

**Notice of Preparation**

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Notice of Preparation

To: State Clearinghouse  
P.O Box 3044  
Sacramento, CA 95812-3044

From: UC Santa Cruz, PP&C  
1156 High Street  
Santa Cruz, CA 95064

**Subject: Notice of Preparation of a Draft Environmental Impact Report**

The University of California will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study (  is  is not ) attached.

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.

Please send your response to Alisa Klaus, Sr. Environmental Planner at the address shown above. We will need the name for a contact person in your agency.

Project Title: Student Housing West

Project Applicant, if any: \_\_\_\_\_

Date August 31, 2017

Signature 

Title Senior Environmental Planner

Telephone 831-459-2170

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.



PHYSICAL PLANNING AND CONSTRUCTION

SANTA CRUZ, CALIFORNIA 95064

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

**REVISED NOTICE OF PREPARATION: DRAFT ENVIRONMENTAL IMPACT REPORT**

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.

Since the release of the original NOP, UC Santa Cruz has advanced the planning for the student housing project and has determined that adequate information is now available to evaluate the 3,000-bed student housing project for its specific impacts. This revised NOP is for a project-level EIR that will evaluate and disclose the environmental impacts from the construction and operation of the Student Housing West project. As the construction of the student housing project may require a minor land use amendment, the EIR will also address the environmental impacts from amending the 2005 LRDP. In addition, the EIR will include updated water supply and population and housing analyses for the 2005 LRDP, and a new greenhouse gas emissions impact analysis for the 2005 LRDP.

**Proposed Project:** The proposed Student Housing West project to be analyzed in the project-level EIR includes 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. The project is envisioned to be constructed in phases, with at least 900 beds to be available by July 31, 2020 and the remainder of the project to be completed by July 31, 2022.

Implementation of the student housing project may require an amendment to the 2005 LRDP land use map (Exhibit 2). The proposed LRDP amendment will revise the land use designation of less than 5 acres of land on the West Campus from Campus Resource Land (CRL) to Colleges and Student Housing (CSH) (compared to the 14-acre land use amendment described in the April 2017 NOP).

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.

**Background:** 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 up to 3,000 student beds on the West Campus in phases, with at least 900 beds to be available by July 31, 2020 and the remainder of the project to be completed by July 31, 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 September 1, 2017 and ends October 2, 2017 at 5:00 PM. Please send your written or electronic responses, with appropriate contact information, to the following address:

Alisa Klaus  
Senior Environmental Planner  
Physical Planning and Construction  
University of California, Santa Cruz  
1156 High Street  
Santa Cruz, CA 95064

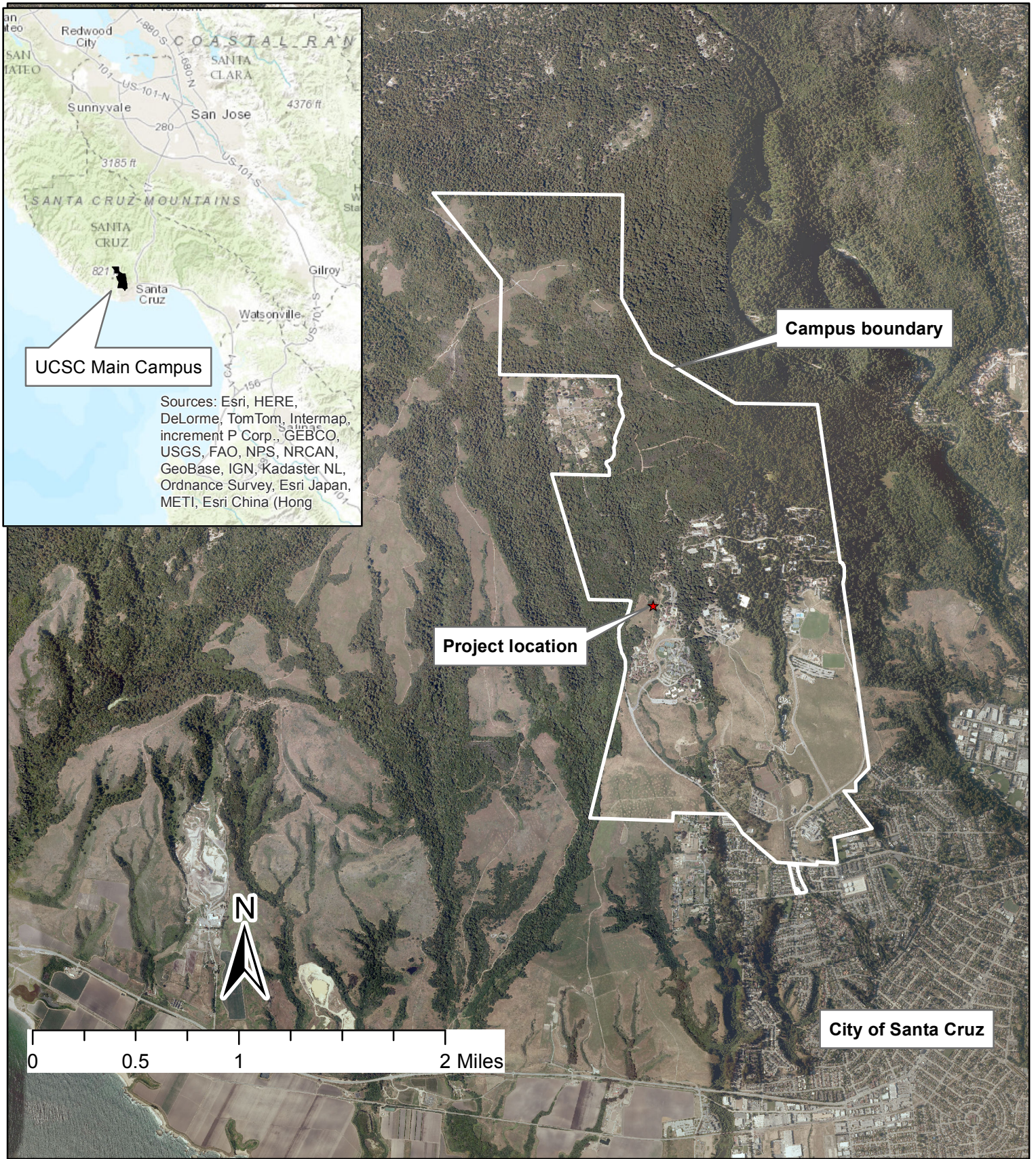
[eircomment@ucsc.edu](mailto:eircomment@ucsc.edu)

**INFORMATION AND SCOPING SESSION:** Written comments on the NOP may also be provided at the information and scoping session to be held on Thursday, September 28, 2017, from 7:00 PM to 8:00 PM at the Loudon Nelson Community Center at 301 Center Street in downtown Santa Cruz.

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.

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## Exhibit 1: Project Location

Student Housing West Project  
 EIR Notice of Preparation  
 August 2017



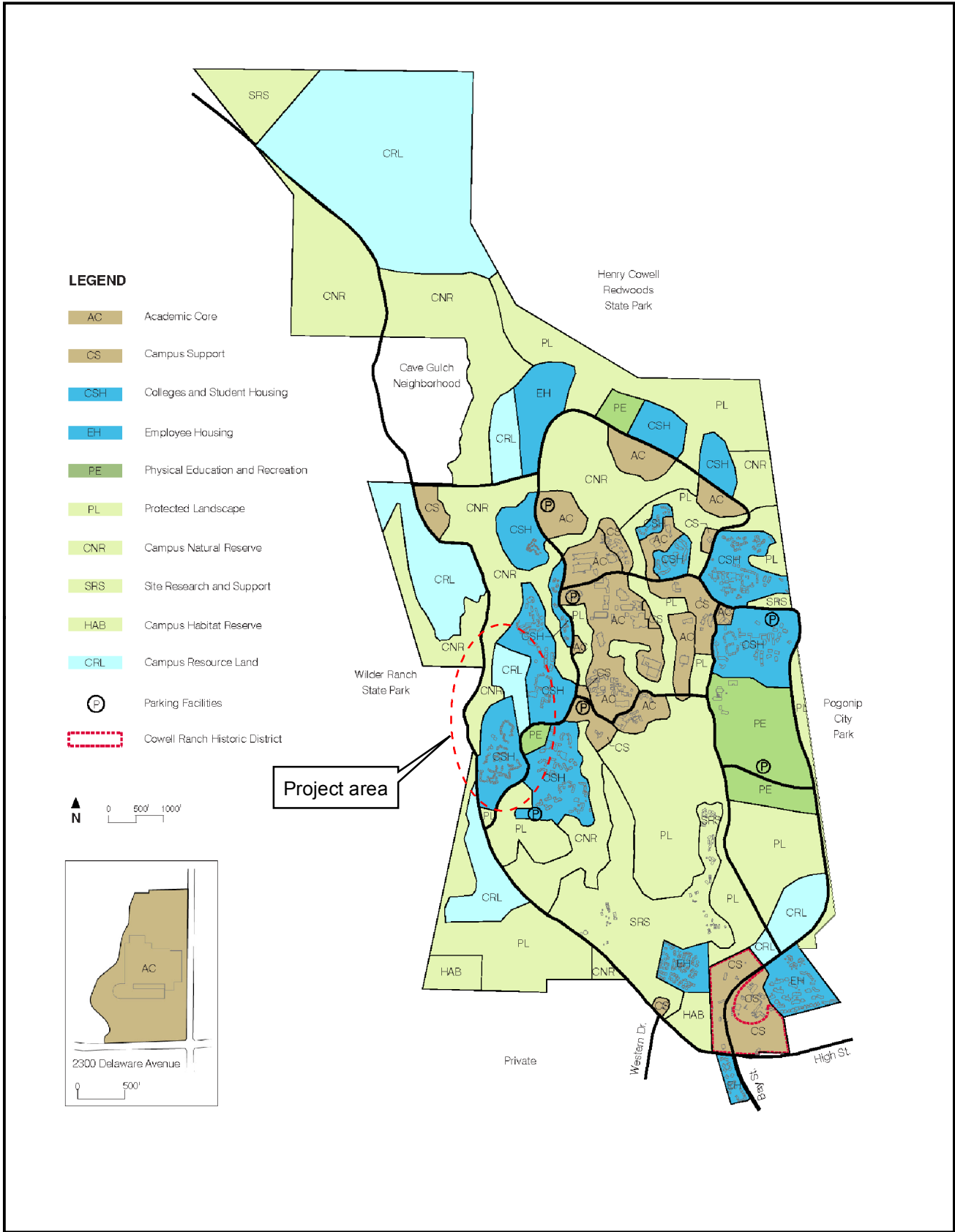


Exhibit 2: Project Area