santa Cruz 2005).

##### Natural Landscapes and Vegetation

UC Santa Cruz is located within a natural setting dominated by forest and grassland landscapes, which rise steeply uphill from the campus entrances. Representative views of these landscapes are shown in [Figure 4.1-1, \*Campus Landscapes\*](#). Expansive meadows at the campus's main entrance gradually transition to redwood forests in the central campus and to chaparral and mixed evergreen forests in the undeveloped north and upper campus. The visual contrast among these vegetation types contributes to the visual character of the campus.

Primarily second growth forest dominates the central campus and areas north of the existing developed campus core. Deep ravines, such as the one shown in [Figure 4.1-2, \*Pedestrian Bridge Across Moore Creek Near Kresge College\*](#), cut down the campus slopes and provide varied and visually interesting landscapes. There are three large meadows on the lower campus and three smaller meadows (Porter, Crown, and Kerr) in the central and north campus. The meadows consist primarily of introduced Mediterranean grasses, though patches of coastal prairie (which include higher proportions of native grasses) also exist. The smaller meadows are ringed by forest lands. Meadows or openings in the redwood forests of the upper campus also support coastal prairie communities. Several undeveloped open space

areas are valued scenic resources on campus and have been identified as Protected Landscapes or Habitat Reserves in the 2005 LRDP. Protected Landscapes on campus include a large portion of the Great Meadow and the area south of Henry Cowell State Park. Habitat Reserves, not reserved for their scenic value, include the southwest corner of the campus and the area south of the Ranch View Terrace site. These and other protected landscapes and habitat reserves are shown in Figure 3-5, *Land Use Plan*, in Chapter 3, *Project Description*.

#### Developed Areas

Building Clusters. The developed area of the campus (existing and approved) includes 420 separate buildings within 116 building complexes (UC Santa Cruz 2005). In addition, the campus is developed with parking areas, developed open spaces, pathways and pedestrian bridges, and public and service roads. The first eight campus colleges were founded between 1965 and 1972; Colleges Nine and Ten were founded in 2000 and 2002, respectively (UC Santa Cruz website 2005).

At the University's founding, landscape architect Thomas Church stressed the goal of minimizing human intrusion on the environment by sensitive placement of buildings. He urged that the colleges and other buildings be placed at the boundaries between forests and grasslands (Scaramozzino 1995). Thus, the bulk of campus buildings and colleges are located in the forested central campus: most structures in this area are not visible from the lower campus because they are located in forested areas and screened by trees. Buildings have deliberately been designed not to extend above trees. By contrast, the lower campus is largely open space, dominated by the Great Meadow, East Meadow, and the large meadow to the west of Empire Grade Road (Figure 3-3, *Campus Natural Features*, in Section 3.0, Volume I of this EIR). The extent to which lower campus buildings are visible from off-campus is largely dependent on topography. On-campus buildings in the grasslands tend to be visually prominent except as screened by topography.

Developed Open Spaces. Developed open spaces on the campus include plazas, courtyards, gardens/cultivated areas, and recreational areas. Examples of these areas are shown in Figure 4.1-3, *Stevenson College Courtyard*. Courtyards are the most common type of developed open space on the campus. The campus also has a few large outdoor gathering areas, such as the Upper Quarry Amphitheater. Cultivated areas on campus include the Arboretum, Center for Agroecology and Sustainable Food Systems and Chadwick Gardens. Outdoor formal recreational areas include the East Field and Lower East Field south of Cowell College, the Oakes College Field, and the Family Student Housing Playing Field. Although these areas are not natural landscapes, they contribute to the overall visual character of the campus and of the more localized areas in which they are situated and provide visually unobtrusive open areas that do not detract from more distant scenic views.

#### Pathways

A web of pathways connects the campus's developed areas. North/south routes cover significant changes in elevation while east/west routes generally follow contours, traversing ravines by pedestrian bridges where needed. Two major pedestrian circulation corridors run north/south through the central campus. One travels along the west side, beginning at Oakes College and continuing north of the Engineering buildings. The other runs east of the campus core, connecting Cowell Health Center to Quarry Plaza, Hahn Student Services Building, and the East Field and Physical Education and Recreation facilities. Service roads throughout the campus also serve as pedestrian and bicycle routes between developed areas.

## Campus Entries

There are currently two entrances to the main campus. The main entrance, shown in [Figure 4.1-4](#), *UC Santa Cruz Main Entrance*, is located at the southern end of the campus at the intersection of High and Bay Streets. Features of note at this entrance are the large 19<sup>th</sup>-century woodframe and stone buildings that are part of the Cowell Ranch Historic District, their settings, associated vistas, as well as several distinctive rock exposures. This entrance area constitutes a landmark with a unique character on campus that is evocative of the area's history. The second campus entrance is the west entrance at the intersection of Empire Grade Road and Heller Drive. A small kiosk in the center of the road marks the entrance to the campus. Open, rolling meadows lie on both sides of the west entrance. The Family Student Housing complex is visible on the north side of the west entrance, while Oakes College and College Eight are visible to the east.

The Arboretum, which is surrounded by a fence, has a signed entrance off of Empire Grade Road. A vegetated island separates the entry and exit ways where they intersect with the Empire Grade Road. Vegetation helps to obscure the fence near the entrance. There are vehicular entry points to campus property off Empire Grade Road near Cave Gulch, Marshall Field, and Pogonip City Park, but access to these entry points is restricted and they do not provide public vistas or direct access to the main campus facilities.

## Scenic Views and Vistas

Views from Campus. Scenic views from the campus are available from several prominent vantage points on campus. These vantage points offer impressive long-range views of Santa Cruz, Monterey Bay, and adjacent hillsides. From the central campus, vantage points along the southern forest edge generally offer unbroken and sweeping views towards Monterey Bay. Prominent campus vantage points are the Cowell College plaza, Baskin Visual Arts Center, University House, the knoll at Porter College, and the field at Oakes College. Sweeping views across the meadows down to the bay are available from these points and from other points within the Great Meadow. Points along Glenn Coolidge Drive offer panoramic views of the city and the bay, and of Pogonip City Park in the foreground. Similarly, points along Heller Drive and Empire Grade Road offer panoramic views of the bay. Important vantage points from the lower campus looking across open space areas towards the central campus include points along Empire Grade Road, Glenn Coolidge Drive, and Hagar Drive. From these vantage points, sweeping views are available across the meadows up to the forest edge. These vantage points are shown in visual simulations that appear in Section 4.1.2.3, *Analytical Method*.

Short-range views on campus are influenced by topography, vegetation type and height density of vegetation, and density of buildings. Examples of locations that provide short-range scenic views and vistas include small meadows surrounded by forests or buildings, and relatively open meadowland vegetated with oaks and madrones. Short-range views through forested areas of ravines and pathways are available in some areas as well. Examples of short-range views on campus are provided in [Figure 4.1-5](#), *FSH Complex (As Viewed from Porter College)*.

Views from Off Campus. The campus is regarded by local residents as an important visual resource for the city because it provides an open backdrop for developed areas of western Santa Cruz. The lower campus grasslands and forest canopy of the upper campus are visible from various points throughout the city of Santa Cruz, including the wharf, the Boardwalk and Highway 1. Because most campus buildings

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are located in the forested central campus, few campus buildings can be seen from these points. The most notable exceptions are the Music Center and Baskin Visual Arts Center, which can be seen from lower elevations and the coastline because they are situated at the edge of the forested central campus overlooking the Great Meadow. The light color of the buildings against the darker backdrop of the forest also contributes to their off-campus visibility. Some of the buildings of Cowell and Stevenson Colleges can also be seen from off-campus locations, though they are partially screened by vegetation. The lower reaches of the Glenn Coolidge Drive road-cut are also visible from off-campus locations, but since both sides of the road are vegetated by grasslands, the landscape contrast between the Pogonip City Park and the campus is not severe. At night, lighting from the East Remote parking lot and along footpaths to the lot; headlights of cars traveling on Glenn Coolidge Drive, Empire Grade Road, and Heller Drive; and lighting from portions of Cowell and Stevenson Colleges, the East Field House and the Arts Area are visible from off-campus locations. As per the Campus Standards Handbook (UCSC 2001), site lighting with non-glare, down-lighting characteristics is generally used on campus, especially in housing areas, and forest areas are typically illuminated with nondirectional fixtures, as these increase a sense of security on pathways. There is some night sky glow from campus, particularly in fog.

#### Other Scenic Resources

There are no officially designated state scenic highways in Santa Cruz County<sup>2</sup> (State Scenic Highway Program website 2005). The County General Plan, however, designates Empire Grade Road as a scenic road. The City of Santa Cruz General Plan describes the foothills of the Santa Cruz Mountains, including the UC Santa Cruz campus, as a scenic resource. The City of Santa Cruz General Plan also identifies the portions of Hagar Drive and Glenn Coolidge Drive through the lower campus meadows as scenic drives (City of Santa Cruz 1994: Map CD-3).

#### 2300 Delaware Avenue

2300 Delaware Avenue is an 18-acre developed property on the west side of Santa Cruz. The site contains three buildings, two parking lots, two outdoor service yards, lawns and other amenities, including a public access trail, tennis courts and a volleyball court. Photos of 2300 Delaware Avenue are provided in [Figure 4.1-6, 2300 Delaware Avenue \(Intersection of Delaware Avenue and Natural Bridges Drive\)](#). The property is on the flatlands in a developed light industrial area, is surrounded by raised earthen berms and does not provide scenic views, nor is it a part of any scenic vista.

#### 4.1.1.4 Visual Character of Surrounding Area

The campus abuts open-space park areas to the north, east and west and residential portions of the city of Santa Cruz to the south. The campus is bounded on the east by the Pogonip City Park and the Henry Cowell Redwoods State Park, on the north by private land, and on the west by Wilder Ranch State Park. Several residential neighborhoods lie to the south of the campus, and the rural residential Cave Gulch neighborhood lies just outside the western campus boundary. Most of the buildings in Cave Gulch along the stretch of Empire Grade Road are single-family homes. In addition, a llama ranch and the Waldorf School are located in the Cave Gulch neighborhood. The campus edges along the western, northern and

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<sup>2</sup> Highway 1 segment from the Santa Cruz County line north up to Half Moon Bay is a designated state scenic highway.

eastern campus boundaries are largely forested, with the exception of a portion of the edge along Pogonip City Park and the open area west of Empire Grade Road which is predominantly grassland. The southeastern and southern campus edges are largely developed: off-campus development in these areas includes single-family homes, mixed-density residential housing, an elementary school, a church, and a short strip of commercial development. The southwestern edge of campus consists of meadows both within the campus and outside of the campus boundaries.

The visual character of the area surrounding 2300 Delaware Avenue is varied. 2300 Delaware Avenue is located in the Natural Bridges Industrial Park at the western edge of urbanized Santa Cruz. The industrial park, which extends to the east and north of the site, is characterized by low-density warehouse and light industrial buildings. The area to the west of 2300 Delaware Avenue is predominantly characterized by open space uses, including the Natural Bridges State Beach area to the south and Antonelli Pond to the west.

#### 4.1.1.5 Campus Standards Handbook

The UC Santa Cruz Campus Standards Handbook is provided to UC Santa Cruz consultants for guidance in preparation of construction documents for projects. The handbook outlines building and site specification requirements related to products and design constraints for all construction. They are complementary to specific project program requirements and may be modified by the Project Manager. While the standards focus on areas of functionality and durability, sections related to site requirements, such as tree protection, landscaping, planting and trash collection affect campus aesthetics (UC Santa Cruz 1998).

#### 4.1.1.6 Design Review Process

The University of California initiated independent design and cost review of building plans in 1985 in response to concerns about the design quality management of a rapidly growing capital improvement program. Current University policy requires independent architectural design review and independent cost estimates of projects with a total project cost over \$5 million. The policy requires design reviews to be performed early in the design process, at suitable intervals during design, and at the time of completion of design. Selection of the reviewer or reviewers, and the format for the design review are left to the discretion of the Chancellor, subject to the following:

- The reviewers shall be licensed architects or other design professionals;
- The reviewers shall have no current connection with the firm or firms acting as executive architect or as consultants on the project being reviewed;
- Except for qualified faculty, the reviewers shall not be employed by the University;
- The review shall focus on, but need not be limited to, the compatibility of the design with its setting and the suitability of the design to its functional program and project budget. (University of California Facilities Manual, Vol. 3, Part I, Chapter 5).

At UC Santa Cruz, design review of projects is conducted by the UC Santa Cruz Design Advisory Board, which is appointed using the criteria listed above. At a minimum, consultation with the Design Advisory

Board normally occurs at the beginning of schematic design, midway through schematic design, and midway through design development for major projects.

#### 4.1.1.7 Regional Aesthetics Policies

As a state entity, UC Santa Cruz is not subject to municipal land use enactments such as the City and County General Plans. Nevertheless, such planning policies are of interest to the University because the University development and local development will be coincident. The Campus has a tradition of working cooperatively with the local communities, and it is University policy to seek consistency with local plans and policies, where feasible. Therefore, information from the City General Plan and County General Plan is summarized below.

The County of Santa Cruz General Plan includes a Conservation and Open Space Element that designates scenic roads. The Element identifies Empire Grade Road, from the northern Santa Cruz city limits to the north end of Empire Grade Road, as a scenic road that is valued for its vistas. The southernmost portion of Empire Grade Road is bounded by UC Santa Cruz on both sides at three points along the way. Initially these are views to the south and western portions of the developed campus. The associated policy calls for the protection of public vistas from the designated roads. The Element includes additional policies about scenic protection, including policies to protect public and ocean vistas.

##### City General Plan

Program 1.3.4 in the Community Design Element supports campus efforts to preserve open space and Policy 3.3 encourages UC Santa Cruz to maintain the visual quality and character of the campus, such as the campus's natural skyline as seen from the city. Policy 3.4 also supports maintaining and developing visual and physical connections between the campus and the downtown. To further protect the natural state of the area, the Element includes Program 1.2.1, which directs the City to annex UC Santa Cruz lands outside of the Coastal Zone.

#### 4.1.2 Impacts and Mitigation Measures

The 2005 LRDP recognizes the importance of the campus's natural setting in shaping UC Santa Cruz's physical and academic development. The 2005 LRDP identifies several visual elements on the campus as valued elements of the visual landscape. Long-range views identified as prominent include central campus vantage points from Cowell College plaza, Baskin Visual Arts Center, University House, the knoll at Porter College, and the field at Oakes College. Important vantage points from the lower campus looking across open space areas towards the upper campus include points along Empire Grade Road, Glenn Coolidge Drive and Hagar Drive.

The Physical Planning Principles and Guidelines outlined on pages 47-48 of the 2005 LRDP would guide future development under the proposed plan. Guidelines that are particularly relevant to the aesthetic quality and visual character of the campus include the following:

- Respect the natural environment and preserving open space as much as possible
- Integrate the natural and built environment

- Respect major landscape and vegetation features
- Maintain continuity of wildlife habitats
- Design exterior landscaping to be compatible with surrounding native plant communities

The 2005 LRDP's landscape and open space framework reflects the above guidelines. This framework builds on the current pattern of development clusters carefully placed through a balance of programmatic need and ecological sensitivity. In summary, the framework proposes to maintain the Great Meadow, retain natural open space between development clusters within the campus core, sensitively site new development parcels to the north of the existing core, and keep the far north campus as undeveloped open space. The landscape and open space framework is explained in detail in Section 5.F of the 2005 LRDP.

#### 4.1.2.1 Standards of Significance

For the purposes of this EIR, the project would have a significant impact with regard to aesthetics if it would:

- Have a substantial adverse effect on a scenic vista

For this EIR, a scenic vista is defined as an expansive view of a highly valued landscape, as observable from a public accessible vantage point. Important scenic vistas for this EIR include views of the Monterey Bay as viewed from Cowell College plaza, Baskin Visual Arts Center, University House, the knoll at Porter College, Stevenson College knoll, and the field at Oakes College; and views across the campus and wooded backdrop as viewed from locations along Empire Grade Road between Western Drive and the campus west entrance, Glenn Coolidge Drive between Hagar Drive and Cowell College, and Hagar Drive between Glenn Coolidge Drive and the East Remote parking lot.

- Substantially damage scenic resources, including, but not limited to trees, rock outcroppings or historic buildings within a state scenic highway

For this EIR, scenic resources are defined to include Cowell Ranch Historic District buildings and structures, rock exposures in the main entrance area, and all of the meadows on the lower campus, including Great Meadow, East Meadow, and the meadow west of Empire Grade Road (Figure 3-3, *Campus Natural Features*). Meadows on the central campus (Kerr, Crown, Porter) are not considered scenic resources because these are not of a significant scale or part of a scenic vista, and are evaluated in this EIR for their value as recreational open space.

- Substantially degrade the existing visual character or quality of the site and its surroundings
- Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area

#### 4.1.2.2 CEQA Checklist Items Adequately Addressed in the Initial Study

The Initial Study determined that all checklist items should be evaluated in the EIR.

### 4.1.2.3 Analytical Method

To determine the effect of the 2005 LRDP on scenic vistas and visual quality of the campus, and to assess light and glare impacts from development under the 2005 LRDP, the following analysis of visual impacts considers three primary issues: the nature and magnitude of anticipated visual change resulting from 2005 LRDP development; the number of public vantage points from which this change would be visible; and the number of viewers who would be affected by this change.

As [Figure 4.1-7](#), *Lands Visible from Off-Campus Viewpoints*, shows, the areas along the eastern boundary of the campus are highly visible from off-campus viewpoints as is the main entrance area. Other areas of the campus along Empire Grade Road are somewhat visible from locations to the southwest of the campus. Due to steep topography, much of the central, north and upper campus areas cannot be seen from locations within 2 to 3 miles of the campus, although the entire expanse of lower campus grasslands and the lower edge of the forest is visible from the Santa Cruz wharf. [Figure 4.1-7](#) also shows the areas where new development on the campus is planned under the 2005 LRDP. The vast majority of envisioned development on the campus would be sited in the central campus forested area as infill or in the forested north campus and is therefore not a concern from the perspective of impacts on scenic vistas because it would not be visible from or obtrusive upon scenic vistas.

Some development is, however, envisioned in the East Field area, which is highly visible from both on- and off-campus viewpoints. The development envisioned in this area includes a parking facility at the site of the existing East Remote parking lot and a recreation and event center just north of the parking facility. New playing field with bleachers and night lights are also planned in this area. Similarly, on the west side of the campus, new development would include a redeveloped and larger Family Student Housing complex just north of the Empire Grade Road and Heller intersection, and an auditorium and a parking structure in the Arts area. Another facility (Digital Arts Facility) is planned for the Arts area as a project under the 1988 LRDP. The impacts of this facility are addressed in a separate EIR. As these facilities in the eastern and western portions of the campus would be moderately visible, the analysis of impacts on scenic vistas focuses on the effects of these facilities. The view from Empire Grade Road looking north to the potential campus support site south of the Cave Gulch neighborhood is not considered a scenic view since the site is surrounded primarily by forest, and expansive, long-range views to the site are not available.

The analysis of the 2005 LRDP's potential visual effects is based on field observations of the campus and surrounding environment conducted between February and April 2005, and on a review of computer-generated visual simulations. These visual simulations are presented in this EIR to aid the reader in conceptualizing anticipated changes in the visual environment. Four on-campus vantage points for the visual simulations were selected because they are representative of the expansive views that have been identified by the campus community as having aesthetic value: Cowell College, Baskin Visual Arts Center, Porter College, and Oakes College. In addition, several views of the campus from off-campus vantage points are provided. The off-campus vantage points for visual simulations were selected by the Campus mainly to provide off-campus viewers a sense of the nature and magnitude of visual change that would result from campus development under the 2005 LRDP, but are not identified as scenic vantage points in the City and County General Plans. The visual simulations illustrate "before" and "after" conditions from seven vantage points on or to the campus. [Figure 4.1-8](#) is the key to the vantage point

locations shown in Figures 4.1-9 through 4.1-15, *Existing and Proposed Views*. Photographs and computer modeling and rendering techniques were used to prepare the simulation images. Since the exterior architectural details of envisioned buildings are not known at this time, the simulation images are based on available information about envisioned projects, which varies by project. The types of information used for the simulations includes section drawings with approximate building heights, footprints, building massing information, and roof design ideas. For the auditorium, approximate building heights for the simulation were based on a rendered perspective drawing from the Arts Area Plan (UCSC 2004).

The simulations focus on general building massing and height and provide information to allow assessment of potential visual impacts; they are not intended to present a full and precise illustration of the individual building's aesthetic and architectural detail such as exterior colors, construction materials, or window placement. The colors used in the simulations for the buildings were selected for their high contrast with the existing setting to allow readers to see the change in the views readily. The color palette that would actually be used would be consistent with the campus's grassland/forest setting or with the colors of existing buildings in the area and would be subject to Design Advisory Board review as part of the planning process. Although design details represented in the simulations could change over the course of development of each individual project, the final design details would not affect the analysis or change the conclusions concerning the project's impact on visual quality as long as the general height, mass and location of future development are similar to those modeled. The simulations are adequate for analyzing visual quality impacts on views in relation to the development, but are not intended to represent precise indications of what the project would look like once fully constructed.

#### 4.1.2.4 2005 LRDP Impacts and Mitigation Measures

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**LRDP Impact AES-1:** Development under the 2005 LRDP would not significantly affect scenic vistas from key vantage points across the campus to the Monterey Bay.

**Significance:** Less than significant

**LRDP Mitigation:** Mitigation not required

**Residual Significance:** Not applicable

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The campus occupies a portion of the hills north of Santa Cruz and consequently provides views of Santa Cruz and the Monterey Bay from numerous vantage points. From most vantage points along the forest edge on the central campus, sightlines are unbroken and views are expansive, particularly on clear days. The 2005 LRDP identifies the following prominent vantage points on the upper campus: Cowell College Plaza, Baskin Visual Arts Center, University House, the knoll south of Porter College, and the field at Oakes College.

Most new development planned under the 2005 LRDP would occur in the Academic Core and north campus areas. Most of the buildings in the Academic Core are within the forested portion of campus and have no views of the Monterey Bay. Under the 2005 LRDP, infill development in the forested portions of the Academic Core would thus not be expected to compromise views of the Monterey Bay since no key

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vantage points exist within that area. Similarly, new development in the north campus area would not be expected to affect scenic vistas to the Monterey Bay since views to the ocean are blocked by the existing forest.

Along the forested edge of the Academic Core, there are several key vantage points that provide expansive views of the Monterey Bay that could be affected by development under the 2005 LRDP: Cowell College, Baskin Visual Arts and University House, Porter College, Stevenson College knoll, and Oakes College. Each of these vantage points is discussed below.

#### Cowell College

The Cowell College plaza view towards the Monterey Bay is one of the seven vantage points selected for visual simulation for this EIR. The existing view of the Monterey Bay from the plaza is shown in [Figure 4.1-9, Event Center and East Collector Parking Facility from Cowell College Plaza: Existing and Proposed Views](#). The 2005 LRDP allows for expansion of the area designated Physical Education and Recreation that lies south of Cowell College, toward the ocean. For this area, the 2005 LRDP identifies the potential for a future recreation and event center, and a parking structure, to be located south of the existing East Field. A playing field also could be developed just south of the East Collector Parking Facility under the 2005 LRDP. [Figure 4.1-9](#) approximates the view of the Monterey Bay from Cowell College plaza following construction of the recreation and event center. The East Collector Parking Facility and new playing field south of the existing parking lot would not be visible from this vantage point due to topography. As [Figure 4.1-9](#) shows, the event center, as currently envisioned, would not block views of the Monterey Bay from the Cowell College plaza. The rooftop of the event center would be below the existing tree line and the roofline would follow the horizon. Thus, there would be no impact on the scenic vista from Cowell College.

#### Baskin Visual Arts and University House

The second key vantage point from the central campus is from the Baskin Visual Arts Center and University House across the Great Meadow to the Monterey Bay. Since the Great Meadow would be designated Protected Landscape in the 2005 LRDP, and since the LRDP commits to maintaining this area as undisturbed grassland, no building would occur in the Great Meadow that could affect views of the Monterey Bay from University House. Existing views from the courtyard at the Baskin Visual Arts complex provide some background ocean views through the existing tree cover. However, these views outward will be obstructed following construction of the Digital Arts Facility, which is an approved project under the 1988 LRDP. An EIR was prepared for this project, and that EIR fully analyzed the effects of the proposed Digital Arts Facility on views. Once the Digital Arts Facility is constructed, there will be no view of the Monterey Bay from Baskin Arts Center Courtyard, so there would be no view to obstruct. Views from Baskin Visual Arts Center outward towards the west and the potential envisioned auditorium that could be developed under the 2005 LRDP are already obstructed by vegetation and topography, and would likely not be further obstructed by the envisioned auditorium. Thus, envisioned projects in the Arts area are not expected to affect scenic vistas of the Monterey Bay.

#### Porter College

The third key vantage point from the central campus is the knoll south of Porter College upon which the red abstract sculpture known as the “Porter Wave” is located. From this vantage point, a view of the Monterey Bay is available; Oakes College and College Eight facilities are in the foreground of this view.

Since portions of Porter Meadow are designated for Colleges and Student Housing and Physical Education and Recreation, it is anticipated that development, including the proposed Family Student Housing Redevelopment, could occur in the vicinity of the sculpture on the knoll at Porter College. The view towards the Monterey Bay from the sculpture would not be obstructed by the proposed Family Student Housing Project, since this housing would be located downhill and to the west of the sculpture area. The aesthetic impacts of Family Student Housing Redevelopment Project are analyzed in Volume III of this EIR and found to be less than significant. Some infill housing development in Oakes College and College Eight would be within the viewshed of this vantage point. It is considered unlikely that the new infill housing would interrupt views of the ocean from the knoll because Porter College is located upgradient of both College Eight and Oakes College, there is an elevation difference of about 40 feet between Porter College and College Eight, and there is an elevation difference of about 130 feet between Porter College and Oakes College.

#### Oakes College

The final key vantage point from the central campus is the field at Oakes College. The land located immediately south of the field is designated as Campus Natural Reserve in the 2005 LRDP. Land in this area would remain in its natural state; thus no construction would occur that would affect views. South of the Campus Natural Reserve area, the 2005 LRDP designates Site Research and Support land. New buildings associated with research programs would be permitted in this area. However, because it is envisioned that most of the buildings in this area would be small structures designed for use by the Arboretum and the CASFS, it is not anticipated that development would interrupt or adversely alter views of the ocean from the Oakes College area.

In summary, because the 2005 LRDP carefully designates areas for new development, it would avoid significant impacts on scenic vistas as viewed from locations on the campus. Furthermore, the 2005 LRDP (Section 4.C, page 47) includes a guideline to minimize the interruption of prime viewsheds and vantage points. This guideline would also help to reduce impacts on scenic vistas from key vantage points across the campus to the Monterey Bay.

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**LRDP Impact AES-2:** Development under the 2005 LRDP would not have a substantial effect on uphill scenic vistas that include the campus as viewed from vantage points on the campus and in the city of Santa Cruz.

**Significance:** Less than significant

**LRDP Mitigation:** Mitigation not required

**Residual Significance:** Not applicable

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The 2005 LRDP (Section 4.C, page 47) calls for architecture that is sensitive to the natural environment, and for minimal interruption of prime viewsheds and vantage points. The 2005 LRDP identifies several views from the lower campus that provide scenic vistas across the lower campus grasslands to the forested background. These points are along Glenn Coolidge Drive between Hagar Drive and Cowell College, Hagar Drive between Glenn Coolidge Drive and the East Remote parking lot, and Empire Grade Road between Western Drive and the campus west entrance. For this analysis, a visual simulation has been prepared for each of these vantage points to show the potential effects of development under the

2005 LRDP. Since the lower campus grasslands and forest canopy of the upper campus are visible from various points throughout the city of Santa Cruz, visual simulations of views from three off-campus locations are also provided. These vantage points are northbound State Highway 1 (from the Morrissey Boulevard Overpass) east of the campus, the wharf in Santa Cruz (about 2 miles southeast of campus), and the Seymour Discovery Center at the Marine Science Campus, looking north. These vantage points have been chosen as representative of views from off-campus locations, but are not identified as vantage points in the 2005 LRDP, City or County General Plans.

#### From Glenn Coolidge Drive

The existing view across the lower East Meadow towards the upper campus is shown in [Figure 4.1-10](#), *Event Center, East Collector Parking Facility, Auditorium and Digital Art Facility Sites from Glenn Coolidge Drive: Existing and Proposed Views*. From this vantage point, Hagar Drive is visible to the west and the rooftops of buildings in the East Field House area and the Arts area are just visible in front of the forest edge. Buildings in the Village, which are below the level of Hagar Drive, are not visible. The view is dominated by the large, open grasslands. As shown in [Figure 4.1-10](#), the view would continue to be dominated by open meadow under the 2005 LRDP. Although the envisioned Event Center and East Collector Parking Facility would be partially visible from Glenn Coolidge Drive, they would not substantially alter the scenic vista across the lower East Meadow due to careful siting and screening of these facilities. The horizontal rooflines would integrate well with the existing landscape features and topography. Due to elevation change, they would not obstruct views of the meadow, which is the main component of this view. Similarly, although the auditorium in the Arts area would be visible from Glenn Coolidge Drive, its presence would not substantially change existing views in that direction. For these reasons, development under the 2005 LRDP would not have a significant adverse effect on the scenic vista from Glenn Coolidge Drive.

#### From Hagar Drive

The existing view from Hagar Drive across the Village and Lower Quarry towards the Arts area is shown in [Figure 4.1-11](#), *Digital Arts Facility and Auditorium Sites from Hagar Drive: Existing and Proposed Views*. From this vantage point, the Village and Lower Quarry are not visible since they are at lower elevations. The view is thus dominated by a portion of the Great Meadow and by the vegetation along Hagar Drive. [Figure 4.1-11](#) shows how the view could change with construction of both the new Digital Arts Facility (a project evaluated in a separate EIR) and an envisioned new auditorium. The rooftop and the western end of the auditorium would be visible from this vantage point. However, the envisioned auditorium would not be out of scale with the Digital Arts Facility, Baskin Visual Arts Center, or the Music Center. The angled rooflines of the new buildings would complement the modern architectural character of the Arts area. The site would appear more intensely developed from this vantage point, as new development would extend the width and height of the building cluster in view. However, the components of the scenic vista that give it scenic quality, including the grasslands in the foreground and the tree line in the background, would not be obstructed or significantly altered. Since the 2005 LRDP would maintain the Great Meadow as open grassland, no development could occur within this view that would obstruct views across the meadow. For these reasons, development under the 2005 LRDP would not have a significant adverse effect on the scenic vista from Hagar Drive.

### From Empire Grade Road

The existing view from Empire Grade Road across the western meadow towards the Family Student Housing area, Oakes College and College Eight is shown in [Figure 4.1-12](#), *Family Student Housing and West Collector Parking Facility from Empire Grade Road: Existing and Proposed Views*. From this vantage point, the view is dominated by the open meadow, which is dotted with scattered low-lying shrubs. As shown in [Figure 4.1-12](#), the new buildings of the Family Student Housing Redevelopment Project would be visible from Empire Grade Road across the meadow. Because the Family Student Housing Redevelopment Project would involve the demolition of existing structures that would be replaced by new structures, the view towards that area would not be substantially altered. Like the existing housing, the proposed development would be no more than five stories high and would have varied rooflines that step up with the hillside. Since there would be more buildings than currently exist, some trees would be removed and the overall building mass would be somewhat greater, but this would not result in a substantial change in scenic vistas because the Family Student Housing Redevelopment Project is located on a site that is already developed. The envisioned West Collector Parking Facility would be hidden behind the hillside, and thus would not affect the view from this vantage point. The components that give this vantage point its scenic quality – the open meadow and low-lying shrubs – would not be changed by other future development under the proposed 2005 LRDP since the meadow area would be designated Protected Landscape. For these reasons, development under the 2005 LRDP would not have a significant adverse effect on the scenic vista from Empire Grade Road.

### From Northbound Highway 1 east of the Campus (Morrissey Boulevard Bridge)

As shown in [Figure 4.1-13](#), *Event Center and East Collector Parking Facility from Northbound Highway 1, Morrissey Bridge: Existing and Proposed Views*, the event center and East Collector Parking Facility envisioned under the 2005 LRDP would be visible from Highway 1 looking west. Due to the hilly topography of the campus, the buildings would be partially obstructed from view. Only the rooftop of the parking structure would be visible from the highway. The Event Center would be more visible, but it would not extend above the existing tree line and would not be so large as to dominate the view. Views of the East Field area would continue to appear as part of the background, dominated by open meadow and forest. It is possible that by 2020, the site could even be obscured by the trees in the foreground along Highway 1, as the trees mature. Furthermore, driving along Highway 1 allows only intermittent views of the campus. For these reasons, development under the 2005 LRDP would not have a significant adverse effect on the scenic vista from Highway 1 east of the campus.

### From the Wharf

The view shown in [Figure 4.1-14](#), *Event Center, East Collector Parking Facility, Auditorium and Digital Arts Facility Sites from Wharf: Existing and Proposed Views*, is representative of how the hills on which the campus is situated provide a backdrop for the city of Santa Cruz. From this view from the wharf, the existing buildings in the Arts area and some of the buildings at Cowell College are visible on the hillsides. From this perspective, with envisioned development under the 2005 LRDP, the Arts area would appear more densely developed, as shown in [Figure 4.1-14](#). However, since the envisioned new buildings would be clustered around the existing buildings, they would not substantially alter the existing view. From the wharf, the proposed event center site appears as open meadow. Since from this perspective the center would not be blocked by vegetation or topography, the event center at that site would be visually

prominent relative to existing conditions. While the presence of the event center would not obscure the panoramic views of the hillside from the wharf, it would contribute to the impression that the hillside is more developed relative to existing conditions. However, because most of the hillside would remain undeveloped under the 2005 LRDP, and since from the vantage point of the wharf, the hillside represents a backdrop to a developed visually stimulating scene, this change would not be considered significant.

From the Seymour Discovery Center

[Figure 4.1-15](#), *UC Santa Cruz Campus from Seymour Discovery Center: Existing and Proposed Views*, illustrates the existing view of the main campus from the Marine Science Campus as viewed from a location southeast of Seymour Discovery Center. From this vantage point, existing campus buildings are largely obscured by vegetation, although the existing Family Student Housing complex is visible in the background above the roofline of the Discovery Center. This complex would be redeveloped more densely under the 2005 LRDP. As can be seen in [Figure 4.1-15](#), the change to the view at the Family Student Housing site from this vantage point would not be substantial. Future tree growth would also likely obscure the view of the Family Student Housing complex by 2020. The envisioned auditorium in the Arts area would not be visible from the Discovery Center vantage point since it would be screened by existing vegetation. Although most of the envisioned East Collector Parking Facility would not be visible from the Discovery Center vantage point due to topography and vegetation, small portions of the facility rooftop would be visible through the trees. Since the majority of the panoramic view from the Discovery Center would not change under the 2005 LRDP, the project would not have a significant adverse effect on this scenic vista.

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**LRDP Impact AES-3:** Development under the 2005 LRDP could substantially damage scenic resources on campus around the lower campus meadows.

**Significance:** Potentially significant

**LRDP Mitigation AES-3A:** The UC Santa Cruz Design Advisory Board shall consider effects on scenic resources when reviewing projects under the 2005 LRDP to maintain scenic resources to the extent feasible.

**LRDP Mitigation AES-3B:** For development in meadow areas, the Campus shall limit the removal of natural vegetation, and cluster development at meadow edges to the extent feasible.

**LRDP Mitigation AES-3C:** The Campus shall design the alignment and grades of the new Meyer Drive extension to be below the line of sight as viewed from Hagar Drive. If necessary, earthen berms shall be incorporated into the roadway design for purposes of screening the new roadway.

**Residual Significance:** Less than significant

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For the purposes of this analysis, scenic resources include the meadows on the lower campus, which are discussed below, and the historic buildings and rock exposures in the Cowell Ranch Historic District, which are discussed under LRDP Impact AES-4. Scenic resources may be impaired by the introduction of new elements, by the degradation of an existing visual feature that has aesthetic significance, or by the introduction of elements that contrast with the existing site elements and are therefore perceived as

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intrusive. These impacts are subjective, but are still potentially significant. Physical changes in the scale, form, color or texture of visual features may impair the quality of scenic resources. Such changes could result from new land uses, grading and excavation, removal of vegetation, or landscaping. Development under the 2005 LRDP would generally not result in adverse impacts to scenic resources, for the reasons outlined below, and implementation of LRDP mitigation measures would ensure that potential impacts would be less than significant. Meadows in the lower campus are considered important scenic resources because they are a dominant element of the campus landscape. Under the 2005 LRDP, the Great Meadow, except for its northern edge, and much of the lower East Meadow would be designated Protected Landscape and Campus Resource Land and would remain open grasslands. Other portions of the Great Meadow would be designated Campus Natural Reserve. In these areas, no buildings would be allowed. Agricultural research that maintains the visual quality of the lower meadows may be allowed. Most of the meadow southwest of Empire Grade Road would be designated Protected Landscape, Campus Natural Reserve and Campus Habitat Reserve and no development would occur there. The remainder of the meadow would be designated Campus Resource Lands. No development is planned for Campus Resource Lands under the 2005 LRDP.

A substantial portion of the East Meadow is designated Physical Education and Recreation in the 2005 LRDP. However, most of the area is already developed with the East Remote parking lot and playing fields. The envisioned East Collector Parking Facility would be located at the site of the existing East Remote parking lot, and would therefore not encroach onto land that is currently grassland. The envisioned Event Center would be developed close to the existing cluster of East Field facilities and would also not encroach into the East Meadow under the proposed 2005 LRDP. New playing fields are the only facilities that would be developed on the East Meadow. However, because the fields would have low profiles and can be screened from views through the use of berms, the fields would not substantially alter the expansive views in the lower campus.

Some limited campus development would occur along the edges of the Great Meadow in the Academic Core area near the Academic Resources Center, and the Meyer Drive extension would also be located in the upper portion of the Great Meadow. This development would have the potential to adversely affect the scenic quality of the Great Meadow. To address this potentially significant impact, the Campus would implement LRDP Mitigations AES-3A and AES-3B in conjunction with new development along the edges of the lower campus meadows, which would reduce the impact to a less-than-significant level. To reduce the impact from construction of Meyer Drive extension, the Campus would conduct a project-level review of the roadway design and implement LRDP Mitigation AES-3C as necessary to avoid a significant impact on the Great Meadow.

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**LRDP Impact AES-4:** Development under the 2005 LRDP could substantially damage the aesthetic quality of the Cowell Ranch Historic District as a scenic resource.

**Significance:** Potentially significant

**LRDP Mitigation AES-4:** Until the final Cowell Ranch Historic District Management Plan is completed, for projects in the Cowell Ranch Historic District or within 500 feet of its boundaries, the Campus shall take the following

measures into account in project design to preserve the historic visual quality of the historic district:

- To the greatest extent feasible, a buffer of at least 200 feet shall be maintained between the boundaries of the historic district and new building development that would be visible against the backdrop of historic buildings from significant campus viewpoints.
- New buildings or structures within 500 feet of the district boundaries shall be subject to review by the Design Advisory Board to ensure that design is consistent with or complementary to the historic aspect of the district and its buildings with respect to scale, massing, architectural style and materials, such that the rural historic visual character of the district is maintained.

Once the Final Cowell Ranch Historic District Management Plan is adopted, all projects within adjacent areas identified in the management plan shall be evaluated for consistency with the visual design guidelines included in the Management Plan.

**Residual Significance:** Less than significant

The 2005 LRDP acknowledges the cultural and aesthetic importance of the Cowell Ranch Historic District (this includes the historic structures and existing rock exposures that mark the campus main entrance area) by assigning a historic overlay to the area. Little new development in the District is proposed under the 2005 LRDP. The 2005 LRDP includes a policy to protect historic resources from demolition and to reuse or adapt historic structures in the Cowell Ranch Historic District. The Campus is presently engaged in preparation of a Cowell Ranch Historic District Management Plan, with the goal of protecting the structures in the Cowell Ranch Historic District and their immediate setting, and providing guidelines for rehabilitation, appropriate adaptive reuse, and limited infill development. This plan will include guidelines with respect to permitted development in proximity to the district, scale and massing of the structures, and building materials and character, to ensure that new development would not conflict with the vernacular rural quality and character of existing structures or of the district as an entity. Until the management plan is completed and approved, the Campus would implement the measures described above to protect the District from aesthetically incompatible or visually intrusive development.

In compliance with LRDP Mitigation AES-4, under the interim measures, the Campus shall evaluate all projects proposed for locations in or with 500 feet of the District boundaries to ensure that design is consistent or complementary with the historic aspect of the district and its buildings with respect to scale, massing, architectural style and materials, such that the rural historic visual character of the district is maintained. In addition, to the greatest extent feasible, the Campus would avoid siting new development within 200 feet of District boundaries, in cases where that development would be visually intrusive on the historic district from major campus viewpoints, such as the campus main entrance. These measures would reduce potential aesthetic impacts to the District to less-than-significant levels.

**LRDP Impact AES-5:** Development under the 2005 LRDP could substantially degrade the existing visual character of the campus and adjacent areas.

**Significance:** Potentially significant

**LRDP Mitigation AES-5A:** Prior to design approval of development projects under the 2005 LRDP, the UC Santa Cruz Design Advisory Board shall review project designs for consistency with the valued elements of the visual landscape identified in the 2005 LRDP, and the character of surrounding development so that the visual character and quality of the project area are not substantially degraded.

**LRDP Mitigation AES-5B:** For projects in redwood forest areas, to the extent feasible, building heights will be designed to be below the height of the surrounding trees.

**LRDP Mitigation AES-5C:** Campus development shall be designed and construction activities shall be undertaken in a manner that shall preserve healthy and mature trees around new projects to the greatest extent feasible.

**LRDP Mitigation AES-5D:** The Campus shall continue its site stewardship program to maintain the wooded visual character of the central and north campus.

**LRDP Mitigation AES-5E:** The Campus shall ensure that the site plan and design of any development in the Campus Support area on Empire Grade Road adjacent to Cave Gulch: (1) includes a visual undeveloped buffer between the new structures and Empire Grade Road; (2) maintains the natural vegetation in this buffer while adequately managing the fire hazard; and (3) provides an arrangement of buildings and vegetation on the site to screen views of on-site activities from Empire Grade Road and Santa Cruz Waldorf School.

**Residual Significance:** Less than significant

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The proposed 2005 LRDP allows for approximately 1.6 million assignable square feet (2.6 million gross square feet) of additional academic and support space on campus, and approximately 1.1 million asf (1.5 million gsf) of additional housing space by 2020. Depending on the location, height, massing, design and landscaping, new structures could alter the existing character of the campus. Similarly, the location and design of roads and pathways could alter the campus character. The 2005 LRDP identifies the various vantage points analyzed in LRDP Impact AES-2 above, and the overall natural environment of the campus as valued elements of the visual landscape. The proposed LRDP also acknowledges the role that pathways play in creating a pedestrian experience that is rich and varied, allowing pedestrians to pass through a sequence of alternating developed and natural areas.

As discussed in LRDP Impact AES-2, construction of new facilities would not substantially alter the long-range views that are valued on and off campus. However, new construction could affect the visual character of campus areas, if the new facilities are not designed to be visually or aesthetically compatible with their surroundings. The aesthetic character of pathways could be adversely affected by development if it substantially changed the varied visual experience of pedestrians using them.

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Most of the new development under the 2005 LRDP would occur in the campus core and in the north campus, both of which are largely forested. This development would respect the natural environment as much as possible and rely on careful infill and clustering to retain valuable visual and environmental features. Land use patterns as envisioned under the proposed 2005 LRDP would be sensitive to the existing natural and built context. The 2005 LRDP envisions development that would be sensitive to the preservation of distinctive physical features, such as ravines and grasslands, and would minimize habitat fragmentation.

New development could nonetheless affect the visual character of the campus, and the impact would be potentially significant. To reduce this impact, for every new development project, the campus would implement LRDP Mitigation AES-5A to ensure that new project design preserves the valued visual elements of the landscape. Furthermore, in forested areas developed under the 2005 LRDP, implementation of LRDP Mitigation AES-5B would ensure that new buildings do not obtrude above the redwood canopy. Additionally, with the implementation of LRDP Mitigations AES-5C and AES-5D, the Campus would only selectively remove trees from project sites, retain a screen of mature trees where feasible, and continue its practice of tree plantings and maintenance. The 2005 LRDP guidelines state that development would include a reasonable buffer between new buildings and major roads where possible. These measures would help maintain the visual continuity of forested areas to the extent feasible and reduce potential impacts on the visual character of the central campus and north campus to less-than-significant levels. These measures would also ensure that, from off-campus locations and from vantage points in the lower campus area, the forest areas would not appear substantially changed as a result of development under 2005 LRDP. Therefore while the campus core would be more densely developed under the 2005 LRDP, trees would continue to screen buildings from roads. In the north campus area, trees would need to be removed to make way for the north campus loop road and north campus development. However, under the policies of the proposed 2005 LRDP (page 72), new development north of the existing core would be sited sensitively in order to maintain the campus pattern of clustered development surrounded by undeveloped landscape.

Concerns were expressed by members of the public regarding the visual impact from the development of the Campus Support area off of Empire Grade Road near Cave Gulch. With the exception of a small building that houses a water pump station, the site at present is almost entirely undeveloped and covered with moderately dense forest. Construction of new buildings and outdoor work areas would alter the appearance of the site and could degrade its visual character if not sensitively designed; thus, the impact would be potentially significant. Implementation of LRDP Mitigation AES-5E would ensure that the site plan and design of any development in the Campus Support area on Empire Grade Road, adjacent to Cave Gulch, includes a buffer between the new structures and Empire Grade that would serve to screen the site from the road; maintenance of the natural vegetation in this buffer while adequately managing the fire hazard so that the area continues to appear natural as viewed from off-site locations; and arrangement of buildings on the site to screen views of the yard and on-site activities from Empire Grade Road and Santa Cruz Waldorf School. These measures would reduce the potential impact on the visual character of the Cave Gulch area to a less-than-significant level.

**LRDP Impact AES-6:** Development under the 2005 LRDP could create new sources of substantial light or glare on campus that could adversely affect daytime or nighttime views in the area.

**Significance:** Potentially significant

**LRDP Mitigation AES-6A:** Where there is a potential for reflective glare, as along meadow margins, project design shall provide for the use of nonreflective exterior surfaces, or other design measures to avoid new sources of reflected light.

**LRDP Mitigation AES-6B:** Lighting for new development projects shall be designed to include directional lighting methods shielded to minimize light spillage and minimize atmospheric light pollution. This lighting should be compatible with the visual character of the project site and meet the UC Regents' Green Building Policies.

**LRDP Mitigation AES-6C:** As part of the design review process, the UC Santa Cruz Design Advisory Board shall consider project-related light and glare and the Campus shall require the incorporation of measures into the project design to limit both to the extent allowed by code.

**LRDP Mitigation AES-6D:** The Campus shall require that field lights used for the illumination of sports and recreation fields be turned off after 10 PM to minimize night lighting sources on campus, except when special events are scheduled.

**LRDP Mitigation AES-6E:** As part of the design review process, UC Santa Cruz Design Advisory Board shall review outdoor lighting fixtures for roads, pathways, and parking facilities to ensure that the minimum amount of lighting needed to achieve safe routes is used, and to ensure that the proposed illumination limits adverse effect on nighttime views.

**Residual Significance:** Less than significant

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Development under the 2005 LRDP, which would include locations along the forest edge of the central campus and along the campus perimeter, could create new sources of light from exterior lighting, lighted recreational facilities, walkways, parking lots, or parking structures, as well as glare from reflective surfaces or headlights of vehicular traffic. Upward-directed lighting and excess site lighting can contribute to atmospheric light pollution that can hinder observation and enjoyment of the night sky.

#### Forest Edge

Under the 2005 LRDP, buildings would be constructed along the forest edge in the central campus area. Nighttime lighting of structures along the forest edge could be seen from lower elevations. Structures situated along the forest edge could cause daytime glare as well, depending on the types of materials used for exterior surfaces.

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### North Campus

Since there is currently no development in the north campus area, there is little night lighting north of the central campus. Lights from buildings, vehicles and new recreational fields would create new nighttime light sources in the forested landscape that is now dark at night. This light could possibly inhibit views of the nighttime sky that are available in clearings within the forests.

### Roads and Pathways

Under the 2005 LRDP, new roads and pathways would be constructed in the central and north campus areas. These corridors would require lighting at night. In the forested areas in central campus roads and pathways already have some nighttime lighting from existing pathways and buildings. New lighting on roads and pathways in the north campus area would be similar in type and scale, and would not be expected to create a substantial amount of nighttime light or glare relative to existing conditions. Additionally, as per of the Campus Standards Handbook, site lighting with non-glare, downlighting characteristics would be preferred for all areas around buildings, and forest areas would be illuminated with nondirectional fixtures. Nevertheless, lighting for roads and pathways could contribute to the overall nighttime light levels on campus.

### Campus Edge

Development under the 2005 LRDP could result in new land uses at the site adjacent to the Cave Gulch neighborhood. Security or nighttime lighting at this location would be limited and directed downwards and away from Empire Grade Road and the adjacent structures and vegetation would be used to further reduce light spill.

### East Campus

Development under the 2005 LRDP could include additional playing fields and other outdoor recreation facilities in the existing recreation and sports center areas, including a playing field just south of the existing East Remote parking lot. Nighttime lighting from this field would be visible from off-campus locations and from lower on-campus elevations. Exterior lighting would also be associated with the event center and the East Collector Parking Facility, which if not shielded, could create substantial nighttime lighting in the East Field area. Some lighting on the top deck of the East and West Collector Parking Facilities could be visible from both on and off-campus locations. In compliance with LRDP Mitigation AES-6E, this lighting would be designed to minimize its visibility and light spill outside the parking facility.

Implementation of LRDP Mitigation AES-6A–6E would reduce the impacts associated with development under the 2005 LRDP related to light and glare on campus and light and glare visible from off-campus locations to a less-than-significant level.

## 4.1.2.5 Cumulative Impacts and Mitigation Measures

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**LRDP Impact AES-7:** Development under the 2005 LRDP, in conjunction with other regional development, would not result in significant cumulative impacts on scenic vistas of the Monterey Bay and the Santa Cruz Mountains as

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viewed from key vantage points.

**Significance:** Less than significant

**LRDP Mitigation:** Mitigation not required

**Residual Significance:** Not applicable

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The geographic context for the analysis of cumulative aesthetic impacts includes areas with views of the UC Santa Cruz campus and the lands surrounding the campus. A cumulative impact would occur if the 2005 LRDP, in conjunction with other city and county development, would substantially alter the scenic vistas of the Monterey Bay from the Santa Cruz Mountains, or the scenic views of the Santa Cruz Mountains from viewpoints in Santa Cruz.

Future development in the Santa Cruz Mountains near Santa Cruz is not anticipated to be extensive since much of the hillside land is designated in the City and County general plans as natural areas (state or city parks), agricultural land, or for very low-density residential use. Substantial new development is not envisioned within the city limits in the area around UC Santa Cruz, therefore views of the hillsides also are not expected to change substantially. Furthermore, the City's General Plan also has a policy of preserving important natural features, public views, and viewsheds, including the foothills and Pogonip City Park, and a policy to ensure that the scale, bulk, and setback of new development does not impede or disrupt views. Similarly, the County General Plan includes a program to control ridgetop development in order to minimize adverse impacts on scenic views. The City would continue to apply these policies to future development under the City's jurisdiction. The Pogonip City Park and Wilder Ranch State Park, which frame the campus on the east and west sides, are expected to remain parkland beyond 2020. With the retention of this parkland and continued implementation of City and County policies to protect scenic views and vistas, the natural character of Santa Cruz's scenic backdrop would not be expected to substantially change by 2020. Although the proposed 2005 LRDP would result in development on the Santa Cruz hillside within the campus, for reasons discussed above under LRDP Impacts AES-1 and AES-2, the development would not obstruct key views to the Monterey Bay or substantially change the visual character of the hillside. For these reasons, the impact of cumulative development on scenic vistas of the Monterey Bay and Santa Cruz Mountains would be less than significant.

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**LRDP Impact AES-8:** Development under the 2005 LRDP, in conjunction with other regional development, would result in cumulative visual changes, which however, would not substantially degrade the existing visual character or quality of the region.

**Significance:** Less than significant

**LRDP Mitigation:** Mitigation not required

**Residual Significance:** Not applicable

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Development under the 2005 LRDP, in conjunction with other regional development, would not contribute to the substantial degradation of the existing visual character or quality of the region. Until the new City General Plan is available, additional development within the City will continue to be guided by the City's 1994 General Plan. While major land development projects in the vicinity of the campus are

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considered unlikely, as the area is largely built out, it is anticipated that any further development in the city's north-eastern portion would be built in conformance with the City's General Plan and ordinances, and would not substantially change the already urbanized character of the city. Cumulative projects in Santa Cruz County are not expected to be substantial, and would also be guided by the County General Plan. Both of the general plans have Community Design Elements that contain policies to protect and enhance the natural environment and scenic resources, and to improve the visual quality of the landscape. Thus no changes in the nature of land use that could substantially degrade the area are likely to be permitted to occur under the general plans, and development therefore would not substantially alter the visual character of the region.

Most development under the 2005 LRDP would occur in the central and north campus, where it would not be visible from off-campus or lower campus locations. Development in the lower campus would be limited to areas outside the lower campus meadows, which are the key visual resources on campus, and would be guided by the 2005 LRDP principles that emphasize careful design consideration with the natural landscape context and character of each site. Significant existing vegetation, topography and drainage patterns would be protected as much as possible and new landscaping and plant material would blend with the natural environment. Buildings would be designed not to obtrude above the redwood forest canopy. Siting and architecture would be sensitive to the natural setting. The cumulative impact would thus be less than significant. Because the property at 2300 Delaware Avenue is already developed and would not be altered under the 2005 LRDP, it would not contribute to the cumulative effects on visual quality of the region.

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**LRDP Impact AES-9:** Development under the 2005 LRDP, in conjunction with other regional development, could result in increased light and glare but would not adversely affect daytime or nighttime views in the region.

**Significance:** Less than significant

**LRDP Mitigation:** Mitigation not required

**Residual Significance:** Not applicable

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Increased development in the Santa Cruz region could result in new sources of substantial light and glare that could adversely affect nighttime views in the area. The City and County General Plans do not have policies that directly address excessive lighting and glare issues, but design standards with respect to potential light and glare impacts are regulated by both plans. These design standards would reduce potential impacts of regional light and glare increases, to the extent feasible. Furthermore, the City and County envision only limited new development in the city and county through 2020. Implementation of LRDP Mitigations AES-6A through AES-6E would serve to reduce the effects of lighting and glare due to on-campus development to a less-than-significant level. In summary, although it is expected that generally nighttime lighting would increase in the Santa Cruz area as new development is built and occupied, because not much growth is planned for the city and the county, and because campus development would include measures to contain light and glare, the change in nighttime lighting would not be substantial and the cumulative impact would be less than significant. Because the property at 2300 Delaware Avenue is already developed and would not be altered under the 2005 LRDP, it would not contribute to the cumulative effects on visual quality of the region.

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### 4.1.3 References

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**CAMPUS LANDSCAPES**

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FIGURE 4.1-1



**PEDESTRIAN BRIDGE ACROSS MOORE CREEK  
NEAR KRESGE COLLEGE**

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FIGURE 4.1-2



**STEVENSON COLLEGE COURTYARD**

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FIGURE 4.1-3



**UC SANTA CRUZ MAIN ENTRANCE**

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FIGURE 4.1-4

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**FSH COMPLEX (AS VIEWED FROM PORTER COLLEGE)**

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FIGURE 4.1-5



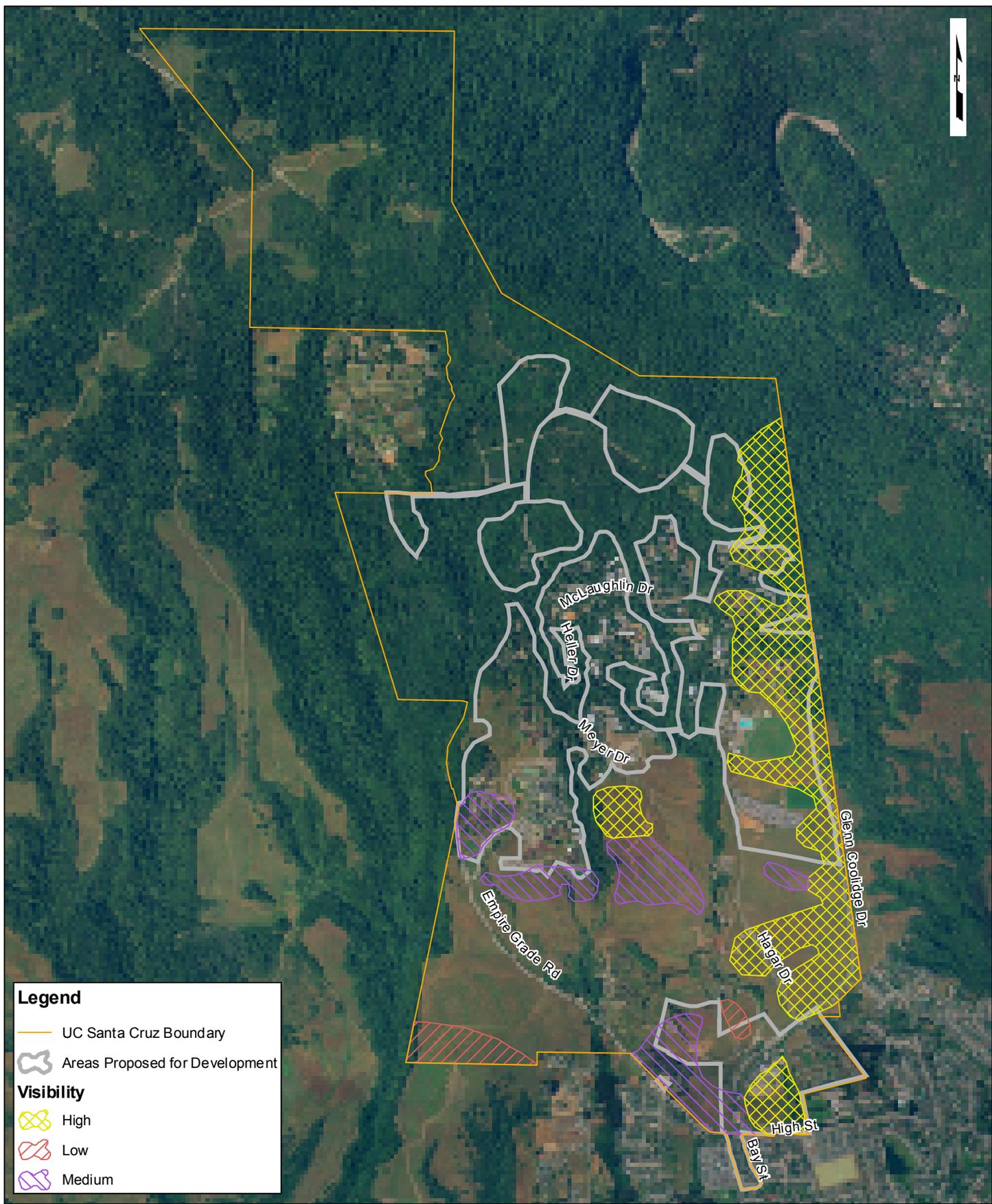
**2300 DELAWARE AVENUE  
(Intersection of Delaware Avenue and Natural  
Bridges Drive)**

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FIGURE 4.1-6



**Legend**

- UC Santa Cruz Boundary
- Areas Proposed for Development

**Visibility**

- High
- Low
- Medium

**LANDS VISIBLE FROM OFF-CAMPUS VIEWPOINTS**

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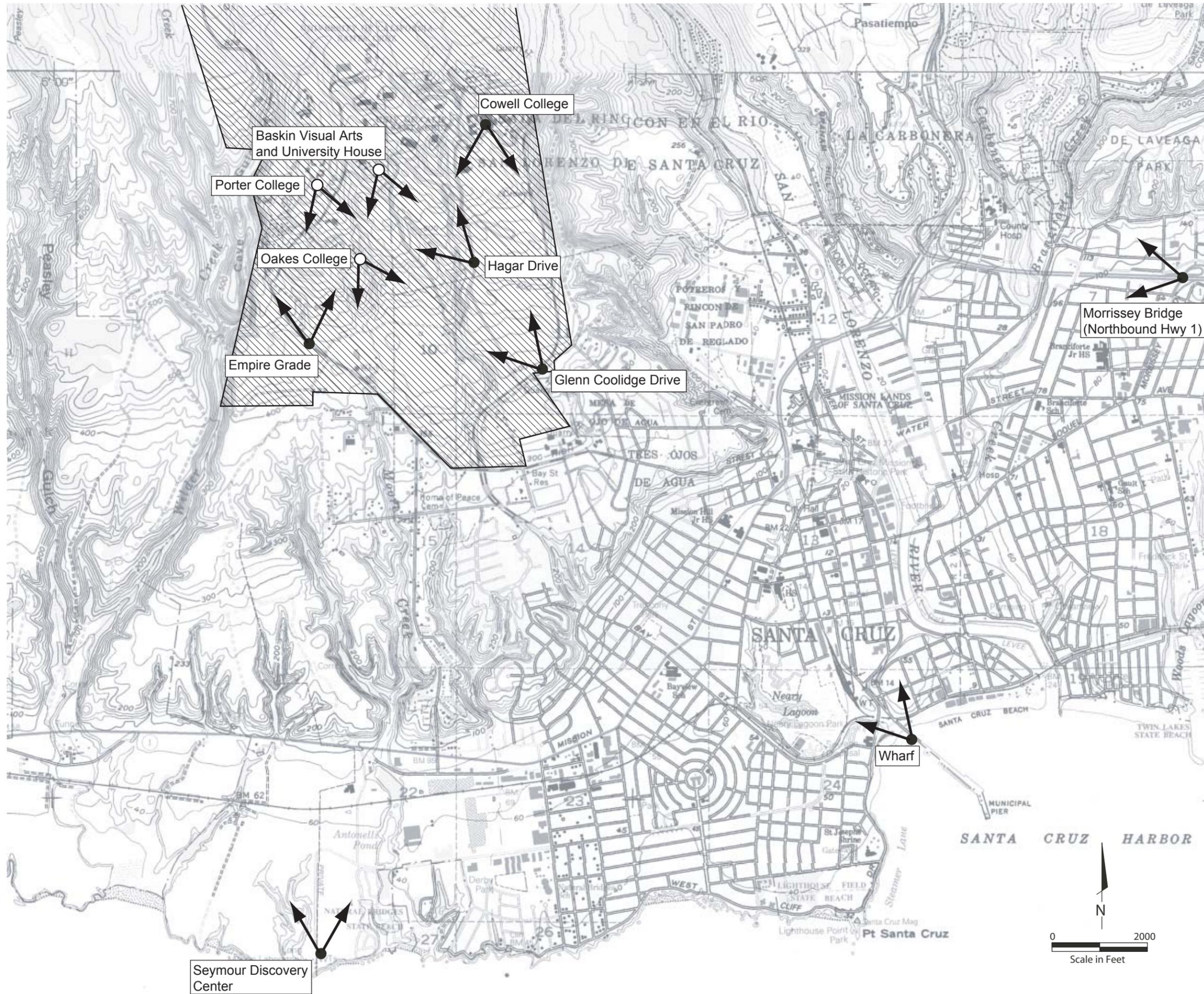


FIGURE 4.1-7



URS Corporation L:\Projects\UC\_Santa\_Cruz\_28649607\MXD\Current Working Documents\100705\Figure\_4\_1-7\_Lands\_Visible\_from\_Off-Campus\_Viewpoints.mxd Date/Time: 10/8/2005 3:08:27 PM Name: dhwiqgh0

BASE MAP:  
 U.S.G.S Topographic 7.5 minute series, 1"=2,000' (1:24,000);  
 Felton, California Quadrangle (Santa Cruz County), 1980;  
 and Santa Cruz, California Quadrangle (Santa Cruz County), 1981.



- Simulated Vantage Points
- Other Vantage Points (not simulated)

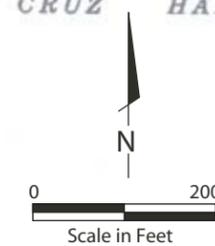
KEY TO VANTAGE POINT LOCATIONS

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FIGURE 4.1-8





Existing view of Event Center and West Remote Parking Lot sites from Cowell College plaza.



Proposed view of Event Center and West Collector Parking Facility sites from Cowell College plaza. (Parking structure not visible due to topography.)

Source:  
Design, Community & Environment, 2005

EXISTING AND PROPOSED VIEWS

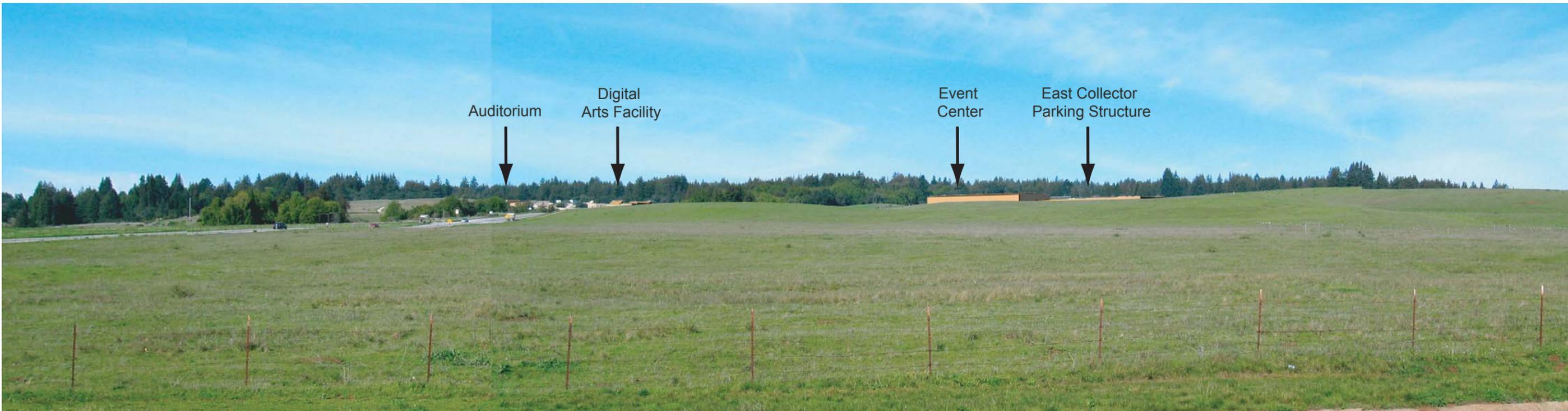
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Existing view of Event Center, East Remote Parking Lot, Auditorium and Digital Arts Facility sites from Glenn Coolidge Drive.



Proposed view of Event Center, East Collector Parking Facility, Auditorium and Digital Arts Facility sites from Glenn Coolidge Drive.



Existing view of Digital Arts Facility and Auditorium sites from Hagar Drive.



Proposed view of Digital Arts Facility and Auditorium sites from Hagar Drive. (The Digital Arts Facility is an approved project under the 1988 LRDP.)



Existing view of Family Student Housing and West Remote Parking Lot sites from Empire Grade Road.



Proposed view of Family Student Housing and West Collector Parking Facility sites from Empire Grade Road. (Parking facility not visible due to topography.)



Existing view of Event Center and East Remote Parking Facility sites from Northbound Highway 1, Morrissey bridge.



Proposed view of Event Center and East Collector Parking Facility sites from Northbound Highway 1, Morrissey bridge.



Existing view of Event Center, East Remote Parking Lot, Auditorium and Digital Arts Facility sites from Wharf.



Proposed view of Event Center, East Collector Parking Facility, Auditorium and Digital Arts Facility sites from Wharf.



Existing view of UC Santa Cruz campus from Seymour Discovery Center.



Proposed view of UC Santa Cruz campus from Seymour Discovery Center. (Only the proposed Family Student Housing and East Collector Parking Facility will be visible. Other proposed buildings will be obscured by existing vegetation.)

Source:  
Design, Community & Environment, 2005

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EXISTING AND PROPOSED VIEWS  
UC Santa Cruz LRDP EIR  
Santa Cruz, California



FIGURE 4.1-15