



PHYSICAL PLANNING AND CONSTRUCTION

SANTA CRUZ, CALIFORNIA 95064

April 10, 2017
State of California
Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

NOTICE OF PREPARATION: DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT

Lead Agency: University of California
Project Title: Amendment to UC Santa Cruz 2005 Long Range Development Plan for Student Housing
Project Location: UC Santa Cruz main campus, Santa Cruz (Exhibit 1)
County: Santa Cruz

The University of California will be the Lead Agency and will prepare an Environmental Impact Report ("EIR") for the action described below.

Proposed Action: The University of California, Santa Cruz Campus (UC Santa Cruz) is proposing an amendment to the UC Santa Cruz 2005 Long Range Development Plan ("2005 LRDP") to support the future development of student housing in the western portion of the UC Santa Cruz main campus (Exhibit 1). The proposed LRDP Amendment would change the land use designation of approximately 14 acres of land from Campus Resource Land (CRL) to Colleges and Student Housing (CSH) (Exhibit 2). The proposed action would facilitate the future development of student housing.

The proposed action supports the UC system-wide Housing Initiative, which was announced by UC President Janet Napolitano in January 2016. The overarching goals of the housing initiative are two-fold: first, to ensure that each of UC's campuses has sufficient housing for its growing student populace; and second, to keep housing as affordable as possible for UC students. At the Santa Cruz campus, the housing initiative will support the development of new apartment-style housing for 3,000 upper division undergraduate and graduate students and students with families.

Background: The 2005 LRDP, which was approved by the UC Regents in Sept. 2006, provides a comprehensive framework for the physical development of the UC Santa Cruz campus, to accommodate an on-campus 3-quarter-average enrollment of 19,500 students, or an increase of approximately 5,100 students from the 2003-04 baseline.

The 2005 LRDP includes a building program to accommodate UCSC's academic, research, and public service mission as enrollment grows, and a land use plan that assigns elements of the building program to designated land-use areas and describes general objectives that will guide development within those

areas. The building program identifies a total of about 3,175,000 gross square feet of building space, including 1,196,000 gross square feet of student and employee housing.

The land use plan assigns the land use designation Colleges and Student Housing (CSH) to 288 acres of land to the east, north, and west of the academic core. This land use designation accommodates the construction of new colleges, expansion of existing colleges through infill, new undergraduate and graduate student housing, and family student housing projects.

The 2005 LRDP identifies targets for on-campus housing for 50 percent of undergraduate students and 25 percent of graduate students. Thus, the 2005 LRDP EIR evaluated the addition of 2,300 student beds to the inventory of 6,891 beds existing in fall 2004, for a total of 9,190 beds.

As part of a 2008 Comprehensive Settlement Agreement that resolved lawsuits by the City and County of Santa Cruz and nine citizens, the University agreed that UC Santa Cruz will provide housing to accommodate 67 percent of new-student enrollment within four years of reaching that enrollment. At a total enrollment of 19,500, UCSC would have university housing available for 10,125 students, which would be 935 more than analyzed in the 2005 LRDP EIR. In addition, the University agreed that housing development in the area west of Porter College will be initiated before development of new bed spaces in the North Campus area.

The proposed LRDP amendment would re-designate 14 acres of land west of Porter College from Campus Resource Land (CRL) to Colleges and Student Housing (CSH). The amendment would facilitate the development of up to 3,000 student beds in the West Campus area under the Housing Initiative (Exhibit 2). The Campus also envisions that 200 beds will be added to Kresge College as part of a separate project that would address the aged facilities at that college. These new beds would enable the Campus to eliminate some overflow beds in existing housing, and to meet its commitments under the Settlement Agreement.

Environmental Review and Comment: The EIR for the Amendment to the 2005 LRDP for Student Housing ("LRDP Amendment") will be a Subsequent EIR (SEIR) to the previously certified UC Santa Cruz 2005 Long Range Development Plan EIR (SCH #2005012113). The SEIR for the LRDP Amendment will analyze, at a program level, the potential environmental effects of amending the 2005 LRDP to change the land use designation of 14 acres on the West Campus from CRL to CSH, and increasing the number of student bed spaces that may be constructed under the 2005 LRDP. The SEIR will address all of the issues identified in Appendix G to the CEQA Guidelines, that is: aesthetics, agricultural and forestry resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation and traffic, utilities and service systems.

In compliance with the State and University of California guidelines for implementation of CEQA, this Notice of Preparation is hereby sent to inform you that the University of California, Santa Cruz is preparing a Draft Environmental Impact Report for the above-named project. As Lead Agency we need to know the

views of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project.

UC Santa Cruz requests input regarding the scope and content of the Draft SEIR that is relevant to your agency's statutory/regulatory responsibilities or is of interest to individuals, to ascertain potential environmental impacts of the project. Responses to this NOP are requested to identify: 1) the significant environmental issues, reasonable alternatives, and mitigation measures that should be explored in the Draft SEIR; and 2) whether your agency will be a responsible or trustee agency for the project. The University will prepare separate CEQA documents to provide project-level analysis of the impacts of developing housing on the West Campus as specific projects are proposed.

We appreciate your prompt acknowledgement and review of this NOP. Due to the time limits mandated by state law, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice.

COMMENT PERIOD: Written comments on the NOP can be sent anytime during the NOP review period which begins April 11, 2017 and ends May 11, 2017 at 5:00 pm. Please send your written or electronic responses, with appropriate contact information, to the following address:

Dean Fitch
Director of Campus Planning
Physical Planning and Construction
University of California, Santa Cruz
1156 High Street
Santa Cruz, CA 95064
eircomment@ucsc.edu

INFORMATION AND SCOPING SESSION: Written comments on the NOP may also be provided at the information and scoping session to be held on Thursday, May 4, 2017, from 6:00 PM to 8:00 PM in the Santa Cruz Police Department Community Room at 155 Center Street, Santa Cruz. UC Santa Cruz will present information about the proposed LRDP Amendment from 6:00 PM to 7:00 PM and oral comments from agencies and members of the public will be heard from 7:00 PM to 8:00 PM.

If you have any questions regarding the NOP or the information and scoping session please contact Alisa Klaus, Senior Environmental Planner, at (831) 459-3732.

Sincerely,



Dean Fitch
Director of Campus Planning

Attachment:

Notice of Completion and Environmental Document Transmittal Form

**cc: Kathy Previsich, Santa Cruz County Planning
Maura F. Twomey, Association of Monterey Bay Area Governments
Alex Khoury, Santa Cruz City Planning and Community Development
Kelly Drumm, U.C. General Counsel
Charlotte Strem, U.C. Planning Design and Construction**

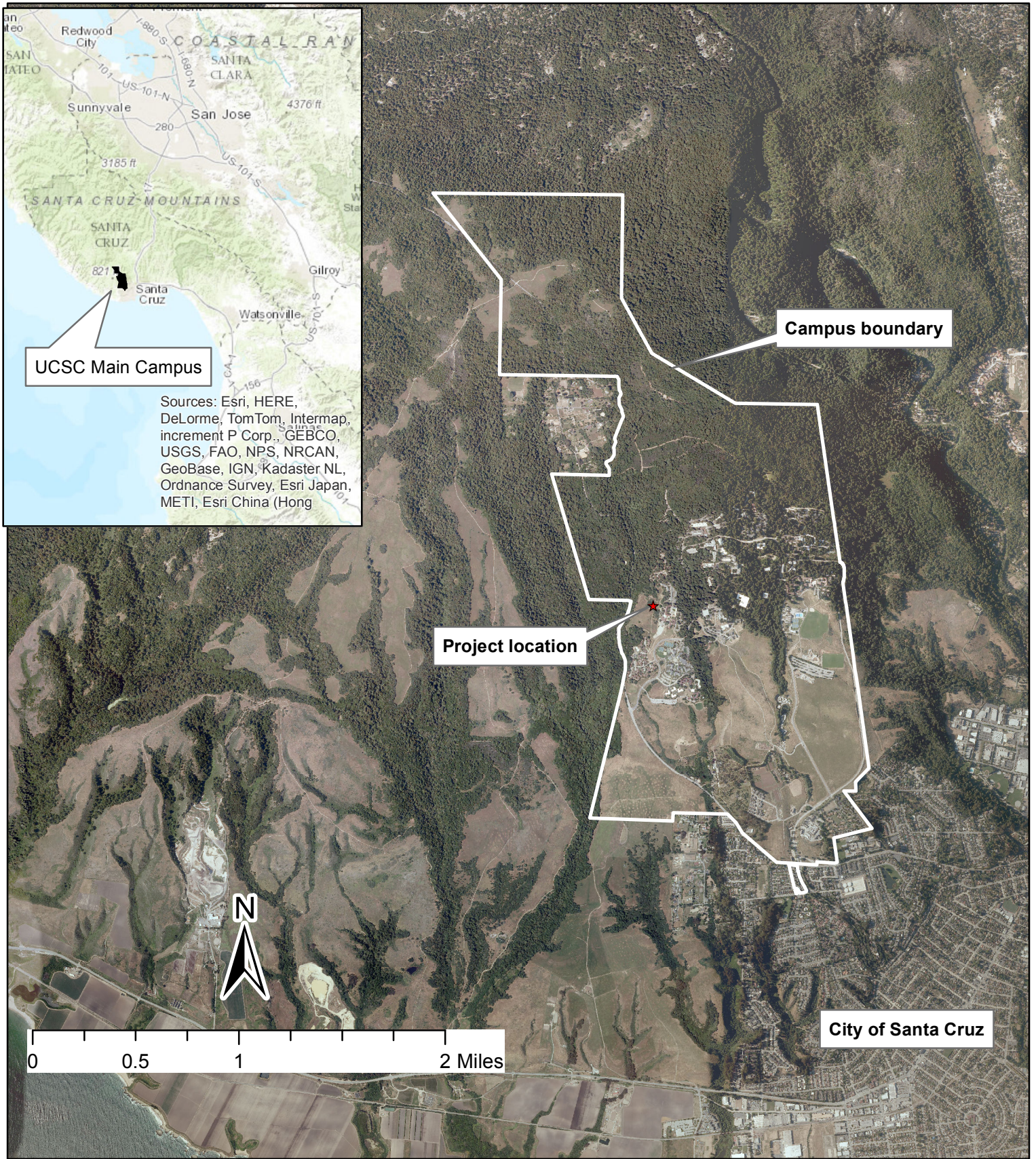


Exhibit 1: Project Location

LRDP Amendment for Student Housing
 EIR Notice of Preparation
 April 2017

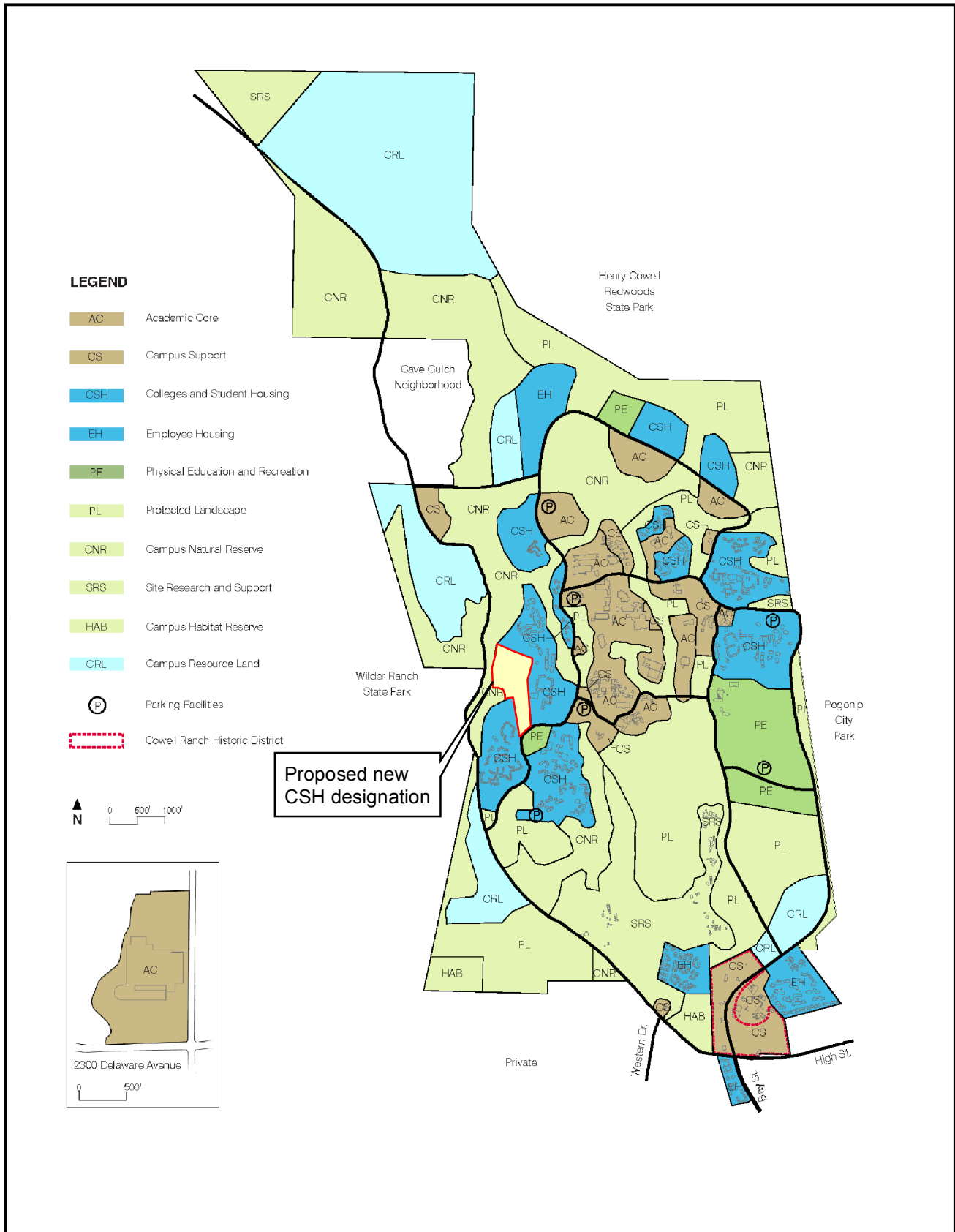


Exhibit 2: Proposed LRDP Land Use Plan Amendment

LRDP Amendment for Student Housing
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