

**CALIFORNIA COASTAL COMMISSION**

CENTRAL COAST DISTRICT OFFICE  
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**Prepared April 28, 2005 (for May 12, 2005 hearing)**

**To:** Coastal Commissioners and Interested Persons

**RECORD PACKET COPY**

**From:** Charles Lester, Deputy Director  
Dan Carl, Coastal Planner

**Subject: UCSC Marine Science Campus Long Range Development Plan - Public Comment Hearing**

This item is a preliminary public hearing on the University of California at Santa Cruz Long Range Development Plan for Terrace Point in the City of Santa Cruz. **There is no staff recommendation or anticipated Commission action. The sole purpose of the hearing is to provide an opportunity for interested parties to comment on the LRDP at a Central Coast meeting location.**

The University of California at Santa Cruz (UCSC) owns approximately 100 acres of coastal terrace just within the western border of the City of Santa Cruz and entirely within the coastal zone. The site has historically been known locally as Terrace Point and is currently home to UCSC's Long Marine Lab and its related facilities, as well as other affiliated marine science labs (CDFG and NOAA fisheries labs). The property includes Younger Lagoon Reserve, a component of UC's Natural Reserve System, and it is located at the transition from urbanized Santa Cruz City into Santa Cruz County's rural north coast. To date, development at the Terrace Point site has been authorized by a series of coastal development permits approved by the Commission (over three dozen permit actions since the first Lab approval in 1976). As an alternative to project by project coastal permit review, the Coastal Act allows the University to develop a long range development plan (LRDP) that can be certified by the Commission and that can then guide development at the site. Similar to a Local Coastal Program certification process, the University would then be the responsible entity for ensuring that future development on the site was consistent with the LRDP, subject to Commission oversight.

After several years of development, UCSC has now submitted a proposed LRDP to the Commission that is designed to govern coastal development at the Terrace Point property (now called the Marine Science Campus by the University).<sup>1</sup> The proposed Marine Science Campus LRDP is available for viewing on the University's website at <http://ppc.ucsc.edu/cp/projects/11407>. Commission staff is currently reviewing the proposed submittal for filing, and continues to work closely with the University on various coastal resource protection and planning issues. It is expected that a staff recommendation on the LRDP proposal will be scheduled for Commission review and action at a future Commission meeting within the next few months. However, this future meeting will be held at some distance from Santa Cruz. Therefore, in order to maximize opportunities for public participation in the LRDP process, the University has requested that the Commission hold a public hearing in Palo Alto, for the sole purpose of accepting preliminary public testimony from interested parties that may not otherwise travel to a more distant future hearing. Thus, this hearing is intended only as an opportunity for the Commission to hear

<sup>1</sup> This LRDP for Terrace Point is a coastal LRDP that is distinct from the University's ongoing update of its LRDP for other UCSC holdings.



**California Coastal Commission**

**May 2005 Meeting in Palo Alto**

Staff: D. Carl Approved by: *11.4/28/05*

UCSC CLRDP comments only hearing cover memo 5.12.2005.doc

public comment on the proposed CLRDP at a Central Coast meeting location.

For a general description and orientation to the Marine Science Campus LRDP, please find attached location maps and photos, an existing site plan and facility description, and a proposed site plan and facility description. For the complete Marine Science Campus LRDP document and related documents (e.g., EIR, etc.) please refer to the University's website at <http://ppc.ucsc.edu/cp/projects/11407>.

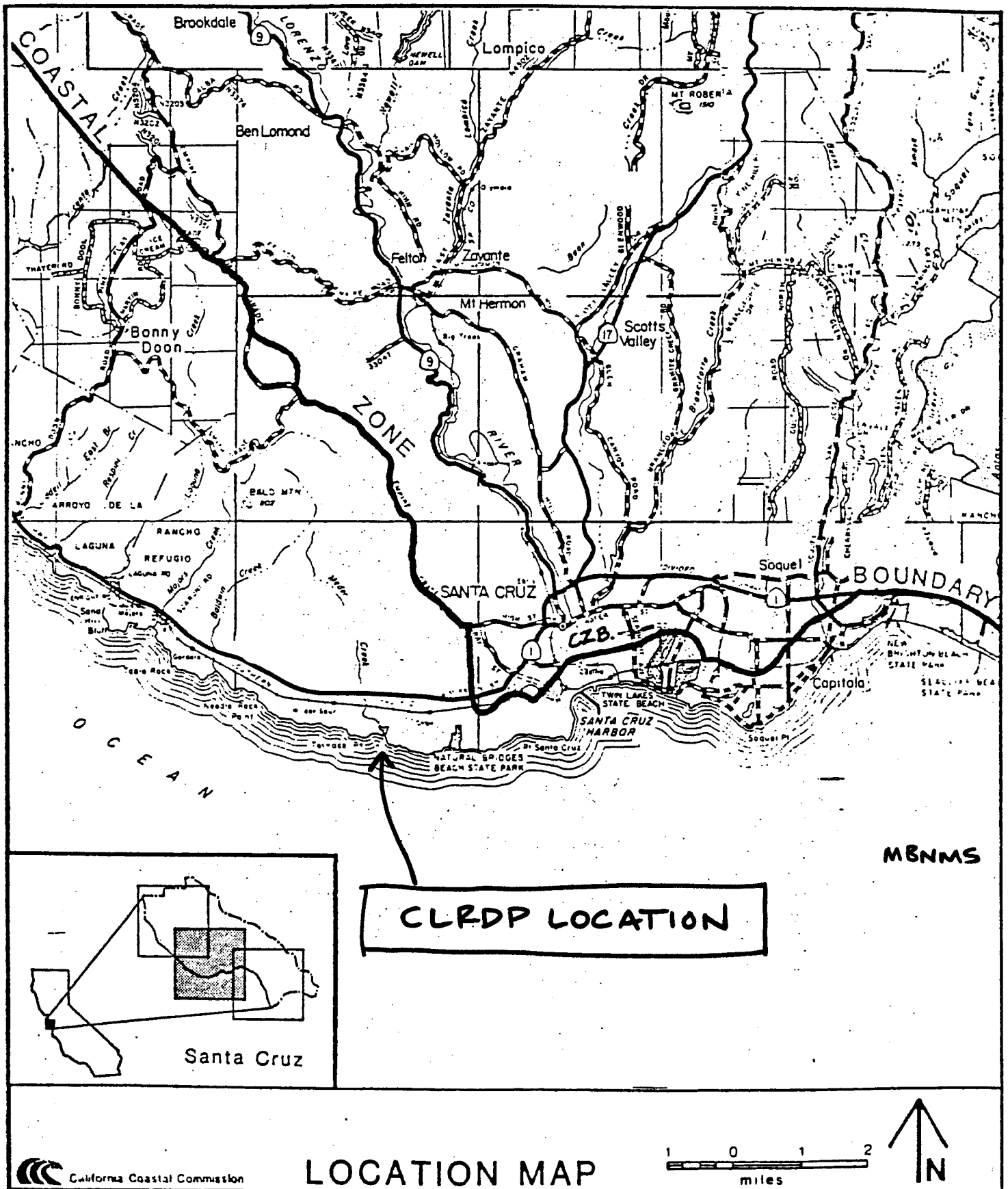
Exhibits

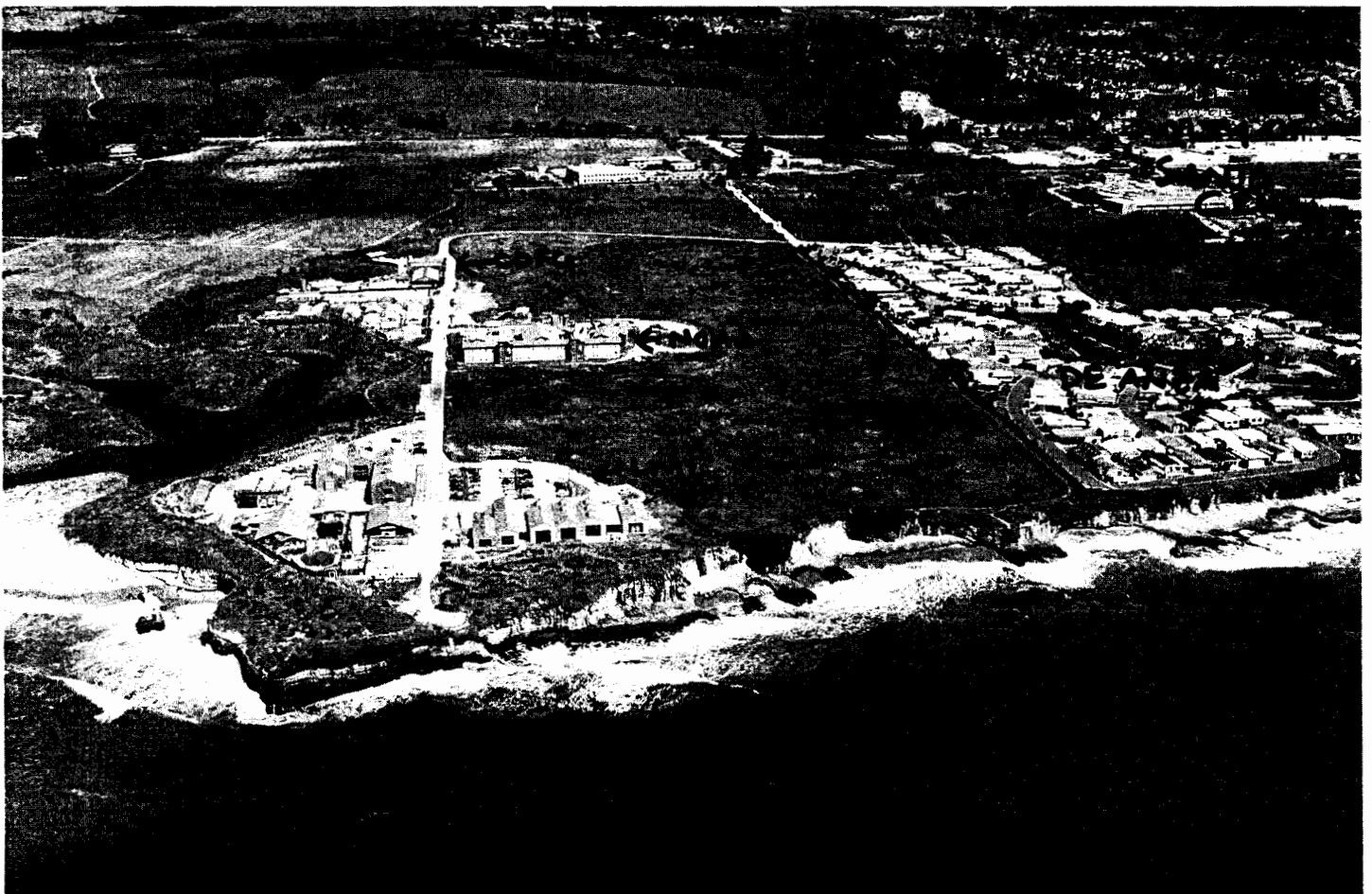
Exhibit A: Location Map and Photos

Exhibit B: Existing Site Plan and Existing Facilities Summary

Exhibit C: Proposed Site Plan and Proposed Additional Facilities Summary



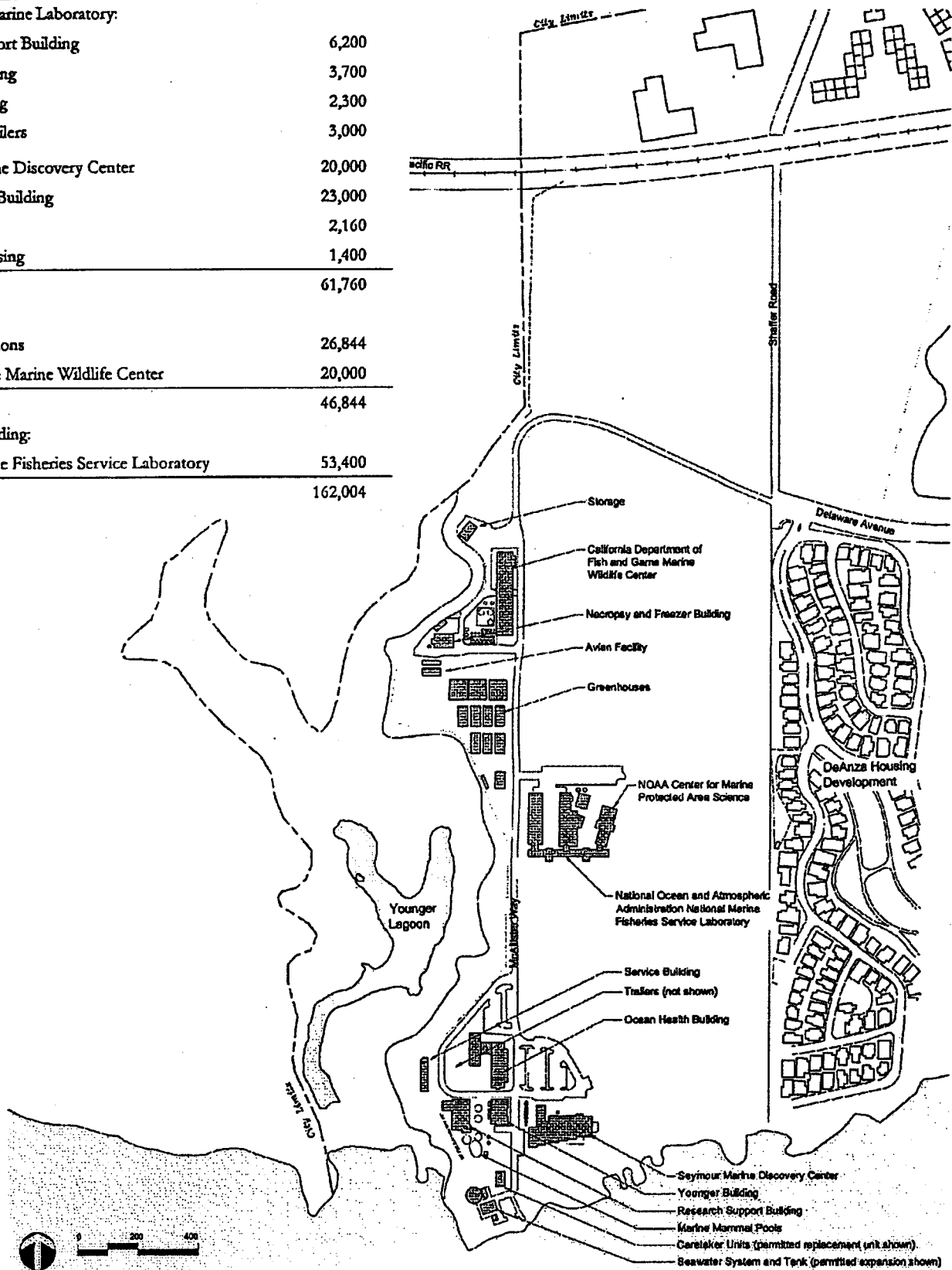




# EXISTING SITE PLAN + FACILITIES

Facility	Size (GSF)
UCSC Long Marine Laboratory:	
Research Support Building	6,200
Younger Building	3,700
Service Building	2,300
Temporary Trailers	3,000
Seymour Marine Discovery Center	20,000
Ocean Health Building	23,000
Avian Facility	2,160
Caretaker Housing	1,400
<b>SUBTOTAL</b>	<b>61,760</b>
Affiliates:	
Leased Operations	26,844
Fish and Game Marine Wildlife Center	20,000
<b>SUBTOTAL</b>	<b>46,844</b>
Federal In-Holding:	
National Marine Fisheries Service Laboratory	53,400
<b>TOTAL</b>	<b>162,004</b>

• CONTEXT •



EXISTING

COASTAL LONG RANGE DEVELOPMENT PLAN  
**CCC Exhibit B**  
 (page 1 of 1 pages)

11-7

# PROPOSED SITE PLAN FACILITIES

Fig. 7.1 Population Projections Associated with Prototype Site Plan





	Size (s.f.)	Design Capacity (persons)	Average Daily
<b>EXISTING FACILITIES</b>			
Seymour Marine Discovery Center	20,000	518	197
Ocean Health, Phase I	23,000	120	112
Other Primary Long Marine Lab Buildings	15,200	43	39
Avian Facility	2,160	5	5
Greenhouses	26,844	6	5
Existing Caretaker Housing	1,400	4	4
CDFG Marine Wildlife Center	20,000	10	9
NMFS In-holding	53,400	60	54
Subtotal	162,004	766	425
<b>CLRDP BUILDING PROGRAM</b>			
Marine Research and Education	254,500	633	610
Outdoor Research Area	70,000	0	0
Support Facilities			
Seminar Auditorium	5,000	350	13
Meeting Rooms	2,500	175	11
Food Service	3,500	105	5
Sport Courts	8,000	0	0
Support Housing			
Apartments and Townhouses	82,000	190	110
Visitor/Overnight Accommodations	2,500	10	5
Caretaker Replacement Housing	1,600	4	4
Researcher Housing Rooms	12,000	60	30
Equipment Storage & Maintenance			
Shared Warehouse	37,500	10	9
Shared Laydown Yard	70,000	0	0
Public Access and Recreation (trails/overlooks)	n/a	0	0
Seawater System Expansion	12,000	0	0
Subtotal	561,100	1,537	797
<b>CHANGED OCCUPANCY OF EXISTING FACILITIES</b>			
Seymour Marine Discovery Center (increased use)	0	0	106
Ocean Health (increased use)	0	0	18
Original LML Buildings (trailer removal)	-3,000	-27	-24
Temporary Caretaker Housing (removal)	-1,400	-4	-4
Greenhouses (removal)	-26,844	-6	-5
Subtotal	-31,244	-37	91
NET INCREASE (with changed occupancy)	529,856	1,500	888
TOTAL NEW PLUS EXISTING	691,860	2,266	1,313

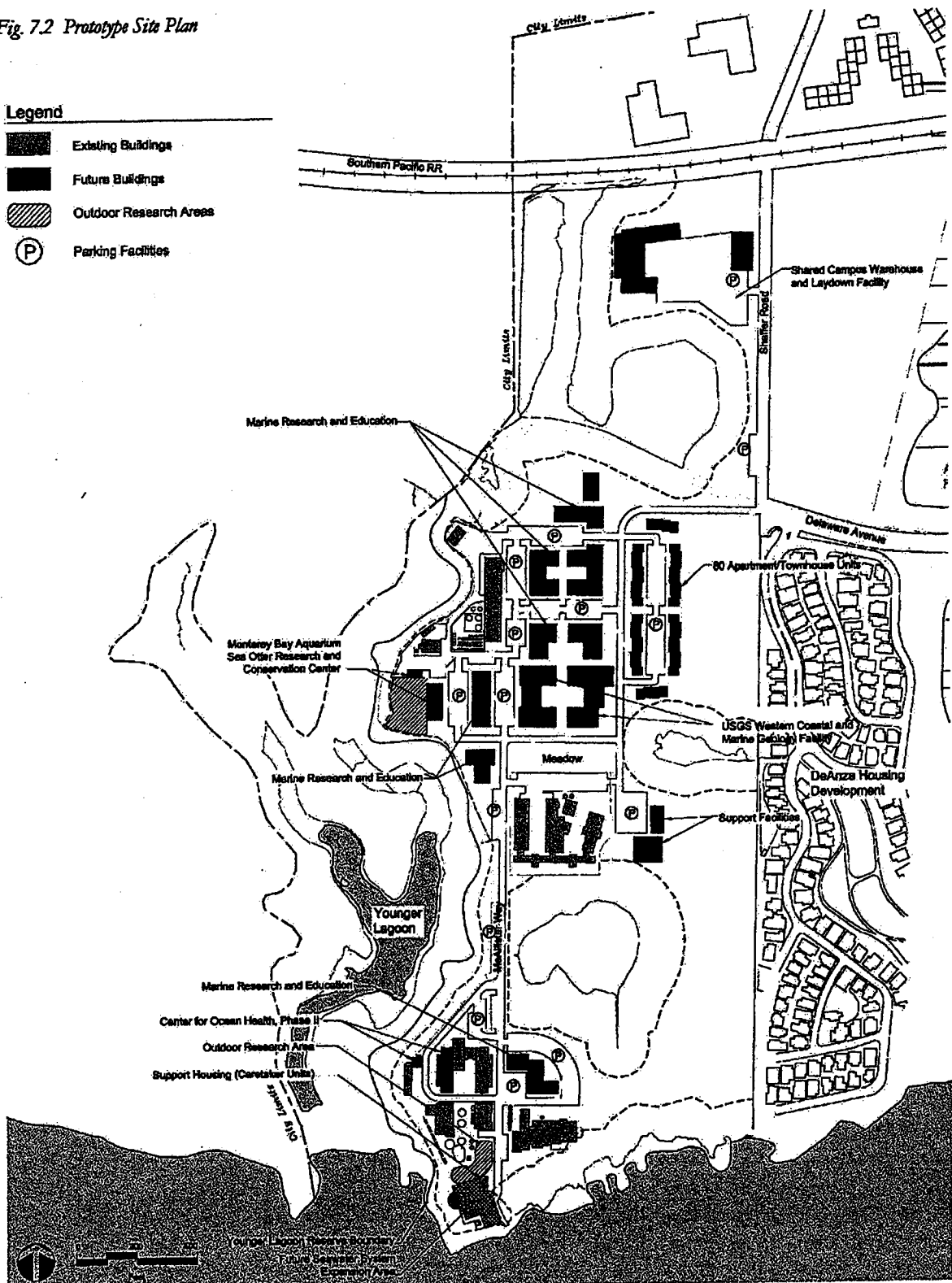
# PROPOSED SITE PLAN

PROTOTYPE PLANS AND BUILDING STUDIES.

Fig. 7.2 Prototype Site Plan

## Legend

-  Existing Buildings
-  Future Buildings
-  Outdoor Research Areas
-  Parking Facilities



COASTAL LONG RANGE DEVELOPMENT PLAN.

PROPOSED CCC Exhibit C  
(page 2 of 2 pages)

VII-3.

