4.8 LAND USE AND PLANNING

This section describes the existing land uses on the UCSD campus and the surrounding communities and local land use plans and policies. The land use section analyzes the compatibility of development proposed under the UCSD 2004 LRDP with current land uses and local land use plans, policies, and regulations. An analysis of potential incompatibilities between the proposed project and adjacent land uses is also provided.

4.8.1 ENVIRONMENTAL SETTING

4.8.1.1 EXISTING UCSD LAND USES

This description of UCSD land uses is divided into two sections: those land uses that are within the 2004 LRDP planning area and those that are not. UC properties that are not governed by the 2004 LRDP are covered by other planning documents and are not addressed further in this EIR.

UCSD Land Uses within the 2004 LRDP Planning Area

As described in Section 3.0, Project Description, the UCSD campus is composed primarily of three distinct, but contiguous, geographical areas. The 2004 LRDP addresses these areas, from west to east, as the SIO portion of the campus, the west campus, and the east campus. Several nearby UCSD properties are included within the 2004 LRDP, including the La Jolla del Sol housing complex, University House, and an adjacent parcel consisting of coastal canyon and beachfront. The Gliderport and Torrey Pines Center are considered part of the west campus for this EIR. In total, the 2004 LRDP addresses campus properties that encompass a total of 1,152 acres.

Scripps Institution of Oceanography

The SIO portion of the campus lies along the coast, immediately southwest of the west campus, and includes a span of approximately 3,000 feet of ocean frontage. This portion of the campus is home to several graduate research divisions, centers, institutes, and laboratories, and contains numerous lecture halls, an experimental aquarium, the Birch Aquarium, administrative offices, housing, the SIO library, Scripps Pier, and the National Marine Fisheries Building. SIO parking (950 spaces as of the 2002-03 academic year) is located in surface parking lots dispersed between the buildings in this area.

SIO is organized into seven distinct neighborhoods (see Figure 3.4-2). Two neighborhoods, SIO West and SIO South, are located between the ocean to the west and La Jolla Shores Drive to the east. SIO West contains the National Marine Fisheries Building, Isaacs Hall, Hydraulics Lab, Hubbs Hall, the SIO library, Institute of Geophysics and Planetary Physics (IGPP) Monk and Revelle laboratories, several other buildings, and surface parking lots. SIO South contains the Center for Coastal Studies, Scholander Hall, the experimental aquarium, Ritter Hall, Vaughan Hall, Pawka Green, Sumner Auditorium, the Director’s Office, the Scripps Building, Sverdrup Hall, several other buildings, and surface parking.

The SIO Hillside neighborhood is located east of La Jolla Shores Drive. This neighborhood consists of the Keck Center, Nierenberg Hall, other buildings, and surface parking. The Aquarium neighborhood is located to the south of SIO Hillside and consists of the Birch Aquarium, ancillary facilities, and parking. The SIO Middle Mesa neighborhood, located to the northeast of the Aquarium neighborhood, and the Upper Mesa neighborhood, located at the intersection of Torrey Pines Road and North Torrey Pines Road, are currently undeveloped. Finally, the Coast Apartments neighborhood, located to the east of La Jolla Shores Drive and to the north of Expedition Way in the north-central portion of SIO, consists of the Coast Apartments complex which houses graduate and married students, parking, and vacant land anticipated to be developed for housing and child care facilities.
A large portion of the SIO area is designated as UCSD Park and remains in a primarily undeveloped state. A dominant topographic feature within SIO is Skeleton Canyon, a very deep coastal canyon that originates south of the Coast Apartments and Expedition Way and runs south to the SIO boundary. Public roads connecting this portion of the campus to off-campus areas include La Jolla Shores Drive, Torrey Pines Road, North Torrey Pines Road, and La Jolla Village Drive.

West Campus

The west campus is the location of the six undergraduate colleges at UCSD. These colleges include Eleanor Roosevelt College, Marshall College, Muir College, Revelle College, Warren College, and Sixth College. The west campus also includes Professional Schools of Management, Medicine, Pharmacy and Pharmaceutical Sciences, the Graduate School of International Relations and Pacific Studies (IR/PS), the University Center, the library systems (Central, Biomedical, Science and Engineering, and Undergraduate libraries), student service and activity buildings, sports and recreational facilities, administrative and service facilities, housing, and UCSD Park land. Other uses within the west campus include the UCSD Extension Program along North Torrey Pines Road, the Theatre District and the campus physical plant in the southwestern region, campus services complex in the northeastern area, and several parking lots and structures.

Each undergraduate college, along with the School of Medicine, University Center, Theater District, Campus Services and northern campus area has been developed into a neighborhood, with its own unique blend of academic, residential, and administrative buildings, architectural style, landscaping, plazas, and open spaces. The North Campus neighborhood is located to the southeast of the Genesee Avenue and North Torrey Pines Road intersection and includes athletic facilities such as the track and field, throwing field, tennis courts, as well as large parking areas to the east of North Torrey Pines Road and to the south of North Point Drive. Four of the six undergraduate college neighborhoods are located south of the North Campus and adjacent to one another, along the western perimeter of the west campus. From north to south, these colleges are Eleanor Roosevelt College, Marshall College, Muir College, and Revelle College. Ridge Walk, a north-south trending pedestrian pathway, connects Eleanor Roosevelt neighborhood on the north to the Revelle College neighborhood to the south.

The University Center neighborhood is located near the geographic center of the west campus and contains numerous buildings and facilities of varying age. The buildings date from as early as 1942, with the construction of the Quonset huts and other buildings of U.S. Marine Corps Camp Matthews era. The portion of the Matthews Academic and Administrative Complex west of Russell Drive has been designated University Center. With the development of the campus in the early 1960s, the area eventually became known as the Matthews Academic and Administrative Complex. In the 1970s, temporary modular facilities were placed, primarily in the northern part of the area, adjacent to Old Miramar Road, which was renamed Matthews Lane. In 1989, the Price Center was constructed; this building was to become the precursor of future redevelopment in the area. The Matthews area has traditionally served as the "staging area" for the development of new colleges, including Muir, Third, Warren, and Fifth Colleges, and has housed the overall campus administration and service/shop (corporation yard) facilities. University Center is envisioned as the center of the campus, a "downtown" that is a hub of campus activity and the focus of undergraduate teaching programs and where people mingle, meet and take a break from the routines of academic life.

To the south of the University Center neighborhood is the School of Medicine neighborhood. The School of Medicine consists of academic and research programs and the Biomedical Library. The School of Medicine was established in 1962 and its site was chosen to encourage close ties with other UCSD programs in the Life and Natural Sciences Academic Corridor. Soon after the establishment of the School of Medicine, the Veterans Administration (VA) constructed a hospital adjacent to the UCSD campus.
The remaining two colleges, Warren College and Sixth College, are located on the eastern side of the west campus. The Warren College neighborhood is located along Voigt Drive and contains the Jacobs School of Engineering, associated research programs, residence halls, lecture halls, student apartments, and parking areas. The Sixth College neighborhood, located to the east of the University Center neighborhood, was formerly the location of the Eleanor Roosevelt College. This neighborhood consists of rather low-scale buildings set in a modest picturesque setting. A prime example is the Pepper Canyon Apartments. Other notable uses in the neighborhood include the Canyonview recreational area and the Gilman Parking Structure.

The last neighborhood on the west campus is the Campus Services complex, which is located in the northeastern portion of the west campus. The Campus Services complex consists of several buildings and facilities associated with the maintenance and operations of the campus, such as the Environmental Management Facility and a fueling facility and car wash for campus vehicles, as well as the Biology Field Station and parking areas. UCSD mail service is located in the Campus Services complex and the UCSD Police Department also plans to relocate to this neighborhood.

Open space is dispersed throughout the central area of the west campus. The Grove Reserve is a dominant semi-natural feature that extends from the southwestern corner of the west campus to its northern boundary. A large area of Ecological Reserve is located on the east side of the Grove Reserve along the northern boundary of the west campus and these areas combined make up a large open space feature that includes two canyons to the north of Voigt Drive.

For the purposes of this EIR, the west campus is also considered to include the Gliderport and Torrey Pines Center which are located on the west side of North Torrey Pines Road, across from the North Campus neighborhood. The Gliderport property is located east of Torrey Pines City Park, south of the Torrey Pines Golf Course, west of North Torrey Pines Road, and north of the Salk Institute. The Gliderport property is primarily undeveloped with a cleared area that is used for parking and gliding activities. The eastern portion of the property, adjacent to North Torrey Pines Road, contains eucalyptus groves. Torrey Pines Center is located to the north of the Gliderport property, southwest of the North Torrey Pines Road and Genesee Avenue intersection. The Torrey Pines Center includes two UCSD administrative buildings, Torrey Pines Center North and Torrey Pines Center South, and associated parking.

East Campus

The east campus, located east of I-5, south of Genesee Avenue, west of Regents Road, and north of La Jolla Village Drive, supports numerous campus land uses including student housing, sports and recreational facilities, parking areas, general services, medical facilities, academic buildings, and UCSD Park areas. The east campus is divided into three distinct neighborhoods: the Health Sciences, Science Research Park, and Mesa Housing neighborhoods.

The Health Sciences neighborhood, located in the center of the east campus, contains the UCSD Medical Center La Jolla which includes Thornton Hospital and other related uses, as well as the East Campus Utilities Plant. Although this neighborhood is physically separated from the core of the campus's health sciences educational and research facilities (located at the School of Medicine) it is intended to grow as a major clinical component of the health sciences program. The Science Research Park neighborhood is located to the east of the Health Sciences neighborhood and west of Regents Road. The infrastructure in this neighborhood is currently under construction with the first building to be occupied in 2005. The Science Research Park will augment and enhance the instructional and research base of the campus. The Science Research Park is also intended to create an intellectual resource for the interaction among industrial and academic research activities, enhance retention of outstanding researchers, and enhance private support for UCSD’s graduate and undergraduate fellowships, training, research, and collaboration. The Mesa Housing neighborhood is located...
to the south of the Science Research Park neighborhood and consists entirely of the 700-unit Mesa Housing complex for graduate and married students, a childcare facility, and associated parking areas.

Also located in the east campus, although not within any of the east campus neighborhoods, is the Preuss School. This is a 6th through 12th grade college preparatory school for under-represented student populations. The Preuss School is comprised of several buildings, sports fields, and associated parking areas.

**Nearby Properties**

UCSD administers three other properties, not described above, that are within the purview of the 2004 LRDP: (1) La Jolla del Sol housing complex, (2) University House, and (3) an adjacent parcel consisting of coastal canyon and beachfront. The La Jolla Del Sol housing complex is located between Lebon Drive and Regents Road, a couple blocks south of the east campus. This condominium-style community contains more than 300 units with tennis courts, a pool, and parking areas. It is reserved for UCSD faculty, staff, and students. The University House and beach properties are located to the north of UC Scripps Coastal Reserve and to the south of the La Jolla Farms Road loop. The entire area is open space except for the University House, which is a residential property where the Chancellor lives. Part of the house is a private residence, while the rest is considered a “public” area for hosting University business.

**UC Properties outside of the 2004 LRDP Planning Area**

UC owns several other properties that are administered by UCSD or UC, and in the vicinity of UCSD, that are not within the purview of the 2004 LRDP. These properties are listed in Chapter 3, Project Description.

### 4.8.1.2 EXISTING ADJACENT LAND USES

A variety of land uses surround the campus, as illustrated in Figure 4.8-1 and 4.8-2. Some of the adjacent land uses are briefly described below and are grouped according to their location relative to the campus areas.

**North**

To the north of SIO are residential areas and open space comprised of the UC Scripps Coastal Reserve, the UCSD University House, and the UCSD beach properties. Torrey Pines State Reserve and Torrey Pines Golf Course are located directly north of the Gliderport and to the north and northwest of the remainder of UCSD. Scientific research, industrial, commercial, and open space land uses are also generally located to the north of the west campus. Specifically, the General Atomics Facility, with numerous buildings and parking areas, is located on the north side of Genesee Avenue, across from the west campus. Industrial facilities, high-density, multi-family residential uses and open spaces are located to the north and northeast of the east campus.

**East**

La Jolla Country Day, a private college preparatory school for kindergarten through 12th grade, is located on the east side of Regents Road, across from the east campus. To the south of La Jolla Country Day School, located along Regents Road between Eastgate Mall and Executive Drive, are the Mandell Weiss Eastgate City Park and the Jewish Community Center (JCC). To the south of the park and JCC, also located along Regents Road across from the east campus, are high density, multi-family residential land uses.
LAND USES IN THE VICINITY OF THE UCSD CAMPUS

FIGURE 4.8-1

Source: SANDAG LU2000
This page intentionally left blank.
This page intentionally left blank.
South

Land uses to the southeast and south of the east campus are primarily high-density, multi-family residential and commercial. The Hyatt Regency La Jolla Hotel is located south of the east campus and La Jolla Village Drive, east of I-5. The VA Medical Center is located immediately southeast of the west campus, on the north side of La Jolla Village Drive. Land uses to the south of the west campus and La Jolla Village Drive, between Gilman Drive and I-5, are primarily commercial with some residential near the southeast corner of Gilman Drive and La Jolla Village Drive. The Radisson Hotel La Jolla is also located in this area. Land use to the south of La Jolla Village Drive between Torrey Pines Road and Gilman Drive are primarily medium-density, single-family residences. There is also open space located in a narrow north-south trending corridor to the west of Gilman Drive. Allen Field, a public, City-owned playing field, and residential land uses are located to the southwest of the west campus. Land uses to the south of SIO consist primarily of low- to medium-density single-family residences and open space.

West

As previously mentioned, Torrey Pines State Reserve and Torrey Pines Golf Course are located directly north of the Gliderport and the north and northwest of the remainder of UCSD. South of the Gliderport is the Torrey Pines City Park and the Salk Institute property, north of Salk Institute Road. The UC-owned Blackhorse Properties, which are developed with housing and a hotel/conference center, are located along the western side of North Torrey Pines Road immediately to the south of Salk Institute Road and to the east of La Jolla Farms Road. Low-density, single-family residential land uses are located along La Jolla Farms Road, which is located between Salk Institute Road to the north and La Jolla Shores Drive to the south. La Jolla Farms Road is accessed from the north side of La Jolla Shores Drive and extends to the north, parallel to and just west of, North Torrey Pines Road until the road forms a loop that extends from just west of the southern end of the Blackhorse Properties to immediately south of Salk Institute Road.

To the south of the La Jolla Farms Road loop, to the west of the southern portion of La Jolla Farms Road, and to the north of SIO, is the UC-owned, beachfront properties and Scripps Coastal Reserve, which extend to the coastline. To the south of these properties is primarily low to medium-density, single-family residences, and SIO.

New Development

The majority of land surrounding the campus is built-out and, therefore, any new development would likely be small in scale. Projects in the vicinity of the UCSD campus that are either under construction, currently approved, have applications pending with the City of San Diego Planning Department (as of July 2003), or are reasonably foreseeable are listed in the beginning of Chapter 4.

4.8.2 REGULATORY FRAMEWORK

4.8.2.1 STATE

California Coastal Act

The California Coastal Act (CCA) (PRC Division 20, Sections 30000 et seq.) was passed by the state legislature in 1976 and became effective January 1, 1977. The California Coastal Commission (CCC) has the authority to review and approve state and local government plans located within their jurisdiction, which is defined as the coastal zone. The entire SIO portion of campus, along with a portion of the west campus is located in the coastal zone (Figure 4.8-3). The CCA requires cities and counties to prepare local coastal programs (LCPs) to implement its conservation, development, and regulatory policies at the local level in
areas of the coastal zone. The City of San Diego’s North City LCP and La Jolla Community Plan and LCP are the local planning documents for the coastal zone in the project area. However, UCSD is not within the jurisdiction of either of these planning documents and, thus, is governed solely by the CCA. The campus submits plans on a project-by-project basis to the CCC for their review under the policies of Chapter 3 of the CCA.

State university long-range land use development plans are primarily governed by Chapter 7, “Development Controls,” Article 1, Sections 30605 and 30606, of the CCA, as amended. The policies contained in Sections 30605 and 30606 are summarized below.

- **PRC Section 30605:** Allows for the submission of long-range land use development plans to the commission for review in the same manner prescribed for the review of LCPs as set forth in Chapter 6 (commencing with Section 30500). If any plan for public works or state university or college development project is submitted prior to certification of the LCPs for the jurisdictions affected by the proposed public works, the commission shall certify whether the proposed plan is consistent with the CCA. Each state university shall coordinate and consult with local government in the preparation of long-range development plans so as to be consistent, to the fullest extent feasible, with the appropriate LCP. Where a plan for a state university development project has been certified by the commission, any subsequent review by the commission of a specific project contained in the certified plan shall be limited to imposing conditions consistent with Sections 30607 and 30607.1. The state university may amend a certified long-range development plan, but no amendment shall take effect until certification by the commission.

- **PRC Section 30606:** Prior to the commencement of any development pursuant to Section 30605, the public agency proposing the public works project, or state university or college or private university, shall notify the commission and other interested persons, organizations, and governmental agencies of the impending development and provide data to show that it is consistent with the certified public works plan or long-range development plan. No development shall take place within 30 working days after the notice.

Historically, UCSD has elected not to submit its LRDP to the CCC for certification as allowed under PRC Section 30605 and instead has submitted individual projects within the coastal zone to the CCC on a project-by-project basis. The campus will continue to submit plans for development in the coastal zone on a project-by-project basis to the CCC for their review for consistency with the CCA and project approval.

### 4.8.2.3 LOCAL

As a state entity, UCSD is not subject to municipal plans or policies such as the City of San Diego General Plan and community plans. Nevertheless, such plans are of interest and concern to the campus because campus and local development are coincident. The campus has a tradition of working cooperatively with the local communities, and UCSD has strived for consistency with local plans and policies, whenever feasible. Thus, the campus has voluntarily reviewed municipal plans for general consistency with the 2004 LRDP; however, none of the following plans have jurisdiction over UCSD.

The planning areas of University and La Jolla in the City of San Diego surround the UCSD campus (Figure 4.8-4). The 1989 City of San Diego Progress Guide and General Plan is the comprehensive planning document for the entire City while the 2000 University Community Plan and the 1981 North City LCP are the current planning documents for the University community. The North City LCP also has jurisdiction over a small portion of the La Jolla community located to the north of SIO in the coastal zone. At the time of the Notices of Preparation for this EIR, other plans and policies that cover the La Jolla community in the vicinity...
COASTAL ZONE BOUNDARY

FIGURE 4.8-3

LEGEND
- California Coastal Zone Boundary
- Property Line
- U.C. Property Included in LRDP
- U.C. Property Excluded from LRDP

Approx Scale: 1 inch equals 1600 feet

SOURCE: UCSD 2004
This page intentionally left blank.
Source: 2002 SanGIS Data and listed community plans

LOCAL LAND USE PLAN JURISDICTIONAL BOUNDARIES

FIGURE 4.8-4
This page intentionally left blank.
of UCSD included the 1975 La Jolla Community Plan, 1976 La Jolla Shores Precise Plan, 1985 La Jolla - La Jolla Shores LCP (in the coastal zone), and the 1995 La Jolla Community Plan and LCP Land Use Plan (outside the coastal zone). At the time of preparation, all of these La Jolla policy documents were still considered applicable to the La Jolla community planning area and, therefore, each one was reviewed in the Land Use analysis of this EIR. A comprehensive update to the La Jolla Community Plan was adopted by the City Council in June 2002, and was subsequently certified by the California Coastal Commission in February 2004 following City approval of a number of suggested modifications. The 2004 La Jolla Community Plan and Local Coastal Program Land Use Plan is now the effective plan for La Jolla, and supercedes all plans previously approved for the various parts of the community. In anticipation of its adoption, the draft 2002 La Jolla Community Plan and LCP Land Use Plan is addressed in the cumulative impacts portion of this section (Section 4.8.4). In addition to these policy documents, there are two regulatory documents that are specific to La Jolla that are in effect. They are the La Jolla Planned District Ordinance (PDO) and the La Jolla Shores PDO. These various plans are described in greater detail in the following sections.

City of San Diego Progress Guide and General Plan

The City’s Progress Guide and General Plan (referred to as the General Plan) is a comprehensive long-term plan for the physical development of the City that presents overall policies for the entire City. The General Plan provides regional goals and policies that are more relevant to the development of community plans than in guiding specific development proposals. Appropriately, the General Plan includes a series of community plans that define the General Plan goals for individual communities providing more project-specific guidance for development in the City. Although the UCSD campus is included on City maps within the University and La Jolla community planning areas boundaries, it is not subject to any of the provisions in these plans; however, these plans do apply to the lands that are immediately adjacent to UCSD.

University Community Plan

The University Community Plan was adopted on July 7, 1987, and amended on November 21, 2000, by the San Diego City Council. The University community planning area encompasses approximately 8,500 acres and is bounded by Los Peñasquitos Lagoon and the toe of the east-facing slopes of Sorrento Valley on the north; the tracks of the Atchison, Topeka, and Santa Fe Railroad, NAS Miramar, and I-805 on the east; State Route 52 on the south; and I-5, Gilman Drive, North Torrey Pines Road, La Jolla Farms, and the Pacific Ocean on the west. Because of the major role played by UCSD in the development of the community, the LRDP is considered to be an important document to the University Community Plan “library.”

The University Community Plan includes plan policy elements for urban design, transportation, development intensity, housing/residential, commercial, industrial, public facilities, open space and recreation, noise, safety, resource management, and general plan consistency. Although not technically within the jurisdiction of the City of San Diego, UCSD is identified as a key community feature throughout the different policy elements of the University Community Plan. The Urban Design Element identifies the UCSD campus as a central feature of the University community. The Transportation Element identifies UCSD as a regional traffic generator and the Housing/Residential Element considers the UCSD student population to be a “special population,” which requires housing assistance, as defined in the City’s Progress Guide and General Plan. The Public Facilities Element identifies UCSD as an educational facility that provides educational services and cultural enrichment to the community at large through public use of the museums and libraries and participation in their programs and special events. In the Open Space and Recreation Element, UCSD open space is considered to be an integral part of the “functional [University] community.” According to the community plan, the recreational facilities and open spaces of the UCSD campus should be integrated with those of the community.
North City Local Coastal Program Land Use Plan

The North City LCP is part of the City of San Diego’s certified LCP, which contains 12 segments or coastal planning areas. The City of San Diego and the CCC approved the North City LCP in 1981. This document has jurisdiction over the coastal zone areas located within the University community, as well as portions of the community planning areas for Torrey Pines, North City West (now known as Sorrento Valley), Mira Mesa, Sorrento Hills, La Jolla, and the adjacent open space and urban reserve areas identified in the City of San Diego General Plan. The jurisdictional boundary of the North City LCP follows the coastal zone boundary north along Torrey Pines Road and North Torrey Pines Road to the intersection of North Torrey Pines Road and La Jolla Shores Drive, then runs easterly along Voigt Drive to I-5, and north along I-5 (see Figure 4.8-4). The North City LCP acts as an addendum to the University and La Jolla Community Plans providing additional policies to protect the resources within the coastal zone. The North City LCP clarifies the policies presented in the community plans and adds specific coastal resource protection policies, which are needed to satisfy the requirements of the Coastal Act. The North City LCP is designed to be compatible with the surrounding community plans. Where any apparent conflict exists, the North City LCP applies.

The 1981 North LCP contains some policies that generally relate to UCSD, however, there are no specific policies pertaining to the UCSD-owned properties in the North City LCP because UCSD is not within the jurisdiction of the plan.

1975 La Jolla Community Plan

The La Jolla Community Plan, revised in 1976, identifies problems, objectives, and recommendations for land uses throughout the La Jolla Community and is intended to provide guidelines for public and private improvement, construction, and physical changes in La Jolla. The La Jolla community planning area is approximately nine square miles and is generally bounded by the Pacific Ocean to the west, UCSD to the north, Gilman Drive and I-5 to the east, and the community of Pacific Beach to the south. SIO and a small portion of the west campus separate the northern-most portion of La Jolla from the remainder of the community. These campus areas are not under the jurisdiction of the City of San Diego. The offshore area between the Mean High Tide Line and the seaward limits of San Diego’s jurisdiction is also part of the planning area. La Jolla’s sub-communities include the central La Jolla business district, Bird Rock, La Jolla Shores, and various smaller residential areas. The community plan recognizes the La Jolla Shores community as already having implemented a detailed sub-area plan and ordinance, specifically, the La Jolla Shores Precise Plan and the La Jolla Shores PDO.

The La Jolla Community Plan contains the following elements: residential; commercial; circulation; open space, parks and recreation; public facilities; and community resources. Objective four of the Residential Element is to protect La Jolla’s physical assets in future development and redevelopment, particularly with respect to the shoreline, significant canyons, and steep slopes. Ocean views should be maintained, beach access provided, and open space retained wherever possible. The Residential Element also recommends that the height limit for future multiple residential development should be 30 feet for all land seaward of La Jolla Boulevard, Prospect Street, and Torrey Pines Road between Prospect Place and La Jolla Shores Drive. Land west of La Jolla Shores Drive is governed by height limitation specified in the La Jolla Shores PDO. Elsewhere, residential buildings should be limited to 30 feet, with exceptions permitted where unusual circumstances warrant, provided that open space and views are preserved.

Recommendation five in the Circulation Element refers to UCSD. The Community Plan recommends that all motor vehicles belonging to students, faculty, and staff be parked on campus and not on public roadways. It also recommends that UCSD be encouraged to promote bus service and other transit systems, to bring about an overall reduction of university-associated automobile traffic within La Jolla. Recommendation 23 in the Open Space, Parks and Recreation Element identifies Torrey Pines City Park and La Jolla Shores Drive...
(looking south from the vicinity of SIO) as outstanding scenic vistas. The Community Resources chapter of the La Jolla Community Plan identifies the original Scripps Institute as a site considered to be of possible visual, cultural, and/or historical significance. No other sites within the UCSD campus or its vicinity are listed.

1976 La Jolla Shores Precise Plan

The La Jolla Shores Precise Plan was adopted by the San Diego City Council in July 1976. The La Jolla Shores Precise Plan specifically regulates development in the La Jolla Shores area, which is located in the coastal zone in northern La Jolla. The jurisdictional boundaries of the La Jolla Shores Precise Plan encompass approximately 1400 acres west of Gilman Drive and I-5, south of SIO and La Jolla Village Drive, and north of Mount Soledad and Hillside Drive. This document provides a detailed plan for residential housing and density, controls on height, bulk, and intensity of development, location of parks, and beautification for this almost exclusively residential area. The Precise Plan identifies a partial inventory of problems and opportunities within the planning area, including a problem with the spillover of beach and campus parking on residential streets. The parking problem is identified on weekdays throughout the year due to students and personnel from UCSD who park on the residential streets near SIO and the west campus. The Plan urges UCSD to provide additional on-campus parking for students, faculty, and staff and to reduce fees or create other incentives to persuade more students and staff to use such parking facilities. In addition, traffic improvements are identified for the Torrey Pines/La Jolla Village Drive intersection. The Precise Plan also identifies an undeveloped area located adjacent to and south of SIO and east of La Jolla Shores Drive, and recommends development of the southern portion of this area with single family residences. The northern portion located adjacent to SIO contains grades that exceed 35 percent, which would be reserved as open space. The Plan also cites the lack of formal crossing facilities on La Jolla Shores Drive between SIO and Torrey Pines Road and identifies that UCSD should be given second priority for undergrounding of electric and telephone lines.

1985 La Jolla - La Jolla Shores Local Coastal Program

The La Jolla - La Jolla Shores LCP applies to the entire coastal zone within the community of La Jolla, with the exception of the area to the south of the Salk Institute Road, west of North Torrey Pines Road, and north of SIO (see Figure 4.8-2). The LCP document addresses shoreline access, recreation and visitor-serving facilities, water and marine resources, shoreline structures, environmentally sensitive habitat areas, hazard areas, visual resources and special communities, and locating and planning new development.

The document divides the La Jolla shoreline into eight subareas for the purpose of discussing shoreline access. From north to south, they are referred to as Subarea A through Subarea H. The campus is located within and adjacent to Subareas A and B, referred to as La Jolla Farms and Scripps, respectively. The University House and UCSD beachfront property are located within Subarea A and include Black Canyon Road, which is a controlled access road maintained by UCSD. The portion of SIO to the west of La Jolla Shores Drive is located within Subarea B; however, UCSD properties are not a formal part of the La Jolla – La Jolla Shores LCP. Subarea recommendations are provided for improving shoreline access, including several public access recommendations pertaining to UCSD. However, since UCSD is a separate planning jurisdiction, and undergoes a separate Coastal Commission review, these recommendations have not been certified by the Coastal Commission and are advisory only.

The recommendations for Subarea A include the continued maintenance of Blacks Canyon Road by UCSD and the installation of signs indicating the availability and limitation of public access. Other Subarea A recommendations include discouraging the use of a splinter trail between Blacks Canyon Road and La Jolla Farms Road to prevent further erosion damage, discouraging access through Sumner Canyon to prevent irreversible damage to the canyon’s habitat and plant communities, and maintenance of public access should
UCSD consider developing the University House and/or beachfront properties. Subarea B recommendations include the continued maintenance of all existing coastal access points including ramps, stairways, and walkways; posting signs at access points to indicate access, the environmentally sensitive nature of Scripps beach, and current levels of use; the discouragement of additional vertical public access; and the provision of lateral access below the bluffs consistent with policies in the La Jolla and La Jolla Shores Coastal Program. The LCP also recommends the continued maintenance of physical and visual access along the bluff top and the replacement of existing cyclone fencing with a design which is visually compatible with the environment but which provides an effective barrier to accidental falls.

1995 La Jolla Community Plan and Local Coastal Program Land Use Plan

The La Jolla Community Plan and LCP Land Use Plan, is a consolidation and comprehensive revision of the 1976 La Jolla Precise Plan, 1975 La Jolla Community Plan, and 1985 La Jolla-La Jolla Shores LCP. This document was adopted by the San Diego City Council in January 1995. However, the community plan area within the coastal zone was not adopted. The plan would not have jurisdiction in the coastal zone until certification by the California Coastal Commission. Due to concerns over visual access requirements in the nearshore area by a few property owners, the City was not able to agree to the Coastal Commission’s suggested modifications and thus, the community plan was never approved for the areas in the coastal zone. Therefore, this plan applies to the La Jolla Community Plan area, with the exception of the coastal zone.

The La Jolla Community Plan identifies and addresses the following community issues: natural resources; traffic circulation; residential; commercial; community parks; and heritage resources. The Community Plan identifies La Jolla Farms and Scripps as coastal access subareas, which provide access to the shoreline for recreational opportunities of regional and statewide significance. For the La Jolla Farms Subarea, the Community Plan identifies public access to the coastal bluff and Scripps Natural Reserve through pedestrian trails and open space easements that are located along La Jolla Farms Road and Black Gold Road. For the Scripps Subarea, the Community Plan indicates that public access should be unrestricted along the shoreline from El Paseo Grande to Scripps Pier.

The Natural Resources and Open Space System Element of the Community Plan identifies two viewsheds and many scenic overlooks and intermittent or partial vistas within or nearby the SIO portion of the main campus (see Figure 4.1-3). The La Jolla Shores Drive viewshed is identified as looking south from the vicinity of SIO and the Allen Field viewshed is identified as looking west from the eastern portion of the SIO property. Portions of La Jolla Shores Drive and North Torrey Pines Road near UCSD are identified as scenic overlooks, intermittent or partial vistas, and roads from which a coastal body of water can be seen. The Transportation System Element identifies a parking recommendation to pursue programs with UCSD to reduce the impacts of on street parking by students and staffing the residential areas of the community that surround the campus.

La Jolla Planned District Ordinances

PDOs are special zoning regulations that have been adopted by the City Council for certain geographic areas of the City. The planned districts have not been incorporated in the Land Development Code (LDC) and remain in Chapter 10 of the Municipal Code. Although the planned districts remain in effect, where they rely on City-wide zoning, subdivision, or building regulations, the new Chapter 11 through 14 regulations of the LDC will apply and the planned districts have been amended to refer to the new chapters.

The CCC approved the two PDOs that regulate commercial development in the La Jolla Shores and downtown La Jolla areas in 1984 and 1989, respectively. All of the commercial areas in the La Jolla community are covered by a PDO, which contains special regulations pertaining to property development and permitted uses. The development regulations for the La Jolla Village area and neighborhood retail areas are contained in the La Jolla PDO. The La Jolla Shores PDO governs both commercial and residential
4.8 Land Use and Planning

development in the La Jolla Shores area. The overall purpose of both PDOs is to maintain a balanced land use pattern within commercially designated areas, to protect scenic vistas of the ocean, shoreline and hillside areas, and to beautify the overall streetscape of commercial streets and retail corridors.

4.8.3 PROJECT IMPACTS AND MITIGATION

4.8.3.1 ISSUE 1 – APPLICABLE LAND USE PLANS, POLICIES, AND REGULATIONS

<table>
<thead>
<tr>
<th>Land Use and Planning Issue 1 Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Would implementation of the 2004 LRDP result in a conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project?</em>**</td>
</tr>
</tbody>
</table>

**Impact:** Implementation of the 2004 LRDP is unlikely to result in inconsistencies with applicable land use plans, policies or regulation.

**Mitigation:** No mitigation is required.

**Significance Before Mitigation:** Less than significant.  **Significance After Mitigation:** Less than significant.

Standards of Significance

Based on Appendix G of the CEQA Guidelines, implementation of the 2004 LRDP may have a significant adverse impact on land use and planning if it would conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, LCP, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

Impact Analysis

State Land Use Plans, Policies, and Regulations

State land use plans, policies, and regulations relevant to the analysis in this EIR are limited to the California Coastal Act (CCA) and associated plans and policies. The regulations, plans, and policies associated with the CCA tend to be directed towards specific development design and traits. As previously discussed, the projects on the western portions of the UCSD campus are subject to approval by the CCC and UCSD will continue to submit plans for development in the coastal zone on a project-by-project basis to the CCC for their review for consistency with the CCA and project approval. Therefore, impacts related to potential conflicts with the CCA are considered to be less than significant.

Local Land Use Plans, Policies, and Regulations

UCSD is part of the University of California (UC), a constitutionally created entity of the State of California. As a constitutional entity, UC is not subject to municipal regulations, such as the City’s General Plan or the surrounding community plans. The applicable land use plan is the campus’ Long Range Development Plan. The proposed 2004 update of the UCSD LRDP, if adopted, would become the applicable campus land use plan. UC is the only agency with local land use jurisdiction over campus projects. Therefore, all development occurring consistent with the 2004 LRDP would have no land use impact under this threshold and impacts would be less than significant. Nevertheless, the surrounding land use plans have been reviewed for this analysis because the campus is interested in coordinating campus projects with neighboring communities. This review is provided below.
The review of local land use plans, including the City’s General Plan (1989), University Community Plan (2000), North City LCP (1981), La Jolla Community Plan (1975), La Jolla Shores Precise Plan (1976), La Jolla – La Jolla Shores LCP (1985), and La Jolla Community Plan and LCP Land Use Plan (1995) has indicated that the project is generally consistent with the implementation of these plans, summarized above. Many of the planning documents include specific land use recommendations for UCSD; however, as mentioned above, UCSD is regulated by a separate planning jurisdiction (the UC) and, therefore, these recommendations are advisory only. However, a summary of the specific recommendations identified in various planning documents and a project consistency analysis is provided below.

**Parking**

The 1975 La Jolla Community Plan recommends that UCSD require all students, faculty, and staff to park on campus and not on public roadways, and that UCSD should promote bus service and other transit systems. The 1976 La Jolla Shores Precise Plan also urges UCSD to provide additional on-campus parking for students, faculty, and staff by reducing fees or creating other incentives for parking on campus and the 1995 La Jolla Community Plan and LCP Land Use Plan identifies a parking recommendation to pursue programs with UCSD to reduce the impacts of on-street parking by students and staff on the residential areas of the community that surround the campus.

UCSD provides on-campus parking for students, faculty, and staff through the operation of a parking permit system, operates an extensive network of free shuttles and a ride-sharing program, and sponsors the UCSD Transit/Coaster Club and the UCSD Pedal Club. In addition, to encourage UCSD faculty, staff, and students to use public transit, the campus provides free, unlimited San Diego Transit bus rides in areas near the campus and to Pacific Beach and North Clairemont. UCSD is also working closely with the regional mass transit agencies to make certain that implementation of light rail transit and bus rapid transit service improvements to UCSD and the surrounding community occur at the earliest possible date. UCSD offers a range of self-supporting parking permits, which are less expensive for students than for staff or faculty, and also offers occasional use, night/weekend, and alternate schedule parking permits at differing price ranges. Nevertheless, UCSD is aware that despite these efforts and measures, some students, faculty, or staff still choose to park on the street in adjacent neighborhoods. These impacts are addressed further in Section 4.13, Transportation, Traffic, and Parking.

**Coastal Properties**

The 1985 La Jolla – La Jolla Shores LCP makes several recommendations pertaining to UCSD properties within the coastal zone including the beachfront and University House properties, SIO west of La Jolla Shores Drive and Blacks Canyon Road (operated by UCSD). However, because the plan recommendations are fairly specific, a consistency analysis comparing the recommendations to a general land use plan such as the 2004 LRDP is not practicable. This is because the 2004 LRDP provides a general framework for future development in coastal areas without specifically identifying the type, density or scale of the future development. Coastal projects implemented under the 2004 LRDP would likely require additional environmental review. During such review, UCSD may choose to evaluate consistency with the recommendations of the 1985 La Jolla – La Jolla Shores LCP. In addition, the campus strives to maintain consistency with local land use plans where feasible.

**Mitigation Measures**

The 2004 LRDP would have a less than significant impact with regard to applicable land use plans, policies, and regulations; therefore, no mitigation measures are required.
4.8.3.2 ISSUE 2 – INCOMPATIBILITIES WITH ADJACENT LAND USES

**Land Use and Planning Issue 2 Summary**

*Would implementation of the 2004 LRDP result in land use incompatibilities between campus development and adjacent community land uses?*

**Impact:** Implementation of the 2004 LRDP could result in minor incompatibilities between campus development and adjacent community land uses.

**Mitigation:** Review of design elements by UCSD Design Review Board (Aes-1A); Planning review for edges and connections (Lan-2A).

**Significance Before Mitigation:** Potentially significant.

**Significance After Mitigation:** Less than significant.

**Standards of Significance**

Based on Appendix G of the CEQA Guidelines, implementation of the 2004 LRDP may have a significant adverse impact on land use and planning if it would result in land use incompatibilities between campus development and adjacent community land uses. Land use incompatibilities can occur in a variety of ways. They can result from a general conflict in community character or from impacts due to the development, people, or activities associated with these land uses. Impacts that result from development, people, and activities of land uses can include issues such as aesthetics, noise, parking, traffic, and are generally discussed within the other sections of this EIR. Therefore, this standard of significance only applies to conflicts in community character and other land use incompatibilities issues not addressed in other sections of this EIR.

**Impact Analysis**

**Community Character**

The 2004 LRDP proposes development of an additional 9.1 million gross square feet (gsf) in addition to the 10.1 million gsf that has been developed as of academic year 2002-03. This represents an approximate 88 percent increase over the existing campus built environment. The UCSD campus is located within the context of a highly developed urban area and has grown in a manner consistent with the general urbanization of the region.

Most of the development proposed for the 2004 LRDP would take place as infill or redevelopment. Consequently, the majority of adjacent land uses of concern would be other campus facilities. The land use designations in the 2004 LRDP were developed to ensure compatibility between adjacent campus land uses. It is assumed that future projects implemented under the 2004 LRDP would be implemented for UCSD use and would, therefore, be compatible with existing adjacent campus land uses. However, land use compatibility conflicts can arise due to more specific site design issues such as architecture, color, orientation, and circulation. If substantial, these conflicts may be significant. UCSD staff and committees would evaluate the land use compatibility of each project during the planning process for consistency with campus planning goals and the acceptability of adjacent land uses.

For areas on the periphery of the campus that adjoin the La Jolla or University communities there is a greater possibility that land use incompatibilities could occur from the implementation of the 2004 LRDP. This is primarily because the land uses are inherently different. As previously discussed, these incompatibilities can result from a general conflict in community character or the development, people, or activities associated with these land uses. Impacts that result from development, people, and activities of land uses are generally discussed within the other sections of this EIR. Therefore, this section focuses on community character and other land use incompatibilities issues not addressed in other sections of this EIR. When considering these issues, it is relevant to note that when SIO was incorporated into the UC in 1912, the surrounding land was...
largely vacant. The west and east campus were used as military bases and until the 1960s the surrounding land was also largely vacant.

As discussed above, based on the 2004 LRDP it is assumed that the majority of future on-campus projects would be implemented for UCSD use. The majority of existing and probable future UCSD land uses are residential, academic, administrative, and recreational. With regard to community character, these uses would typically be compatible with the residential, research, commercial, school, park, and public facilities land uses surrounding the campus. However, because UCSD development can result in a more urban or commercial character, some UCSD development could be considered incompatible where the surrounding area is less urban, such as some medium density residential and park areas. Surrounding industrial land uses could be considered incompatible with campus residential and academic land uses, however, adjacent industrial land uses are located along North Torrey Pines Road and Genesee Avenue, which are physically separated from the campus by four-lane roadways. In fact, the majority of the west and east campus areas are separated from adjacent land uses the four-lane roadways of North Torrey Pines Road, Genesee Avenue, and La Jolla Village Drive, which provide a separation between the campus and adjacent land uses. Therefore, for the areas of campus bound by a four-lane roadway, incompatible land uses are less likely to occur.

Other than the Gliderport, Torrey Pines Center, and other properties to the west of North Torrey Pines Road, the east campus frontage along Regents Road is the only west or east campus perimeter not bounded by a four-lane roadway. Regents Road is a two-lane roadway that separates the UCSD campus on the west from school, park, public facility, commercial, and residential land uses on the east (City of San Diego 1989). Due to the urban character and density of the development in this area, these uses would likely be compatible with the campus developments to the west of Regents Road, which include parking lots, residential housing, and the Science Research Park. With regard to the Gliderport, Torrey Pines Center, and other properties to the west of North Torrey Pines Road, only a portion of the Gliderport is anticipated to be developed under the 2004 LRDP. Because this development is anticipated to occur on the western and southern portions of the property, it is not anticipated to conflict with the adjacent Gliderport operations or coastal bluff and City Park areas to the west, and it is unlikely that development would conflict with the Salk Institute to the south.

Single family residential land uses to the north, east, and south bound the SIO portion of the campus. Probable future UCSD projects on SIO property are assumed to be implemented for UCSD use. According to Figure 3.4-5, future development projects occurring in SIO would most likely be limited to academic, academic/community-oriented, and UCSD Park land uses. As previously stated, some developments by UCSD that are more urban or commercial in character could be considered incompatible where the surrounding area is less urban, such as some medium density residential and park areas. This is representative of the situation in the SIO area. For example, land use incompatibilities could occur if massive high-density developments were located adjacent to residential or open space.

UCSD recognizes the unique setting of the SIO portion of the campus and this is evident in several principles that UCSD has developed through its planning studies which are used to guide development on the campus. Although these planning studies are not adopted and have no formal status, they are considered to represent the general nature and type of development that could be expected in these areas of the campus that they cover. For the SIO portion of the campus, recommendations include reinforcing and clarifying the unique qualities of the neighborhood’s open space with new buildings and landscape; enhancing ocean and hillside views by inducing dramatic as well as scenic appeal; and avoiding overwhelming the natural topography, the bluffs in particular, with new buildings. These and other principles call attention to the fact that the neighborhood’s physical setting - the rustic hillsides, the natural bluffs, and the wide ocean vistas - are unique in the context of UCSD and merit preservation and enhancement. Therefore, substantial incompatibilities with the surrounding neighborhoods and open space area not anticipated. However, the impact is considered potentially significant and mitigation is proposed to ensure that these or similar planning principles are implemented.
Other Land Use Compatibility Issues

At the public scoping meetings for this EIR, the issue of UCSD-related use of nearby non-university property was raised. This issue stems mainly from the use of adjacent residential housing by UCSD affiliated groups and organizations. The impacts to residential communities associated with these activities tend to be nuisances such as noise and increased activity, traffic, and parking within residential areas. Implementation of the 2004 LRDP may increase these activities because of the general increase in students and overall campus population. However, UCSD does not have the authority to control off-campus activities. The City of San Diego has jurisdiction over activities occurring on nearby non-university property. The City of San Diego Municipal Code, including the Land Development Code, contains numerous noise and other public nuisance controls and policies. If activities occurring in non-university areas are prohibited according to policies set forth in the Municipal Code, the City has the authority to enforce penalties against such activities. City Code Enforcement is the responsible party to respond to any land use or public nuisance violations. The City’s enforcement of its Municipal Code would reduce impacts. These impacts are considered less than significant.

Another concern voiced during the public scoping meetings for this EIR is the potential for UCSD to utilize eminent domain to acquire additional lands in the future. As previously discussed, UCSD’s plans for future growth are primarily within its current boundaries as depicted on the 2004 LRDP land use map (Figure 3.4-5) and the 2004 LRDP identifies adequate land for proposed development within the existing campus boundaries. UCSD may pursue some off-site housing options for purchase as it did with the La Jolla del Sol property. UCSD staff has confirmed that there is no intention of engaging in eminent domain.

Mitigation Measures

Implementation of the following mitigation measure, including measure Aes-1A in Section 4.1.3.1, would reduce potential significant impacts associated with incompatible land uses to a less than significant level.

Lan-2A For future physical development projects, the UCSD Physical Planning Department shall conduct a review during the concept development stage of project design for the project’s integration into the campus neighborhood and compatibility with neighboring land uses. This review shall evaluate, where appropriate, factors including but not necessarily limited to, edge effects and site connections to adjacent on- and off-campus land uses, pedestrian and bicycle circulation, landscaping, and alternative transportation facilities (such as bike rack and shuttle stops).

4.8.4 CUMULATIVE IMPACTS AND MITIGATION

<table>
<thead>
<tr>
<th>Land Use and Planning Cumulative Issue Summary</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Would implementation of the 2004 LRDP have a cumulatively considerable contribution to a cumulative land use and planning impact considering past, present, and probable future projects?</td>
<td></td>
</tr>
<tr>
<td><strong>Cumulative Impact</strong></td>
<td><strong>Significance</strong></td>
</tr>
<tr>
<td>Inconsistencies with applicable land use plans, policies, and regulations.</td>
<td>Less than significant.</td>
</tr>
<tr>
<td>Incompatibilities with adjacent land uses.</td>
<td>Potentially significant.</td>
</tr>
</tbody>
</table>

This section evaluates the potential for the 2004 LRDP to result in a significant contribution to cumulative land use impacts resulting from potential incompatibilities between future development and existing land
uses, and cumulative impacts associated with the approval of future development that is inconsistent with applicable land use plans or policies adopted for the protection of the environment. The geographic context for the analysis of cumulative land use and planning impacts includes portions of the University and La Jolla communities within the City of San Diego that are generally bounded by their respective community plan boundaries. These areas contain a mix of land uses, including residential, commercial, industrial, park and open space, and institutional. The analysis accounts for all anticipated cumulative growth within this geographic area, as represented by full implementation of the City’s Progress Guide and General Plan and development of the related projects provided in Table 4-1.

The 2002 Draft La Jolla Community Plan and LCP Land Use Plan (herein referred to as “La Jolla Community Plan and LCP”) is itself considered a cumulative project. The Draft La Jolla Community Plan and LCP was adopted by the San Diego City Council in June 2002. In February 2003, the Coastal Commission approved the plan with modification and the City accepted the modifications in November 2003. The Coastal Commission certified the plan in February 2004. CEQA Guidelines (Section 15125) recognize the difficulty in preparing an EIR in the midst of a changing environment and, therefore, direct that the baseline for the analysis of impacts be normally based on those conditions that exist at the time of the Notice of Preparation for the EIR. Because the 2002 Draft La Jolla Community Plan and LCP had not yet been certified at the time of the second Notice of Preparation for this EIR, it is considered a cumulative project. Thus, this section also evaluates the potential for the 2004 LRDP to result in significant impacts with regards to the Draft La Jolla Community Plan and LCP. As with all other local community plans, the Draft La Jolla Community Plan and LCP has no authority over the land uses on UCSD; therefore, the plan is only relevant when considering the campus’s consistency with policies that apply to adjacent land uses.

The 2002 Draft La Jolla Community Plan and LCP is similar to the 1995 La Jolla Community Plan, however it includes approximately 63 modifications proposed by the CCC and subsequently adopted by the San Diego City Council. These modifications include new building restrictions on coastal bluff properties, rezoning of specific community areas, limited encroachment into sensitive areas, and the extension of California Coastal Commission regulations to areas not currently located within the coastal zone, but located within the La Jolla Community. It is anticipated that development of the identified related projects and regional growth in general under the existing community plans and the 2002 Draft La Jolla Community Plan and LCP would result in changes to the existing land use environment in the area though the conversion of vacant land and low-density uses to higher density uses, or through conversions of existing land use, such as residential to commercial. Such future off-campus development would be required to be consistent with the City of San Diego Progress Guide and General Plan and the applicable community plans, LCPs, or other planning documents, in addition to zoning requirements or subject to an allowable exception; and further subject to CEQA, mitigation requirements, and design review in order for project approvals to occur. Therefore, through these requirements, future development would be substantially compatible with existing land uses and would not result in a significant cumulative impact. Even if a cumulative impact did occur, implementation of the 2004 LRDP would not be cumulatively considerable because as discussed within this section, no potential conflicts with the plans resulting from the 2004 LRDP were identified.

As previously discussed, the 2004 LRDP could include development that may be incompatible with surrounding land uses, particularly in the SIO area and campus perimeter areas, potentially resulting in a significant impact. This impact would be mitigated through the implementation of mitigation measures Aes-1A and Lan-2A. A cumulative impact could occur if other nearby off-campus projects would result in similar incompatibilities. No such projects have been identified, however, even if one were, with implementation of mitigation measures Aes-1A and Lan-2A, the 2004 LRDP’s contribution would not be cumulatively considerable.
4.8.5 CEQA CHECKLIST ITEMS ADEQUATELY ADDRESSED IN INITIAL STUDY

Would the project physically divide an established community?

The San Diego community has developed around and in response to the campus. It is not currently anticipated that implementation of the 2004 LRDP would include any development outside of established campus properties or boundaries, and no incursion into, or division of, the surrounding residential communities is anticipated; therefore, no impact would occur and no further analysis is required.

Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?

The UCSD campus is within the City of San Diego but is not included within the City’s Multiple Species Conservation Program (MSCP) (City of San Diego 1997), nor is UCSD an enrolled agency in the Natural Communities Conservation Planning (NCCP) Program. Preserve areas designated by the City’s MSCP (i.e., in the Multiple Habitat Planning Area [MHPA]) are not located on UCSD lands; however, the MHPA does occur north and northeast of Genesee Avenue. There is no direct connection between any of the UCSD lands and the MHPA—major roadways block these connections. The closest MHPA to UCSD lands is that north of Genesee Avenue. Therefore, no impacts are anticipated to the City’s Multiple Species Conservation Program or the NCCP Program (Helix 2004).

4.8.6 REFERENCES


_____ 1985. La Jolla- La Jolla Shores Local Coastal Program Addendum. August.


_____ 1975. La Jolla Community Plan. March.

This page intentionally left blank.