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Land Use and Planning

This section describes the existing land uses on the UC Santa Cruz campus¹ and surrounding areas, and evaluates the potential effects of campus development and supporting infrastructure proposed under the 2005 LRDP on those land uses. The discussion includes the following:

- Existing land use setting, including current land uses on the UC Santa Cruz campus and in surrounding areas.
- Land use policies of the City and County of Santa Cruz.
- Potential impacts of the 2005 LRDP related to land use and planning policies.

Impacts on agriculture and recreational land uses are discussed in Volume I in this EIR in Sections 4.2, *Agricultural Resources* (Volume I), and 4.13, *Recreation*, respectively.

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 University development and local development will be coincident. The University 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, a summary of City and County General Plan policies is presented in this EIR, primarily to help the University understand the land use goals of the County and City, but also to illuminate potential significant impacts related to land use.

During the scoping for this EIR, comments related to land use requested that the EIR: examine the consistency of the 2005 LRDP with the City and County General Plans; consider impacts related to the envisioned relocation of the campus support facilities to a location on Empire Grade Road near Cave Gulch; and consider impacts to campus reserve lands, the Campus Trailer Park, surrounding neighborhoods including Bonny Doon and Cave Gulch, and the upper campus forests and meadows. To the extent that these issues relate to potential environmental impacts and are LRDP issues, they are addressed in this chapter.

Other scoping comments were considered previously during the development of the 2005 LRDP and incorporated into the Plan, such as the suggestion that there be an increase in infill development and decrease in expansion to the northern areas of campus. Because the campus boundary does not have many immediate neighbors, it was determined that the general set-back distance did not need to be increased, as requested in a scoping comment. In instances where uses adjacent to the UC Santa Cruz campus may be affected, the inclusion of a set-back has been recommended as mitigation (see LRPD Impact LU-2).

4.9.1 Environmental Setting

4.9.1.1 Study Area

The study area for evaluation of land use impacts includes the main campus, 2300 Delaware Avenue, and the west side of the City of Santa Cruz.

¹ Throughout this section, UC Santa Cruz campus refers to both the main campus and 2300 Delaware Avenue and excludes the Marine Science Campus. The term “campus” is used throughout to refer to the main campus, whereas the 2300 Delaware Avenue property is always referenced by its street address.

The main campus of UC Santa Cruz lies on a forested hillside along the northern coast of Monterey Bay, approximately 70 miles south of San Francisco, 30 miles southwest of San Jose and 30 miles north of Monterey. Of its approximately 2,020 acres, a little over half of the campus lies within the city of Santa Cruz. The remaining northwestern portion is in unincorporated Santa Cruz County. The total area of the campus is roughly equivalent to one-third of the total area of the city. The campus is surrounded on three sides by open space, including state and city parks to the east and west, and privately held and forested lands to the north. The southern boundary and portions of the eastern and western boundaries of the campus abut residential neighborhoods.

Also included in the 2005 LRDP is the UC Santa Cruz property at 2300 Delaware Avenue, an 18-acre parcel in the west side area of Santa Cruz. The parcel is currently developed with three connected buildings, parking, and landscaping, and is surrounded by industrial/commercial parcels to the north and east, and by Antonelli Pond and Natural Bridges State Beach to the west and south.

4.9.1.2 Existing Development

This section describes the existing development on the UC Santa Cruz campus (see Figure 3-2 in Chapter 3.0, *Project Description* (Volume I) which shows the areas that are discussed below). For the purposes of discussion, the campus has been divided into seven areas that have distinct land use characteristics. Off-campus University-owned properties are also included. University uses of off-campus leased spaces are not designated in the proposed 2005 LRDP.

Campus Core

The campus core is an approximately 132-acre cluster of academic and administrative facilities located in the central campus to serve the campus community as a whole. Among the joint facilities are the student services in and around the Upper Quarry area, such as the McHenry Library, Student Union, Graduate Student Commons, Hahn Student Services Building and various large classrooms. The Cowell Health and University Centers are located just north of the Upper Quarry, on opposite sides of McLaughlin Drive.

In the northwestern quadrant of the campus core is Science Hill, a complex of highly specialized buildings for engineering and the physical and biological sciences. Included in this area are classrooms, laboratories, and the Science and Engineering Library. Behind (northeast of) the science buildings is the Central Heating Plant, including a cogeneration plant, which provides heat and electricity to the campus. The Core West parking structure is located at the intersection of McLaughlin Drive and Heller Drive at the west end of Science Hill.

South of Science Hill and east of Heller Drive is the Arts area. Situated at the northern edge of the Great Meadow, the area contains performing arts buildings, visual arts studios, a music center, classrooms, computer facilities, the Academic Resources Center, and the Sinsheimer-Stanley/Festival Glen, an open space for festivals and performances. University House, the Chancellor's residence, is accessed from the Arts area.

McHenry Library is situated north of the Academic Resources Center, between the Arts area and Hahn Student Services. The Campus has proposed to construct the new Digital Arts Facility under the 1988 LRDP on a site north of the Music Center; an EIR was prepared for this project and the project has been approved by the Regents.

East Colleges

In the northeastern section of the central campus, scattered among redwood groves, are the East Colleges. The oldest colleges are Cowell and Stevenson, which are located north of the East Meadow, largely obscured from the road by the surrounding trees and hilly terrain. In addition to its academic and housing space, Cowell College hosts a gallery, a library, and a printing press. Stevenson College includes Adlai

Stevenson Library, an event center, parking, lounge, and conference room along with its academic facilities, and student residence halls and apartments (Stevenson College website 2005).

The other East Colleges are Crown and Merrill, located east of Chiquapin Road, and Colleges Nine and Ten, located west of Chiquapin Road. These colleges each include a mixture of academic space, housing and related facilities, and parking. The Crown/Merrill Apartments have limited student parking and some faculty and staff parking. Colleges Nine and Ten are the most recently built campus colleges and share a small meadow, dining commons, and other facilities.

Spanning 2 acres between Stevenson and Merrill Colleges is the Chadwick Garden, which is part of the Center for Agroecology and Sustainable Food Systems (CASFS) and includes hundreds of plant and tree varieties as well as new greenhouses. The East Colleges area also contains the UC Santa Cruz Fire Station, directly across Chiquapin Road from Crown College and the Crown/Merrill Apartments.

McLaughlin Drive serves to connect the East and West Colleges, and provides access to the campus core. The drive skirts the local parking lots at the top of Cowell and Stevenson Colleges, rounds south and southwest of Merrill and Crown Colleges, runs along the southern edge of Colleges Nine and Ten, crosses Science Hill and continues through the campus core to Heller Drive, at the west side of the campus.

West Colleges

The West Colleges include Kresge, Porter and Oakes Colleges, and College Eight. Heller Drive is the main north-south roadway through this area. Heller Drive provides a west entrance to the campus at Empire Grade Road. From the entrance, Heller Drive runs past the Family Student Housing complex, the West Colleges, graduate student housing, the North Remote parking lot, and the Campus Trailer Park, and up to the north campus. The University Connection Trail (U-Con) is farther north and traverses the campus east to west. The U-Con interconnects local recreational trails and fire roads that are used by pedestrians, bicyclists, and equestrians.

Kresge College is the northernmost college in the West Colleges area and includes the college and Kresge East Apartments. The Kresge East Apartments are situated along the western side of Heller Drive, but Kresge College itself lies farther off the main road, accessible to the rest of the campus most directly via pedestrian paths. Parking for upper-division residents of the Kresge East Apartments is available adjacent to the complex. Graduate Student Housing is located just north of Kresge East, along Heller Drive.

Porter College is situated between Kresge College and College Eight. Facilities at Porter include residence halls, classroom and administration space, galleries, a café, and some parking. Continuing down Heller Drive, the adjacent College Eight and Oakes College share facilities such as the dining hall; the Lower West playing field; basketball, volleyball and tennis courts; and West Field House. They also share the 250 parking spaces at the Oakes/College Eight parking lot and more at the West Remote parking lot, located off of Heller Drive at the southern tip of the College Eight/Oakes College area. Both colleges also have student housing and limited on-site parking.

Family Student Housing

Situated along Heller Drive is the Family Student Housing complex with its adjacent playing field. Currently, there are 237 parking spaces at the Family Student Housing complex, including one for each dwelling unit and the rest for visitors, the childcare center and staff. The complex is separated from the rest of the campus by a hill to the north and Heller Drive to the southeast. Just past the southern tip of the playing field, near the intersection of Heller Drive and Empire Grade Road, is the campus's west entrance and informational kiosk.

East Field Area

At the southern edge of the East Colleges is the East Field Area (see Figure 3-4 in Chapter 3), which includes two of the campus's sports fields; the Physical Education and Sport Center, which has a swimming pool and tennis courts; and the East Remote parking lot for student parking.

Arboretum, Center for Agroecology and Sustainable Food Systems (CASFS), and Village

On the lower campus, north of Empire Grade Road, are the Arboretum and Horticulture I and II buildings (see Figure 3-4 in Chapter 3). In addition to the many gardens of the Arboretum, these facilities include administrative offices, a conference room, a reference library, gift shop and plant sales, amphitheater, and research and plant-growing facilities (UC Santa Cruz Arboretum website 2005). Trails from Empire Grade Road and Glenn Coolidge Drive lead to the bottom of the Great Meadow, and circle around the 25-acre CASFS, which also houses offices, the agroecology laboratory, a solar greenhouse, and a visitors' center.

North of the CASFS and half-way up the hill to the colleges in the Village, situated in and adjacent to the Lower Quarry. A pit where limestone was mined in the 1800s, the Lower Quarry mostly falls below the line of sight west of Hagar Drive. The quarry conceals much of the Village, which consists of a complex of modular housing units for undergraduate students, and limited parking.

Main Entrance

The campus main entrance area lies at the southern end of the campus, at the intersection of Bay and High Streets. This gateway area is separated from the campus core by the Great Meadow. Just north of the main entrance is an information kiosk, the Granary Child Care Center, and Cowell Ranch, a historic district determined to be eligible for the National Register of Historic Places and the California Register of Historical Resources. In addition, a number of campus support facilities, including the UC Santa Cruz Police Department, the Physical Plant, the Fleet Operations/Central Garage, and administrative offices are located in this area. The Women's Center, the Barn Theatre, parking, a child care facility, and employee and staff housing are also located in the main entrance area (see Figure 3-2 in Chapter 3). Ranch View Terrace, a faculty/staff housing complex with 84 single-family homes in the main entrance area, was approved in 2004 under the 1988 LRDP but has not yet been constructed. An Emergency Response Center, which was also approved under the 1988 LRDP, is currently under construction in this main entrance area.

Off-Campus UC Owned Properties

In addition to the main campus, the University owns two properties in the west side of Santa Cruz. The University's 100-acre Marine Science Campus, located at the west end of Delaware Avenue, is not included in the 2005 LRDP, because a separate Coastal LRDP for that site was approved in 2004. Nearby in the west side is an 18-acre parcel located at 2300 Delaware Avenue that the University acquired in 2004. Formerly a silicon wafer fabrication facility, the property contains 57,223 gsf of office space and 182,852 gsf square feet of manufacturing space in three separate but contiguous buildings. The proposed uses for this property are analyzed as a specific development project in Volume III of this Draft EIR.

In addition, the University leases several buildings, offices, and storage spaces in the downtown and west side areas of the City of Santa Cruz. The current uses of these spaces include student housing, offices, and storage. The University most likely would continue these uses as needed during the term of the 2005 LRDP, but could move some of them to the 2300 Delaware Avenue property as existing leases expire. Residents and workers in the leased spaces are included in the existing and projected population counts for the campus.

4.9.1.3 Existing Adjacent Land Uses

A large percentage of land adjacent to the UC Santa Cruz campus is open space or parkland, including Pogonip City Park and Henry Cowell Redwoods State Park on the east and north sides and Wilder Ranch State Park to the southwest. Pogonip City Park was acquired as part of the City's greenbelt plan and features 8 miles of hiking trails meandering through 640 acres of woodlands, open meadows, and creeks. A 1-mile long multi-use trail connects Henry Cowell Redwoods State Park to the northernmost portion of the UC Santa Cruz campus. (City of Santa Cruz Parks and Recreation website 2005). Parcels to the north of the campus also contain private holdings of forested land. To the west are Wilder Ranch State Park and the Cave Gulch neighborhood in an unincorporated area of the county. To the south of the campus are three residential neighborhoods inside city limits, referred to commonly as the "upper west side" neighborhoods with the easternmost section sometimes called the "Westlake" neighborhood (City of Santa Cruz 2005). Forested land to the north lies within unincorporated Santa Cruz County, and the land west of Empire Grade Road towards the Monterey Bay is included in the California Coastal Zone.

4.9.1.4 Planned/Proposed Land Use Changes in the Project Vicinity

The City of Santa Cruz General Plan update is currently underway; the City projects that it will potentially take two to three years to complete (Thomas 2005). At this time, the City does not anticipate that there will be any land use changes in the areas near the campus (Thomas 2005). Pogonip City Park on the east side of the campus is preserved as parkland in perpetuity and the residential areas along the south side are mostly built out. Other than some infill development (see Table 4.0-1, *Development Areas within the 2005 LRDP Land Use Plan*), there are no development plans or proposals for any vacant parcels within the City limits in the vicinity of UC Santa Cruz at this time (Thomas 2005).

The Cave Gulch neighborhood, located in unincorporated Santa Cruz County on the west side of the campus, is currently zoned as a Residential Agricultural (RA) District in the County Zoning Ordinance. This designation allows limited residential development in nonurban areas outside of the Urban or Rural Service Lines if the land has adequate water and septic system suitability, vehicular access and fire protection; permits small-scale agriculture while maintaining a residential priority; and ensures adequate protection of natural resources and protection from natural hazards (Santa Cruz County 2005d). The Cave Gulch neighborhood is currently developed with residential houses and is not anticipated to intensify in use due to County growth restrictions. The County has indicated that it does not anticipate any new development in Cave Gulch area. The County has no plans to change the general plan land use designations or zoning of unincorporated areas near the campus (Houghton 2005).

Land uses in the vicinity of 2300 Delaware Avenue are largely either industrial or natural resource areas. The property is located in the 150-acre Natural Bridges Industrial Park, an area bounded by Delaware Avenue to the south, Swift Street to the east, Mission Street to the north, and Moore Creek to the west. Some of the lands to the east of 2300 Delaware Avenue which are designated Industrial in the City's General Plan/Local Coastal Program (LCP), are undeveloped (ESA 2004). Thus it can be expected that the land uses in these industrial areas will intensify as the undeveloped parcels are built out. South of the site is Natural Bridges State Park, which is not expected to change. To the west of the site, it is expected that the land designated by the General Plan as Natural Area (which includes Antonelli Pond and the Moore Creek corridor) would remain undeveloped.

4.9.1.5 State and Local Plans and Policies

As previously mentioned, as a state entity, the University of California is not subject to local enactments such as the Santa Cruz County and City General Plans. However, UC Santa Cruz recognizes its interrelationship with the larger community and endeavors to work with the City and County whenever feasible. In developing the 2005 LRDP, the University has sought to coordinate the planning of campus growth with the anticipated 2020 planning horizon of the City's new General Plan. Therefore, a summary of City and County policies is presented in this EIR to help the University understand land use goals of the City and the County and to assist in analyzing potential impacts related to land use.

Santa Cruz County General Plan

The Santa Cruz County 1994 General Plan/Local Coastal Program (LCP) outlines policies and programs to guide future growth and development in a manner consistent with the goals and quality of life desired by Santa Cruz County citizens. The County General Plan was most recently amended in 1994 and has a 20-year horizon. Although the County is not currently working on an update to the General Plan, it is currently working on an update to the plan's Housing Element (Phelps 2005).

Although the 1994 General Plan/LCP includes specific goals by chapter topic, public input determined that the four main issues originally identified in the 1980 General Plan continue to be of primary concern, especially as the County approaches full development. These issues, which are listed in the Introduction (Santa Cruz County) 1994, are as follows:

- Providing adequate services, particularly water, to the present and future resident;
- Providing affordable housing;
- Preserving the County's environmental quality;
- Preventing conversions of agricultural lands.

The County General Plan/LCP recognizes the significance of the University to the Santa Cruz community and the importance of cooperation to maximize area wide benefits, but does not include specific policies regarding the UC Santa Cruz campus.

Land Use Designations. A portion of the UC Santa Cruz main campus is within the county limits (see Figure 3-1). This portion of the campus is designated as Public Facilities in the 1994 County General Plan/LCP (Santa Cruz County Land Use Designation Map 2005).

Policies. The County General Plan/LCP specifically lists as one of its objectives, "...to ensure adequate present and future availability of land for both public and quasi-public facility uses including schools and University facilities, fire stations, churches, hospitals, cemeteries, sanitary landfills, and water supply and treatment facilities." County General Plan Policy 2.21.1 (the LCP) acknowledges the potential expansion of public facilities, but also limits development to fit into the context of existing environments. Policy 2.21.5 requires that long-term Master Plans be written for public facilities prior to new development or expansions, in part to coordinate with adjacent uses and take into consideration potential impacts on neighboring development.

City of Santa Cruz General Plan

The City's 1990-2005 General Plan/LCP were adopted on October 27, 1992, and was most recently amended on October 25, 1994. The update process for this plan is presently underway. The General Plan's goals and policies are intended to coordinate efforts of the City, the University, and other appropriate entities on issues such as public transportation, pedestrian and bicycle access and safety, preservation of open space and natural resources, public services and facilities, housing, utilities, and other items of mutual interest.

Land Use Designations. The City of Santa Cruz General Plan/LCP assigns three land use designations on UC Santa Cruz lands that reflect the 1988 LRDP land use designations (City of Santa Cruz 1994): UC Santa Cruz Development, Agriculture/Grazing, and Natural Areas. The developed areas of campus are primarily designated UC Santa Cruz Development. Land uses in the UC Santa Cruz Development designation include student dormitories, single-family homes, apartments, research laboratories, auditoriums, libraries, indoor and outdoor recreational facilities, an extensive natural reserve, classrooms, offices, police and fire stations, an agroecology farm, and grasslands for cattle grazing. The open space areas of the campus are designated as either Agriculture/Grazing or Natural Areas.

Policies. The City of Santa Cruz General Plan/LCP establishes long-term land use policy for the City, and includes Environmental Quality, Community Design, Land Use, Circulation, Housing, Economic Development, Community Facilities and Services, Parks and Recreation, Cultural Resources and Safety Elements. Land use and growth management goals, policies and standards relevant to the UC Santa Cruz 2005 LRDP planning efforts are described below.

Environmental Quality Element. The Environmental Quality Element includes one policy that specifically addresses UC Santa Cruz activities. Policy 5.2.2 states that it is City policy to “approach UC Santa Cruz to develop a joint energy efficiency program addressing waste management, transportation, and new construction.”

Land Use Element. Two policies in the Land Use Element directly mention UC Santa Cruz. Policy 2.7.3.1 encourages the location of stores and other services near the campus to serve student, staff, and faculty needs. Policy 4.1.3 directs the City to cooperate with UC Santa Cruz to ensure that sufficient services are provided and paid for as the campus expands.

Community Design Element. 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.

Housing Element. Several Housing Element policies are directly relevant to UC Santa Cruz. Policy 2.7 directs city staff to monitor UC Santa Cruz’s compliance with its LRDP EIR mitigation measure regarding its goals for on-campus housing for students, faculty, and staff. Additionally, this policy directs city staff to support UC Santa Cruz in lobbying the University of California to reverse its policy that student housing be self-supporting. Policy 5.3.2 encourages housing development along transit corridors and in proximity to employment centers and key destinations within the city, such as the University.

Economic Development Element. Policy 2.2 and Programs 5.5.2 and 5.5.3 of the Economic Development Element are intended to encourage business development and tourism opportunities, and acknowledge UC Santa Cruz as a local attraction. Program 1.3.2 specifically directs the City to use various available tools to develop programs that facilitate and foster entrepreneurial business efforts by UC Santa Cruz graduates and others.

Community Facilities and Services Element. Policies in the Community Facilities and Services Element regarding UC Santa Cruz are primarily meant to coordinate efforts and resource-sharing between the campus and the City. Policy 2.2 establishes the City’s goals to coordinate with UC Santa Cruz in the implementation of the LRDP educational objectives. Policy 1.11 directs the City to foster a close working relationship with the campus for the purpose of planning for campus development and using faculty, staff, and student expertise in areas of mutual interest. Policy 1.2.2 commits the City to updating its land use diagram and zoning maps in part to correspond to LRDP changes. To offset the growing demand for local libraries, Policy 5.2.3 supports the development of new UC Santa Cruz library facilities on its campus and the maintenance of public access to these resources. Policies under Goal 6 and 7 of this Element direct the

City to work with UC Santa Cruz on issues related to growth impacts on the City's water supply and wastewater treatment.

Parks and Recreation Element. The Parks and Recreation Element contains two policies directly applicable to UC Santa Cruz. The first, Policy 1.2.3, directs the City to review, update, and expand recreational joint usage agreements with UC Santa Cruz. The second, Policy 1.2.26, calls for expanding joint-use agreements with UC Santa Cruz specifically for use of soccer fields, the swimming pool, gymnasiums, and basketball and volleyball courts.

Cultural Resources Element. Policy 4.2 of the Cultural Resources Element directs the City to bring UC Santa Cruz and other local and County interests together to locate a performing arts center in the Downtown area (City of Santa Cruz 1994).

Safety Element. Policy 4.8 of the Safety Element instructs the City to develop cooperative fire protection services with UC Santa Cruz, the County fire districts and the California Department of Forestry (City of Santa Cruz 1994).

Circulation Element. Policy 1.3 and Program 1.3.2 of the Circulation Element direct the City to work with UC Santa Cruz and the Santa Cruz County Regional Transit Commission to devise and implement aggressive strategies to reduce traffic and boost alternative transportation. Bicycling is encouraged through Policy 3.6, which promotes bicycle safety and convenience. Several programs under Goal C4 are designed to integrate mass transit systems within Santa Cruz. Program 4.1.2 directs the City to pursue a passenger rail system between UC Santa Cruz and the City of Santa Cruz, and includes the need for shuttle linkages with different parts of the campus and the city. The local bus system will be maintained and expanded under Program 4.1.3, in order to better connect major destinations, including the campus (City of Santa Cruz 1994).

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 Act established detailed policies for permanent coastal management and states five main goals under Public Resources Code 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 LCPs. In 1990 and 1994, the City and County of Santa Cruz respectively combined the Local Coastal Program with updates to their General Plans. As UC Santa Cruz is a state agency, campus lands are not included in either of these Plans or local coastal programs. Nevertheless, the University must comply independently with the requirements of the Coastal Act. The portion of the main campus that is west of Empire Grade Road is now the Coastal Zone. Development for 2300 Delaware Avenue and Coastal Act information is included in Volume III for that project.

4.9.1.6 Habitat Conservation Plan

Pursuant to an Implementing Agreement and Habitat Conservation Plan that was approved by the University in July 2005 in conjunction with an Incidental Take Permit to be issued by the U.S. Fish and Wildlife Service, the University will protect two areas as habitat for the California red-legged frog and Ohlone tiger beetle (Jones & Stokes 2004). The parcels are designated as Campus Habitat Reserve on the 2005 LRDP land use map. One is a 13-acre parcel adjacent to Wilder Creek, in the southwestern corner of the campus. The second is a 12.5-acre parcel along the University's southern border, just west of the main entrance (UC Santa Cruz 2005). Additional information about endangered species and critical habitats can be found in Section 4.4, *Biological Resources* (Volume I).

4.9.2 Impacts and Mitigation Measures

4.9.2.1 Standards of Significance

The following standards of significance are based on Appendix G of the CEQA Guidelines. For the purposes of this EIR, implementation of the 2005 LRDP would have a significant impact with regard to land use if it would:

- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect
- Result in development of land uses that are substantially incompatible with existing adjacent land uses or with planned uses
- Conflict with any applicable habitat conservation plan or natural community conservation plan

4.9.2.2 CEQA Checklist Items Adequately Addressed in the Initial Study

The CEQA Initial Study Checklist item regarding an impact related to the physical division of an established community was adequately addressed in the Initial Study. All other items from the checklist applicable to land use impacts are analyzed in this EIR. The 2005 LRDP Initial Study, including the CEQA checklist, can be found in Appendix A of this EIR.

4.9.2.3 Analytical Method

Data used in preparing this section were obtained from several sources, including previous studies prepared for UC Santa Cruz, UC Santa Cruz staff, and the City and County of Santa Cruz. Applicable regional and local land use plans and ordinances were reviewed and relevant policies are summarized in Section 4.9.1.5, *State and Local Plans and Policies*. Existing land uses, land use designations, and zoning were reviewed for the 2005 LRDP planning area. The impact analysis extrapolates future development under the 2005 LRDP and determines whether this development would be consistent with applicable plans and policies. Potential conflicts between land uses on the periphery of campus and existing and planned adjacent off-campus land uses are also examined both with respect to development under the proposed 2005 LRDP and with respect to the cumulative impacts of projected growth in the area.

4.9.2.4 2005 LRDP Impacts and Mitigation Measures

LRDP Impact LU-1: Development under the 2005 LRDP would not conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project that was adopted for the purpose of avoiding or mitigating an environmental effect.

Significance: Less than significant

LRDP Mitigation: Mitigation not required

Residual Significance: Not applicable

The 2005 LRDP upholds the University's commitment to sustainable development in physical planning, and in developing this plan, the Campus has taken into consideration the natural resources on and adjacent to the campus and has sought to limit environmental impacts to the extent feasible. The proposed 2005 LRDP, if adopted, would become the applicable campus land use plan. The University is the only agency with land use jurisdiction over campus projects. Thus, campus development that is consistent with the 2005 LRDP would have no land use impact under this threshold of significance.

The campus lands west of Empire Grade Road are located in the Coastal Zone (Figure 3-1, *UC Santa Cruz and Vicinity*), and are thus subject to the requirements of the California Coastal Act. Because these lands are designated in the 2005 LRDP as Campus Resource Land, Campus Habitat Reserve, Protected Landscape, or Campus Natural Reserve, no development in the coastal zone is planned within the planning horizon of the 2005 LRDP. An evaluation of consistency with the Coastal Act is not required for the main campus. Although the 2300 Delaware Avenue property is also within the Coastal Zone, the 2005 LRDP does not call for the addition of any new buildings or facilities to the site. As described in Volume III of this Draft EIR, the projected proposed for the 2300 Delaware Avenue property involves the reconfiguration of interior space in Buildings A and B, and the remodeling and reuse of Building C and outdoor storage areas. The remodeling and reuse of that property by the Campus would not conflict with the Coastal Act.

Although there is no local jurisdiction over the project, the University has reviewed County and City of Santa Cruz land use plans and policies because it is interested in coordinating campus projects with the beneficial planning efforts of Santa Cruz County and the City of Santa Cruz. The review of local land use plans has indicated that the 2005 LRDP is not expected to conflict with the implementation of these plans, summarized above, with regard to land use planning efforts that have been adopted for the purpose of avoiding or mitigating environmental effects. Campus policies are generally supportive of County and City policies. The 1994 Santa Cruz County General Plan designates the UC Santa Cruz campus area as Public Facilities. The 1990-2005 City of Santa Cruz General Plan and LCP bases its land use designations of campus lands on the 1988 LRDP. The 2005 LRDP land use designations are generally consistent with the 1988 LRDP. No new uses are proposed on the campus that would require a redesignation of the campus in either the City or County land uses plans. Therefore, development proposed under the 2005 LRDP would not conflict with the existing City or County land use plans and campus development under the 2005 LRDP would have a less-than-significant impact on the land use plans and policies of applicable jurisdictions.

In summary, development under the 2005 LRDP would be in compliances with the California Coastal Act and, in addition, would generally conform to local land use plans, policies and regulations. Therefore, no significant impact would occur in regard to conflicts with applicable land use plans or policies.

LRDP Impact LU-2: Campus growth under the 2005 LRDP would not result in the development of land uses that are substantially incompatible with existing adjacent or planned land uses within the campus or at its periphery.

Significance: Less than significant

LRDP Mitigation: Mitigation not required

Residual Significance: Not applicable

New land uses and development proposed under the 2005 LRDP would not conflict with or be incompatible with other existing or planned land uses, on or off campus for reasons discussed below. The impact therefore, would be less than significant.

Compatibility with Existing On-Campus Land Uses

The proposed 2005 LRDP does not appear to present potential land use conflicts with adjacent existing the land uses on the campus. Compatibility between adjacent existing and proposed campus land uses was taken into consideration in developing the land use designations in the 2005 LRDP. Existing land use patterns on the campus, described in the *Environmental Setting* portion of this section, reflect campus development guided by the planning principles embodied in the previous LRDPs. Campus development is currently concentrated in the central campus, with the campus core occupying the center of this area and the colleges forming an arc around it. The 2005 LRDP would maintain this pattern and would provide for the siting of new undergraduate and graduate colleges within the existing college arc. Most of the additional needed academic space also would be developed within the Academic Core, with some expansion of these academic functions to the north. Thus, as guided by the proposed 2005 LRDP land use plan, most new construction would occur adjacent to existing similar uses or far enough away from other uses to avoid any adverse impacts with respect to land use incompatibility. In addition, development under the 2005 LRDP would be designed to incorporate as large a buffer between buildings and roads as possible (UC Santa Cruz 2005).

To avoid land use conflicts in the southern portion of the campus, a Cowell Ranch Historic District “overlay” is proposed for the Campus Support area surrounding the main entrance to the campus. The overlay is intended to guide any new development within its boundaries in order to protect the area’s cultural resources and avoid land use conflicts. A detailed land use compatibility analysis would be performed as part of the planning for specific projects within the overlay area under the 2005 LRDP. The compatibility of each project within the historic resources in the district and their setting would be evaluated based on campus planning goals and LRDP Mitigation AES-4.

Development under the 2005 LRDP would not conflict with on-campus land conservation efforts. Despite the proposed growth of development under the 2005 LRDP, the amount of natural and preserved habitat lands on campus would increase beyond the acreages included in the 1988 LRDP. In addition to the Campus Habitat Reserve areas, discussed under LRDP Impact LU-3 below, the 2005 LRDP designates three other categories of natural lands: Protected Landscape, Campus Resource Lands, and Campus Natural Reserve, and establishes guidelines for their appropriate use and conservation. Designation of lands as Protected Landscape would conserve the scenic value of the campus and its unique vegetation, especially the lower meadows, because such lands would remain undisturbed to the extent possible as new development occurs. Campus Resource Lands would not be developed under the 2005 LRDP unless the LRDP is amended by The Regents. Campus Natural Reserve lands are designated for the protection of resources of interest for teaching and research such as certain geologic or archaeological resources, or wildlife corridors. These parcels would be kept in a natural state except as required in conjunction with teaching and research in this area and limited construction of utilities, roads, and paths. All new buildings adjacent to existing natural lands would be required to use the best management practices for construction and follow the LRDP guidelines for sustainability and maintenance of the UC Santa Cruz character, much of which is dependent on the unique natural setting. Indirect impacts of campus development on natural areas or critical habitat lands are discussed in other sections of this EIR, notably Section 4.4, *Biological Resources* (Volume I), which describes potential edge effects of new development (adverse effects to biological resources adjacent to development) and includes mitigation measures to minimize these edge effects and other potential indirect impacts.

During the scoping process, possible displacement of the Campus Trailer Park was raised as a potential on-campus land use conflict. Although the Campus Trailer Park site could be redeveloped into more permanent student residential and college uses under the proposed 2005 LRDP, no land use conflict would be created by removing the Campus Trailer Park because the Colleges and Student Housing designation of the site would remain the same.

In conclusion, campus development under the 2005 LRDP would be compatible with existing land uses on campus, and would not result in significant impacts related to incompatibility between existing or planned land uses.

Incompatibility with Adjacent Off-Campus Existing and Planned Land Uses

On-campus development permitted under the 2005 LRDP would not result in land uses that are incompatible with adjacent off-campus land uses, either within the City of Santa Cruz or within unincorporated Santa Cruz County.

Development permitted under the 2005 LRDP, especially in close proximity to the campus boundary, would include reasonable setbacks from adjacent uses. In addition, campus lands bordering Henry Cowell Redwoods State Park and Pogonip City Park to the north and east would continue to be protected in their natural state under the Campus Natural Reserve, Protected Landscape, and Campus Resource Land designations, thereby ensuring similar and compatible uses. Likewise, the addition of the Campus Habitat Reserve area at the southwest tip of the campus would align with the compatible uses in the adjacent Wilder Ranch State Park. Campus Habitat Reserve as well as Protected Landscape and Campus Resource Lands would border privately held grazing lands southwest of the campus. .

Concerns were expressed by members of the public with respect to the proposed Campus Support area on Empire Grade Road, adjacent to the Cave Gulch neighborhood. This site was designated as Inclusion Area B in the 1988 LRDP, to be considered as a priority area for additional housing. The site was not developed under the 1988 LRDP, and currently contains oak, redwood, and madrone woodlands. The 2005 LRDP land use plan designates this site as Campus Support, and envisions that it would be developed with campus physical plant facilities so that certain functions currently located in the main entrance area could be relocated to this area. This proposed transfer of physical plant operations is intended to improve support efficiencies and permit the main entrance area to shift its focus over time to public-oriented and visitor services (UC Santa Cruz 2005). Site uses in the proposed Campus Support area off Empire Grade Road are anticipated to include programs elements such as landscape materials storage, a service yard, offices for the Physical Planning and Construction Department and Physical Plant staff, the Physical Plant Shop Stores operations, other Physical Plant operations currently in the lower campus (paint, grounds, carpenters, locksmith, and custodial services), and possibly garage operations. Existing land uses in the vicinity of the proposed campus support area of Empire Grade Road are the Santa Cruz Waldorf School, which is located north of the site on the east side of Empire Grade Road, and rural residences on the west side of Empire Grade Road.

Development of physical plant facilities at this site would not result in a land use conflict with the nearby school or rural residences in Cave Gulch for a number of reasons. In compliance with LRDP Mitigation AES-5E, adequate vegetated buffers would be maintained along Empire Grade Road and buildings would be arranged on the site to further screen views of the campus support development from Empire Grade Road and the adjacent Santa Cruz Waldorf School if necessary. Note that this arrangement of the buildings and the vegetative buffers could also help reduce noise that could be perceived at the site's boundary. In compliance with LRDP Mitigations AES-6B and AES-6C, site lighting would be designed to avoid light spill. The entrance to the corporation yard on Empire Grade Road would be south of the school and the Cave Gulch neighborhood, and most of the campus-related traffic accessing the area would not travel past the homes and the school. Therefore, campus development under the 2005 LRDP would not be in incompatible with adjacent, existing off-campus land uses and the impact would be less than significant.

LRDP Impact LU-3: Development under the 2005 LRDP would not conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan, either directly or indirectly.

Significance: Less than significant

LRDP Mitigation: Mitigation not required

Residual Significance: Not applicable

No Natural Community Conservation Plans are applicable to the main campus or the vicinity of the 2300 Delaware Avenue property at this time. No HCP is applicable to the 2300 Delaware Avenue site. Two parcels on the main campus are protected under an HCP that was approved in 2005. The first area is a 13-acre parcel located in the southwestern corner of the campus; the other is a 12.5-acre parcel near the main entrance. The 2005 LRDP land use plan designates these parcels Campus Habitat Reserve, a designation that would allow no development other than that permitted by the terms of the Implementing Agreement between the U.S. Fish and Wildlife Service and The Regents. Because of this, the 2005 LRDP would not conflict with the HCP and therefore would not result in significant adverse impacts to protection efforts on these lands.

4.9.2.5 Cumulative Impacts and Mitigation Measures

LRDP Impact LU-4: Development under the 2005 LRDP, together with other regional growth, would not result in the development of land uses that are substantially incompatible with existing adjacent land uses or planned uses in the northwestern portion of the city of Santa Cruz.

Significance: Less than significant

LRDP Mitigation: Mitigation not required

Residual Significance: Not applicable

As previously discussed in LRDP Impact LU-2, the proposed project would not introduce any land uses on the main campus or at 2300 Delaware Avenue that would be incompatible with surrounding land uses in the city or county.

Although the City of Santa Cruz General Plan Update is underway, according to City staff, it is expected that undeveloped land within Santa Cruz would be developed at similar intensities and densities as was envisioned under the current General Plan. Outside of the city limits, the other lands adjacent to the main campus are mostly state parks, or areas already developed as Residential Agriculture and controlled by the County's growth management ordinance. Thus, cumulative development within the city or unincorporated county in accordance with the City and County General Plans/LCPs would not be expected to introduce land uses in this part of the city and county that potentially would be incompatible with the proposed campus development. The 2300 Delaware Avenue area is discussed in detail in Chapter 4 of Volume III.

In conclusion, neither development on campus, nor reasonably foreseeable future development within the city, would result in a significant cumulative impact associated with incompatible development or conflicting land uses. The potential impact would be less than significant.

4.9.3 References

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