

4.8 LAND USE AND PLANNING

4.8.1 INTRODUCTION

This section of the Revised Draft EIR describes existing land uses on the UC Santa Cruz campus and analyzes the potential for implementation of the proposed Student Housing West (SHW) project to result in impacts with respect to land use and planning. It also presents potential land use impacts from the anticipated construction and operation of the separate, but related, Porter and Rachel Carson Colleges dining facilities expansion project, which would serve residents of the SHW project and the existing colleges (see **Section 4.8.5** below).

The analysis in this section is tiered from the land use and planning impact analysis contained in the 2005 LRDP EIR, supplemented by project-specific analysis. Information used in the preparation of this section was obtained from various sources, including the 2005 LRDP EIR and the Final 2005 LRDP.

The section is substantially the same as the section in the Draft EIR, because the revised project would be located on the same two project sites that were evaluated in the Draft EIR and would not involve a substantial change in the number of beds, land uses, or the facilities to be built at each site. In addition, comments received on the Draft EIR related to land use and planning were reviewed and the key issues raised in the comments are summarized below:

- The proposed development at both sites would be inconsistent with many policies listed in the LRDP related to land use planning and aesthetics. The development at the Heller site does not comply with LRDP policies and includes buildings that would extend above the tree canopy. The Draft EIR is incorrect in stating that the buildings would not extend above the tree canopy. The Draft EIR does not present substantial evidence that the Hagar site development will not result in a violation of the LRDP policy to respect the natural environment and preserve open space as much as possible.
- The explanation under SHW Impact LU-1 of why the Hagar site development does not conflict with the policy to integrate with the natural and built environment is contradictory because it argues that there would be no conflict but in the Aesthetics section, the impacts are found to be significant and unavoidable.
- The proposed Hagar site development would degrade the scenic resources on the campus and therefore would be in conflict with the 2005 LRDP policies even after the land use designation of the site is amended. Therefore, the LRDP policies would also need to be amended.
- Construction of the low density housing on the Hagar site at about 10 beds per acre represents wasteful spending of a scarce resource (i.e., land). This low density development is in conflict with the LRDP policy to encourage sustainability and efficiency in building layout by reducing building footprints and increasing building heights. LEED does not dictate building footprints or

heights and therefore LEED certification would not help the project achieve consistency with the LRDP policy.

- The Draft EIR's arguments as to why the rest of the East Meadow will not be developed due to development pressure created by the Hagar site development do not hold true. The precedent set by the project will lead to the development of more of the East Meadow. The analysis in the Draft EIR does not address the indirect and cumulative impacts from the development of the rest of the meadow area.
- The proposed project includes 10-story tall buildings near the campus' western entrance and development on the East Meadow. These developments will change a visitor's sense of the campus values. The precedent-setting impacts of this project need to be recognized in the EIR.
- Development of the Hagar site would permanently affect the scenic value of the East Meadow and make it more likely for the updated LRDP to take a more permissive view of development on lands to the north and west that are under Protected Landscape (PL) designation.
- How protected are the lands with the PL designation? The University should place a permanent conservation easement on PL lands as mitigation for the impacts of developing the Hagar site.
- The proposed Hagar site was considered but rejected by the 2005 LRDP committee for development and was then designated Campus Resource Land. Before developing this site, the Campus needs to evaluate each suitable housing site identified in the 2005 LRDP.
- Amendment of the 2005 LRDP to accommodate the project is being completed in a rushed manner without significant community engagement, which is inconsistent with the way campus growth should be planned.
- Planning objectives created in the 1960s are no longer relevant to the 2020s. We need to be open to land use change if we are going to address the housing crisis in the state.
- All LRDPs preceding the 2005 LRDP have listed the lower East Meadow as Protected Landscape (PL). The 2005 LRDP changed the designation of the lower East Meadow to Campus Resource Land, and now it is being changed to Colleges and Student Housing. These changes in land use designation were not anticipated by the residents of the Springtree neighborhood.
- Development of two colleges on the East Meadow was envisioned in the 1963 LRDP. That LRDP also stated that while during the early years of campus development, building heights would remain up to three stories but that the average height of building would increase as land becomes scarcer.
- The Draft EIR incorrectly asserts that the Hagar site development will not be incompatible with existing land uses surrounding the site, including lands to the north, east and west of the site that are designated PL.
- Locating student housing on the Hagar site would adversely affect the nearby Hagar Court employee housing as the students living in or visiting the Hagar site would use employee parking spaces, barbecues, and garbage dumpsters in the employee housing area, and the employee housing would be exposed to noise, traffic and congestion associated with the project.

These comments are addressed in the revised analysis presented in this section.

4.8.2 ENVIRONMENTAL SETTING

4.8.2.1 On-Campus Land Uses

Approximately half of the 2,030-acre UC Santa Cruz campus is located within the boundaries of the City of Santa Cruz with the remainder located in unincorporated Santa Cruz County. The 2005 LRDP designated 10 land use types on the campus, based on the characteristics of various areas. As described in the 2005 LRDP, the campus is comprised of 132 acres of Academic Core (AC), 85 acres of Campus Support (CS), 228 acres of College and Student Housing (CSH), 69 acres of Employee Housing (EH), 86 acres of Physical Education and Recreation (PE), 335 acres of undeveloped Campus Resource Land (CRL), 410 acres of Campus Natural Reserve (CNR), 154 acres designated for Site Research and Support (SRS), 505 acres of Protected Landscape (PL), and approximately 25.5 acres designated as Habitat Reserve (HAB) (UCSC 2006). To accommodate the Recycling Yard Project, in 2016, the UC President approved a minor amendment of the 2005 LRDP to change the designation of 1.6 acres of PL and 2.1 acres of SRS to the CS land use designation. Campus Land Use Designations, as defined by the 2005 LRDP, are briefly described below.

Academic Core (AC)	AC is largely located in the center of campus and is comprised of facilities utilized for instruction and research, academic support, libraries, and student and public services.
Campus Support (CS)	CS covers nine separate areas utilized for visitor and student services, commercial and retail facilities, utility plants, the Fire Station, Cowell Student Health facility, and the Recycling Yard.
College and Student Housing (CSH)	CSH land forms an arc around the AC and provides student and family housing, as well as recreational amenities and housing-related parking.
Employee Housing (EH)	EH provides housing for faculty and staff, childcare facilities, and related accessory buildings.
Physical Education and Recreation (PE)	PE represents land planned for or currently maintaining recreational facilities, playing fields, and athletic courts.

Campus Resource Land (CRL)	CRL is undeveloped land that is not planned for development under the 2005 LRDP.
Campus Natural Reserve (CNR)	CNR is intended to protect the campus’s natural features and planned to remain in its natural state to be utilized for teaching and research.
Site Research and Support (SRS)	SRS land is utilized primarily for Social Sciences, Physical and Biological Sciences, Student Services, and Public Services, and maintains programs such as the Center for Agroecology and Sustainable Food Systems (CASFS) and the Arboretum.
Protected Landscape (PL)	PL is natural landscape maintained for its scenic value and importance to special vegetation and wildlife continuity zones.
Habitat Reserve (HAB)	HAB consists of two areas on campus that are designated as a reserve to manage and preserve special interest species.

A large portion of the UC Santa Cruz campus is undeveloped. HAB and PL areas cover most of southern and southwestern portions of the campus, on which development is limited and must retain the visual quality of the area. At the center of the campus lies the campus core (designated AC), consisting of academic and administrative buildings. Student services such as the McHenry Library, Student Union, and Cowell Student Health Center are also located in the campus core and are easily accessible to the entire campus community. To the northeast of the campus core lie the East Colleges, which include the oldest colleges on the campus, as well as a gallery, library, printing press, event center, and the Fire Station. The Chadwick Garden, a part of the Center for Agroecology and Sustainable Food Systems, is also in this area and contains greenhouses and hundreds of plant species. To the southwest of the campus core lie the West Colleges and Family Student Housing (FSH) complex.

McLaughlin Drive runs east-west through the highly developed part of the campus, connecting the East Colleges to the campus core and the West Colleges (UCSC 2006). Glenn Coolidge Drive runs generally north-south in the eastern portion of the campus, connecting the Main Entrance to the East Colleges area. Heller Drive runs generally north-south in the western portion of the campus, connecting the West Entrance to the West Colleges area. Hagar Drive is another major north-south roadway that extends between Glenn Coolidge Drive and McLaughlin Drive and provides access to the campus core.

4.8.2.2 Existing Land Uses

Heller Site

The Heller site is currently occupied by the FSH complex. The 13-acre development includes 196 housing units, a childcare facility, parking, utilities, roads and pedestrian infrastructure. A recreation field is located to the south of the development. The Heller site is designated CSH with the recreation field designated as PL (see **Figure 4.8-1, LRDP Land Use Designations**). Heller site includes 42 buildings connected by natural and paved pathways and narrow roads with intervening open space areas. The apartment buildings are two stories high and are partially screened by mature trees along the southern and eastern sides of the site, when viewed from Heller Drive.

Hagar Site

The Hagar site is located at the northeastern corner of the intersection of Glenn Coolidge Drive and Hagar Drive and is designated CRL (see **Figure 4.8-1**). The Hagar site is located on an undeveloped portion of the campus that is known as the East Meadow and lies on a hillside that slopes south toward Glenn Coolidge Drive. The approximately 17-acre site is covered with annual grasslands and a sinkhole is located in the southeastern corner of the site.

4.8.2.3 Existing Adjacent Land Uses

Land uses surrounding the campus are primarily open space and parkland, with three residential neighborhoods located in the City of Santa Cruz to the south. Henry Cowell Redwoods State Park lies to the north of the campus and is connected to it via a 1-mile long multi-use trail (UCSC 2006). Additionally, parts of the woodland north of the campus, in unincorporated Santa Cruz County, are privately owned and managed. Pogonip City Park is located directly to the east of the campus and is composed of 640 acres of woodlands, open meadows, and creeks, threaded with 8 miles of hiking trails (UCSC 2006).

Wilder Ranch State Park and the Cave Gulch neighborhood are to the west of the campus. In general, lands west of Empire Grade Road are included in the California Coastal Zone, a designation laid out by the California Coastal Act as a valuable resource that warrants special protections against human development.

The neighborhoods to the south of the campus are commonly referred to as the “upper west side” (UCSC 2006). Bay Drive and High Street are main roads in the area and provide access to the campus. Bay Drive becomes Glenn Coolidge Drive as it enters the campus, and High Street becomes Empire Grade Road at the city boundary, adjacent to the campus. Most of the homes in the area are single-family residences

intermixed with Westlake and University Terrace Parks, Westlake Elementary School, Bay Street Reservoir, and several churches. The rest of the City of Santa Cruz lies further south and southwest.

Heller Site

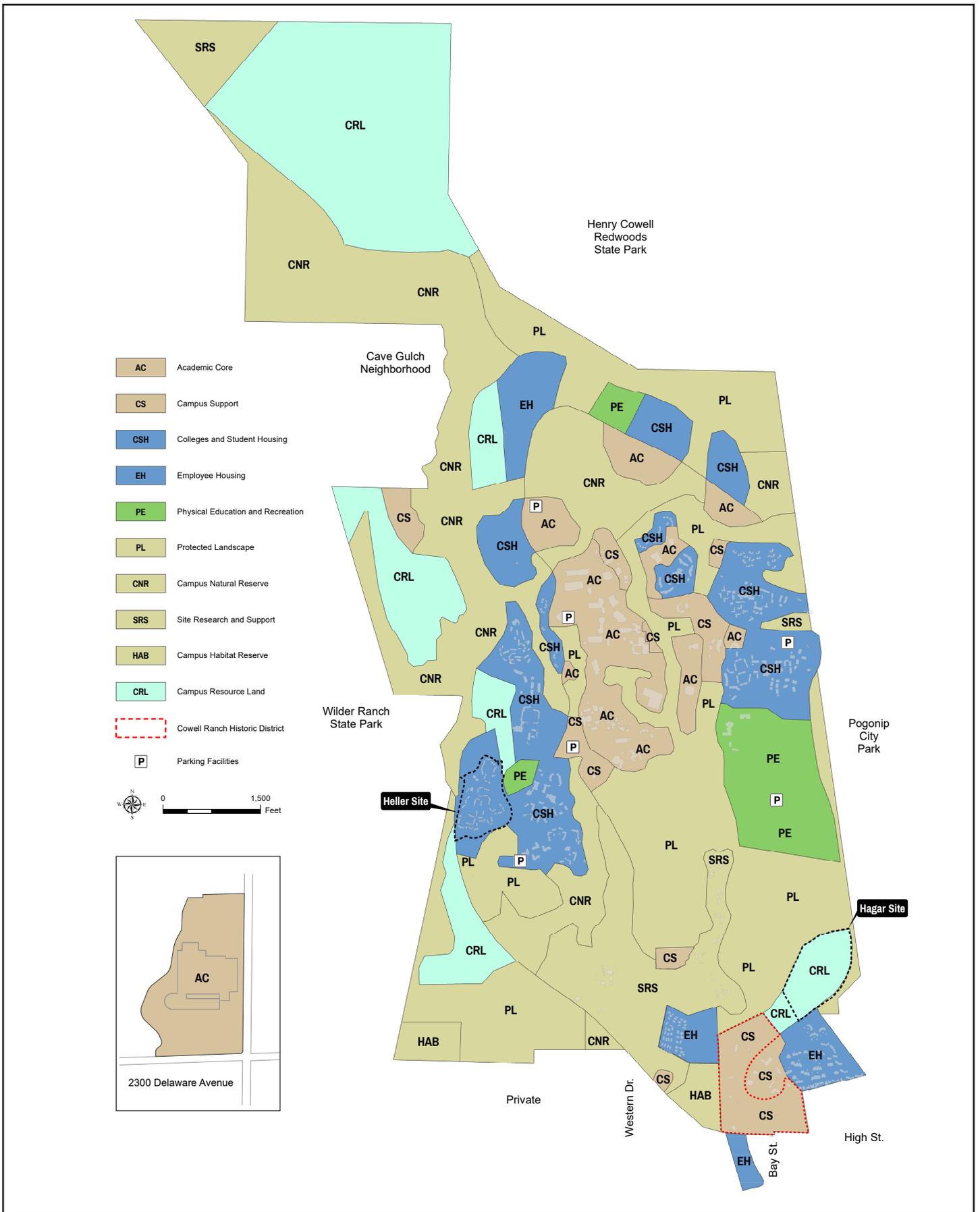
The Heller site is located in the southwestern portion of the campus. Land uses surrounding the Heller site are depicted on **Figure 3.0-3, Project Vicinity - Heller Site**. The Rachel Carson College sits directly east of the Heller site and consists of athletic courts, gardens, six apartment buildings, and eight residence hall buildings, dining hall, and a housing office. Other facilities east of the Heller site include the West Field House and athletic courts. Immediately south of Rachel Carson College are the Oakes College buildings, which consist of a series of residence halls, apartments, a café, academic facilities, and parking lots. Both colleges are designated CSH on the 2005 LRDP land use diagram.

Lands to the north and west of the Heller site are undeveloped. Porter Meadow, an open area consisting of rolling grassland with some scattered trees and shrubs, lies immediately north of the site and is designated CRL. The meadow contains multiple dirt roads and paths that are used for informal recreation and also connect the FSH complex with Kresge and Porter Colleges to the northeast. The mixed evergreen and oak forest of Wilder Ranch State Park lie to the west of the Heller site, outside of the campus across Empire Grade Road. On the eastern side of Empire Grade Road, campus land between the roadway and the Heller site is also heavily wooded and is designated CNR. Finally, grassy, undeveloped campus lands lie to the south of the Heller site and are designated CRL.

Hagar Site

Land uses surrounding the Heller site are depicted on **Figure 3.0-4, Project Vicinity - Hagar Site**. The East Meadow extends to the north of the Hagar site and is designated as PL. Approximately 0.4 miles north of the Hagar site, at the top of the East Meadow, is the East Remote parking lot and areas that are temporarily being used for construction staging and Campus bus parking. To the east of the Hagar site is Glenn Coolidge Drive and grasslands designated as PL that extend onto Pogonip City Park in the City of Santa Cruz.

A meadow is located directly southeast of the Hagar site across Hagar Drive and is designated CRL. About 0.12 miles further west is the UC Santa Cruz Center for Agroecology and Sustainable Food Systems (CAFSE), which is designated SRS, and the Cowell Lime Works Historic District, which is designated CS and occupied by Campus support facilities. An employee housing complex is located on campus land that is designated Employee Housing (EH) southeast of the Hagar/Coolidge intersection. A residential neighborhood, constructed partly in a historic lime quarry, is situated on off-campus lands to



SOURCE: UCSC, 2017

FIGURE 4.8-1

the southeast of the site. A portion of the quarry has been retained as open space, including a small body of water (Kalkar Quarry Pond), paths, and a picnic area.

4.8.3 REGULATORY CONSIDERATIONS

4.8.3.1 Federal and State Laws and Regulations

There are no federal laws related to land use and planning that are applicable to the proposed project. However, the California Coastal Act is applicable to the University and is summarized below.

California Coastal Act

The California Coastal Act was enacted in 1976, in recognition of the importance of the California Coastal Zone as a unique ecosystem and resource. The Act established policies for the permanent management and preservation of the Zone, as well as setting five goals for future protection. The goals promote public access and recreation, uphold private property rights, and coordinate with local governments that will ultimately hold the authority to enforce the Act. The Act has been incorporated into the General Plans for both the City and County of Santa Cruz.

Although, as a state agency, the Campus is not included in either General Plan, main campus land west of Empire Grade Road is located in the Coastal Zone and the Campus must independently comply with the requirements of the Coastal Act.

4.8.3.2 Regional and Local Plans

UC Santa Cruz is part of the University of California, a constitutionally created entity of the State of California, with “full powers of organization and government” (Cal. Const. Art. IX, Section 9). As a constitutionally created State entity, the University is not subject to municipal regulations of surrounding local governments, such as the general plans and land use ordinances of the City of Santa Cruz and Santa Cruz County for uses on property owned or controlled by the University that are in furtherance of the University’s education purposes. The land use plan applicable to the proposed project is the UC Santa Cruz 2005 LRDP. Pertinent planning principles from the 2005 LRDP are summarized below.

The Campus may consider, for coordination purposes, aspects of local plans and policies for the communities surrounding the campus, but it is not bound by those plans and policies in its planning efforts. The Campus seeks to maintain an ongoing exchange of ideas and information and to pursue mutually acceptable solutions for issues that confront both the campus and the community. To foster this process, the Campus participates in, and communicates with, City and community organizations and

sponsors various meetings and briefings to keep local organizations, associations, and elected representatives apprised of ongoing planning efforts.

Although the University is not subject to local plans of cities and counties, nevertheless, such plans and policies are of interest or concern because the campus and local development are coincident. It is University policy to seek consistency with regional and local plans and policies, where feasible. Therefore, a summary of the City's General Plan is also presented in this EIR. (The County of Santa Cruz General Plan is not described in this section because the proposed project would be located in the portion of the campus that is within the City of Santa Cruz and not in the northern portion of the campus which is located in unincorporated Santa Cruz County.)

UC Santa Cruz 2005 Long Range Development Plan (LRDP)

The 2005 LRDP includes Physical Planning Principles and Guidelines to maintain the unique character of the UC Santa Cruz campus. The following planning principles relate to land use patterns and are pertinent to the proposed project:

- Respect the natural environment and preserve open space as much as possible: Development will rely on careful infill and clustering of new facilities to promote efficient land use, retain valuable visual and environmental features, and encourage a pedestrian-friendly campus. Within the overall context of infill and clustering, sites will include a reasonable "buffer" between new buildings and major roads where possible.
- Integrate the natural and built environment: New development will respond to the aesthetic qualities of UC Santa Cruz's unique natural environment through siting, development patterns and architecture that are sensitive to the natural setting. In forested areas, buildings generally should not protrude above the surrounding tree canopy; in visually sensitive areas, interruption of prime viewsheds and viewpoints will be minimized.
- Maintain UC Santa Cruz's core configuration: Development will follow UC Santa Cruz's traditional land-use pattern, which is a core of academic and administrative buildings surrounded by the residential colleges and other housing and support facilities. This pattern facilitates pedestrian and bicycle travel and maximizes interaction among members of the campus community. New colleges will be located as close to the core as possible without compromising sites for future academic and research facilities.
- Encourage sustainability and efficiency in building layouts: Buildings shall be configured simply, to balance programmatic goals with sensitivity to the natural and/or built context. Efforts will be made to reduce building footprints and increase building height, where feasible.

City of Santa Cruz General Plan

The City's 2030 General Plan was adopted in 2012. The Land Use chapter of the 2030 General Plan highlights legal requirements and existing conditions of land use development in Santa Cruz to shape future physical developments in a way that preserves and enhances the community's quality of life.

Land Use Designations

The central and southern portions of the campus, which contain a majority of campus development, are located within the limits of the City of Santa Cruz. The City's General Plan designates the campus as "UCSC lands." This designation applies to land that is owned by the University of California, including the UC Santa Cruz campus and the University's off-campus research facilities.

Policies

Long-term land use policy is set forth by the City's General Plan. Land uses policies that pertain to UC Santa Cruz include the following:

- Policy LU 2.2, which relates to expansion of the city's Sphere of Influence and annexation, and the associated Action LU 2.2.2 which requires that the city's Sphere of Influence be amended to add approximately 374 acres of the north campus area pursuant to the UC Santa Cruz /City Comprehensive Settlement Agreement,
- Policy LU 2.3, which relates to the preservation of open space and agricultural land uses at the edge of the city, and the associated Action LU 2.3.4 which encourages the continued preservation of portions of the UC Santa Cruz campus as open space uses pursuant to the UC Santa Cruz 2005 LRDP.
- Policy CD 1.3, which requires that the scale, bulk, and setbacks of new development preserve important public scenic views and vistas, also pertains to UC Santa Cruz, and the associated Action CD 1.3.1 which encourages UC Santa Cruz development to blend in with the natural landscape and maintain natural ridgelines as seen from the city.

Habitat Conservation Plan

Pursuant to an Implementing Agreement and Habitat Conservation Plan (HCP) that was approved by the University in July 2005 in conjunction with an Incidental Take Permit issued by the U.S. Fish and Wildlife Service, the University committed to protect two areas as habitat for the California red-legged frog and Ohlone tiger beetle. 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 (UCSC 2006).

4.8.4 IMPACTS AND MITIGATION MEASURES

4.8.4.1 Significance Criteria

The impacts on land use and planning from the implementation of the proposed SHW project would be considered significant if they would exceed the following significance criteria, in accordance with Appendix G of the State CEQA Guidelines and the 2005 LRDP EIR:

- 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; or
- Conflict with any applicable habitat conservation plan or natural community conservation plan.

4.8.4.2 CEQA Checklist Items Adequately Analyzed at the 2005 LRDP Level or Not Applicable to the Project

Although redevelopment of the FSH complex on the Heller site was evaluated in the 2005 LRDP EIR, the currently proposed Heller site housing is substantially different from the previous proposal. The Hagar site was not envisioned for development under the 2005 LRDP. Therefore, although the analysis below uses the prior LRDP level analysis to the extent appropriate, none of the CEQA checklist items listed above under Significance Criteria are scoped out; all of the items are addressed in the project-level analysis below. Furthermore, the cumulative impacts analyzed in the 2005 LRDP EIR are re-analyzed to address the proposed development of the Hagar site and the higher density of development proposed for the Heller site.

4.8.4.3 Methodology

To determine the potential for the proposed project to result in conflicts with an 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, the proposed project's consistency with the applicable plans and policies was evaluated. In addition, proposed land uses were compared with existing and planned adjacent land uses both on- and off-campus to see if they would be compatible with existing or planned land uses. Finally, the HCP covering portions of the UC Santa Cruz campus was reviewed to determine if the proposed project is located within the boundaries of the plan.

4.8.4.4 2005 LRDP EIR Impacts and Mitigation Measures

The 2005 LRDP EIR included no mitigation measures for land use and planning. Accordingly, no LRDP mitigation measures have been incorporated into this analysis.

4.8.4.5 Project Impacts and Mitigation Measures

SHW Impact LU-1: The proposed project would not conflict with the UC Santa Cruz 2005 LRDP once amended. (*Less than Significant*)

As noted above, the land use plan applicable to the proposed project is the UC Santa Cruz 2005 LRDP. The potential for the proposed project to conflict with the 2005 LRDP is evaluated below in terms of the consistency with LRDP principles as well as conflict with the LRDP land use designations. Note that the potential for the proposed project to conflict with specific LRDP policies is analyzed in the applicable sections of this EIR, including Aesthetics and Transportation. The analysis below is focused on whether the project would conflict with the planning principles that are included in the 2005 LRDP to guide development and the land use designations of the project sites.

Conflict with LRDP Principles

The potential for the proposed project to conflict with LRDP principles related to land use patterns is evaluated below.

Respect the natural environment and preserve open space as much as possible

This planning principle states that “development will rely on careful infill and clustering of new facilities to promote efficient land use, retain valuable visual and environmental features, and encourage a pedestrian-friendly campus. Within the overall context of infill and clustering, sites will include a reasonable ‘buffer’ between new buildings and major roads where possible.” Development at the Heller site would be on the same site as the current FSH complex. Although new development on the Heller site would be denser and the buildings containing the housing units would be taller, the new student housing has been designed and clustered to remain almost completely within the boundary of existing development. The Hagar site development would result in the transformation of about 17 acres of the East Meadow into low density student housing. The development would be clustered adjacent to existing housing and two roadways, and the project would leave the vast majority of the East Meadow undisturbed. Accordingly, at both sites, the project would involve careful infill and clustering of new facilities to promote efficient land use, retain valuable visual and environmental features and preserve open space as much as possible, and, thus, the proposed project would not conflict with this principle.

Integrate the natural and built environment

This planning principle states that “new development will respond to the aesthetic qualities of UC Santa Cruz’s unique natural environment through siting, development patterns and architecture that are sensitive to the natural setting. In forested areas, buildings generally should not protrude above the surrounding tree canopy; in visually sensitive areas, interruption of prime viewsheds and viewpoints will be minimized.” Development of the proposed project would adhere to design standards listed in the Campus Standards Handbook with respect to lighting and landscape design and planting. All development would incorporate earth tones and textures, and climate adaptive landscaping, comprising low-growing native plants, climate adaptive ornamental shrubs, and groundcovers would be used at both sites. In addition, the Heller site would contain two dispersal areas for the California red-legged frog, planted with native shrubs and grasses. As the visual simulations in **Section 4.1, Aesthetics**, show, the tallest buildings would not protrude above the adjacent tree canopy, and the revised project at the Heller site with five to seven story buildings would integrate with both the natural and the built environment surrounding the site. For visually sensitive areas, such as the location of the Hagar site development, the planning principle states that interruption of prime viewsheds and viewpoints will be minimized. Consistent with this planning principle and with LRDP Mitigation AES-3B, the proposed project has been designed to minimize the impact on prime viewsheds. The project would grade the site (to lower the base elevations) and develop two-story low rise buildings in the lower most portion of the East Meadow in order to minimize and limit the impact to the southernmost portion of the East Meadow, and to avoid the interruption of views across the majority of the East Meadow. For these reasons, the proposed project would not conflict with this principle.

Although the proposed project has been designed to minimize the impact on prime viewsheds consistent with this principle, the Hagar site development would result in significant aesthetic impacts on scenic vistas and scenic resources, as discussed in **Section 4.1** of this Revised Draft EIR. However, those impacts (**SHW Impact AES-1, AES-2, and AES-3**) would occur not because the project fails to minimize impacts on prime viewsheds, as set forth in this land use planning principle, but because the Hagar site is part of an iconic view and because the East Meadow is a designated scenic resource in the 2005 LRDP.

Maintain UC Santa Cruz’s core configuration

UC Santa Cruz has been designed with a central core of academic and administrative buildings surrounded by residential colleges and housing. Development on both the Heller and Hagar sites would not alter this configuration. In addition, the Heller site is currently developed with housing that is near the central core, and thus the project would not develop a site that was set aside for future academic and research facilities. Development of the Hagar site would also not reduce the area set aside on the campus

for future academic and research facilities as it is located well outside the campus core. For these reasons, the proposed project would not conflict with this principle.

Encourage sustainability and efficiency in building layouts

This planning principle states that “buildings shall be configured simply, to balance programmatic goals with sensitivity to the natural and/or built context. Efforts will be made to reduce building footprints and increase building height, where feasible.” The Heller site development has been designed to address this principle: the buildings are clustered within the existing footprint of the FSH complex, and five to seven story buildings are proposed to provide the needed housing while reducing the footprint of the project. While the Hagar site is not designed to be as densely developed and the building heights would be limited to two stories, the buildings are configured simply and located on the site in a manner that is sensitive to the natural and the built context of the site. As a result, the proposed project would not conflict with this principle.

Conflict with 2005 LRDP Land Use Designations

As development at the Heller site would occur within the footprint of the current FSH complex which is already designated CSH on the 2005 LRDP land use diagram, there would be no change in land use in that area and no conflict with the underlying land use designation.

However, the development of the new family student housing complex and childcare center at the Hagar site would require an amendment to the 2005 LRDP because the project would be located within a 20-acre area which is currently designated CRL. As noted in the 2005 LRDP, the CRL designation was assigned to lands that were not envisioned to be developed under the 2005 LRDP although they were expected to be used for development in the long run. Consequently, the development of CRL lands was not evaluated in the 2005 LRDP EIR for its environmental impacts. As part of the proposed SHW project, the University would re-designate the entire 17-acre area that would be disturbed by the new development, including the landscaping around the site perimeter, to CSH. The environmental impacts from this re-designation of the 17-acre area to CSH and developing the site with family student housing are analyzed throughout this EIR, and the analysis shows that, with the exception of aesthetics, impacts of the proposed land use designation change would be either less than significant or would be reduced to less than significant with mitigation.

The environmental impacts from the proposed LRDP amendment to re-designate the 17-acre area, including the significant and unavoidable visual impacts, would be put before the UC decision makers (i.e., The Regents) to consider and decide whether the benefits of the proposed project, including the proposed LRDP amendment, would outweigh the project’s significant and unavoidable impacts. In the

event that the Regents approve the proposed LRDP amendment, the proposed project would not conflict with the amended UC Santa Cruz 2005 LRDP, and this impact would be less than significant.

Conflict with California Coastal Act

The portion of the main campus that lies within the coastal zone is located west of Empire Grade Road. Both project sites are not located in the coastal zone and therefore the proposed project is not subject to the California Coastal Act requirements. There would be no conflict and therefore no impact.

Mitigation Measures: No mitigation is required.

SHW Impact LU-2: Implementation of the proposed project would not result in development of land uses that are substantially incompatible with existing or planned adjacent land uses. (*Less than Significant*)

Heller Site

Lands to the east of the Heller site are occupied by Rachel Carson and Oakes Colleges and are designated CSH. Land to the north of the Heller site consists of a meadow associated with Porter College and is designated CRL, while land to the west of the site consists of undeveloped woodland and is designated CNR. Finally, lands to the south of the Heller site consist of undeveloped grasslands, which are designated CRL. The proposed project would result in the demolition of the existing FSH complex and the construction of undergraduate and graduate housing. The proposed project would replace 199 two-bedroom townhouses located in 42 two-story buildings with 781 undergraduate units in five apartment buildings ranging in height from five to seven stories, and 163 graduate units in two buildings that would be five stories high.

The Heller site is designated CSH and would retain that designation after implementation of the proposed project. Furthermore, placement of additional student housing on this site would be compatible with the existing academic and student housing uses located to the east and northeast which are also designated as CSH. The Heller site is surrounded to the north, west and south by open space and undeveloped land, and there is no potential for any land use conflict. The nearest off-campus residential development is located 0.7 mile to the southeast. The project would be too distant from this area to result in any conflicts. For this reason, implementation of the proposed project would not result in development of land uses that are substantially incompatible with existing land uses adjacent to the Heller site, and this impact is less than significant.

Hagar Site

The Hagar site is presently designated CRL under the 2005 LRDP. Lands to the north and east of the Hagar site consist of grasslands and are designated PL. Land to the west of the Hagar site consists of a meadow, which is designated CRL, and the CASFS and the Cowell Lime Works Historic District and campus support facilities, which are designated SRS and CS, respectively. Lands to the south of the Hagar site are developed with employee housing and are designated EH.

The 1963 LRDP, which set forth a land use plan that emphasized the college system, designated areas in the middle and upper portions of the East Meadow for development. The 1978 LRDP identified the East Meadow as an inclusion area, an area where University affiliated non-academic facilities, such as a police or fire station; non-profit uses, and commercial and residential uses oriented to serve the University community, could be established. The 1988 LRDP re-designated the majority of the East Meadow as Protected Landscape, although it also provided for some development in the northern portion of the meadow. The 2005 LRDP maintained the designations from the 1988 plan but carved out an approximately 25-acre area at the southern end of the East Meadow as Campus Resource Land that may be developed in the future.

The proposed project would construct 140 family units located in approximately 35 two-story townhouse buildings. Other elements of the housing complex to be constructed include community open spaces; playgrounds located centrally on the site; a 3,500 sf community building located on the east side of the site near Glenn Coolidge Drive; and a 1,375 sf service and maintenance building located at the northern end of the complex, and a 150-sf wastewater treatment plant. The project would also construct a childcare center to replace the existing childcare center at the Heller site which would be displaced by the proposed development on that site. The 2005 LRDP would need to be amended to develop the site with the proposed family student housing and childcare facility.

The proposed development on the Hagar site would not conflict with the existing land uses that surround the site. Lands to the north, east, and west of the site are undeveloped and other than cattle grazing and passive recreational use of trails, no uses occur on those lands and the proposed project would not affect those activities. The proposed project would also not interfere with agricultural activities on the CASFS farm as it is located approximately 0.12 mile from the nearest farm fields. The nearest on-campus residences are within 220 feet to the south of the Hagar site, and the nearest off-campus residential development is located approximately 300 feet to the southeast. The proposed family student housing and childcare facility would be compatible with existing employee housing to the south (at Hagar Court, Hagar Meadow, and Cardiff Terrace) and residential development in the City to the southeast as the uses are similar residential uses. The project would provide adequate parking for

student families, visitors, and the childcare facility, and other amenities, including barbeque areas and dumpsters for garbage disposal, for its residents and visitors, so that students living in or visiting the Hagar site would not use employee parking spaces, barbeques, and garbage dumpsters in the nearby employee housing. The potential noise, traffic and congestion impacts on the existing employee housing are analyzed in **Section 4.9, Noise** and **Section 4.11, Transportation and Traffic**, and determined to be less than significant.

The proposed project would also not result in any conflicts with the planned land uses in the area. The Hagar site is surrounded to the north and east by open space and undeveloped land that are designated PL. This land use designation is defined in the 2005 LRDP to include natural landscape that will be maintained for its scenic value and importance to special vegetation and wildlife continuity zones. No development would occur on these lands under the 2005 LRDP. With respect to the meadow across Hagar Drive to the west of the project site, that area is designated CRL and would not be developed under the 2005 LRDP, although it may be developed in the future. However, because no use is identified at the present time, the potential for the proposed project to conflict with a future use cannot be evaluated. Other surrounding lands are already developed and no new land uses are planned.

With regard to concerns that the proposed project would place development pressure on the surrounding lands and that the precedent of the proposed project would lead to the development of more of the East Meadow, the 2005 LRDP and 2005 LRDP EIR addresses the land use designations and likelihood of development in these areas. It would be reasonable to assume that the meadow area west of Hagar Drive that is currently designated CRL would be developed sometime in the future, but there is no specific development currently envisioned for this site. This is on account of both its land use designation, which does not protect the land from development, and its location adjacent to existing facilities as well as the proposed project. With respect to the PL lands to the north and west of the Hagar site, the PL land use designation does not provide permanent protection from development; the designation could be changed under a future LRDP or with an LRDP amendment. Unlike the project site, these lands are protected under the 2005 LRDP because of their scenic value, they have not been considered for building development under this LRDP, and any future proposal for development would require evaluation of the potential adverse impacts on scenic vistas and scenic resources as part of the CEQA process. It is not foreseeable that there will be a change in the land use designation under the current LRDP.

Furthermore, a cumulative impact assessment in the 2005 LRDP EIR was completed based on the projected campus growth under the 2005 LRDP and other reasonably foreseeable development in the city. All of the reasonably foreseeable campus projects are listed in **Table 4.0-1**, in Revised Draft EIR **Chapter 4.0**, and no projects were identified for these areas. Based on the list of projects remaining to be completed

under the 2005 LRDP, development on the lower campus meadows is not reasonably foreseeable at this time.

For reasons stated above, implementation of the proposed project would not result in development of land uses that are substantially incompatible with existing and planned adjacent land uses adjacent to the two project sites, and this impact is less than significant.

Mitigation Measures: No mitigation is required.

SHW Impact LU-3: Implementation of the proposed project would not conflict with any applicable habitat conservation plan or natural community conservation plan. (No Impact)

As noted in **Section 4.3, Biological Resources**, no Natural Community Conservation Plans are applicable to the main campus. Although two areas on the main campus are protected under an HCP, the proposed project site is not on or adjacent to lands that are protected under the HCP. For this reason the proposed project would not conflict with any applicable habitat conservation plan or natural community conservation plan. No impact would occur.

Mitigation Measures: No mitigation is required.

4.8.5 PORTER AND RACHEL CARSON DINING FACILITIES EXPANSION PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Setting

The proposed dining facilities expansion project would add to existing facilities on the west side of Rachel Carson College and to the southern end of Porter College. In both instances, the facilities would be located above or adjacent to existing buildings, or would replace the existing buildings with larger buildings. The areas where the improvements would be constructed are either currently developed or immediately adjacent to existing development. A portion of the expansion site for the Porter dining facility is covered by a cluster of trees.

Impacts and Mitigation Measures

DF Impact LU-1: **The proposed dining facilities expansion project would not conflict with the 2005 LRDP or with plans, policies, and regulations. In addition, implementation of the proposed dining expansion facilities project would not result in incompatible land uses nor would it conflict with an applicable habitat conservation plan or natural community conservation plan. (*Less than Significant*)**

Conflict with Local Plans, Policies, and Regulations

The proposed dining facilities expansion project is the expansion of existing dining facilities. As development of these facilities would occur within the development footprint of the Porter and Rachel Carson Colleges and is considered infill, there would be no change in land use nor would a change in land use designation be needed to implement the proposed project. In addition, the proposed dining facilities expansion project would not conflict with LRDP principles related to land use patterns. For example, as an infill project, the expansion of the dining facilities would not substantially affect existing open space areas and would not affect the campus's core configuration. For these reasons, the proposed dining facilities expansion project would not conflict with the 2005 LRDP, and this impact is less than significant. Porter and Rachel Carson Colleges are not located in the coastal zone and thus the proposed dining facilities expansion project does not need to comply with Coastal Act requirements.

Land Use Compatibility

The proposed dining facilities project is the expansion of existing dining facilities, and thus would be compatible with adjacent academic and housing uses. The proposed dining facilities are also located in the interior of the campus, and thus would not have the potential to conflict with existing adjacent land uses that are off-campus. For this reason, implementation of the proposed dining facilities expansion project would not result in development of land uses that are substantially incompatible with existing adjacent land uses on- and off-campus, and this impact is less than significant.

Habitat Conservation Plan

No Natural Community Conservation Plans are applicable to the main campus. The proposed dining facilities expansion project would not be located on or adjacent to lands that are protected under an HCP. For this reason the proposed project would not conflict with any applicable habitat conservation plan or natural community conservation plan. No impact would occur.

Mitigation Measures: No mitigation is required.

4.8.6 CUMULATIVE IMPACTS AND MITIGATION MEASURES

SHW Impact C-LU-1: Implementation of the proposed project would not result in significant cumulative impacts with respect to land use. (*Less than Significant*)

The cumulative impact of campus development under the 2005 LRDP with respect to conflicts with local land use plans, policies and regulations is analyzed in the 2005 LRDP EIR under LRDP Impact LU-1. The cumulative impact of campus development under the 2005 LRDP with respect to compatibility with existing adjacent or planned land uses within the campus or at its periphery is analyzed in the 2005 LRDP EIR under LRDP Impact LU-2. Finally, the cumulative impact of campus development under the 2005 LRDP with respect to conflicts with an applicable Habitat Conservation Plan or Natural Community Conservation Plan is analyzed in the 2005 LRDP EIR under LRDP Impact LU-3. The analysis in the 2005 LRDP EIR found that the campus development would generally conform to local plans, policies and regulations. In addition, new campus development would also be compatible with existing land uses on- and off-campus and would not conflict with the HCP that governs two small parcels on the campus. As a result, development on the campus under the 2005 LRDP would result in less-than-significant cumulative impacts with respect to land use and planning (UCSC 2006). As discussed above, the proposed SHW project and the related dining facilities expansion project would also not conflict with the 2005 LRDP and local plans, policies and regulations. In addition, the proposed housing and dining facilities projects would also not conflict with existing land uses on- and off-site nor would they conflict with the HCP that governs two small parcels on campus. For these reason, the proposed project would not alter the previously evaluated cumulative impact. The project's cumulative impacts related to land use and planning would be less than significant.

Mitigation Measures: No mitigation is required.

4.8.7 REFERENCES

University of California, Santa Cruz (UCSC). 2006. UC Santa Cruz Long Range Development Plan 2005-2020 Environmental Impact Report, SCH No. 2005012113.

UCSC. 2006. UC Santa Cruz Long Range Development Plan 2005-2020. September.