

## 4.8 LAND USE

This chapter describes existing land uses in each of the 2020 LRDP Land Use Zones and evaluates the potential for development under the 2020 LRDP to affect those land uses. This chapter also examines the potential land use impacts from the Tien Center and from cumulative projects.

The analysis in this section focuses on the compatibility of land uses proposed in the 2020 LRDP with existing and planned land uses within the Campus Park, Adjacent Blocks, Southside, Hill Campus and LRDP Housing Zone. The analysis for the Tien Center focuses on the compatibility of the proposed project with existing and planned land uses within the Campus Park and Adjacent Blocks North.

During the scoping period for this EIR, land use-related comments requested that the EIR examine the consistency of the 2020 LRDP with the City of Berkeley General Plan and the Southside Plan. These issues are addressed in this chapter.

### 4.8.1 ANALYTICAL METHODS

Data used in preparing this chapter were obtained from several sources, including previous studies prepared for UC Berkeley and the cities of Berkeley and Oakland. Applicable regional and local land use plans were reviewed, and policies relevant to the 2020 LRDP and Tien Center are summarized in Section 4.8.3.

Existing land use and land use designations are summarized for each of the 2020 LRDP planning areas. In some parts of the LRDP Housing Zone, existing land use data were not available, so site visits were conducted to record existing land use. The analysis of potential impacts projected the scope and distribution of development proposed under the 2020 LRDP and determined whether this development would be consistent with applicable plans and policies. Potential conflicts between campus and other land uses were also examined.

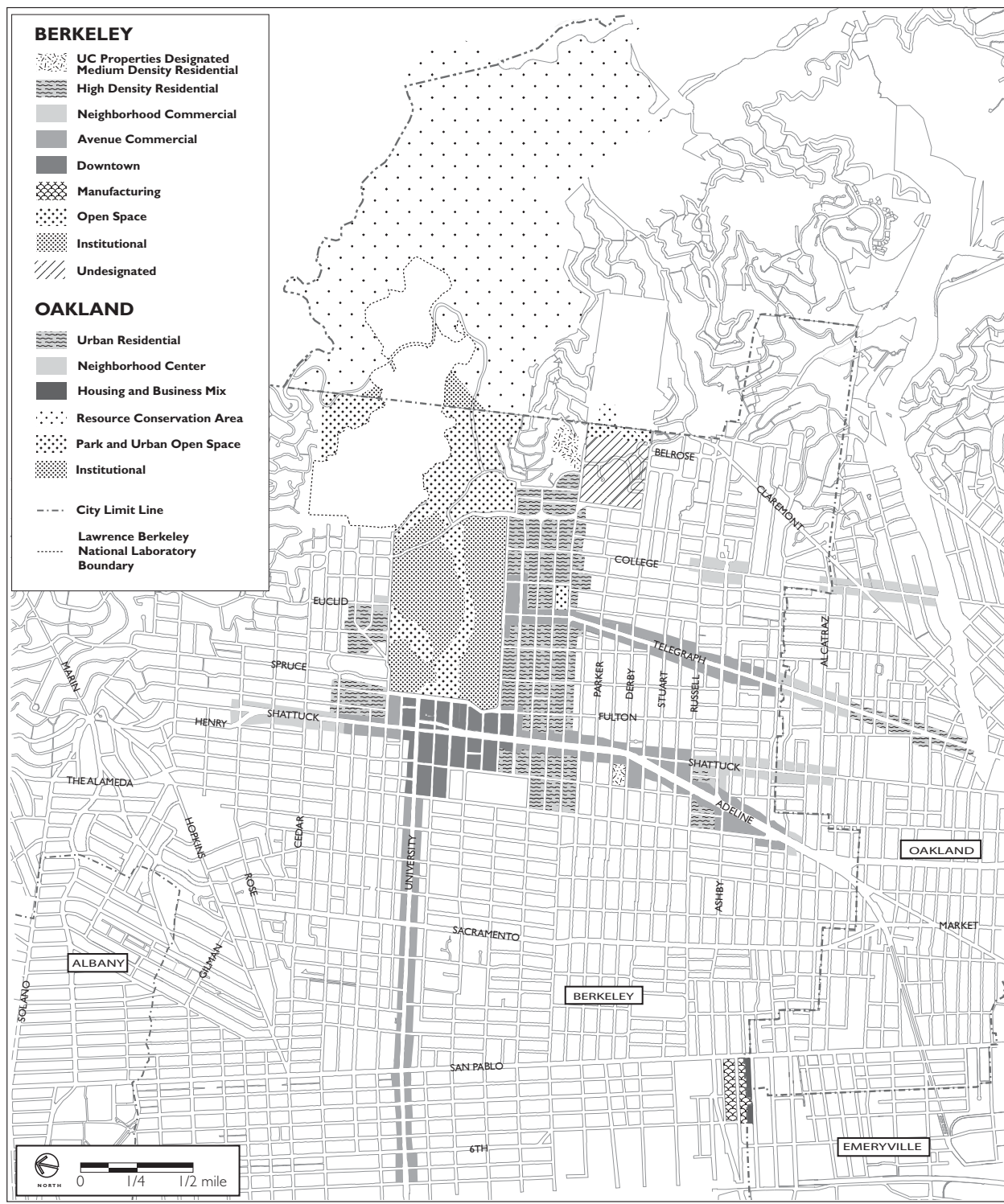
### 4.8.2 REGULATORY FRAMEWORK

#### EXECUTIVE ORDER D-16-00

Although not mandatory, the Regents of the University of California are encouraged to comply with Executive Order D-16-00, issued August 2, 2000, which establishes the Governor's sustainable building goal: 'to site, design, deconstruct, construct, renovate, operate, and maintain State buildings that are models of energy, water and materials efficiency; while providing healthy, productive and comfortable indoor environment and long-term benefits to Californians.<sup>1</sup> The land use policies in the 2020 LRDP support the general principles of sustainable building by concentrating future campus growth in urbanized areas already served by existing roads and infrastructure.

#### EXECUTIVE ORDER D-46-01

Executive Order D-46-01 establishes the criteria the State must use to locate and lease space, including such considerations as proximity to public transit and affordable housing, preservation of historic and architecturally significant structures, economic renewal opportunities, and integration of the community into the process.<sup>2</sup>



Sources: City of Berkeley, General Plan Land Use Diagram, Updated April 2003; City of Oakland, General Plan Land Use and Transportation Element, March 1998.

Note: Areas not shaded are not in the 2020 LRDP area.

FIGURE 4.8-1  
**BERKELEY AND OAKLAND GENERAL PLAN  
 LAND USE DESIGNATIONS IN THE 2020 LRDP AREA**

### 4.8.3 LOCAL PLANS AND POLICIES

Although the University is constitutionally exempt from local land use regulations when using its property in furtherance of its educational purposes, it is University policy to evaluate proposed projects for consistency with local plans and policies. Therefore, this section outlines the plans and policy goals of the cities of Berkeley and Oakland related to land use.

#### CITY OF BERKELEY

As shown in Figure 3.1-5, the Campus Park, Adjacent Blocks, and Southside, a portion of the Hill Campus, and most of the LRDP Housing Zone lie within the City of Berkeley city limits. Major City of Berkeley policy documents relevant to the 2020 LRDP include the following:

##### BERKELEY GENERAL PLAN

In October, 2000, the City of Berkeley Planning Commission published a new Draft General Plan.<sup>3</sup> On December 18, 2001 the Berkeley City Council certified the General Plan Update EIR and approved the Housing, Land Use and Transportation Elements of the Draft Plan as amended by the City Council. The City Council approved the final changes to the plan in Spring 2002, thereby adopting the first Berkeley General Plan since 1977.

The Land Use Element includes several policies relevant to the proposed 2020 LRDP. Relevant policies from other Elements are presented in their related chapters of this EIR. The Land Use Element prescribes how land can be developed, and provides for the overall consistency and compatibility of land use within the city.

One objective of the Land Use Element of the Berkeley General Plan is to ‘minimize the negative impacts and maximize the benefits of University of California on the citizens of Berkeley.’<sup>4</sup> Although UC Berkeley is not subject to local land use regulations, the Land Use Element contains policies specific to the University’s presence in Berkeley and its future expansion.<sup>5</sup> Land use policies specific to UC Berkeley are listed in Table 4.8-1.

The City of Berkeley General Plan assigns all land in the city to one of twelve land use designations. Land use designations assigned to land within the 2020 LRDP study area are shown in Figure 4.8-1, and are described for each Land Use Zone in section 4.8.4.

##### FINDINGS OF THE BERKELEY GENERAL PLAN EIR

The City of Berkeley General Plan EIR concluded that adoption of the General Plan would have few less than significant land use impacts and only one potentially significant land use impact. The EIR found that implementation of Policy T-36, which called for exploring opportunities to move existing long-term parking out of the Downtown, University and Southside areas to new satellite parking facilities, could result in a potentially significant impact. Mitigation for this potential impact was to require environmental review of proposed satellite parking lots and associated shuttle services prior to city approval.<sup>6</sup>

TABLE 4.8-1

**BERKELEY GENERAL PLAN: UC BERKELEY-SPECIFIC LAND USE POLICIES<sup>7</sup>**

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<b>LU-14</b>	<b>Community Service Centers.</b> Work with the Berkeley Unified School District and the University of California to establish a network of community centers including school sites, neighborhood resource centers, and city facilities that offer community services such as child care, health care, and recreational programs.
<b>LU-35</b>	<b>Mutually Beneficial Land Use Decisions.</b> Develop and foster close working relationships with the University of California Berkeley to ensure and facilitate land use decisions that are mutually beneficial to both the institution and the adjoining neighborhoods.
<b>LU-36</b>	<b>University Impacts and Costs.</b> Minimize the negative impacts of the size of the campus population and campus expansion on adjacent neighborhoods and the city as a whole.
<b>LU-37</b>	<b>University Housing.</b> Encourage the University to maximize the supply of housing for students, faculty and staff to minimize the impacts of the University on the citywide supply of housing.
<b>LU-38</b>	<b>University Impact on City Tax Revenue.</b> Discourage to the maximum extent possible additional use of land by the University that would result in the removal of property from the tax rolls or a reduction of tax revenue to the city.
<b>LU-39</b>	<b>University Traffic.</b> Reduce traffic impacts of the University on the citywide transportation system.
<b>LU-40</b>	<b>Public Use of University Facilities and Grounds.</b> Continue to support maximum opportunities for citizen use of campus libraries and recreational facilities, the maintenance of the hill lands as open space and the adoption of University development standards and policies to conserve and enhance present open space resources.
<b>LU-41</b>	<b>Public Agency Development.</b> Ensure that all land use plans, development, and expansion by public agencies are consistent with city laws, the city's General Plan and Zoning Ordinance to the extent feasible, and the California Environmental Quality Act.

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**BERKELEY DOWNTOWN PLAN**

The City of Berkeley Downtown Plan was adopted in 1990 to address economic decline in the downtown. The goals, objectives and policies of the Downtown Plan were adopted as an amendment to the 1977 Master Plan, and were re-adopted (with amendments) with the new General Plan.<sup>8</sup> The primary aim of the Downtown Plan is to establish the Downtown as a 'compact, economically vital, historic city center with a defined core area and transition zones buffering residential neighborhoods'.<sup>9</sup>

The Downtown Plan recognizes the importance of the campus as a downtown presence. The Downtown Plan contains objectives and policies specific to UC Berkeley that address the relationship between the campus and the downtown. These policies and objectives are contained in the University of California Element. This Element sets forth three objectives regarding the University:

- Encourage the University to have a social and cultural presence in the downtown.
- Encourage the University to provide housing for students in and near downtown.
- Ensure University related development contributes positively to the downtown.

The University of California Element of the Downtown Plan includes a set of policies associated with each objective. Ideas contained in these policies include building a downtown museum, limiting campus development in accordance with the city's infrastructure, encouraging the integration of campus cultural life with the downtown, and supporting new student housing that does not take additional land off the tax rolls.<sup>10</sup> The Downtown Plan also contains a number of policies addressing the physical relationship of Oxford Street to the campus.

#### **SOUTH BERKELEY AREA PLAN**

The South Berkeley Area Plan was adopted in 1990 primarily to address economic development and housing assistance in the South Berkeley area.<sup>11</sup> The Plan covers the area from Dwight Way to the Oakland border, primarily from San Pablo Avenue to Shattuck Avenue. A portion of this area is in the LRDP Housing Zone. The South Berkeley Area Plan remains a valid area-specific adjunct to the General Plan,<sup>12</sup> and sets forth three policies relevant to UC Berkeley:

- Encourage mixed use developments along commercial corridors.
- Develop connections between local businesses and the University.
- Promote public, social service, University, and non-profit employment for South Berkeley residents.<sup>13</sup>

#### **UNIVERSITY AVENUE STRATEGIC PLAN**

Portions of the University Avenue Strategic Plan area lie in the Adjacent Blocks West and in the LRDP Housing Zone. The Plan, completed in 1996, encourages the revitalization of University Avenue by providing suitable economic development and housing, increasing public safety, promoting a more pedestrian-oriented environment, and creating a land use mix that strengthens neighborhood identity. The Plan also seeks to protect and improve neighborhood quality of life, enhance University Avenue as a gateway to the city, adjacent neighborhoods, and the downtown, and enhance public transit systems.

#### **SOUTH SHATTUCK STRATEGIC PLAN**

The South Shattuck Strategic Plan covers a 35 block area stretching along the Shattuck and Adeline corridors from Dwight Way to Ashby Avenue. A portion of the LRDP Housing Zone lies within the Plan area. The purpose of the Plan is to address the specific economic, urban design, housing, and transportation issues in the South Shattuck area. Four specific areas in which improvements could be made are targeted in the Plan: Shattuck between Dwight & Ward, Shattuck between Ward & Ashby, Adeline between Ward & Ashby, and adjacent residential neighborhoods.<sup>14</sup>

#### **CITY OF OAKLAND**

Much of the Hill Campus and a portion of the LRDP Housing Zone lie within the City of Oakland city limits. Thus, City of Oakland policies that relate to these areas are relevant to the 2020 LRDP.

#### **OAKLAND GENERAL PLAN**

The Oakland General Plan Land Use and Transportation Element includes several policies relevant to the proposed 2020 LRDP. Relevant policies from other Elements are presented in their related chapters of this EIR. The Land Use and Transportation

Element encourages several types of new residential development including transit-oriented development and transit villages,<sup>15</sup> infill development and housing in designated mixed housing type and urban housing areas.<sup>16</sup>

Specific General Plan policies give high priority to facilitating the construction of housing units, require high quality design for new residential construction, and support mixing housing types.<sup>17</sup> Within North Oakland, the key objectives of the General Plan include preserving community character and identity; maintaining established residential densities in most areas, while recognizing the potential for higher densities in areas served by transit; and promoting commercial revitalization in some locations.<sup>18</sup>

#### **4.8.4 EXISTING SETTING**

This section describes existing land uses and building information in the Campus Park, its City Environs, and the Hill Campus relevant to the 2020 LRDP. While the University functions as a single academic enterprise, the areas that comprise its campus differ significantly in terms of physical capacity and environmental sensitivity. To allow more precise analysis of both, the 2020 LRDP is organized in terms of the land use zones shown in Figure 3.1-1 and described below.

##### **CAMPUS PARK**

The historic 180-acre Campus Park is defined by Hearst Avenue on the north, Oxford/Fulton Streets on the west, Bancroft Way on the south, and Gayley Road/Piedmont Avenue on the east. As shown in Table 4.8-2, the Campus Park contains 56 percent of the UC Berkeley built space inventory. Although intensively developed, the Campus Park retains a distinctive parklike environment of natural and formal open spaces, as well as an outstanding ensemble of historic architecture. It serves both as the center of campus intellectual life and as a scenic and cultural resource for the entire Bay region.

Presently, the Campus Park is undergoing construction and seismic retrofits in several buildings. The new construction projects now underway were previously evaluated under separate environmental review. Seismic retrofits are, in general, exempt from CEQA review if they include no other significant changes to the buildings.<sup>19</sup>

In the Berkeley General Plan, the Campus Park is designated Institutional, except for the riparian and other natural areas along Strawberry Creek, which are designated Open Space. Institutional areas in the Berkeley General Plan are areas for institutional, government, educational, recreational, open space, natural habitat, woodlands, and public service uses and facilities.<sup>20</sup> Within areas designated Institutional, the General Plan allows building intensity ranging from FAR 1 to FAR 4.<sup>21</sup> The Open Space designation includes parks, recreational facilities, community services, and facilities to maintain these uses.

TABLE 4.8-2

<b>UNIVERSITY BUILDING SPACE BY LOCATION 2001-2002</b>	GSF <sup>22</sup>	% Total
Campus Park	8,325,202	56%
Hill Campus	349,433	2%
City Environs		
Adjacent Blocks	2,121,249	14%
Southside	1,455,534	10%
Other Berkeley	805,665	5%
<b>Space Within 2020 LRDP Scope</b>	<b>13,057,083</b>	<b>87%</b>
University Village Albany	967,962	7%
Richmond Field Station	549,100	4%
Other Locations	287,415	2%
<b>Total UC Berkeley Space</b>	<b>14,861,560</b>	<b>13%</b>

### HILL CAMPUS

The Hill Campus consists of roughly 800 acres extending east from Stadium Rimway to Grizzly Peak Boulevard. The Hill Campus surrounds a 200-acre area managed under the separate jurisdiction of Lawrence Berkeley National Laboratory (LBNL), which is not within the scope of the 2020 LRDP. Lawrence Berkeley National Laboratory operates under its own LRDP and EIR, approved separately by the UC Regents.

While the Hill Campus contains several UC Berkeley facilities concentrated along Centennial Drive, including the Lawrence Hall of Science, the Botanical Garden, the Space Sciences Laboratory and the Mathematical Sciences Research Institute, the primary use of the Hill Campus is natural open space, including over 300 acres in the Ecological Study Area. The Hill Campus contains two percent of the UC Berkeley built space inventory.

The Berkeley General Plan designates the Berkeley portion of the Hill Campus as Open Space, which allows recreational facilities, schoolyards, community services, and facilities necessary for the maintenance of the areas.<sup>23</sup> Almost the entire Oakland portion of the Hill Campus is designated Resource Conservation Area in the Oakland General Plan. Under this designation, buildings are not considered suitable for Resource Conservation Areas except as required for their maintenance.

### CITY ENVIRONS

While the City Environs consist of several zones, described further below, the zones are similar in consisting mostly of city blocks served by city streets, and including campus properties interspersed with non-campus properties. In the City Environs, the objectives of UC Berkeley are informed by the goals of Berkeley and Oakland, to ensure their character and livability are respected and enhanced through new capital investment.

### ADJACENT BLOCKS

This zone includes the blocks adjacent to the north, west, south and east of the Campus Park. Those to the north, west, and south are city blocks defined by city streets, but include numerous major campus facilities. The 'blocks' to the east are owned entirely by the University, but are separated from the Campus Park by Gayley Road and Piedmont Avenue. Gayley Road north of the Stadium is owned by the University.

For the purpose of land use and environmental analysis, the 2020 LRDP subdivides the Adjacent Blocks into three subzones, below. The Adjacent Blocks together contain 14 percent of the UC Berkeley built space inventory, and roughly 45 percent of the land within them is owned by the University.

**ADJACENT BLOCKS NORTH** are those blocks defined by the Hill Campus, LBNI, Ridge Road, Scenic Avenue, the Hearst Avenue frontage from Scenic Avenue to Oxford Street, Oxford Street, and the Campus Park. Major campus facilities on these blocks include Etcheverry Hall, Soda Hall, Goldman School of Public Policy, the Greek Theatre, and the Bowles, Stern and Foothill residence halls. In the Berkeley General Plan, most sites in the Adjacent Blocks North are designated Medium or High Density Residential. Building intensity in Medium and High Density Residential areas range from 20 to 40 dwelling units per net acre and 40 to 100 dwelling units per net acre, respectively.

Suitable uses in the Medium Density Residential designation also include community services, schools, open space, recreational uses and institutional facilities. The High Density Residential designation includes these plus ground floor commercial space where permitted by zoning. Neighborhood Commercial designations occur at the intersection of Euclid and Hearst Avenues, while the area east of Gayley Road is designated Institutional. Suitable uses in Neighborhood Commercial areas include local-serving commercial, residential, office, community service, and institutional: building intensity ranges from less than FAR 1 to FAR 3.<sup>21</sup>

**ADJACENT BLOCKS WEST** are those blocks defined by Oxford Street, Virginia Street, Walnut Street, Hearst Avenue, Shattuck Avenue, Durant Street, Ellsworth Street, and the Campus Park. Major campus facilities on these blocks include the University Printing Plant, University Hall, 2195 Hearst, and the plant research facilities of the Oxford Tract.

In the Berkeley General Plan, most sites on the Adjacent Blocks West are designated Downtown. The remainder are designated High Density Residential and Avenue Commercial. Suitable uses in the Downtown designation include medium- and high-density housing, arts and entertainment, and retail, office, cultural, open space, civic, and institutional facilities. Development intensity ranges from less than FAR 1 to FAR 6. It is General Plan policy to increase the residential population in the Downtown. Suitable uses in Avenue Commercial areas include local-serving and regional-serving commercial, residential, office, community service, and institutional uses: building intensity ranges from less than FAR 1 to FAR 4.<sup>21</sup>

**ADJACENT BLOCKS SOUTH** are those blocks defined by Ellsworth Street, Durant Avenue, College Avenue, the Bancroft Avenue frontage from College to Piedmont Avenue, Bancroft Avenue, Stadium Rimway, and the Campus Park. Major campus facilities on these blocks include Memorial Stadium, International House, University Art Museum, and Tang Health Center. In the Berkeley General Plan, the Adjacent Blocks South are primarily designated High Density Residential, with some Avenue Commercial along Telegraph Avenue and Bancroft Avenue. Memorial Stadium and International House are designated Open Space.



## **SOUTHSIDE**

The Southside includes the blocks defined by Durant Avenue, Prospect Street, Dwight Way, and Fulton Street, as well as the 50-acre, University-owned Clark Kerr Campus and Smyth-Fernwald housing complex. The Clark Kerr Campus includes student and faculty housing, a recreation center, conference facility, and child care. The University owns roughly 45 percent of the land in the Southside, including the Clark Kerr Campus. The Southside contains 10 percent of the UC Berkeley built space inventory.

The Clark Kerr Campus and adjacent Smyth-Fernwald housing complex have 34 buildings, which together comprise slightly over a third of UC Berkeley space in the Southside. The Clark Kerr Campus contains a wide range of uses including the Golden Bear Recreation Center, a conference facility, student and faculty housing, childcare, and a variety of recreational facilities. The Smyth-Fernwald complex contains student family apartments. A set of legal covenants with the city and with neighboring property owners specifies how the Clark Kerr Campus will be used and developed through 2032; these covenants are described in greater detail in section 4.8.6.

In 2003, five new University housing buildings were under construction in the Southside: two each in the Unit 1 and Unit 2 complexes, and another directly across from the Anna Head complex on Channing Way. Once complete, these buildings will add another 1,080 single student beds to the UC Berkeley built space inventory in the Southside.

As commonly used in Berkeley, the term ‘Southside’ also includes most of the Adjacent Blocks South. The 2020 LRDP treats these blocks separately, because they differ from the balance of the Southside in terms of both current land use and the nature of future development proposed by the University. However, projects on the Adjacent Blocks implemented under the 2020 LRDP that lie within the area of the City of Berkeley Southside Plan shall, as a general rule, conform to the Southside Plan, as described in 4.8.6.

In the Berkeley General Plan, most of the Southside is designated High Density Residential, with some Avenue Commercial along Telegraph Avenue. People’s Park is designated Open Space. The University-owned Smyth-Fernwald complex is designated Medium Density Residential, while the Clark Kerr Campus is undesignated.<sup>24</sup>

## **LRDP HOUSING ZONE**

Although primarily within the City of Berkeley, the LRDP Housing Zone also extends into portions of Oakland. In the Berkeley General Plan, land in the LRDP Housing Zone outside the other land use zones described above is primarily designated Avenue Commercial along University, Telegraph, Shattuck, and Adeline, with some pockets of Neighborhood Commercial along College and North Shattuck, and High Density Residential south of the Downtown and west of Shattuck.

The LRDP Housing Zone extends into North Oakland along Telegraph and Shattuck Avenues. Along these arterials, the City of Oakland General Plan land use designations are a mix of Urban Residential and Neighborhood Center Mixed Use. Where the LRDP Housing Zone extends into Oakland along College Avenue, the land use designation is Neighborhood Center Mixed Use. Both designations encourage high density residential development, of up to 125 units per acre, in combination with active ground floor retail, cultural and service uses.<sup>25</sup>

#### **OTHER BERKELEY SITES**

Most of the space in this category is located at 2000 Carleton and 6701 San Pablo. These and other University sites comprise five percent of the UC Berkeley built space inventory. The Berkeley General Plan designates the 2000 Carleton site as Medium Density Residential. Building intensity in Medium Residential areas ranges from 20 to 40 dwelling units per net acre. Suitable uses in the Medium Density Residential designation also include community services, schools, open space, recreational uses and institutional facilities.

The north half of the 6701 San Pablo site lies in Berkeley, while the balance lies in Oakland (southeast quadrant) and Emeryville (southwest quadrant). The Berkeley General Plan designates its portion for Manufacturing; these areas are intended to maintain and preserve areas of Berkeley for manufacturing and industrial uses necessary for a multi-faceted economy and job growth. The Oakland General Plan designates its portion as Housing and Business Mix, a designation that gives equal weight to housing and business, and is intended to guide a transition from heavy industry to low-impact light industry and other business that can co-exist compatibly with housing.

#### **4.8.5 STANDARDS OF SIGNIFICANCE**

The significance of the potential impacts of the 2020 LRDP and Tien Center on land use was determined based on the following standards:

*Standard: Would the project physically divide an established community?*

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

*Standard: Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project, adopted for the purpose of avoiding or mitigating an environmental effect?*

*Standard: Would the project conflict with local land use regulations such that a significant incompatibility is created with adjacent land uses?*

#### **4.8.6 POLICIES AND PROCEDURES GUIDING FUTURE PROJECTS**

This section describes existing policies and procedures that would help to minimize land use impacts of development under the 2020 LRDP. It references both the policies in the 2020 LRDP itself and other University agreements affecting land use.

##### **2020 LRDP**

Review of individual projects under the 2020 LRDP would influence land use impacts by guiding the location, program, and design of new UC Berkeley projects. While all the LRDP Objectives described in Chapter 3.1 bear directly indirectly on land use, the following are particularly relevant:

- Plan every new project to represent the optimal investment of land and capital in the future of the campus
- Plan every new project as a model of resource conservation and environmental stewardship
- Build a campus that fosters intellectual synergy and collaborative endeavors both within and across disciplines.
- Maintain and enhance the image and experience of the campus, and preserve our historic legacy of landscape and architecture.
- Plan every new project to respect and enhance the character, livability, and cultural vitality of our City Environs.
- Maintain the Hill Campus as a natural resource for research, education and recreation, with focused development on suitable sites.

The 2020 LRDP includes a number of specific policies and procedures for individual project review to support these objectives, which are described below.

#### **CAMPUS PARK**

The 2020 LRDP requires that while the design of each campus building should reflect its own time and place, it should also reflect the enduring values of elegance and quality, and contribute to a memorable identity for the University as a whole. Toward this goal, major capital projects would be reviewed at each stage of design by the UC Berkeley Design Review Committee, described in chapter 4.1.

The Campus Park Guidelines contained in the 2020 LRDP would guide these reviews to ensure they both reflect a coherent aesthetic vision and support the academic goals of the University. The Guidelines prescribe general design principles for the Campus Park as a whole, as well as more prescriptive criteria in selected areas to ensure:

- The major elements of the campus landscape armature, as well as its most significant historic exterior spaces, are preserved from intrusion by buildings,
- Projects within the classical core enhance the architectural integrity of the ensemble, and complement rather than compete with historic buildings,
- Projects at the city interface create a graceful transition from campus to city, and enhance the visual image and pedestrian experience of the campus edge,
- Projects facing places of interaction provide enclosure and security, admit sunlight, and have active ground level uses that observe and activate the place.

Moreover, given the variety of site conditions present in the Campus Park, project specific design guidelines would be prepared for each major project, based on the Campus Park Guidelines. The project specific design guidelines would specify the landscape and open space improvements to be incorporated into the project scope and budget.

#### **HILL CAMPUS**

As described in Chapter 3.1, the 2020 LRDP would limit future development in the Hill Campus to a few selected areas. No new development within the timeframe of the 2020 LRDP is expected within the areas designated as Ecological Study Area, Reserve Study Areas, or the open space buffers adjacent to Research areas.

Development within the Research areas, the Botanical Garden, and Strawberry Canyon Recreation area would be limited to buildings and other facilities of modest scale within or adjacent to areas already developed with buildings and infrastructure. Housing would be initially limited to the two housing sites identified in the 2020 LRDP: any additional future housing sites would be subject to further environmental review under CEQA.

2020 LRDP policies that pertain to the Hill Campus include:

- Establishing a management authority for the Ecological Study Area,
- Ensuring the future management of, and investments in, the Ecological Study Area and the Botanical Garden are integrated and synergetic,
- Maintaining the visual primacy of the natural landscape in the Hill Campus, and
- Managing the landscape to reduce fire risk and restore native vegetation patterns.

Major capital projects under the 2020 LRDP would be reviewed at each stage of design by the UC Berkeley Design Review Committee, and project specific guidelines would be prepared for each major project. The project specific design guidelines would specify the landscape and open space improvements to be incorporated into the project scope and budget.

#### **CITY ENVIRONS**

UC Berkeley serves the entire state of California, and has a mission that can not always be met entirely within the parameters of municipal policy. In the City Environs, however, the objectives of UC Berkeley should be informed by the plans and policies of Berkeley and Oakland, to ensure their character and livability are respected and enhanced through new University investment.

Throughout the City Environs, major capital projects would be reviewed at each stage of design by the UC Berkeley Design Review Committee, based on project specific design guidelines prepared for each project. The University would make informational presentations of all major projects in the City Environs in Berkeley to the City of Berkeley Planning Commission and, if relevant, the City of Berkeley Landmarks Commission, for comment prior to schematic design review by the UC Berkeley Design Review Committee. Similarly, the University would make informational presentations of all major projects located in the City Environs in Oakland to the City of Oakland Planning Commission and, if relevant, to the Landmarks Preservation Advisory Board.

Projects on the Adjacent Blocks that lie within the area of the Southside Plan would use the Southside Plan, described below, as a general guide for project design.

**SOUTHSIDE.** In 1997 the City of Berkeley and UC Berkeley signed a Memorandum of Understanding, which states ‘the city and the University will jointly participate in the preparation of a Southside Plan...the campus will acknowledge the Plan as the guide for campus developments in the Southside area.’

The city and University have since collaborated on a draft Southside Plan, which as of July 2003 was being finalized for formal city adoption (see next section). Assuming no further substantive changes are made by the city prior to adoption, the University would as a general rule use the design guidelines and standards prescribed in the Southside Plan as its guide for the location and design of projects implemented under the 2020 LRDP within the geographic area of the Southside Plan.

## **AGREEMENTS WITH THE CITY OF BERKELEY**

The University has made several agreements with the City of Berkeley that would minimize land use impacts of the 2020 LRDP.

### **CLARK KERR CAMPUS MEMORANDUM OF UNDERSTANDING / COVENANTS & RESTRICTIONS**

In 1982, a Memorandum of Understanding (MOU) was executed by the City of Berkeley and the University regarding the 50-acre Clark Kerr Campus.<sup>26</sup> A Declaration of Covenants and Restrictions with nearly identical provisions was executed by the University with property owners within a defined area around the Clark Kerr Campus.<sup>27</sup> These agreements essentially limit future use of the Clark Kerr Campus through 2032 to the program described in the Dwight-Derby Site Plan approved by the Regents of the University of California in March 1982. Amendment of the MOU requires consent by the Berkeley City Council, while amendment of the Declaration requires consent by a majority of property owners within the area defined in the Declaration.

### **1990 LRDP MITIGATION IMPLEMENTATION AND COOPERATIVE RELATIONS AGREEMENTS**

In October 1989, the City of Berkeley and UC Berkeley entered into a Memorandum of Accord which addressed many of the critical issues facing the city and University at that time.<sup>28</sup> Following adoption of the 1990 LRDP, the Memorandum of Accord was expanded upon and validated by the LRDP Mitigation Implementation and Cooperative Relations Agreements, both of which are described briefly below.

In 1990, the University and the City of Berkeley executed a Cooperative Relations Agreement (CRA) with regard to various matters of mutual concern. Via the CRA, the University agreed to several economic development activities, to assist with the construction of a facility for the homeless, and to lease space to the city at 6701 San Pablo Avenue. The CRA also addressed city-University support for mixed-use facilities in the Downtown, support of city economic goals, and use of the city's First Source Hiring Program for contractors and employees.<sup>29</sup>

At the same time the CRA was signed, a Mitigation Implementation Agreement (MIA) was also executed by the University and the City of Berkeley. The MIA outlines various actions and procedures to facilitate the implementation of the 1990 LRDP and EIR mitigation measures. The MIA terminates at the conclusion of academic year 2005-2006 or upon approval of a new LRDP for UC Berkeley.<sup>30</sup>

### **SOUTHSIDE PLAN AND SOUTHWEST SPORTS COMPLEX MOU**

In 1997, the City of Berkeley and UC Berkeley executed a Memorandum of Understanding (MOU) to create a City-Campus Planning Advisory Group charged with helping UC Berkeley and the city coordinate future development, housing, recreation, circulation, transit and parking plans and projects. The MOU contains several UC Berkeley and city commitments regarding the Southwest Sports Complex.<sup>31</sup>

The MOU also stipulated that the city and UC Berkeley jointly work on creating plans to help protect neighboring areas from traffic impacts, including transit system improvements in the downtown, campus and environs, and jointly participate in preparing a Southside Plan and a UC Neighborhoods Circulation Plan. As described elsewhere in this document below, both of these plans have been completed.

### **SOUTHSIDE & DOWNTOWN TRANSPORTATION DEMAND MANAGEMENT STUDY**

Pursuant to the 1997 Memorandum of Understanding, UC Berkeley and the City of Berkeley jointly commissioned the Southside & Downtown Transportation Demand Management (TDM) Study.<sup>32 33</sup> The document's intent is to guide future transportation planning by the City and University within the areas south and west of the Campus Park.

The study considers facilities and programs for automobiles (e.g. parking structures), bicycles (e.g. bicycle parking), pedestrians (e.g. sidewalk improvements), and transit (e.g. expanded transit subsidy programs). The strategies and findings of the TDM Study are designed to inform other plans, including the city's General Plan, the Southside Plan and UC Berkeley's Long Range Development Plan.

The study area for the TDM Study is bounded by Hearst Avenue, Martin Luther King Jr. Way, Dwight Way and Prospect Street. This area includes the Southside, the Downtown, and UC Berkeley. The study area also includes residential areas adjacent to and enclosed within its boundaries. The TDM Study has two goals:

- Improve the livability of Berkeley's core, including the University, Downtown, Southside and surrounding neighborhoods.
- Improve the vitality of Berkeley's core, including its role as a place for living, business, research, teaching, study, worship, shopping, recreation and entertainment.

For each goal, the Study contains objectives and proposed strategies addressing parking, housing, safety, job development, aesthetics, streetscape, traffic, transit, bicycling, walking, and ridesharing.

### **SOUTHSIDE PLAN**

A Draft Southside Plan prepared with input from the City of Berkeley and the University was published for public review in January 2000. The Southside Plan may ultimately become an amendment to the City's General Plan, which is anticipated to result in changes to some General Plan land use designations within the Southside.<sup>34</sup>

As envisioned in the MOU, the Southside Plan contains analysis and policies leading to improvements in traffic, parking, pedestrian and bicycle travel, housing, seismic safety, design, historic preservation, land use, economic development, and public safety. The MOU provides that UC Berkeley 'will acknowledge the Plan as the guide for campus developments in the Southside area.' As of July 2003, the policies of the Southside Plan had been endorsed in principle by the city and UC Berkeley, and the city was finalizing the Plan and starting EIR preparation.

The Southside Plan designates four land use subareas in the Southside and includes policies for each subarea. The Plan gives priority to housing in the Residential Subareas: new residential development is particularly encouraged in the Residential High Density Subarea. The policies for the Residential Mixed Use Subarea encourage a mix of land uses, encourage new infill development, conserve existing architectural and historic resources, and ensure the design of new buildings is compatible with existing buildings and the character of the Southside. The policies for the Commercial Subarea encourage mixed-use buildings with housing above retail uses.

#### 4.8.7 2020 LRDP IMPACTS

This section describes the potential land use impacts of the 2020 LRDP based on the Standards of Significance, whether they are significant or less than significant, and whether any significant impacts can be mitigated to less than significant levels.

##### EFFECTS FOUND NOT TO BE SIGNIFICANT

The Initial Study found that the 2020 LRDP would have no significant impacts in regard to the following thresholds:

*Would the project physically divide an established community?*

The City of Berkeley has developed around and in conjunction with UC Berkeley, and the city and University communities are profoundly interwoven. Thus the Initial Study determined that the 2020 LRDP does not have the potential to physically divide an established community, and therefore no further analysis is required.

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

The Campus Park, City Environs, and the Hill Campus are not located within any area designated for an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved conservation plan. Therefore, the Initial Study concluded that no further analysis is required.

##### LESS THAN SIGNIFICANT IMPACTS

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**LRDP Impact LU-1:** The 2020 LRDP would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project, adopted for the purpose of avoiding or mitigating an environmental effect.

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The University is constitutionally exempt from local land use regulations when using its property in furtherance of its educational mission. The University is the only agency with jurisdiction over such projects. Therefore, the potential impact of the 2020 LRDP with respect to land use plans, policies or regulations of agencies with jurisdiction over the project is *less than significant* and requires no mitigation.

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**LRDP Impact LU-2:** The 2020 LRDP would not conflict with local land use regulations such that a significant incompatibility is created with adjacent land uses.

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Because UC Berkeley serves the entire state of California, its mission can not always be met entirely within the parameters of municipal policy. In the City Environs, however, the 2020 LRDP would require future projects to be informed by city plans and policies, to ensure the character and livability of neighboring cities are respected and enhanced through new University investment.

Section 4.8.4 describes the relevant provisions of the Berkeley and Oakland General Plans. The ‘significant incompatibilities’ which are the subject of this Standard could result if a project conflicted with uses allowed under the general plans in terms of **activities** or in terms of **physical characteristics**, such as height, setbacks, style, and materials. The following examination of potential incompatibilities refers to the respective general plans of Berkeley and Oakland as guides in identifying such potential incompatibilities with respect to land use.

#### **BERKELEY GENERAL PLAN**

With respect to activities, 90 to 100 percent of the new academic and support program space anticipated under the 2020 LRDP would be located on the Campus Park or Adjacent Blocks. The Campus Park itself is designated Institutional, except for the riparian and other natural areas along Strawberry Creek, which are designated Open Space. Since the Open Space areas roughly coincide with the Natural Preserves in the 2020 LRDP Campus Park Guidelines, which preclude intrusion by new buildings, no significant incompatibilities with respect to use are anticipated in the Campus Park.

As noted in 4.8.4 above, the Berkeley General Plan EIR includes UC Berkeley under the Institutional category.<sup>35</sup> Except for the areas east of Gayley Road designated as Open Space, institutional uses are allowed in every Berkeley General Plan land use designation occurring in the Adjacent Blocks,<sup>36</sup> so in general no significant incompatibilities with respect to use are anticipated.

The Berkeley portions of the LRDP Housing Zone outside the Adjacent Blocks and Southside are primarily designated Avenue Commercial, which allows residential uses. Since the University anticipates only residential projects within these areas, no significant incompatibilities with respect to use are anticipated. Moreover, the LRDP Housing Zone by definition excludes areas designated as low density residential in a municipal general plan as of July 2003.

Portions of the Adjacent Blocks and Hill Campus east of Gayley Road in Berkeley are designated Open Space, which does not allow new buildings except those required to maintain the open spaces. However, these areas today include a number of large University facilities, including the Foothill, Bowles and Stern Residence Halls, International House, Memorial Stadium, Greek Theatre, and Strawberry Canyon Recreation Area. While new University projects in these areas may not be consistent with the Berkeley General Plan designation, they are not expected to create significant incompatibilities with respect to use, as long as the uses in the new projects are similar to existing uses on or adjacent to the project sites.

#### **OAKLAND GENERAL PLAN**

Almost the entire Oakland portion of the Hill Campus is designated in the Oakland General Plan as Resource Conservation, which does not allow new buildings except those required for maintenance. While most of this area is comprised of the Ecological Study Area and the Botanical Garden, which are compatible with this designation, it also includes the Silver Space Sciences Laboratory, the Mathematical Sciences Research Institute, the Field Station for Behavioral Research and, at the city boundary, the Lawrence Hall of Science. It also includes two possible sites for faculty, staff, or visitor housing.



While new University projects in these areas may not be consistent with the Oakland General Plan designation, they are not expected to create significant incompatibilities with respect to use, as long as the uses in the new projects are similar to existing uses on or adjacent to the project sites.

Portions of the LRDP Housing Zone extend into Oakland. The primary general plan designations within these areas are Urban Residential and Neighborhood Center Mixed Use, both of which allow residential uses. Since the University anticipates only residential projects within these areas, no significant incompatibilities with respect to use are anticipated.

#### **CONTINUING BEST PRACTICES**

Projects may also create significant incompatibilities due to their **physical characteristics**. However, while the University must ensure the needs of its mission are met, it also recognizes city land use regulations as a valuable guide in creating projects that respect and enhance the character and livability of the City Environs. UC Berkeley Best Practices to minimize land use incompatibilities include the following:

**Continuing Best Practice LU-2-a:** New projects in the Campus Park would as a general rule conform to the Campus Park Guidelines. The Guidelines include specific provisions to ensure projects at the city interface create a graceful transition from campus to city.

**Continuing Best Practice LU-2-b:** UC Berkeley would make informational presentations of all major projects in the City Environs in Berkeley to the Berkeley Planning Commission and, if relevant, the Berkeley Landmarks Commission for comment prior to schematic design review by the UC Berkeley Design Review Committee. Major projects in the City Environs in Oakland would similarly be presented to the Oakland Planning Commission and, if relevant, to the Oakland Landmarks Preservation Advisory Board.

**Continuing Best Practice LU-2-c:** Each individual project built in the City Environs under the 2020 LRDP would be assessed to determine whether it could pose potential significant land use impacts not anticipated in the 2020 LRDP, and if so, the project would be subject to further evaluation under CEQA. In general, a project in the City Environs would be assumed to have the potential for significant land use impacts if it:

- Includes a use that is not permitted within the city general plan designation for the project site, or
- Has a greater number of stories and/or lesser setback dimensions than could be permitted for a project under the relevant city zoning ordinance as of July 2003.

**Continuing Best Practice LU-2-d:** Assuming no further substantive changes are made by the city prior to adoption, the University would as a general rule use the design guidelines and standards prescribed in the Southside Plan as its guide for the location and design of projects implemented under the 2020 LRDP within the geographic area of the Southside Plan.

**Continuing Best Practice LU-2-e:** To the extent feasible, University housing projects in the 2020 LRDP Housing Zone would not have a greater number of stories nor lesser setback dimensions than could be permitted for a project under the relevant city zoning ordinance as of July 2003.

The above provisions of the 2020 LRDP should ensure the potential for University projects under the 2020 LRDP to create significant land use incompatibilities is *less than significant*.

#### **4.8.8 TIEN CENTER IMPACTS**

This section describes the potential land use impacts of the Chang Lin Tien Center for East Asian Studies based on the Standards of Significance, whether they are significant or less than significant, and whether any significant impacts can be mitigated to less than significant levels. Chapter 4.0 includes further explanation about this project-level analysis as it relates to CEQA and the 2020 LRDP.

#### **EFFECTS FOUND NOT TO BE SIGNIFICANT**

The Initial Study found that the Tien Center would have no significant impacts in regard to the following thresholds:

*Would the project physically divide an established community?*

The Tien Center project would be built within the Campus Park boundaries. Therefore, the Initial Study concluded that no effects related to the physical division of an established community would occur.

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

The Campus Park is not located within any area designated for an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved conservation plan. Thus, no further analysis regarding these thresholds is required for the Tien Center.

#### **LESS THAN SIGNIFICANT IMPACTS**

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**Tien Center Impact LU-1:** As a project implementing the 2020 LRDP, the Tien Center would not conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project, adopted for the purpose of avoiding or mitigating an environmental effect.

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The University is constitutionally exempt from local land use regulations when using its property in furtherance of its educational mission. The University is the only agency with jurisdiction over such projects. Therefore, the potential impact of the 2020 LRDP with respect to land use plans, policies or regulations of *other* agencies with jurisdiction over the project is *less than significant* and requires no mitigation.

The 2020 LRDP prescribes Location Guidelines in order to optimize the use of campus land and resources and, in particular, ensure the limited supply of land on or adjacent to the Campus Park is prioritized for those functions that require it.

Phase 1 of the Tien Center would house the East Asian Library. Phase 2 would house the Institute for East Asian Studies and the Department of East Asian Languages and Cultures, including offices, lounges, an auditorium, classrooms and seminar rooms. As indicated in Table 3.1-4, ‘instructional spaces’, ‘faculty offices, research and conference spaces’, and ‘libraries and student workspaces’ are all campus functions prioritized for the Campus Park. Thus, the Tien Center is in full conformance with the 2020 LRDP Location Guidelines.

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**Tien Center Impact LU-2:** As a project implementing the 2020 LRDP, the Tien Center would not conflict with local land use regulations such that a significant incompatibility is created with adjacent land uses.

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The Tien Center would be built within the Campus Park, surrounded by similar academic facilities. No land use incompatibilities are expected.

#### **4.8.9 CUMULATIVE IMPACTS**

This section evaluates whether the 2020 LRDP, in combination with other University and non-University projects which are reasonably foreseeable, would result in significant cumulative land use impacts.

This analysis considers cumulative growth as represented by the implementation of municipal general plans, implementation of the proposed Lawrence Berkeley National Laboratory 2004 LRDP, the draft Southside Plan, the AC Transit Major Investment Study, the proposed redevelopment of University Village Albany, and implementation of the 2020 LRDP, as described in 4.0.5. The analysis also includes growth anticipated by the City of Berkeley General Plan EIR and by previously certified UC Berkeley EIRs, including the Northeast Quadrant Science and Safety Projects (SCH 2001022038), Seismic Replacement Building 1 (SCH 99122065), and the Underhill Area Projects (SCH 99042051).

The geographic context for the analysis of cumulative land use impacts includes the City of Berkeley and the areas of the City of Oakland within the scope of the 2020 LRDP. All the projects implemented under the 2020 LRDP or the Lawrence Berkeley National Laboratory LRDP would be located within this area. Given the localized nature of impacts under the Standards of Cumulative Significance, below, any potential cumulative land use impacts would occur within this geographic context.

The only effects that may occur outside these cities would be residential or other projects indirectly induced by the aforementioned projects: for example, housing to accommodate new employees at UC Berkeley or Lawrence Berkeley National Laboratory. However, any such projects would be governed by local codes and ordinances, and are thus presumed to be compatible with existing land use.

The significance of the potential cumulative land use impacts was determined based on the following standards, which are identical to those presented in section 4.8.5, except

for those found to have no potential for environmental impact in the 2020 LRDP Initial Study, and therefore no potential for a cumulatively considerable impact.

**Standard:** *Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project, adopted for the purpose of avoiding or mitigating an environmental effect?*

**Standard:** *Would the project conflict with local land use regulations such that a significant incompatibility is created with adjacent land uses?*

The analysis in section 4.8.7 found these impacts to be *less than significant* for the 2020 LRDP. The question posed in this section is twofold:

- Is the potential *cumulative* impact of the 2020 LRDP *and* other reasonably foreseeable projects under these standards significant?
- Is the contribution of the 2020 LRDP to these impacts cumulatively considerable?

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**Cumulative Impact LU-1:** The 2020 LRDP, in combination with other reasonably foreseeable projects, would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project, adopted for the purpose of avoiding or mitigating an environmental impact.

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LBNL is a national research facility operated for the US Department of Energy by the University of California. The only jurisdictions with land use authority over UC Berkeley and LBNL activities conducted on property under the control of the University are the University, for UC Berkeley, and the University and US Department of Energy, for LBNL.

Private sector projects on non-University-owned land in the cumulative study area would be subject to separate environmental review as well as municipal general plans, zoning regulations, and design review, minimizing the potential for incompatible land uses. This cumulative impact is therefore *less than significant*.

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**Cumulative Impact LU-2:** The 2020 LRDP, in combination with other reasonably foreseeable projects, would not conflict with local land use regulations such that a significant cumulative incompatibility is created with adjacent land uses.

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As noted above, development under the 2020 LRDP could result in changes to the existing land use environment within the geographic context, which could combine with land use changes allowed by local jurisdictions to create cumulative impacts. Changes to the existing land use environment could occur through the conversion of vacant land to other uses or through changes from one land use to another. Although growth under the 2020 LRDP might not always be met entirely within the parameters of municipal policy, in general development under the 2020 LRDP is expected to be compatible with adjacent general plan designations and thus with adjacent existing and future land use.

The 2020 LRDP is also not expected to result in cumulative incompatibilities with existing and future land use at Lawrence Berkeley National Laboratory, since the UC Berkeley-LBNL boundary is largely buffered by open space. Like the UC Berkeley 2020 LRDP, the LBNL 2004 LRDP is being designed to minimize impacts to adjacent land

uses: its 2003 Revised Notice of Preparation describes a zone of undeveloped vegetation management areas around the perimeter of the site.<sup>37</sup> Moreover, except at its northwest corner the LBNL site is further buffered from non-University properties by the Hill Campus lands of UC Berkeley.

The Albany General Plan accounts for the goals of the City of Albany and the intentions of UC Berkeley with regard to the University Village property,<sup>38</sup> and therefore no significant incompatibilities are expected due to the planned future development of University Village Albany.

Private sector projects on non-University-owned land within the geographic context would be subject to separate environmental review and to municipal general plans, zoning regulations, and design review. Therefore, the implementation of the 2020 LRDP, together with the cumulative impacts of other reasonable foreseeable projects within the geographic context, would not result in significant incompatibilities among existing and future land uses. This cumulative impact is *less than significant*.

#### 4.8.10 REFERENCES

- <sup>1</sup> State of California, *Executive Order D-16-00*, August 2, 2000.
- <sup>2</sup> Letter to members of the Committee on Grounds and Buildings from the UC Office of the Secretary of the Regents, December 5, 2002, [www.ucop.edu/ucophome/busfin/greenbldgs/re36.pdf](http://www.ucop.edu/ucophome/busfin/greenbldgs/re36.pdf).
- <sup>3</sup> City of Berkeley, *Draft General Plan*, October 2000.
- <sup>4</sup> City of Berkeley, *Planning Commission General Plan*, April 2002, Land Use Element, page LU-8.
- <sup>5</sup> City of Berkeley, *Planning Commission General Plan*, April 2002, Land Use Element, pages LU-8 to LU-10 and LU-20 to LU-22.
- <sup>6</sup> *City of Berkeley Draft General Plan EIR*, February 2001, pages 53 to 54.
- <sup>7</sup> City of Berkeley, *Planning Commission General Plan*, April 2002, Land Use Element, pages LU-13, LU-20, and LU-21.
- <sup>8</sup> City of Berkeley, *Downtown Plan Goals, Objectives, Policies*, [www.ci.berkeley.ca.us/planning/landuse/plans/dtgoals.htm](http://www.ci.berkeley.ca.us/planning/landuse/plans/dtgoals.htm), retrieved February 17, 2004.
- <sup>9</sup> *City of Berkeley General Plan 2002*, Land Use Element, page LU-5.
- <sup>10</sup> City of Berkeley, *Downtown Plan Goals, Objectives, Policies*, [www.ci.berkeley.ca.us/planning/landuse/plans/dtgoals.htm](http://www.ci.berkeley.ca.us/planning/landuse/plans/dtgoals.htm), retrieved February 17, 2004.
- <sup>11</sup> *City of Berkeley Draft General Plan EIR*, February 2001, page 45.
- <sup>12</sup> City of Berkeley, *Conditions, Trends and Issues*, <http://www.ci.berkeley.ca.us/planning/landuse/plans/conditions/intro.htm>, retrieved January 28, 2004.
- <sup>13</sup> City of Berkeley, *Conditions, Trends and Issues*, <http://www.ci.berkeley.ca.us/planning/landuse/plans/conditions/cal.htm>, retrieved February 17, 2004.
- <sup>14</sup> City of Berkeley, *South Shattuck Strategic Plan*, <http://www.ci.berkeley.ca.us/planning/advance/southshattuck/intro.htm>, retrieved February 17, 2004.
- <sup>15</sup> *City of Oakland General Plan, Land Use and Transportation Element*, March 1998, page 51.
- <sup>16</sup> *City of Oakland General Plan, Land Use and Transportation Element*, March 1998, page 106-107.
- <sup>17</sup> *City of Oakland General Plan, Land Use and Transportation Element*, March 1998, page 106-108.
- <sup>18</sup> *City of Oakland General Plan, Land Use and Transportation Element*, March 1998, pages 220-221.
- <sup>19</sup> *CEQA Guidelines*, Categorical Exemptions, Title 14, Chapter 3, Article 19, Section 15301(d), [http://ceres.ca.gov/topic/env\\_law/ceqa/guidelines/](http://ceres.ca.gov/topic/env_law/ceqa/guidelines/), retrieved March 5, 2004.
- <sup>20</sup> City of Berkeley, *Planning Commission General Plan*, April 2002, Land Use Element, page LU-25.

- <sup>21</sup> FAR stands for floor area ratio, a measure of development intensity defined as the ratio of the total building floor space on a site to the area of the site. City of Berkeley *Planning Commission General Plan*, April 2002, page LU-25.
- <sup>22</sup> GSF is measured by the campus as “outside gross square feet”, which consists of the sum of enclosed gross square feet, measured to the outside walls of the building, plus 50 percent of covered/unenclosed gross square feet.
- <sup>23</sup> City of Berkeley, *Planning Commission General Plan*, April 2002, Land Use Element, page LU-25.
- <sup>24</sup> City of Berkeley, *Planning Commission General Plan*, April 2002, Land Use Diagram, [http://www.ci.berkeley.ca.us/maproom/maps/pdfs/gp\\_landuse.pdf](http://www.ci.berkeley.ca.us/maproom/maps/pdfs/gp_landuse.pdf), retrieved February 17, 2004.
- <sup>25</sup> *City of Oakland General Plan, Land Use and Transportation Element*, March 1998, page 149.
- <sup>26</sup> City of Berkeley and Regents of the University of California, *Memorandum of Understanding Resolution 51,172-N.S.*, April 23, 1982.
- <sup>27</sup> Regents of the University of California, *Declarations of Covenants and Restrictions*, April 23, 1982.
- <sup>28</sup> City of Berkeley, *Conditions, Trends and Issues*, [www.ci.berkeley.ca.us/planning/advance/conditions/cal.htm](http://www.ci.berkeley.ca.us/planning/advance/conditions/cal.htm), retrieved February 17, 2004.
- <sup>29</sup> *Cooperative Relations Agreement between the Regents of the University of California and the City of Berkeley*, July 26, 1990.
- <sup>30</sup> *Mitigation Implementation Agreement by and between the City of Berkeley and The Regents of the University of California*, July 26, 1990.
- <sup>31</sup> *Memorandum of Understanding By and Between the City of Berkeley and the University of California, Berkeley*, March 12, 1997.
- <sup>32</sup> City of Berkeley/UC Berkeley, *Southside/Downtown TDM Study*, March 2001. Prepared by Nelson/Nygaard Consulting Associates.
- <sup>33</sup> City of Berkeley, *Planning Commission General Plan*, April 2002, Land Use Element, page LU-8.
- <sup>34</sup> City of Berkeley, *Planning Commission General Plan*, April 2002, Land Use Element, page LU-26.
- <sup>35</sup> City of Berkeley, *Planning Commission General Plan*, April 2002, Land Use Element, page LU-25.
- <sup>36</sup> City of Berkeley, *Planning Commission General Plan*, April 2002, Land Use Element, [www.ci.berkeley.ca.us/planning/landuse/plans/generalplan/landuse.html](http://www.ci.berkeley.ca.us/planning/landuse/plans/generalplan/landuse.html).
- <sup>37</sup> Lawrence Berkeley National Laboratory, *Revised Notice of Preparation, Draft Environmental Impact Report*, October 28 2003
- <sup>38</sup> *City of Albany General Plan, 1990-2010*, page 31.