

Office of the President

TO MEMBERS OF THE COMMITTEE ON GROUNDS AND BUILDINGS:

ACTION ITEM

For Meeting of September 19, 2006

CERTIFICATION OF THE ENVIRONMENTAL IMPACT REPORT AND APPROVAL OF THE 2005-2020 LONG-RANGE DEVELOPMENT PLAN, SANTA CRUZ CAMPUS

EXECUTIVE SUMMARY

- Campus: Santa Cruz
- Project: 2005 Long Range Development Plan
- Proposed Action: Certify Environmental Impact Report (EIR) and Approve the Final Draft 2005 Long-Range Development Plan, dated September 2006 (2005 LRDP).
- Previous Action: **May 1989:** Approval of the 1988 Long Range Development Plan and Certification of the 1988 LRDP EIR.
- Project Summary: The 2005 LRDP is a general land use plan to guide the physical development of the Santa Cruz campus revised to represent an enrollment of 19,500 FTE through 2020-21.

The 2005 LRDP accommodates a three-quarter average on-campus enrollment of 19,500 FTE by 2020-21. Faculty and staff are projected to increase to 5,100.

On-campus building space is projected to increase to 8 million gross square feet by 2020-21, an increase of approximately 3.2 million gross square feet over 2003-04 baseline.

The 2005 LRDP supports the Santa Cruz campus's academic objectives while maintaining significant portions of the campus as natural areas and open space. Sustainability continues to be a major underlying principle in campus planning, development, and operations. The LRDP proposes circulation improvements, including a road to the north of the academic core to serve academic and support programs.

Issues:

- Significant and unavoidable impacts identified in the EIR: air quality, cultural resources, hydrology and water quality, noise, population and housing, transportation and circulation, utilities.
- Magnitude of enrollment growth and associated impacts on traffic, housing, water supply and public services in the City of Santa Cruz.
- Noise and student behavior in residential neighborhoods off campus.
- Neighborhood parking by students.
- The relative size of the campus population compared to the population of the City of Santa Cruz.
- Expansion of development into undeveloped campus areas north of the existing academic core.
- Growth and development consistent with the proven land-use patterns that have fostered a dynamic intellectual and social community.
- Additional facilities and infrastructure needed to enable continued development of high-quality, internationally-recognized academic and research programs and to accommodate demand by UC-eligible students for admission to the Santa Cruz campus.

Attachments:

- [Strategic Futures Committee Interim Report, April 2004 \(paper\)](#).
- [Strategic Futures Committee Final Report, June 25, 2004 \(paper\)](#).
- Long-Range Development Plan 2005-2020, Final Draft Sept. 2006 (cd).
- 2005 LRDP Draft and Final EIR, Volumes I-VI (cd).
- [2005 LRDP Draft EIR Vol. I, Chapter 2, Summary \(paper\)](#).
- [2005 LRDP Final EIR Vol. IV, Chapter 1, Executive Summary \(paper\)](#).
- [2005 LRDP Final EIR Vol. IV, Chapter 2, Project Refinements \(paper\)](#).
- [LRDP CEQA Findings \(paper\)](#).

RECOMMENDATION

The President recommends that, upon review and consideration of the attached Environmental Impact Report (EIR), the Committee on Grounds and Buildings recommend to The Regents that The Regents:

- (1) Certify the Final EIR for the UC Santa Cruz 2005 Long-Range Development Plan.
- (2) Adopt the [attached Mitigation Monitoring Program](#) for the Final EIR.
- (3) Adopt the Statement of Overriding Considerations included in the Findings.
- (4) Adopt the [attached Findings](#) pursuant to the California Environmental Quality Act.
- (5) Approve the Final Draft 2005 Long-Range Development Plan (September 2006) as revised by the Santa Cruz campus to be consistent with the Environmentally Superior Alternative identified in Final EIR Alternative 2, the Reduced Enrollment Growth Alternative, which accommodates a three-quarter-average, on-campus enrollment of 19,500 FTE through 2020-21.
- (6) Direct the UC Santa Cruz Campus to report at a regularly scheduled Regents meeting by September 2010, and every five years thereafter, the following information which is in addition to the existing requirement that all campuses annually submit a five-year capital improvement program:
 - a. Status of undergraduate and graduate enrollment and development of new academic programs, including projections for the next five years;
 - b. Status of completed or approved physical projects since adoption of the 2005 LRDP, and the development program and plans for the following five years, which shall include campus expansion outside the City's jurisdictional limits and potential off-campus development; and
 - c. Implementation status of mitigation measures in the 2005 LRDP EIR.

BACKGROUND

The Final Draft 2005 Long-Range Development Plan (2005 LRDP) for the University of California, Santa Cruz provides a general land use plan to guide the physical development of the main campus. Based upon the LRDP objectives and its physical planning principles and guidelines, the 2005 LRDP delineates campus land uses and estimates new building space needed to support program expansion, housing and student life services, and infrastructure through the planning horizon year 2020-21. The 2005 LRDP updates the previous plan, approved by The Regents in 1989.

Status of the 1988 LRDP

The 1988 Long Range Development Plan, as amended, proposed physical development and designated land use categories to support campus growth through 2005-06.

Population: The 1988 LRDP projected an on-campus, three-quarter-average UC Santa Cruz student population of 15,000 FTE and a faculty and staff population of 4,600 by 2005-06. In 2003-04, the three-quarter average, on-campus student population was approximately 14,100 and the faculty and staff population was approximately 3,700.

Building Space: The 1988 LRDP made provision for the campus to construct approximately 5.5 million assignable square feet (ASF) of building space through 2005-06. In 2003-04, the campus had a total of approximately 3.3 million ASF of building space—including space acquired by the University in 2004 at 2300 Delaware Avenue.

Mitigations: Thirty mitigation measures were identified in the 1988 LRDP EIR and adopted by The Regents. Since then, eight additional LRDP-level mitigations have been added. The campus has fully implemented 33 of the mitigation measures and five are partially implemented. The 1988 LRDP EIR addressed mitigations for off-campus impacts outside of University jurisdiction as “University Assistance Measures” (UAM). The 1988 LRDP EIR adopted 15 UAMs and added four additional UAMs since the 1988 LRDP EIR certification. Eight UAMs are complete, two are in negotiation, and nine await initiation by the City or County of Santa Cruz.

Summary of the 2005 LRDP

The proposed Final Draft 2005 LRDP (September 2006) is the comprehensive policy and land use plan that will guide development of the Santa Cruz campus through the horizon year 2020-21. Approval of the 2005 LRDP does not constitute a commitment to enrollment growth, any specific project, construction schedule, or funding priority. Each development proposal must be approved individually.

The fundamental principle guiding the development of the LRDP is that the campus’ capital investment and land use strategies should align with and promote the academic goals of the campus. Toward this end, the campus considered the following factors in developing the parameters for its 2005 LRDP:

- Campus academic aspirations to evolve existing programs and pursue new academic initiatives to ensure a breadth and depth of undergraduate academic programs, a fully-developed range of focused graduate programs, and appropriate professional programs;
- Opportunities and potential to continue developing high-quality, internationally-recognized research programs—as these programs are fundamental to both the campus’ educational mission and to its public service mission; and

- UC's responsibility to provide higher-education access to California's growing number of academically prepared and increasingly diverse high school graduates, community college transfers, and those requiring post-baccalaureate (graduate or professional) education.

The physical framework represented by the 2005 LRDP supports—and recognizes the integration and synergy of—its teaching, research and public service mission; and enables continued progress toward building the breadth, depth, and quality of academic programs that will support a greater proportion (about 15 percent) of graduate and professional students.

The Final Draft 2005 LRDP framework supports the following campus objectives:

Provide for instruction, research, support, residential facilities, and infrastructure needed to:

- Accommodate anticipated enrollment growth and program development;
- Support the breadth and depth of undergraduate and graduate academic programs and professional degree programs;
- Accommodate the expansion of high-quality research programs;
- Allow the campus to expand its contribution to the public cultural life and economic well being of the region through public programs, events, and services.

Develop facilities to foster a dynamic intellectual and social community by:

- Locating new facilities on the main campus to build on the established foundation of human and physical resources already in place and to encourage interdisciplinary collaboration;
- Providing facilities and spaces that will enrich the collaborative learning environment for the on-campus student community and encourage academic, personal, and social development.

Develop a physical environment that will support educational opportunities for an increasingly diverse population.

Retain flexibility that will allow continuing evolution of the campus over time in response to changing demographics, societal needs, technological developments and new external challenges.

Respect and reinforce the Physical Planning Principles and Guidelines to maintain the unique character of the UC Santa Cruz campus.

The Draft 2005 LRDP (January 2005) was designed to accommodate a three-quarter-average on-campus enrollment of up to 21,000 FTE. That enrollment envelope was selected after careful consideration of the campus' academic goals, its responsibility to

provide higher-education access to California's population, and an analysis of possible year-by-year growth rates that would be both responsive to program goals and consistent with the campus' pursuit of excellence, its on-campus academic planning processes, and its values.

Among those values is the desire that programmatic growth and development be planned in consultation with campus affiliates and with the concerns of the off-campus community in mind. Early in the three-year planning process (January through May, 2004), the campus convened several work groups; one was a campus-community work group that identified areas of concern, values, and characteristics that exemplify the interdependencies and common interests of both the University and the community.

The environmental issues that the work group identified are addressed in the Draft EIR analysis, summarized later in this item. At the same time, campus and community leadership and staff opened discussions of mutual challenges and potential short- and long-term solutions outside the formal environmental review process. Those discussions continue.

During the course of reviewing comments on the Draft EIR analysis, it was determined that recommending a reduced enrollment alternative would allow the campus to respond to community leadership concerns regarding the implementation of infrastructure and other capital improvements to accommodate proposed enrollment increases. For this reason, the campus is recommending to the President and The Regents that the "Reduced Enrollment Growth" Alternative (accommodating a three-quarter-average on-campus enrollment of 19,500 FTE) be approved as the 2005 LRDP for the 2020-21 planning horizon. This plan – a 22 percent reduction in student enrollment growth and allowable new physical development from that proposed in the Draft 2005 LRDP (January 2005) – was identified as the Environmentally Superior Alternative in the Draft EIR and would also result in a slower rate of growth over the next fifteen years.

The Final Draft 2005 LRDP (September 2006) enables the campus to make progress toward articulated academic objectives, while reaffirming its desire to work with the Santa Cruz community to seek practical solutions to the inevitable challenges of change and growth.

It is evident that the City, the County, and the University have significant infrastructure issues to address with respect to housing, transportation, and water—as well as improvements to the local economic and business development environment to support local services.

Upon consideration of all the factors raised during the planning process and after consultation on campus with the academic leaders and with the Office of the President, the campus carefully reassessed the alternatives presented in the Draft EIR and revised the LRDP to reflect the EIR's Reduced Enrollment Growth Alternative. Approval of the 2005 LRDP will result in reduced impacts to the environment and balances the academic needs of the campus with the concerns articulated by the community. Reducing the

enrollment target and annual rate of growth provides opportunities for the community and University leadership to continue to work collaboratively to address the challenges of growth and change between now and 2020-21.

Planning Context

Academic and Research Programs

The original vision for UCSC was to combine the University of California's renowned strengths in scholarship/research and graduate/professional education with a strong commitment to undergraduate education. Integral to that vision was a campus structure that offered students the best of both worlds—the resources and academic rigor of a major research university, combined with small residential colleges that provided supportive living and learning communities.

The 2005 LRDP maintains that vision by accommodating growth in undergraduate and graduate programs under the college concept. In further support of the campus' academic goals, the LRDP reflects an important academic goal for the campus: a 15 percent graduate student population—an increase from the 9 percent in 2003-04.

At UC Santa Cruz, undergraduates pursue 52 majors in the humanities, physical and biological sciences, social sciences, arts, and engineering. Graduate students work toward certificates, master's degrees, or Ph.D. degrees in 33 academic fields. The campus plans to expand existing graduate and research programs as well as develop new programs, schools and research institutes.

An analysis of the campus' programmatic goals and aspirations and the implications for the LRDP enrollment envelope was undertaken by a faculty committee. Their interim and final reports are attached.

UC Santa Cruz as Part of the Regional Community

UC Santa Cruz is an integral member of the regional community, linked by physical proximity, economic interdependence, shared resources and infrastructure, as well as by a rich shared cultural life. Approximately 53 percent of campus land, including most of its developed area, is located within the Santa Cruz city limits, and the remainder of the campus lies in the unincorporated area of Santa Cruz County.

Rapidly increasing housing demand along much of the California coast (including Santa Cruz), coupled with limited supplies and a shortage of vacant land, make housing supply and affordability critical issues for the entire region. Over the years, key industries have left the region, thereby eroding the City's tax base and limiting its ability to maintain and upgrade elements of the urban infrastructure. The campus currently houses about 48 percent of its students and has added approximately 2,150 new student beds since 1988.

UC Santa Cruz receives water and sewer treatment services from the City of Santa Cruz. Water supply has been identified as a key issue. In normal and wet years, the water supply system is capable of meeting the needs of the current population, but even without population increases, the system is highly vulnerable to shortages in drought years. The campus water consumption represents about 5 percent of the water demand in the City of Santa Cruz water service area.

One of the most critical planning challenges facing the region is that the number of automobile trips continues to increase faster than the growth of the population. UCSC has taken an aggressive approach to reducing automobile use. UC Santa Cruz has a successful University-based alternative transportation program. A goal in the 1988 LRDP was to reach a 40 percent alternative transportation mode share. The campus has surpassed this goal by achieving a rate of more than 55 percent of all “person trips” to and from the campus made by a mode other than a single occupant vehicle.

Campus Physical Setting

The UC Santa Cruz campus is located within Santa Cruz County at the northern end of the Monterey Bay, approximately 70 miles south of San Francisco, 30 miles southwest of San Jose, and 30 miles north of Monterey. The campus is surrounded on three sides by open space which is protected in its natural state and administered by California State Parks and the City of Santa Cruz. Of the approximately 2,000-acre campus, 1,400 acres are currently undeveloped.

Physical Planning Principles and Guidelines

Throughout the history of UC Santa Cruz, the campus’ physical planning approach has carefully balanced its academic, research, and service mission with a commitment to careful stewardship of the remarkable site entrusted to it. The 2005 LRDP continues that tradition and is guided by the following planning principles:

Sustainability. By promoting sustainable practices through broad-based initiatives in campus development, operations, and organizational efficiency, the 2005 LRDP land use plan (and, operationally on an on-going basis, the campus) seeks to meet the needs of present users without compromising the ability of future users to meet their needs—particularly with regard to the use of natural resources.

Land-Use Patterns. The 2005 LRDP maintains the campus’ core configuration; respects the natural environment and preserves open space as much as possible; integrates the natural and built environment; and encourages sustainability and efficiency in building layouts.

Natural and Cultural Resources. The 2005 LRDP respects major landscape and vegetation features, maintains continuity of wildlife habitats, maintains natural

surface drainage flows as much as possible, and protects historic and prehistoric cultural resources.

Access and Transportation. The 2005 LRDP promotes a walkable campus, consolidates parking facilities at perimeter campus locations, and facilitates programs that discourage automobile use to and on the campus.

Campus Life. The 2005 LRDP will accommodate the creation of an array of facilities that enrich the academic experience for all students as well as the quality of campus life and university housing opportunities for students and employees.

The Santa Cruz Community. The 2005 LRDP provides an accessible and welcoming public-service environment and supports campus efforts to encourage the economic health of the surrounding community as well as communicate and collaborate with the surrounding community.

Enrollment, Population and Building Program

The 2005 LRDP accommodates an increase in on-campus student enrollment to a fall-winter-spring, three-quarter average of 19,500 FTE by the year 2020 (of which graduate and professional enrollments are anticipated to be 15 percent). Consistent with UC goals for summer instruction, the 2005 LRDP accommodates during this planning horizon a summer student population of about 1,500 to 1,750 student FTE (about 6,700 to 7,850 individual students) spread out over multiple sessions throughout the summer.

The number of faculty is projected to increase by about 360, in a direct relationship to the increase in enrollment. On-campus staff growth (which includes researchers and non-teaching academic positions) is expected to increase by roughly 980. The number of faculty and staff by the year 2020 is projected to be 5,100.

The 2005 LRDP accommodates an on-campus building program to implement its academic, research, student life, and housing programs as the campus enrollment expands to 19,500 FTE. The campus' current buildings (existing and approved development) total approximately 3,113,000 assignable square feet (ASF) or, in terms of gross square feet (GSF), 4,825,000 GSF. The 2005 LRDP would accommodate an additional 2,122,000 ASF (or 3,175,000 GSF). Unforeseen changes in future institutional, resource or implementation actions may necessitate an adjustment in various sub-program space totals; under this LRDP, however, the campus will remain within the total level of approximately 8 million GSF.

Land Use Designations

Similar to the 1963 founding plan and the 1988 LRDP for the campus, the 2005 LRDP land use plan identifies an extension of development to the north to meet the academic, research, and housing programs of the campus as it matures. The plan balances development opportunity with conservation of natural resources and open space by

clustering new potential development areas and recognizing that additional density can be added to existing developed areas. The plan identifies that 65 percent of development could be placed as infill, with the balance 35 percent in undeveloped areas on the campus. The 2005 LRDP maintains much of the land use configuration from the 1988 LRDP while identifying more land for development restrictions. The 2005 LRDP includes the following Land Use designations:

Academic Core Encompassing approximately 132 acres, this designation provides space and flexibility for future expansion in the north campus for needs anticipated under this plan, including potential professional schools and research functions.

Campus Support Eight separate areas totaling approximately 85 acres are designated Campus Support. The largest of these, at the south entrance to the campus, will accommodate both public functions and operations-oriented functions.

Colleges and Student Housing The college arc surrounding the academic core is designated Colleges and Student Housing and constitutes 228 acres. This area occupies land to the east, north, and west of the academic core and will accommodate the construction of new colleges, expansion of existing colleges through infill, new undergraduate and graduate student housing, and family student housing projects.

Employee Housing Approximately 69 acres encompassing existing developed and undeveloped land are designated as Employee Housing. A 27-acre area to the north has been designated for future development of employee housing.

Physical Education and Recreation Approximately 86 acres of relatively level land in three areas of the campus are designated Physical Education and Recreation. This land-use designation can also accommodate parking and transit facilities. A future recreation and events center could be located within this land use.

Campus Resource Land The 2005 LRDP land-use plan designates 335 acres of undeveloped land, mainly located in the far north campus and areas in the coastal zone west of Empire Grade and west of Porter College, to this land-use category. These lands are not planned for development under the 2005 LRDP.

Campus Natural Reserve 410 acres under this designation would remain in its natural state, except as required for maintenance, as a teaching and research reserve. Construction in this area is prohibited, except as required in conjunction with teaching and research in the area, or the limited construction of utilities, roads, and paths.

Site Research and Support Three areas totaling approximately 154 acres are designated for Site Research and Support in this LRDP and include land currently used by the Center for Agroecology and Sustainable Food Systems (CASFS) and the UCSC Arboretum. The principal program elements associated with this land use are Social Sciences, Physical and Biological Sciences, Student Services, and Public Services.

Protected Landscape The natural landscape of UC Santa Cruz has been recognized from the campus's inception as a unique asset that distinguishes UCSC from other universities. Approximately 505 acres have been designated as Protected Landscape in order to maintain special campus landscapes for their scenic value and to maintain special vegetation and wildlife continuity zones.

Campus Habitat Reserve Two areas on campus, which total approximately 25.5 acres, are designated as Campus Habitat Reserve (HAB). HAB lands will remain undeveloped except as permitted by the terms of the 2005 Implementing Agreement between the U.S. Fish & Wildlife Service and The Regents and associated Habitat Conservation Plan (HCP).

Housing and Student Life

University-affiliated housing supports the academic mission of UC Santa Cruz by fostering recruitment, transition, retention, development, and graduation of both undergraduate and graduate students and employees. Residential life, academic life, and student life are the three elements of the UC Santa Cruz college system, the cornerstones for creating dynamic living/learning communities.

The 2005 LRDP accommodates a higher density in new on-campus housing, recognizing the value of campus natural lands and the goal of reducing the potential for sprawl. The height and density of new housing development will reflect several factors, including economic viability, 2005 LRDP Physical Planning Principles, social context, and the particular considerations of each site. Considering the large proportion of the overall development program that housing represents, achieving a higher housing density is important not only to promote sustainable development practices but also to preserve future opportunities beyond the time frame of this LRDP. The land area identified in the 2005 LRDP for housing uses accommodates the goal of housing 50 percent of undergraduate students, 25 percent of graduate students, 25 percent of faculty, and 3 percent of staff.

Landscape and Open Space

The 2005 LRDP builds on the current pattern of development clusters carefully placed to balance programmatic need and ecological sensitivity. The open expanse commonly known as the Great Meadow will be maintained, with new buildings confined to the forest edge and developed as infill. The far north campus, in the vicinity of Marshall Field, will remain as undeveloped open space in its current natural state under this LRDP.

This area requires careful planning and management to maintain a balance related to wildlife, hydrology, and programs on the Campus Natural Reserve. Open space in and around developed areas in the north campus include significant existing vegetation, topography, and drainage patterns that will be protected as much as possible, and will inform site, building, and landscape design. New landscaping and plant materials will be chosen to blend with the natural environment through the use of local native materials and species present on site prior to construction

Circulation and Parking

The 2005 LRDP includes a comprehensive transportation system that combines improved campus connectivity, parking collection points, transit hubs, pedestrian, and bicycle-focused routes. This system provides the needed flexibility to support careful campus expansion. As the UC Santa Cruz campus matures, filling gaps in the existing circulation network and expanding circulation and parking infrastructure are essential.

The vehicular circulation system in the 2005 LRDP is generally consistent with and similar to the 1988 LRDP. Several proposed roads identified in the 1988 plan are included in this plan to provide access to areas of the campus, improve cross-campus connections, and improve the efficiency of shuttle access to parking facilities. Like the 1988 LRDP, the 2005 LRDP includes the addition of a third access road into the campus to provide additional egress for fire safety and to support future campus development.

Most of the campus is bounded by parkland, and all campus traffic is channeled through residential neighborhoods of the City's upper westside. UCSC has been highly successful in reducing single occupant vehicle (SOV) trips through a combination of parking management policies and Travel Demand Management (TDM) programs. The circulation and parking plan is designed to be flexible enough to accommodate a variety of strategies to reduce effects on the surrounding community and to improve campus access from the surrounding community.

In order to serve the needs of faculty, staff, and students and fulfill the programmatic needs of the campus, the development of as many as 2,100 new parking spaces is proposed. The parking strategy in the 2005 LRDP relies on a system of consolidated "collector" parking facilities located at the periphery of the central campus and served by high-frequency transit and campus shuttle service. Limited surface parking will also be provided for new facilities within the central campus to meet accessibility requirements and to accommodate critical access needs.

Environmental Impact Summary

Pursuant to State law and University procedures for implementation of CEQA, a Draft Environmental Impact Report (DEIR) was prepared for the UCSC Draft 2005 LRDP. The DEIR provided program-level CEQA analysis of the Draft 2005 LRDP (January 2005) including an enrollment level of 21,000 FTE through 2020-21, 4.1 million gs of new building space, and a total increase in campus population of 8,715.

The Draft EIR also provides project-level environmental review of three projects: Infrastructure Improvements Phase 1 and Phase 2 (IIP), Family Student Housing Redevelopment Project (FSH), and 2300 Delaware Project.

In accordance with University Delegations of Authority, it is anticipated that the Infrastructure Improvements Phase 1 and Phase 2 and the 2300 Delaware projects will be presented to the Chancellor for approval later this year, and that the Family Student Housing Redevelopment Project will be submitted to The Regents at a later date to be determined.

Environmental Review Process

On January 27, 2005, the University issued a Notice of Preparation (NOP) announcing the preparation of an EIR for the Draft 2005 LRDP. The NOP was accompanied by an Initial Study (IS), which described the project, including the Draft 2005 LRDP (January 2005), IIP, FSH and 2300 Delaware, and the proposed scope of analysis. The NOP/IS was circulated to responsible agencies, interested groups, and individuals for a 30-day review period (January 27, 2005 to February 28, 2005). During the scoping period, three public scoping meetings were held to receive input on the range of issues, alternatives, and potential mitigation measures to be addressed in the EIR. Two of the meetings were held on February 16, 2005 at an off-campus location, and the third was held on February 18, 2005.

A Draft EIR was issued on October 18, 2005 and was circulated for public review and comment for a 63-day period originally scheduled to end December 19, 2005. At the request of the City of Santa Cruz, the comment period was extended to January 11, 2006, a total of 86 days. Public hearings on the Draft EIR were held on November 16, 2005, and November 30, 2005, to receive oral comments on the Draft EIR.

The Draft EIR consists of three volumes: Volumes I and II address the impacts of the physical development of the proposed Draft 2005 LRDP, Volume II also contains technical appendices, and Volume III addresses the project-level impacts of the IIP, FSH and 2300 Delaware projects. The Draft EIR identifies the measures to eliminate or reduce potential adverse impacts and evaluates a reasonable range of alternatives for the Draft 2005 LRDP and the projects listed above.

After reviewing comments received on the Draft EIR, the University found that additional analysis was needed to evaluate traffic impacts of the project on Highway 17 and Highway 1 south of Highway 17. Consistent with the *CEQA Guidelines*, the University circulated the additional traffic analysis in a document titled *Recirculated Draft EIR – Additional Traffic Analysis* (RDEIR). A Notice of Completion for the RDEIR was mailed to the State Clearinghouse on March 16, 2006. The RDEIR was circulated for public review for a 45-day period from March 20, 2006 to May 3, 2006.

In addition, as discussed earlier in this item, upon consideration of factors raised during the planning and environmental review process, the campus is recommending that The

Regents adopt the EIR's Environmentally Superior Alternative (the Reduced Enrollment Growth Alternative), representing an enrollment level of 19,500 FTE through 2020-21, approximately 3.2 million gsf of new building space, and a total increase in campus population of 6,986. In support of this recommendation and in accordance with CEQA, as described below, the Final EIR includes additional description and analysis of the Reduced Enrollment Growth Alternative.

Final Environmental Impact Report Organization

The Final EIR dated September 2006 consists of six volumes. Volumes I, II, and III are the three volumes of the Draft EIR discussed above. Final EIR Volumes IV, V, and VI contain: an Executive Summary; Project Refinements (including additional description and analysis of the Reduced Enrollment Growth Alternative and IIP.); Changes to the Draft EIR Text (including revisions to proposed mitigation measures, changes in response to comments, and corrections of typographical errors); the Mitigation Monitoring Program; and Response to Comments (including all comment letters received on the Draft EIR, transcripts of the public hearings, and detailed responses to all comments received on the DEIR and RDEIR). The RDEIR is included in Volume VI in an Appendix.

Implementation of either the Draft 2005 LRDP (January 2005) or the Final Draft 2005 LRDP (September 2006) representing the Reduced Enrollment Growth Alternative, including the projects listed above, has the potential to result in potentially significant and significant unavoidable impacts on the environment. A detailed summary of the impacts of the Draft 2005 LRDP (January 2005) is included in the Summary chapter of Volume I of the Draft EIR in the table entitled "Summary of Impacts and Mitigation Measures." A detailed summary of the impacts of the Final Draft 2005 LRDP (September 2006) is included in the Findings and in the Executive Summary chapter of Volume IV of the Final EIR. A summary comparison of the environmental impacts of the Draft 2005 LRDP (January 2005) and the Final Draft 2005 LRDP (September 2006), identified as the Reduced Enrollment Growth Alternative in the DEIR, is included in Volume IV, Chapter 2. For both the Draft and Final Draft 2005 LRDPs many of these impacts can be reduced to less-than-significant levels following implementation of proposed mitigation measures.

Compared to the Draft 2005 LRDP, the Final Draft 2005 LRDP would lessen the severity of all impacts identified in the DEIR as significant and unavoidable, in particular significant unavoidable on-campus impacts (in the areas of cultural resources, hydrology, and utilities) and off-campus impacts (to housing demand, water supply, and traffic congestion) would be reduced. Emissions of volatile organic compounds would also be reduced below the significance threshold, although emissions of nitrogen oxide would remain significant; and ten, rather than 11, off-campus intersections would be significantly affected). Although lessened, significant and unavoidable impacts of the Final Draft 2005 LRDP (September 2006), including implementation of the three projects listed above, would remain even after implementation of feasible mitigation measures in the following categories:

Air Quality

- Under the Draft 2005 LRDP (January 2005), daily operational emissions of both volatile organic compounds (VOCs) and nitrogen oxides (NO_x) would exceed applicable thresholds and therefore may contribute substantially to a violation of air quality standards or hinder attainment of the regional air quality plan. Under the Final Draft 2005 LRDP (September 2006), emissions of VOCs would be reduced below the applicable thresholds; however, emissions of nitrogen oxide would still exceed the threshold, and the impact would remain significant and unavoidable.
- Growth associated with the Draft 2005 LRDP (January 2005) would conflict with the Air Quality Management Plan. This impact results from regional population forecasts that did not take the growth of the campus into account. A reduction in the enrollment growth target would not reduce this impact and the impact would remain significant and unavoidable under the Final Draft 2005 LRDP (September 2006).

Cultural Resources

- If a unique archaeological or historic resource cannot be preserved intact, implementation of the Draft 2005 LRDP (January 2005) could cause a substantial adverse change in the significance of the resource. This impact relates to undiscovered unique archaeological or historical resources that could be encountered on a project site. Under the Final Draft LRDP (September 2006), although the potential to encounter such resources would be slightly reduced because the extent of development would be smaller, the impact would still be significant and unavoidable should they be encountered.

Hydrology and Water Quality

- Under the Draft 2005 LRDP (January 2005), increased surface runoff could result in siltation or erosion, which could increase the amount of urban pollutants in storm water runoff. Under the Final Draft 2005 LRDP (September 2006), the potential for erosion would be lower because the increase in impervious surfaces would be smaller. However, the reduction in volume of runoff from campus development would not be large enough to reduce the impact to a less-than-significant level.

Noise

- Under the Draft 2005 LRDP (January 2005), construction could expose nearby sensitive receptors to excessive airborne noise. This impact would occur because infill development would be constructed within the immediate vicinity of existing buildings. At these locations, it might not be possible to reduce noise impacts to levels below applicable thresholds.

As infill development would occur also under the Final Draft 2005 LRDP (September 2006), this impact would remain significant and unavoidable.

Population and Housing

- The Draft 2005 LRDP (January 2005) would directly induce substantial population growth in the study area. Approval of the Final Draft 2005 LRDP (September 2006) would reduce the campus' contribution to population growth in the study area, but the impact would remain significant and unavoidable.
- Campus growth under the Draft 2005 LRDP would make a cumulatively considerable contribution to the cumulative demand for housing, which would exceed the projected supply. Approval of the Final Draft 2005 LRDP would reduce the campus's contribution to this cumulative impact, but the contribution would still be cumulatively considerable.

Transportation and Circulation

- Campus growth under the Draft 2005 LRDP (January 2005) would cause unacceptable levels of service at 11 off-campus intersections. Under the Final Draft LRDP (September 2006), one less off-campus intersection would be significantly impacted (ten total).
- Campus growth under the Draft 2005 LRDP (January 2005) would contribute to unacceptable freeway level-of-service operations. The Final Draft 2005 LRDP (September 2006) would reduce the campus' contribution, but the impact would remain significant and unavoidable.

Utilities

- Under the Draft 2005 LRDP (January 2005), expansion of heating water generation and conveyance facilities would result in significant air quality impacts (also identified under Air Quality). This impact would not be reduced to a less-than-significant level under the Final Draft LRDP (September 2006).
- Under the Draft 2005 LRDP (January 2005), cumulative demand for water would require development of new water supplies and infrastructure the construction of which could result in significant environmental impacts. Approval of the Final Draft 2005 LRDP (September 2006) would reduce the campus' projected water consumption by approximately 22 percent less than the Draft 2005 LRDP (January 2005). This would not reduce the campus' contribution to the cumulative demand to a less-than-significant level; however, campus water demand is below the amount attributed by the City of Santa Cruz to the campus in its water demand forecast.

Alternatives

The LRDP DEIR analyzed four alternatives to the Draft 2005 LRDP (January 2005):

- Satellite Campus at Former Fort Ord Military Base
- Reduced Enrollment Growth¹
- Southerly Expansion
- No Project

In addition, the LRDP DEIR considered six major alternatives that were rejected because they did not meet the project objectives or were found to be infeasible:

- Alternative Land Use Plans: Option A - Loop Road Option; Option B – Expanded Core Option; Option C – Extend Heller to Empire Grade Road Option; and, Option D' – Compact Development
- Increased Development Density
- Increased On-Campus Housing
- Satellite Campus at Moffett Field
- Expanded Distance Learning Programs
- No Campus Growth

Public Comments on LRDP DEIR and RDEIR

The University received a total of 122 comment letters on the Draft EIR (19 from public agencies, 12 from organizations and 91 from individual members of the public). During the two public hearings on the Draft EIR, oral testimony was received from a total of 56 individuals. The University received a total of 15 comment letters on the RDEIR (eight from public agencies and seven from individual members of the public). The letters and public hearing transcripts, and the University's responses to comments raised are included in the Final EIR (Volume IV and Volume V of the EIR).

The following issues and concerns were raised most frequently in the comments and testimony received on the Draft EIR:

- The impacts on increased demand for housing in the region and the adequacy of mitigation for such impacts.
- That campus growth would contribute to the need for a new water supply source for the City of Santa Cruz.
- The adequacy of mitigations for impacts of campus growth on traffic congestion.
- Concerns regarding impacts of increased runoff from campus development, including erosion in on- and off-campus drainages and water quality in surface water and the karst aquifer.

¹The Reduced Enrollment Growth Alternative, identified as the Environmentally Superior Alternative, is proposed by the Santa Cruz campus for approval.

- Concerns regarding impacts on biological and recreational resources that would result from development on the north campus.
- The extent of increased traffic and noise effects on neighborhoods of students living off-campus.
- Concerns that the University will not implement proposed mitigations because of lack of funding.

Responses to all comments are in the Final EIR, Volumes IV and V.

Mitigation Monitoring Program

The UC Santa Cruz campus would be responsible for implementing all mitigation measures within the jurisdiction of The Regents. To ensure that all measures are implemented in accordance with CEQA, a Mitigation Monitoring Program (MMP) has been prepared and is included in the Final EIR (Volume IV). The MMP provides a reporting mechanism for the mitigation measures to reduce or avoid significant effects on the environment.

Relationship to Other Plans and Projects

The Final Draft 2005 LRDP (September 2006) provides broad parameters for organizing the growth and development of UC Santa Cruz. It is not an implementation plan or a commitment to specific development projects, construction schedule, or funding priorities. Each subsequent proposal for new development must be analyzed for consistency with the land use patterns in the 2005 LRDP (as approved by The Regents) and must be individually approved after appropriate review by The Regents, the President, or by the Chancellor, as delegated by The Regents.

Findings

The attached Findings discuss the Final Draft 2005 LRDP (September 2006) and its environmental impacts, mitigation measures, mitigation monitoring program, and alternatives. The Findings also set forth overriding considerations for approval of the Reduced Enrollment Growth Alternative in view of its unavoidable significant impacts.