



PHYSICAL PLANNING AND CONSTRUCTION

SANTA CRUZ, CALIFORNIA 95064

October 31, 2017
State of California
Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

**2nd REVISED NOTICE OF PREPARATION: DRAFT ENVIRONMENTAL IMPACT REPORT
SCH# 2017092007**

Lead Agency: University of California

Project Title: Student Housing West Project

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 project described below.

On April 10, 2017, the University of California, Santa Cruz Campus (UC Santa Cruz) issued a Notice of Preparation (NOP) for an EIR focused on 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. The NOP was issued in accordance with the State CEQA Guidelines (14 California Code of Regulations [CCR] Section 15082) with the intent of informing agencies and interested parties that an EIR would be prepared for an amendment to the 2005 LRDP land use map that would support the future development of a 3,000-bed student housing project on the campus. As was noted in that NOP, that EIR was planned to be a Subsequent EIR (SEIR) to the previously certified UC Santa Cruz 2005 Long Range Development Plan EIR (SCH #2005012113) and was expected to evaluate and disclose the programmatic impacts that could result from the approval of the proposed LRDP amendment.

On August 31, 2017, UC Santa Cruz issued a Revised NOP for a project-level EIR to evaluate and disclose the environmental impacts from the construction and operation of the Student Housing West project. The Student Housing West project consists of the construction and occupancy of up to 3,000 new beds of student housing for upper division undergraduate students, graduate students and students with families, including support spaces, amenities and associated infrastructure. As described in the Revised NOP, the entirety of the project would be constructed on the west side of the UC Santa Cruz main campus, west of Heller Drive and south of Kresge College.

UC Santa Cruz is now proposing to develop a portion of the project on a different location on the main campus. The housing for undergraduate and graduate students, including support spaces, amenities

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and associated infrastructure, would still be developed on the west campus, on the site west of Heller Drive which was identified in the August 2017 Revised NOP. However, the housing for student families would be constructed on a 20-acre site in the southeast corner of campus, at the northeast corner of the intersection of Coolidge Drive and Hagar Drive Exhibit 2). The development of housing at this location would require an amendment to the 2005 LRDP to change the land use designation of the site from Campus Resource Land to Colleges and Student Housing.

The University is issuing this 2nd Revised NOP to notify public agencies and the public of this change to the siting of the proposed development and to request input regarding the scope and content of the Draft EIR in light of this modification of the project.

Background: The proposed project 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.

The 2005 LRDP, which was approved by the UC Regents in September 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 on-campus housing targets of 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 need to have university housing available for 10,125 students, which would be 935 more beds than analyzed in the 2005 LRDP EIR. In addition, as part of the Settlement Agreement, 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 Student Housing West Project would construct approximately 2,900 student beds west of Heller Drive (Heller site), and 125 to 150 units of housing for student families northeast of the intersection of Coolidge Drive and Hagar Drive (Hagar site). The development of student housing on the Hagar site would require an amendment of the 2005 LRDP to change the designation of approximately 20 acres of land from Campus Resource Land to Colleges and Student Housing. The project would be constructed

in phases with the first phase available for occupancy by Fall 2020 and the remainder of the project to be completed by Fall 2022. 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 Student Housing West project will be a project-level EIR focused on the environmental impacts from the construction and operation of the proposed project. As appropriate, the analysis will be tiered from the analyses contained in the previously certified UC Santa Cruz 2005 Long Range Development Plan EIR (SCH #2005012113). The EIR 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. As a project-level EIR tiered from the 2005 LRDP EIR, the EIR will rely on the cumulative impact analysis contained in the 2005 LRDP EIR. However, because the Santa Cruz Superior Court determined the 2005 LRDP EIR's analysis of water supply and population and housing impacts to be inadequate and directed the University to supplement those analyses, the Student Housing West Project EIR will include a supplement to the 2005 LRDP EIR that will provide an updated analysis of the cumulative impacts of campus growth under the 2005 LRDP on water supply, and population and housing. It will also include an analysis of impacts related to greenhouse gas emissions that would potentially result from the remaining campus development under the 2005 LRDP.

In compliance with the State and University of California guidelines for implementation of CEQA, this NOP is hereby sent to inform you that UC Santa Cruz is preparing a Draft EIR for the above-named project. As Lead Agency we need to know the views of you or your agency as to the scope and content of the environmental information that is germane to you or your agency's statutory responsibilities, if any, in connection with the proposed project.

UC Santa Cruz requests input regarding the scope and content of the Draft EIR that is relevant to you or your agency's statutory/regulatory responsibilities or is of interest to interested 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 EIR; and 2) whether your agency will be a responsible or trustee agency for the project.

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 November 1, 2017 and ends November 30, 2017 at 5:00 PM. Please send your written or electronic responses, with appropriate contact information, to the following address:

UC Santa Cruz Student Housing West Project

Alisa Klaus
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INFORMATION AND SCOPING SESSION: Written comments on the NOP may also be provided at an information and scoping session to be held on Wednesday, Nov. 29, from 6:00 pm to 8:00 PM at Oakes College Academic Building, Classroom 105, on the UC Santa Cruz campus.

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.

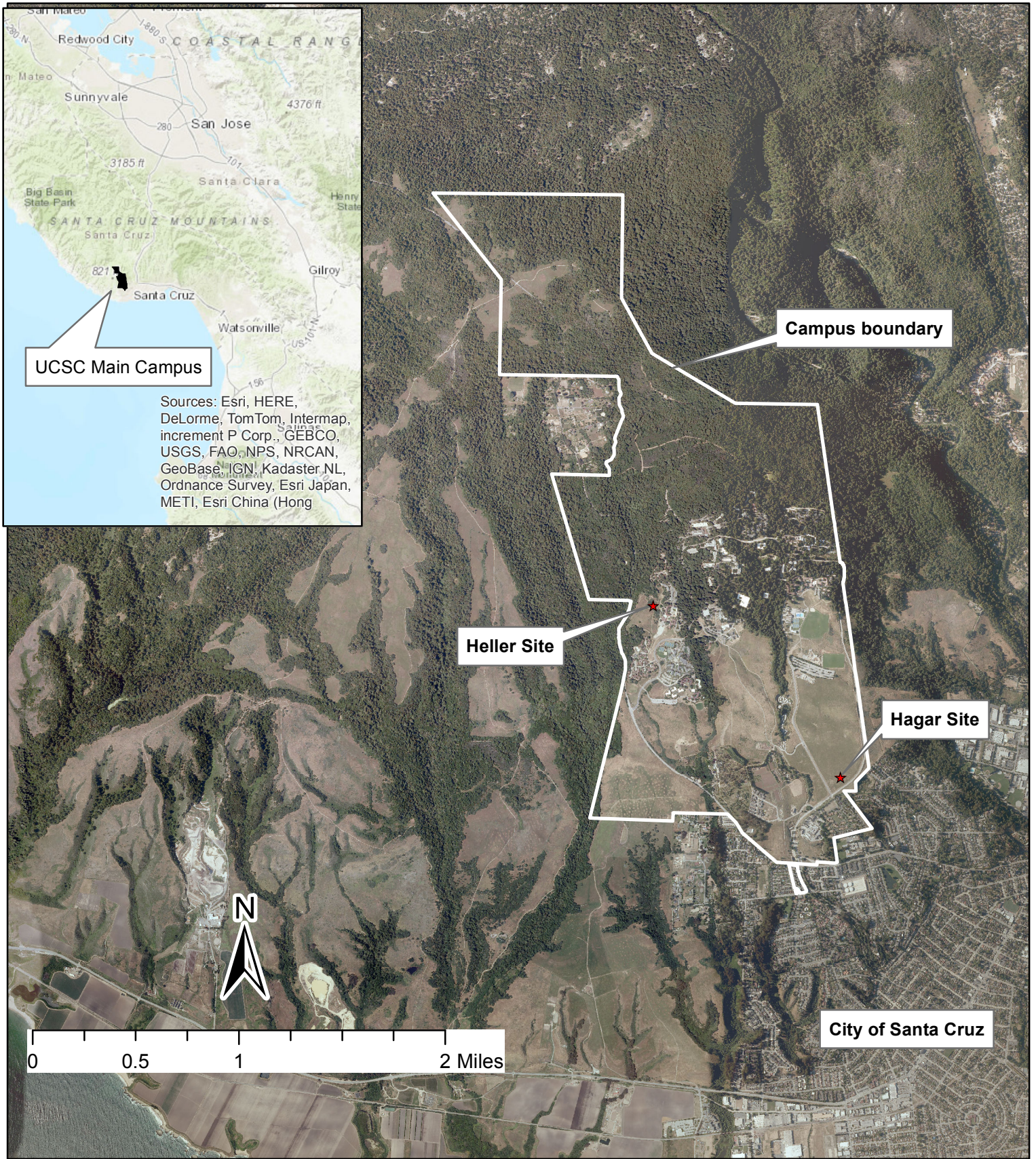


Exhibit 1: Project Location

Student Housing West Project
 EIR Notice of Preparation
 October 2017

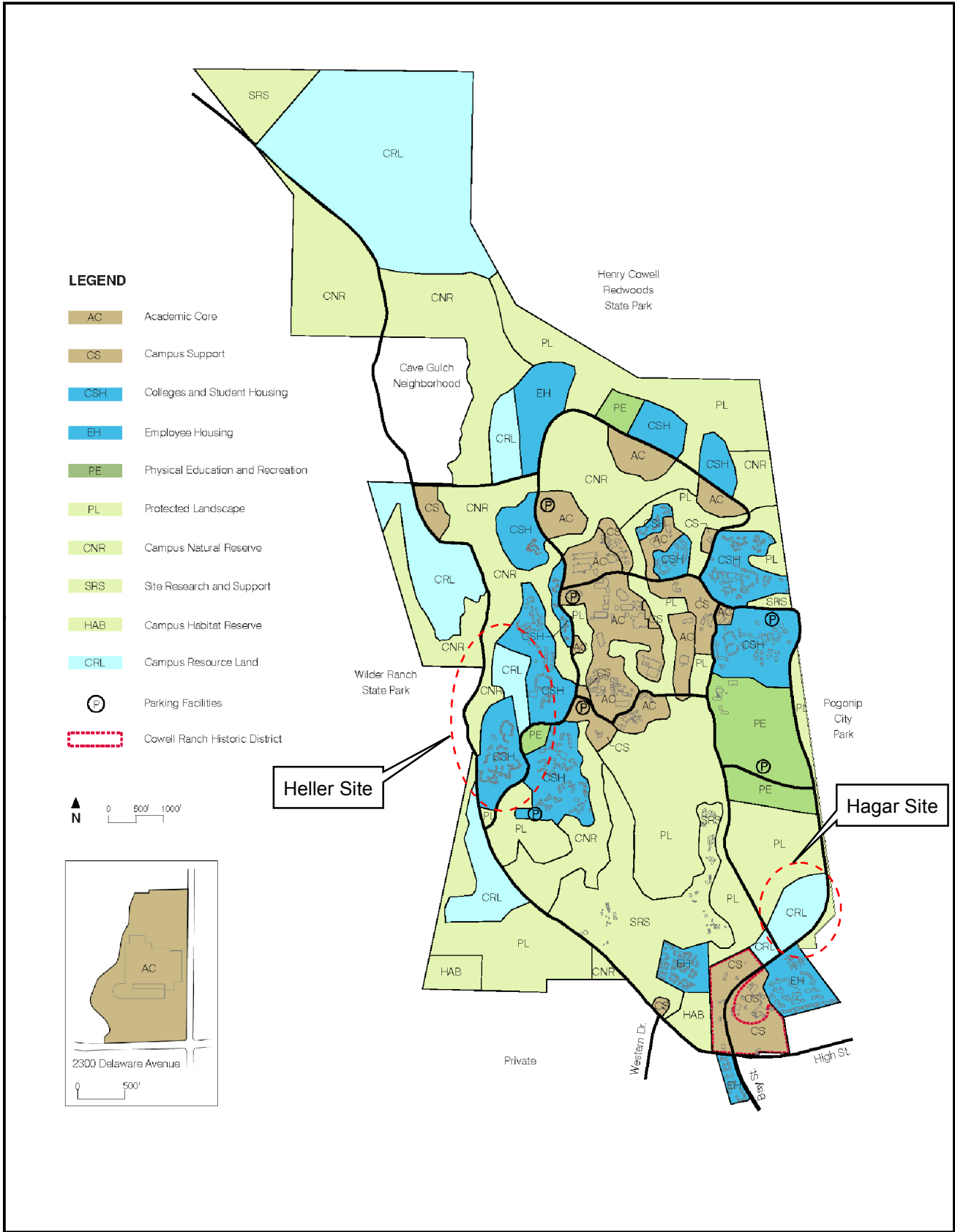


Exhibit 2: Project Sites

Student Housing West
 EIR Notice of Preparation
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