

7.2 LRDP POPULATION AND HOUSING IMPACT ASSESSMENT

7.2.1 INTRODUCTION

As noted in **Section 7.0**, the Santa Cruz County Superior Court found the population and housing analysis in the 2005 LRDP EIR to be deficient. In the Order related to the 2005 LRDP EIR, the Court noted that “the EIR lacked the required analysis as to where this predictable increase in housing is going to occur and how the City will accommodate it and what the environmental impact will be if it is accomplished.” In ruling with respect to the population and housing analysis, the judge relied on *Napa Citizens for Honest Government v. Napa County Bd. of Supervisors* (2005) 91 Cal.App.4th 342. In *Napa Citizens*, the Court ruled “[I]n order to fulfill its purpose as an informational document, the [EIR] should, at a minimum, identify the number and type of housing units that persons working within the Project area can be anticipated to require, and identify the probable location of those units. The [EIR] should consider whether the identified communities have sufficient housing units and sufficient services to accommodate the anticipated increase in population. If it is concluded that the communities lack sufficient units and/or services, the FSEIR should identify that fact and explain that action will need to be taken to provide those units or services, or both. Because it cannot be known if the Project will cause growth in any particular area, and because the Project most likely will not be the sole contributor to growth in any particular area, it is not, however, reasonable to require the [EIR] to undertake a detailed analysis of the results of such growth.” The ruling further noted “It does not follow, however that an EIR is required to make a detailed analysis of the impacts of a project on housing and growth. Nothing in the Guidelines, in the cases, requires more than a general analysis of projected growth.” (*Napa Citizens for Honest Government v. Napa County Bd. of Supervisors* (2005) 91 Cal.App.4th 342, 370.)

In *Napa Citizens*, the Court found that EIR deficient for not identifying the number of units that would be needed, whether the identified communities would have sufficient housing to accommodate the increase in population, and the actions that would need to be taken to provide those units. In the case of the 2005 LRDP EIR, the Superior Court did not find the 2005 LRDP EIR deficient on any of those accounts, just that the EIR did not disclose where new housing would be constructed and what the environmental impacts of that housing would be. To address this deficiency, the Court provided the following direction to the University:

“Supplement the LRDP EIR’s population and housing analysis to disclose the probable locations where new off-Campus housing will likely be built, as informed by the applicable General Plans and other land use regulations and controls that are in effect as of the date that [the University] commences its supplemental analysis, and the environmental impacts of putting that housing in those locations, if any.”

Since the prior analysis was conducted, several years have elapsed, and other changes have occurred, including the changes in the conditions in the project area, changes in the Campus's growth projections, and an increase in the amount of on-campus housing that is planned to be provided under the 2005 LRDP. Because of this, the University has prepared a new population and housing impact assessment for the 2005 LRDP which replaces in full the prior analysis under LRDP Impact POP-1 and LRDP Impact POP-3. As directed by the Court, the revised LRDP Impact POP-3 identifies areas where additional housing would likely be built as a result of the demand for housing associated with the 2005 LRDP, and the environmental impacts of putting that housing in those locations.

Data used in preparation of this section were obtained from the City of Santa Cruz General Plan, City of Santa Cruz Housing Element, U.S. Census Bureau (2010), the 2017 American Community Survey, the California Employment Development Department, the Association of Monterey Bay Area Governments (AMBAG), and the California Department of Finance (DOF).

This section is substantially the same as Section 7.2 in the Draft EIR, because the revised SHW project would be located on the same two project sites that were evaluated in the Draft EIR and would not involve a substantial change in the number of beds to be built at each site. Overall the revised project would add 3,072 student beds, compared to the 3,000 student beds analyzed in the Draft EIR. The small increase in the number of on-campus beds would have the beneficial effect of decreasing the number of enrolled students living off campus, and thereby the revised SHW project would reduce the impact of the 2005 LRDP on off-campus housing from what is analyzed and reported in the Draft EIR. The analysis below, which is reproduced from the Draft EIR, is therefore a conservative analysis of the effect of campus growth under the 2005 LRDP.

Comments received on the Draft EIR related to LRDP population and housing impact assessment were reviewed and the key issues raised in the comments are summarized below.

- The housing proposed under the SHW project is not intended to serve the existing enrollment and relieve overcrowding but is intended to serve enrollment growth.
- There is a housing crisis in Santa Cruz and the housing supply is both limited and expensive, resulting in substantial financial burden for the students, especially graduate students. The lack of housing is also leading to serious overcrowding. More housing which is also affordable is needed.
- There is a multiplier effect that would occur from campus growth. Although it will not change the conclusion in the Draft EIR that the impact on population and housing would be significant and unavoidable, this multiplier effect must be quantified and considered to provide a complete picture of the effect of campus growth on the community's housing stock.

Regarding the comment that the project is intended to serve enrollment growth, see **Chapter 3.0, Project Description**.

Regarding the comment about the housing crisis, the proposed SHW, Kresge College project, and the Crown College project would add approximately 3,098 beds to the campus and those projects are intended to reduce overcrowding and provide more affordable housing on the campus for all student populations, including graduate students. The number of beds proposed under the SHW project is intended to address a number of issues: serve the projected enrollment increase through and up to an enrollment level of 19,500 students; relieve overcrowding and poor living conditions in campus housing; and replace housing that is functionally obsolete and not a viable candidate for renovation.

Regarding the comment that the population and housing analysis should take into account the multiplier effect of campus growth in terms of employment increases and then evaluate the total effect of the 2005 LRDP on the community's housing stock, as discussed in **Section 6.4**, the income and employment multiplier effects of the 2005 LRDP were fully evaluated and appropriately disclosed in the 2005 LRDP EIR in the context of growth inducing impacts. State CEQA Guidelines require an EIR to "discuss the ways" that a project could be growth inducing and to "discuss the characteristics of some projects that may encourage ... activities that could significantly affect the environment." However, the State CEQA Guidelines do not require an EIR to predict or speculate specifically where such growth would occur, in what form it would occur, or when it would occur. In other words, growth inducing impacts are generally not quantified, but are instead evaluated as either occurring or not occurring with implementation of a project. The identification of growth inducing impacts is generally informational, and mitigation of growth inducement is not required under CEQA. In summary, growth inducing impacts are not evaluated in the same manner as the direct impacts of a proposed project. For these reasons, the multiplier effects are not added to the direct population and housing impacts of the Post-Settlement LRDP, and the impact analysis below is unchanged from the analysis presented in the Draft EIR.

7.2.2 ENVIRONMENTAL SETTING

7.2.2.1 Study Area

UC Santa Cruz facilities are located in a number of places within and outside Santa Cruz County.¹ The properties in the City of Santa Cruz include the main campus, 2300 Delaware Avenue property, leased

¹ UC Santa Cruz Extension operates a center in the City of Santa Clara known as the Silicon Valley Center. A small number of employees are associated with that center. Those employees are not covered by the 2005 LRDP.

space in the City's Westside, the Coastal Science Campus, and the University Town Center in downtown Santa Cruz. Campus population on the main campus, the 2300 Delaware Avenue property. Campus population associated with Coastal Science Campus is covered by a separate LRDP. As of early 2017, about 525 employees located in the Westside leased spaces and some employees from the main campus were relocated to the newly established Scotts Valley Center in the city of Scotts Valley, which is not covered by the 2005 LRDP, and at the present time, the Westside leased spaces are used only for storage and other uses and do not provide office space for employees. Therefore, the 2005 LRDP now covers only the main campus and the 2300 Delaware Avenue property, and for ease of reference, both sites are collectively referred to as the "main campus" in this section.

The study area for the evaluation of population and housing impacts is defined to include the UC Santa Cruz campus, the City of Santa Cruz, and the rest of Santa Cruz County.

7.2.2.2 Relevant Study Period

The 2005 LRDP, adopted in 2006, was developed to guide the Campus's growth to an enrollment level of 19,500 FTE students, which was projected to be attained by 2020-21. Therefore the plan was designed for the time period 2005 through 2020-21, and the 2005 LRDP EIR, which was certified in 2006, evaluated the impacts of campus growth between approximately 2003-04 (used as the baseline year in the EIR) and 2020-21. The 2005 LRDP is unchanged with regard to the projected enrollment level of 19,500 FTE students and at this point in time it is still projected that this enrollment level would be attained by 2020-21. However, some of the housing that would be constructed under the 2005 LRDP to serve this enrollment level will not be completed until 2023. Therefore, the study period used in this updated population and housing impact assessment is 2003-04 through 2023.

7.2.2.3 Terminology

In 2005 when the 2005 LRDP Draft EIR was published, the EIR analyzed and disclosed the impacts associated with an enrollment level of 21,000 FTE students and 10,125 student beds by 2020-21. However, in preparing the Final EIR in 2006, the University evaluated a Reduced Enrollment Alternative that included an enrollment level of 19,000 FTE students and 9,190 student beds by 2020-21. In September 2006, The Regents approved the Reduced Enrollment Alternative as the 2005 Final LRDP. Subsequently, in 2008, to settle lawsuits with the City and other entities, the University agreed that, for as long as the 2005 LRDP is in effect, full-time equivalent (FTE) on-campus 3-quarter average enrollment for undergraduate students would not exceed 17,500, and the University further projected that on-campus combined graduate and undergraduate enrollment levels would be 19,480 in academic year 2020-2021.

The University also committed to providing more on-campus housing. As a result of this, while the projected enrollment growth under the 2005 LRDP to 19,500 FTE students remains unchanged from the 2005 Final LRDP that was adopted by The Regents, more on-campus housing is now planned under the 2005 LRDP than previously projected. In addition, there have been some changes at UC Santa Cruz with respect to on-campus employment. These actual conditions that have occurred to date under the 2005 LRDP, implemented per the 2008 Settlement Agreement, plus remaining foreseeable activities and conditions under the 2005 LRDP, are referred to in this section as the “Post-Settlement LRDP,” whereas the 2005 LRDP as originally analyzed and approved in 2006 is referred to as the “2005 LRDP” in this section.

Environmental impacts of a long term development plan, such as the LRDP, are typically analyzed for “buildout conditions” i.e., impacts that would result when the ultimate level of growth and development under the plan would be completed. Therefore, the 2005 LRDP EIR analyzed the impacts of the 2005 LRDP under 2020-21 conditions. As noted above, the study period for the Post-Settlement LRDP extends to 2023. To distinguish between the impacts of the 2005 LRDP and the Post-Settlement LRDP, the phrase “2005 LRDP full development” is used to refer to the completion of the approved 2005 LRDP and the phrase “Post-Settlement LRDP full development” is used to refer to the completion of the development under the Settlement Agreement.

7.2.2.4 Campus Population

Campus population relevant to the analysis in this section consists of the following groups: students, faculty, staff, and dependents. **Table 7.2-1** shows the population totals for each group for the baseline academic year 2003-04 that was used in the 2005 LRDP EIR and for the latest academic year (2016-17) for which three-quarter average enrollment is available. The total population reported in this table and analyzed in this section includes only the employees and students associated with the main campus and 2300 Delaware Avenue as these two sites are covered by the Post-Settlement LRDP. However, because UC Santa Cruz employees at Scotts Valley Center (SVC) and Coastal Science Campus (CSC) also place a demand on housing in the study area, they have been taken into account in evaluating UC Santa Cruz’s cumulative impact on housing in the study area and the employees at these locations are also reported in the table below. Note that the students who take classes at the Coastal Science Campus also take classes at the main campus and are accounted for in the main campus enrollment.

**Table 7.2-1
UC Santa Cruz Population – Baseline and Projected**

Population	Baseline 2003-04	Existing 2016-17	2005 LRDP Full Development Projections	Post Settlement LRDP Full Development Projections
Main Campus				
Students (FTE)	14,050	17,870	19,500	19,500
Faculty and Staff	4,080	3,996	5,074	3,994
<i>Subtotal</i>	<i>18,130</i>	<i>21,866</i>	<i>24,574</i>	<i>23,494</i>
Coastal Science Campus				
Faculty and Staff	103	130	149	149
Scotts Valley Center				
Faculty and Staff	0	0	525	525
<i>Total</i>	<i>18,233</i>	<i>21,966</i>	<i>25,248</i>	<i>24,168</i>
<i>Source: UCSC 2006; UCSC 2017</i>				
<i>Note: Most of the existing UC Santa Cruz employees moved to the Scotts Valley Center in January of 2017.</i>				

Enrollment at UC Santa Cruz varies each quarter, with the highest enrollments in fall and the lowest in spring. The Campus uses an average of the student enrollment levels in the three primary quarters (fall, winter and spring) to track changes in enrollment from one year to another. That average is referred to as the three-quarter average enrollment. UC Santa Cruz main campus three-quarter average enrollment was 17,870 full-time equivalent (FTE) graduate and undergraduate students in 2016-17. Undergraduate students constitute about 90 percent of the total enrollment, and graduate students make up about 10 percent of all students.

As of fall 2016, UC Santa Cruz main campus had 3,996 employees,² not including students who are also employees (see **Table 7.2-1**). About 21 percent of the total employees are faculty and 79 percent are staff.

7.2.2.5 Regional Population

Historical demographic data for the study area are available from the U.S. Census (US Bureau of Census 2010). Estimates of the current and projected populations of the study area cities and the county are

² In 2016, UC Santa Cruz had an additional 268 employees at other locations, including the Coastal Science Campus, UC Santa Cruz extension in Santa Clara, and other locations outside of Santa Cruz County. In early 2017, UC Santa Cruz established the Scotts Valley Center and moved approximately 525 employees to that location from the main campus and Westside leased spaces. As discussed above, the 2005 LRDP does not cover any of these facilities.

available from the *Monterey Bay Area 2014 Regional Forecast—Population, Housing Unit and Employment Projections* published by Association of Monterey Bay Area Governments (AMBAG) in June 2014. Current (2017) estimates of city and county populations are also available from the California Department of Finance (DOF), which annually publishes estimated populations of California cities and counties. DOF also produces population projections at 10-year intervals for California counties but does not generate projections at the city level.

Table 7.2-2 shows the current and projected population of the City of Santa Cruz, other cities, and unincorporated Santa Cruz County through 2025. Although the horizon year for the 2005 LRDP is 2020, the study period for the Post-Settlement LRDP is 2004-2023. Therefore, 2025 projections are relevant and reported here.

The AMBAG projections acknowledge the presence of “special populations” within the AMBAG three-county area, including military residents of Fort Ord, CSUMB, and UC Santa Cruz. The projections take the specific growth projections of these special populations and incorporate them into the overall regional projections. The AMBAG projections include the projected increase in enrollment to 19,500 FTE students and associated employees by 2020 at UC Santa Cruz under the 2005 LRDP.

Table 7.2-2
Historical, Existing, and Projected Population in the Study Area

City/County	2005 ^a	2010 ^b	2017 ^c	Projected Population	
				2020 ^d	2025 ^d
City of Santa Cruz	56,953	58,269	65,070	66,860	70,058
Capitola	10,869	9,801	10,162	9,119	9,427
Scotts Valley	13,182	11,351	12,163	11,638	11,696
Watsonville	52,716	49,580	53,015	59,446	61,452
Unincorporated County	133,824	127,900	136,193	132,318	134,879
Santa Cruz County	267,544	256,901	273,983	279,381	287,512
<i>Sources:</i> a. UCSC 2006 b. U.S. Bureau of Census, 2010 c. DOF 2017 d. AMBAG 2014					

County of Santa Cruz

According to the last census, the total population of Santa Cruz County in 2010 was 256,901. Based on DOF estimates, as of 2017, the population of Santa Cruz County is approximately 273,983 persons. This represents an estimated increase of about 2.3 percent in the last 7 years (2010-2017). Based on AMBAG projections, the countywide population is projected to grow by about 4.9 percent from 2017 through 2025.

City of Santa Cruz

In 2010, the City of Santa Cruz had a population of 58,269 persons, accounting for 23 percent of the total county population. Based on the 2010 Census and DOF data, between 2000 and 2017 the City's population grew about 11.6 percent, and as of 2017, the City has a total population of about 65,070 persons. With respect to projected growth in the City's population between 2017 and 2025, AMBAG's planning forecast anticipates population growth of 7.6 percent over the next 8 years, and a population of about 70,058 persons by 2025.

Other Study Area Communities

Other study area communities where UC Santa Cruz related population is known to reside include several small unincorporated communities in the north and central county (Davenport, Ben Lomond, Boulder Creek, Bonny Doon, Mount Hermon, Brookdale, Live Oak, Soquel, Aptos, and Felton), and the cities of Scotts Valley, Capitola, and Watsonville. Community-specific current and projected population data are reported in **Table 7.2-2** for the incorporated cities; the populations of the smaller unincorporated communities are included in "Unincorporated County" totals.

7.2.2.6 UC Housing and Residence Patterns

This section describes the UC-owned or leased housing both on and off campus and the residence patterns of students and employees.

Student Housing

As of 2016, UC Santa Cruz had a total University-managed student housing capacity of 9,387, measured in terms of student beds (see **Table 7.2-3**).³ These included 9,250 beds on the main campus and about 137

³ Student beds refer to the number of students that can be accommodated in the available housing. These beds are contained in dormitories and apartments and therefore do not represent the number of housing units. The 2016 number reported here is the temporary adjusted capacity and includes beds in converted lounges, and double rooms converted to triple occupancy rooms.

student beds in off-campus housing leased by the University in the City of Santa Cruz.⁴ On-campus beds account for 98.5 percent of the total student housing and off-campus beds for 1.5 percent.

**Table 7.2-3
UC Santa Cruz Housing Capacity and Occupancy Levels**

Housing Type	Capacity ^a (Fall 2004)	Occupancy (Fall 2004)	Capacity ^a (Three Quarter Average 2016)	Occupancy (Three Quarter Average 2016)
On-Campus Student Housing^b				
Residence Halls	3,745	3,486	5,970	5,678
Apartments	2,549	2,371	2,988	2,898
Guest Housing and Other Facilities	42	42	96	94
Family Student Housing	199	189	196	190
Off-Campus Student Housing^b				
University Town Center	108	53	137	126
Subtotal	6,643	6,141	9,387	8,986
Faculty and Staff Housing				
Faculty/Staff - For Sale Units	143	143	188	186
Faculty/Staff - For Rent Units	51	51	51	48
Employee Housing in Colleges	47	46	33	32
Subtotal	241	240	272	266
Total	6,784	6,381	9,659	9,252
Source: UCSC 2006; UCSC 2017				
Notes:				
a. The actual capacity may vary from the design capacity and can be increased in various ways if needed.				
b. Reported in student bed spaces.				

On-campus housing for students has increased over the years as new colleges have been constructed. In addition, in response to increased demand for more student housing on campus, the University has undertaken temporary modifications to on-campus housing, such as converting residence hall lounges

⁴ Off-campus housing excludes housing for students enrolled in the UCDC program in Washington, DC. Historically, UC Santa Cruz also leased a hotel building in the City and converted it to student housing. That facility, University Inn, is no longer included in the Campus's housing inventory, as the lease has been discontinued.

into bedrooms and double occupancy rooms into triple occupancy rooms. As a result of these modifications, beds were added in the residence halls, and in single student apartments, above the total design capacity. In addition, the Campus entered into 10-year leases for two properties in downtown Santa Cruz, where additional student bed spaces were created. Although one of the two leased properties is no longer leased by the Campus, the Campus still maintains about 137 student beds in apartments at the University Town Center. In 2004 the Campus also added infill apartments at several of the colleges in order to house more students on campus and to provide more diversity in the types of housing available on the campus. In addition, the Campus has added beds to existing college housing during capital renewal projects through reconfiguration of interior spaces, enclosure of decks and, at Porter College, by adding on new floors. **Table 7.2-3** presents campus housing capacity and occupancy levels for the years 2004 and 2016.

The occupancy levels of student housing fluctuate from year to year, in response to the availability of housing on the campus as well as in response to the availability and cost of housing in the City of Santa Cruz and other nearby communities. In 2016, the average occupancy level was 95.5 percent (UCSC 2017).

Faculty and Staff Housing

Currently there are 272 employee housing units on the campus. This housing is located mainly in five housing complexes: 64-unit Laureate Court, 50-unit Hagar Court, 19-unit Hagar Meadow, 61-unit Cardiff Terrace, and the 45-unit Ranch View Terrace, and about 33 faculty and staff are housed in the colleges and in other student housing. In 2016, the occupancy level of on-campus employee housing was 97.8 percent (UCSC 2017).

Student Residence Patterns

Table 7.2-4 presents historical residence patterns of UC Santa Cruz students. In 2003-04, approximately 41 percent of the student population lived on the campus, about 40 percent lived off-campus in the city of Santa Cruz and in Bonny Doon,⁵ and about 13 percent lived in other communities in Santa Cruz County, mainly in Live Oak, Capitola, Aptos, and Soquel. The remainder of the students (about 6 percent) lived outside the county.

Current distribution of students by place of residence is not available because students are not required to report their place of residence to the Campus. Students will often list parents' addresses as their

⁵ Historical residence patterns of UC Santa Cruz students and employees were derived from UC Santa Cruz Place of Residence Surveys conducted by the Campus. Because the zip code for Bonny Doon is the same as a portion of the City of Santa Cruz, Bonny Doon residents are included in the City of Santa Cruz totals.

permanent addresses, and therefore the information provided by students about their residences cannot be used to determine the current residence patterns of students that live off campus. However, if the historical and recent distributions of UC Santa Cruz employees by place of residence (reported in the table that follows) are compared, the numbers do not show any substantial changes in the percentages of employees that live in each community, which suggests that residence patterns are stable and the 2004 residence pattern for students provides a reasonable approximation of the students' current residence patterns.

**Table 7.2-4
Student Residence Patterns**

Population	Fall 2003	Spring 2004
Total Population	14,631	13,556
Distribution between On- and Off-Campus Residents		
On-campus resident	38%	41%
Off-campus resident	62%	59%
Out-of-county commuters	6%	6%
In-county commuters	56%	53%
Distribution of In-County Commuters by Community		
Santa Cruz	43.5%	39.8%
Live Oak	5.0%	4.9%
Capitola	1.2%	1.4%
Scotts Valley	1.0%	0.9%
Soquel	1.0%	1.0%
Aptos	1.5%	1.2%
Watsonville	1.1%	0.8%
Other communities in the county	2.7%	3.0%
<i>Source: UCSC 2006</i>		

Employee Residence Patterns

Table 7.2-5 presents historical and recent residence patterns of UC Santa Cruz employees. In 2003-04, about 4 percent of employees lived in on-campus housing, about 49 percent lived in the City of Santa Cruz, and another 34 percent lived in other communities in the county. About 13 percent of employees lived outside the county.

In 2015, approximately 6 percent of employees lived in on-campus housing, about 47 percent lived in the City of Santa Cruz, and another 24 percent lived in other communities in the county. About 23 percent of

employees lived outside the county. Within Santa Cruz County, the predominant residence locations of employees (other than Santa Cruz) are Live Oak, Watsonville, Aptos, Scotts Valley, Soquel, and Capitola.

**Table 7.2-5
Current and Historical Employee Residence Patterns**

Population	Fall 2003	Spring 2004	Fall 2015
Total Population	3,946	3,858	4,162
Distribution between On and Off Campus Residents			
On-campus resident	3%	4%	6%
Off-campus resident	97%	96%	94%
Out-of-county commuters	14%	13%	23%
In-county commuters	83%	83%	77%
Distribution of In-County Commuters by Community			
Santa Cruz	48.8%	49.1%	46.5%
Live Oak	7.5%	7.5%	6.5%
Capitola	5.4%	5.4%	4.0%
Scotts Valley	2.6%	2.5%	2.1%
Soquel	2.8%	2.9%	1.9%
Aptos	5.5%	5.4%	4.8%
Watsonville	6.6%	6.4%	5.8%
Ben Lomond	1.4%	1.5%	1.2%
Boulder Creek	1.4%	1.4%	1.2%
Felton	2.0%	2.0%	2.3%
Other communities in the county	1.5%	1.2%	1.5%
<i>Source: UCSC 2006; TAPS 2016</i>			

Currently about 6 percent of all employees live on campus, with the majority of this group being faculty members. From the data in **Table 7.2-5**, it appears that compared to earlier years, more employees are commuting to the campus from out-of-county locations with the percentage increasing from about 13 percent in 2004 to 23 percent in 2015, a pattern that likely is linked to a number of factors, including the availability of affordable housing, schools, and employment opportunities for spouses and dependents in Santa Cruz County. With respect to in-county commuting employees, the percentage of employees residing in each of the communities has not changed substantially for any community and a little over half the employees still live in the City of Santa Cruz.

7.2.2.7 Regional Housing Supply

Existing and Projected Housing Supply based on AMBAG Projections

Table 7.2-6 below presents the existing and projected supply of housing in the study area. The 2017 numbers are based on Department of Finance (DOF) E-5 report, and the projections are from AMBAG’s 2014 Forecasts. AMBAG projections indicate that about 4,721 dwelling units (DU) would be added in the City of Santa Cruz between 2005 and 2025 (AMBAG 2014). With respect to the rest of the county, AMBAG planning forecast projects that about 5,013 DUs would be added between 2005 and 2025.⁶

**Table 7.2-6
Existing and Projected Housing Supply in Study Area**

City/County	2017	Projected 2020	Projected 2025
City of Santa Cruz	23,693	26,890	27,547
Rest of SC County	81,808	84,149	85,621
Santa Cruz County (total)	105,501	111,039	113,168
<i>Source: DOF 2017; AMBAG 2014.</i>			

Existing and Projected Housing Supply based on City of Santa Cruz Housing Element

The State of California requires the Department of Housing and Community Development to identify housing needs for each region in the state in response to projected growth in population and households. To address this, the Council of Government in each region distributes the housing needs allocation to each jurisdiction in its region. AMBAG oversees the Regional Housing Needs Determination (RHND) process for Monterey and Santa Cruz Counties, and determines each jurisdiction’s fair share of the regional housing need. The RHND process establishes the regional housing needs for a period of 5 years at a time. Following the allocation and assignment of RHND goals by AMBAG, the City of Santa Cruz updated the General Plan Housing Element in 2016 to demonstrate how it would develop the needed housing. The AMBAG-assigned RHND goal for the City was 747 additional DUs between 2015 and 2023 (City of Santa Cruz 2016). According to the City of Santa Cruz 2015-2023 Housing Element, the City’s

⁶ Note that AMBAG planning forecast shows additional units will be added both in the City and the rest of the county between 2025 and 2035 but those are not included in this analysis because those units would be added to the regional housing inventory outside the study period of the Post-Settlement LRDP.

objective is to produce 747 new DUs between 2015 and 2023. The Housing Element notes that from January 2014 through September 2015, 254 units were built or were under construction and, during the same period, an additional 621 units had been submitted for planning or building permit approval, for a total of 875 units (City of Santa Cruz 2016).

Table 7.2-7 and **Figure 7.2-1, Changes in City of Santa Cruz Housing Supply**, below present the historical and projected changes in housing supply in the City of Santa Cruz over the study period. Data for years 2004 through 2010, and 2011 through 2017 were obtained from the DOF E-8 and E-5 reports, respectively, for the City of Santa Cruz. This is also the source used by the City in its Housing Element to report the amount of existing housing in the City. Based on DOF numbers, approximately 1,639 DUs were added to the City's housing stock between 2004 and 2017. With regard to the projections of housing supply, a number of alternate approaches were used to estimate the number of DUs that would be added to the City's housing stock by 2020 and 2023, which are the buildout years of interest for this EIR.

- Under the first approach, the average annual rate at which housing was added over the last 10 years (2007 to 2017) was calculated and used to project the additional units that could be added if housing continued to grow at the historic annual rate. The 2020 and 2023 projections based on the average annual growth rate are reported in the first row in **Table 7.2-7** below.
- Under the second approach, the number of DUs the City must add to address its RHNA obligation were used to estimate the minimum amount of housing that would be built in the City. The number of units in 2023 was estimated by taking the baseline 2014 number of 23,472 units from the City's Housing Element and adding 747 DUs to that number. The estimate for 2020 was arrived at by interpolating between the 2023 estimate and the 2017 number. The estimated numbers are reported in the second row in **Table 7.2-7** below. Under the third approach, 875 DUs were added to the baseline 2014 number from the Housing Element. These 875 DUs are reported in Table 4-4 of the Housing Element and include some units that have been constructed since 2014 and additional units that were either under construction, or approved but not constructed or in the entitlement process and were considered likely to be constructed over the period of the Housing Element (2014 through 2023). The projections based on this number are reported in the third row in **Table 7.2-7** below.
- Under the fourth approach, all potential housing identified by the City in its Housing Element was added (2,576 DUs) to the 2014 baseline to develop 2020 and 2023 projections. This includes the housing that could be built within the Opportunity Areas and on vacant or underutilized lands in the City. The projections based on this number are reported in the fourth row in **Table 7.2-7** below.

The projections that are based on the historic annual growth rate and the 747 RHNA units are considered unrealistically low because, based on the projects that have been approved and the projects that are in the entitlement process with the City, a greater amount of housing will be added in the next 5 to 6 years compared to the past several years. The projection based on the maximum number of units (2,576 units)

that could be built in the City is considered unrealistic because it is unlikely that all this housing would be added in the next 5 to 6 years. Therefore, the intermediate projection based on the addition of 875 DUs was used to analyze the effect of the Post-Settlement LRDP on the City’s housing supply in the years 2020 and 2023.

**Table 7.2-7
City of Santa Cruz Historical and Projected Housing Supply (Dwelling Units)**

	2004	2005	2007	2010	2014	2015	2017	2020	2023
2020-2023 Projection based on average annual growth rate (2007-2017)	22,054	22,968	23,029	23,316	23,472	23,535	23,693	23,892	24,091
2020-2023 Projection based on 2014 totals + 747 RHNA DUs	22,054	22,968	23,029	23,316	23,472	23,535	23,693	23,956	24,219
2020-2023 Projection based on 2014 totals + 875 constructed and/or permitted DUs	22,054	22,968	23,029	23,316	23,472	23,535	23,693	24,130	24,568
2020-2023 Projection based on total potential housing units (2,576 DUs)	22,054	22,968	23,029	23,316	23,472	23,535	23,693	24,871	26,048

7.2.3 REGULATORY FRAMEWORK

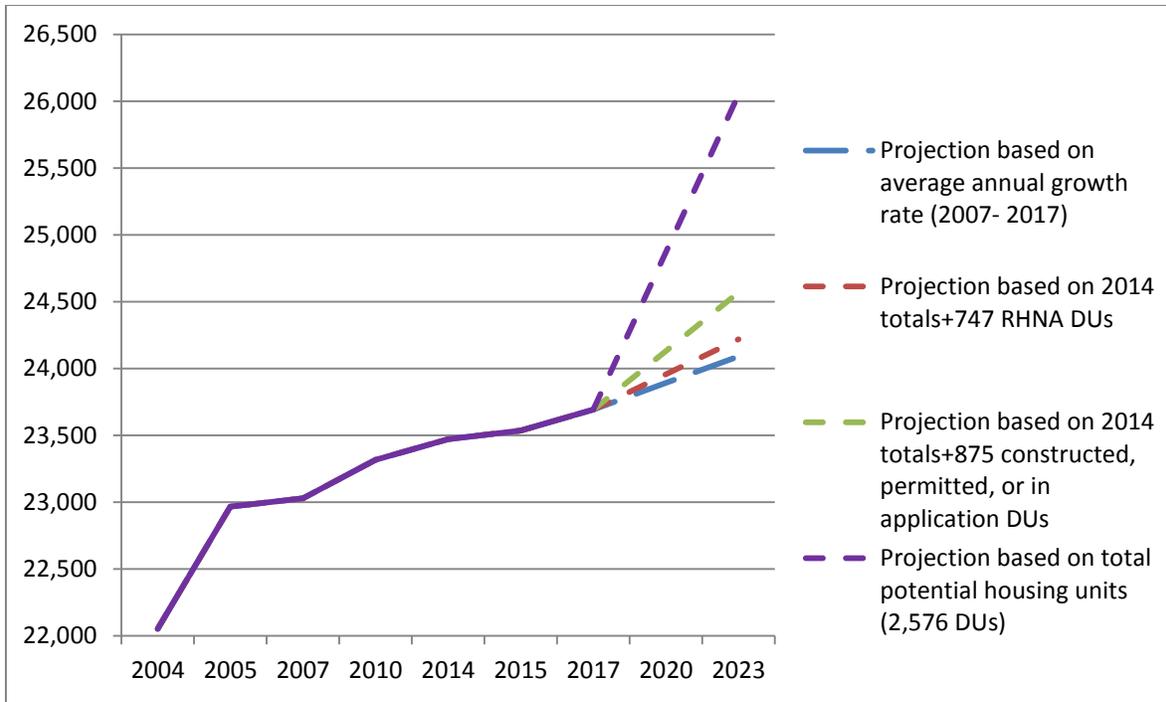
There are no federal or State regulations related to population and housing that are applicable to the UC Santa Cruz campus.

7.2.4 IMPACTS AND MITIGATION MEASURES

7.2.4.1 Significance Criteria

As noted earlier in this section, the Santa Cruz County Superior Court ruled that the University must supplement the population and housing impact analysis to “disclose the probable locations where new off-Campus housing will likely be built, as informed by the applicable General Plans and other land use regulations and controls that are in effect as of the date that [the University] commences its supplemental analysis, and the environmental impacts of putting that housing in those locations, if any.”

Figure 7.2-1
Changes in City of Santa Cruz Housing Supply (Dwelling Units)



Consistent with this direction from the Court, the impacts on population and housing from the Post-Settlement LRDP would be considered significant if they would exceed the following significance criteria, in accordance with Appendix G of the State CEQA Guidelines:

- Directly induce substantial population growth in the area by proposing new housing and employment; or
- Contribute substantially to a cumulative demand for housing that could not be accommodated by local jurisdictions, and trigger the construction of new housing that could result in significant environmental impacts.

7.2.4.2 Methodology

The impact analysis presented below examines the population and housing impacts on the study area that would result from the population added to the study area as a result of campus growth under the Post-Settlement LRDP, compared to the 2003-2004 baseline. For reasons set forth in **Section 7.2.1** above, this section reexamines the projected population growth under the Post-Settlement LRDP, takes into account the amount of housing that would be built on the campus under the Post-Settlement LRDP,

including the Student Housing West (SHW) project, and re-calculates the number of students and employees who would live off campus and place a demand for housing in the study area.

Project Background

As noted above, in September 2006, The Regents approved the Reduced Enrollment Alternative as the Final 2005 LRDP, and in the 2008 Settlement Agreement with the City and other entities, the University committed to providing more on-campus housing consistent with the terms of the Settlement Agreement, and made other commitments related to traffic mitigation and water consumption on the campus.

Since 2006, campus enrollment has increased steadily increased and as of academic year 2016-2017, the three-quarter average enrollment level is 17,870 FTE. Concurrently, the Campus has implemented projects to increase the on-campus student housing supply. Compared to the 2003-04 baseline of about 6,200 student beds, as of 2017, there are 9,399 student beds on the campus.

Concurrent with enrollment growth, employment on the main campus grew from 2003-04 through 2016. However in early 2017, the Scott Valley Center was established and about 525 employees moved to that location. As a result, the number of employees at the present time on the main campus is slightly lower than the number in 2003-04. On-campus employee housing has not increased substantially since 2003-04.

During the remaining period of the Post-Settlement LRDP, the University plans to add a substantial amount of student housing to the main campus. **Table 4.0-1** in **Section 4.0** lists the projects that will be completed under the Post-Settlement LRDP. Although the construction of the listed projects, if approved, will be commenced before 2020-21, some of them will not be completed by 2022 or 2023. Therefore, the impact from the full development of the campus under the Post-Settlement LRDP is analyzed in this section for the year 2023 as that would be the year by which the proposed housing would be completed and would have the effect of reducing the demand for off-campus housing.

The data, assumptions, and approach used to develop on- and off-campus population and housing demand estimates for this impact analysis are set forth below.

New Student Population

In the 2005 LRDP Final EIR, the Campus projected an increase in student enrollment to 19,500 FTE by academic year 2020-21. The Post-Settlement LRDP analysis below also uses 19,500 FTE students for the analysis of population and housing impacts.

Student Dependents

To evaluate the full impact of the enrollment increase on study area population, dependents that would accompany the new students that would live off campus were calculated using the assumption that there would be about 0.1 dependent per student, which was also the assumption used in the 2005 LRDP EIR to estimate the number of student dependents. The number of student dependents living on the campus as provided by Campus Housing and Educational Services.

On-Campus Student Housing

As analyzed in the 2005 LRDP EIR, 9,190 student beds were planned to meet the housing targets identified in the 2005 LRDP. As reported in **Table 3.0-5**, in **Chapter 3.0 Project Description**, the Campus proposes to provide a total of 11,512 student beds under the Post-Settlement LRDP full development, with this housing supply in place by 2023. This number of student beds was used to estimate the number of students who would live on campus and the number that would live off campus under the Post-Settlement LRDP full development.

Student Off-Campus Housing Demand

To calculate the number of DUs that would be needed off campus, it was assumed that students living in off-campus housing would share accommodations, and that there would be 2.5 students living in each DU (the 2005 LRDP EIR used the assumption that there would be three students to a DU).

Using the data and assumptions above, the on and off-campus student population was estimated along with the number of off-campus DUs that would be needed for the additional students. The numbers were calculated both for the 2005 LRDP and the Post-Settlement LRDP, and are presented in **Table 7.2-8** below.

Table 7.2-8
Student Population and Housing Demand Summary

	2003-04	2005 LRDP 2020-21	Post-Settlement LRDP	
			2020-21	2023
Total enrollment	14,050 FTE	19,500 FTE	19,500 FTE	19,500 FTE
Students in University-controlled housing	6,237	9,190	9,945 ^a	11,512 ^a
On-campus student dependents	315	635	365	365
Students in off-campus housing	7,813	10,310	9,555	7,988
Off-campus student dependents	781	1,031	955	799
Student off-campus housing demand ^b	3,125 DU	4,124 DU	3,822 DU	3,195 DU
<i>Sources: UCSC 2006; UCSC 2017</i>				
<i>a. This number includes 130 University controlled beds located off campus.</i>				
<i>b. Number of off-campus dwelling units estimated assuming 2.5 students per dwelling unit.</i>				

Faculty and Staff Population

As noted above, the 2005 LRDP projected that main campus faculty and staff would increase from 4,080 employees in 2003-04 to approximately 5,074 employees by academic year 2020-21. However, due to the relocation of some of the employees to the Scotts Valley Center and a lower rate of growth in staff population projected by the Campus, UC Santa Cruz now estimates that the number of main campus employees will increase to a total of about 3,994 at Post-Settlement LRDP full development.

Employee Dependents

Data regarding existing and projected dependents of employees living on campus was provided by Campus Housing Services. Dependents that would accompany the new employees that would live off-campus were calculated using the assumption that there would be about 1.42 dependents per employee (this is based on the current average household size for the City of Santa Cruz, which is 2.42 persons per household).

On-Campus Employee Housing

As of 2017, there are a total of 239 housing units for employees on the campus. Another 33 employees are resident staff in colleges and other housing on the campus. The University has approved the construction of an additional 42 units in Ranch View Terrace Phase 2. Based on this housing inventory and a rate of 1.1 employees per on-campus dwelling unit, the current and projected numbers of employees who would live on campus at Post-Settlement LRDP full development were estimated.

Employee Off-Campus Housing Demand

Employee demand for off-campus housing was estimated based on the following assumptions:

- All of the additional employees hired by the University under the 2005 LRDP would be “new” to the area, i.e., non-local hires, and that none of the additional employees would already be living in the area at the time of hire.
- Each new employee would require one dwelling unit.

Using the data and assumptions above, the on and off-campus employee population was estimated along with the number of off-campus DUs that would be needed for the additional employees. The numbers were calculated both for the 2005 LRDP and the Post-Settlement LRDP, and are presented in **Table 7.2-9** below.

**Table 7.2-9
Employee Population and Housing Demand Summary**

	2003-04	2005 LRDP 2020-21	Post-Settlement LRDP	
			2020-21	2023
Total number of faculty/staff	4,080	5,074	3,994	3,994
Employees in on-campus housing	292	402	345	345
Employee dependents (on-campus)	365	693	372	372
Number of employees in off-campus housing	3,788	4,672	3,649	3,649
Employee dependents (off-campus)	5,526	6,634	6,138	6,138
Employee off-campus housing demand	3,788 DU	4,672 DU	3,649 DU	3,649 DU

7.3.4.3 2005 LRDP EIR Mitigation Measures

As the housing impact analysis in the 2005 LRDP EIR was set aside as deficient, the 2005 LRDP EIR did not formally impose the mitigation measures related to impacts on housing. However the Campus has voluntarily implemented these measures. **Table 7.2-10, 2005 LRDP EIR Mitigation Measures**, presents the mitigation measures in the 2005 LRDP EIR for informational purposes only.

**Table 7.2-10
2005 LRDP EIR Mitigation Measures**

Mitigation Measure	Description
POP-3A	The Campus will continue to monitor demand for student housing on an annual basis, and will ensure that a sufficient number of students beds are available on campus, through a combination of new housing construction and temporary modification of existing housing space ("overflow housing"), to accommodate at least 50 percent of undergraduate student enrollment and 25 percent of graduate student enrollment, as demand dictates.
POP-3B	Within one year following approval of the 2005 LRDP, the Campus will fund and carry out a study to identify ways in which the Campus can collaborate with other large employers, the City of Santa Cruz, and the County of Santa Cruz to assist in providing wider access to available housing for UC employees and affiliates and other community members, through mechanisms such as a jointly-funded housing trust augmented by grants and other funding sources.
POP-3C	The Campus will consult with the City and County of Santa Cruz on data needs and potential future joint projects and, within one year following approval of the 2005 LRDP, the Campus will fund and carry out a market analysis of the local housing market, including demand for housing by housing type and other demand factors,

Mitigation Measure	Description
	costs, vacancy, and occupancy rates, to provide data to assist the City in its planning activities related to housing needs, to assist the Campus in planning University housing, and to assist in the planning of potential joint projects. The Campus will update this study at no greater than five-year intervals.
<i>Source: UCSC 2006</i>	

7.2.4.4 CEQA Checklist Items Adequately Addressed in the Initial Study

- Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

As noted in the 2005 LRDP EIR, the 2005 LRDP would not displace a substantial number of existing housing units or persons, necessitating the construction of replacement housing elsewhere. The EIR acknowledged that the Family Student Housing (FSH) Redevelopment Project, which was proposed in 2005, would remove the existing FSH complex but would replace the removed housing with twice the number of housing units. Because the affected housing would be replaced, there would be no long-term impacts relative to displacement of housing. The 2005 LRDP EIR also noted that the construction of the new colleges (Colleges 11 and 12) may require the removal of the Campus Trailer Park, which provides about 42 student beds. The potential removal of this housing was taken into account in planning additional student housing that would be provided on the campus under the 2005 LRDP. Therefore, the 2005 LRDP EIR concluded that no significant impacts related to housing displacement or displacement of a substantial number of people would occur. Since then, the Campus’s proposal for the FSH site has changed and while the proposed SHW project would displace the existing FSH complex, it would provide substantially more housing. Furthermore, the SHW project would develop replacement housing for student families on the Hagar site before any units on the FSH site are removed so that housing continues to be available for student families and displacement impacts are avoided. Therefore the conclusions of the 2005 LRDP EIR relative to displacement of housing or people remain unchanged. No further analysis is required.

7.2.4.5 Project Impacts and Mitigation Measures

Revised LRDP Impact POP-1: Campus development under the Post-Settlement LRDP would result in substantial population growth in the study area by accommodating

increased enrollment and additional employment. (*Significant; Significant and Unavoidable*)

The 2005 LRDP EIR evaluated the growth in study area population as a result of the proposed 2005 LRDP. The Draft EIR analyzed the increase in study area population as a result of an enrollment level of 21,000 FTE students by 2020-21. The analysis in the Draft EIR presented two scenarios. The first scenario was based on the assumption that all new employees hired by the campus under the LRDP would be non-local at the time of hire, and therefore due to enrollment and employment growth, the LRDP would directly increase the study area population by about 9,520 persons, whereas the second scenario assumed that about 68 percent of the new employees would be hired from within the study area, and under that assumption, the study area population would increase by about 7,820 persons. The analysis concluded that about 33 percent of this new population would live in the City of Santa Cruz, about 19 percent in the rest of the County, and the remainder on campus or outside the County. The Draft EIR noted that the growth in study area population due to the proposed 2005 LRDP would likely fall between the estimates derived under the two scenarios, and would make up between 2.7 and 3.2 percent of the study area's 2020 population, and between 31 and 38 percent of the projected population growth within the study area by 2020. The Draft EIR concluded that the 2005 LRDP would substantially increase the study area population and the impact would be significant and unavoidable.

However, at the time that the Campus prepared the Final EIR, the Campus prepared a qualitative evaluation of the environmental impacts of a Reduced Enrollment Growth Alternative that would accommodate an enrollment of 19,500 FTE students and house a slightly lower number of students on the campus than previously analyzed in the Draft EIR. The Final EIR qualitatively explained that while the previously disclosed impact on study area population would be proportionally reduced, the impact of the Reduced Enrollment Growth Alternative on study area population would still be significant and unavoidable. As noted earlier, the Reduced Enrollment Growth Alternative was approved by The Regents as the Final 2005 LRDP.

Since a quantitative analysis of the Reduced Enrollment Alternative was not conducted in the Final 2005 LRDP EIR, the Campus, as part of the current analysis, developed quantitative estimates for the 2005 LRDP, using the assumptions identified above under **Methodology**. The estimated numbers for the 2005 LRDP full development are presented in **Table 7.2-11** below.

In addition, the table below reports the total number of students and employees at the Post-Settlement LRDP full development. As noted earlier, the 2005 LRDP would accommodate an enrollment of 19,500 FTE three-quarter average. Any enrollment increases above that level must be preceded by the

development and adoption of a new LRDP. Therefore the table below shows the enrollment level of 19,500 FTE students at Post-Settlement LRDP full development, which is unchanged from the number analyzed for the 2005 LRDP. With regard to employment growth, a smaller number of main campus employees are now projected at the Post-Settlement LRDP full development. Note that the numbers in the table are conservative as they do not discount for persons who would already be living in the study area at the time of enrollment and hire. (Based on enrollment data from the Campus, about 1 percent of the new students enrolled each year are local high school graduates or transfer students and hence already residing in the area at the time of enrollment. In addition, hiring data for the campus indicates that a substantial number of staff are hired from within the study area and are already living in the study area at the time of hire).

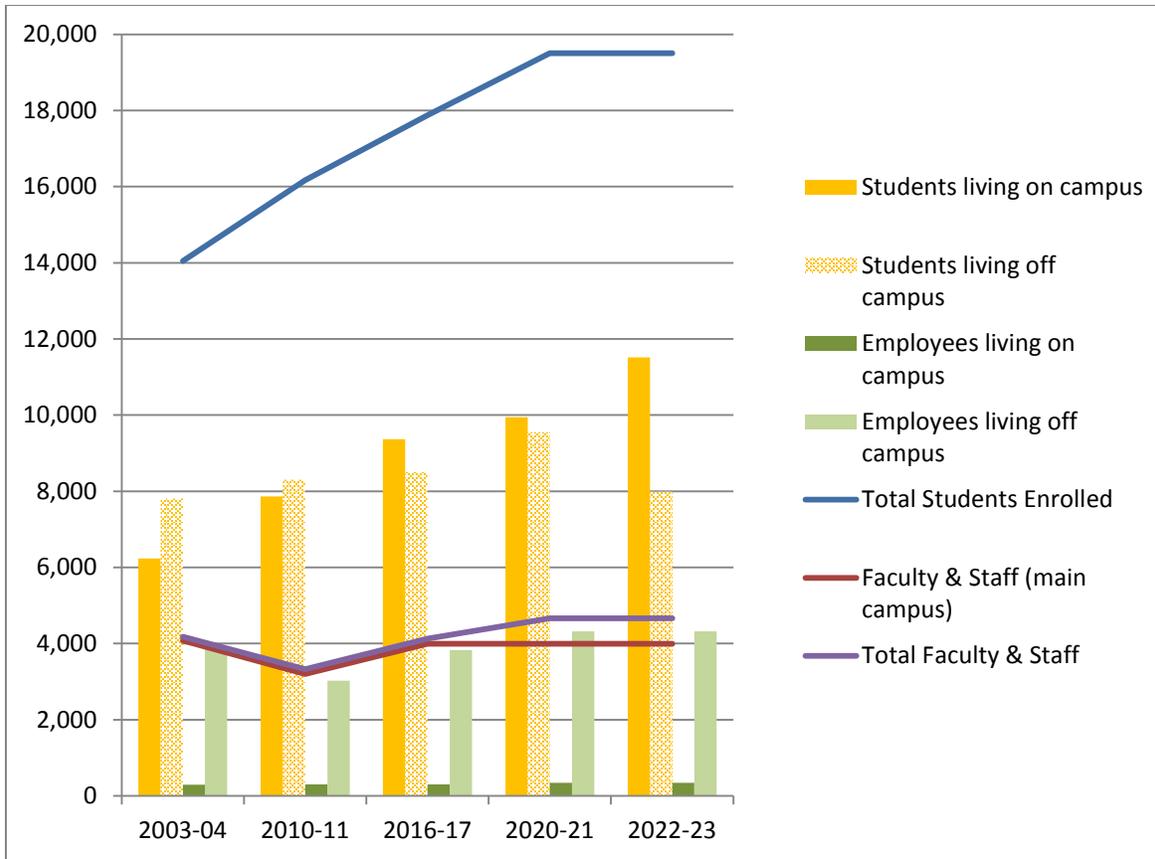
Table 7.2-11
Change in Study Area Population Due to 2005 LRDP

Population	2003-04	2005 LRDP		Post-Settlement LRDP	
		2020-21	Change between 2004 and 2020	2023	Change between 2004 and 2023
Students	14,050	19,500	5,450	19,500	5,450
Faculty/Staff	4,080	5,420	1,340	3,994	-86
Total	18,130	24,920	6,790	23,494	5,364

As the table shows, the main campus population (excluding dependents) is projected to increase by about 5,364 persons between 2004 and Post-Settlement LRDP full development, which is lower than the increase of about 6,790 persons projected under the 2005 LRDP. Note that due to the time that has lapsed since 2003-04, most of this population increase has already occurred and based on the level of enrollment and employment at the campus in 2016-17, the remaining incremental growth that is projected under the Post-Settlement LRDP at full development is less than 1,650 persons.

Figure 7.2-2, Changes in UC Santa Cruz Enrollment and Employment, below shows the changes in enrollment and employment at UC Santa Cruz over the study period. To provide a complete picture, it includes the employees at Coastal Science Campus and Scotts Valley Center. It also presents the distribution of students and employees between those living on campus and those living off campus, to exhibit the manner in which the distribution has changed over time.

Figure 7.2-2
Changes in UC Santa Cruz Enrollment and Employment



As noted earlier in this section, the student enrollment level of 19,500 FTE students and associated employees as analyzed in the 2005 LRDP EIR are already accounted for in AMBAG’s population projections for Santa Cruz County. Because growth under the LRDP would result in a smaller population increase under the Post-Settlement LRDP than was previously estimated for the 2005 LRDP, the project’s population impact would be less severe and would not affect AMBAG’s projections. Nonetheless, the population increase at Post-Settlement LRDP full development would still be considered substantial, so similar to the conclusion in the 2005 LRDP Final EIR, this analysis also concludes that the impact due to this increase would be significant.

The consequences of this population growth in the study area are analyzed in the 2005 LRDP EIR and this current EIR Supplement and they consist of the following:

- An increase in the number of students and employees that would live off campus and place a demand on available housing in the study area. The magnitude of the impact on off-campus housing is evaluated in Revised LRDP Impact POP-3 below.
- An increase in traffic on the study area roadways, which is adequately analyzed in the 2005 LRDP EIR and mitigation measures are set forth to mitigate significant traffic impacts.
- An increase in traffic-related air emissions and noise, which are adequately analyzed in the 2005 LRDP EIR and mitigation measures are set forth to mitigate significant impacts.
- An increase in the demand for services by both the on-campus population and the population that would live off campus, and the environmental impacts of that demand which are adequately analyzed in the 2005 LRDP and found to be less than significant.
- An increase in demand for water and other utilities by both the on-campus population and the additional population that would live off campus. The impacts on other utilities are adequately addressed in the 2005 LRDP. Impacts on water supply are reevaluated and disclosed in Revised LRDP Impact UTIL-9 in Section 7.1 of this EIR.

Because the Post-Settlement LRDP is a program that includes campus population growth as an essential objective of the LRDP, no mitigation is available to avoid or reduce this impact. Therefore, the impact is considered significant and unavoidable.

Mitigation Measures: No mitigation is feasible.

Significance after Mitigation: The population impact would be significant and unavoidable.

Revised LRDP Impact POP-3: The Post-Settlement LRDP would contribute substantially to the need for more off-campus housing, which would have the potential to trigger the construction of more housing off-campus. (Significant; Significant and Unavoidable)

Compared to the 2003-2004 baseline, full development under the Post-Settlement LRDP would add students and employees to the study area and generate a demand for housing in the study area communities. The impact on housing demand in the study area is evaluated below relative to the current and projected housing supply, to determine whether adequate housing would be available in the study area or whether the project's housing demand by itself, or in combination with other housing demand, would result in the need for more housing development, which could result in significant environmental impacts. The analysis below also addresses the Court's directive to "supplement the population and housing analysis to disclose the probable locations where new off-campus housing will likely be built, as

informed by the applicable General Plans and other land use regulations and controls that are in effect as of the date that [the University] commences its supplemental analysis, and the environmental impacts of putting that housing in those locations, if any.”

The impact analysis below involves the following steps:

- Estimation of the total off-campus housing demand (total number of DUs needed) to serve the Post-Settlement LRDP population;
- Distribution of the total off-campus housing demand amongst the study area communities;
- Evaluation of housing supply in the affected study area communities to determine whether substantial new housing would be needed to serve the Post-Settlement LRDP population; and
- In communities where substantial housing would be needed, identification of the locations where the housing would likely be built and the environmental impacts of putting housing in those locations.

A. Estimation of Total Off-Campus Housing Demand

Post-Settlement LRDP Off-Campus Housing Demand

Using the assumptions listed above under **Methodology**, the off-campus student and employee housing demand under both the 2005 LRDP and the Post-Settlement LRDP was calculated and reported in **Tables 7.2-8** and **7.2-9** above. Numbers from those tables are summarized in **Table 7.2-12** below. Note that the estimated off-campus housing demands in this table are conservative estimates (that is, likely overestimate the off-campus housing demand) for two reasons: (1) they do not discount for those campus employees who may already be living in the study area when they are first hired, or the high school graduates and transfer students who may already be residing in the area at the time of enrollment, and (2) the analysis assumes that similar to current conditions, only 6 percent of the students and 23 percent of the new employees would live outside the county. It is possible that the cost and limited inventory of housing in the study area may cause more of the new population to live outside the county. Although like Santa Cruz County, housing prices in the neighboring Santa Clara, San Mateo and Monterey counties are also high, the housing inventories are somewhat larger and therefore it is possible that in the future, a greater percentage of the new students and employees⁷ would live there.

⁷ As the data for employees in **Table 7.3-6** shows, the percentage of employees living outside the county has increased from about 13 percent in 2004 to 23 percent in 2015.

Table 7.2-12
Total Demand for Off-Campus Housing (Dwelling Units)

	2003-04 Baseline Demand	2005 LRDP		Post-Settlement LRDP		
		2020-21 Demand	Change in Demand 2004 to 2020	2020-21 Demand	2023 Demand	Change in Demand 2004 to 2023
Students	3,125	4,124	999	3,822	3,195	70
Employees	3,788	4,672	884	3,649	3,649	-139
Total	6,913	8,796	1,883	7,471	6,844	-69

As the table above shows, although estimates for the 2005 LRDP indicate that about 1,883 DUs would be needed to house the additional students and employees who would live off campus, the estimates for the Post-Settlement LRDP shows that compared to 2003-04, the off-campus demand for housing would be lower by about 69 DUs. This reduced demand for off-campus housing is a product of two factors: first, at Post-Settlement LRDP full development, there would be additional on-campus housing for students, and a smaller number of new students would need housing off-campus; and second, this number is low because about 525 employees no longer work on the main campus or in Westside leased space and, as of early 2017, work at the Scotts Valley Center. Their housing demand is not captured in **Table 7.2-12** as they are not included in the Post-Settlement LRDP.

Total UC Santa Cruz Off-Campus Housing Demand

To develop a more complete picture of the impact of UC Santa Cruz on area housing, the housing demand associated with the Scotts Valley Center employees and the employees at the Coastal Science Campus was added to the off-campus housing demand of the main campus population under the Post-Settlement LRDP. The resulting total off-campus demand is presented in **Table 7.2-13** below. As the table shows, approximately 1,129 additional DUs would be needed off campus between 2004 and 2020-21. However, once more on-campus student housing is completed by 2023, the incremental off-campus demand for housing would decrease to approximately 502 DUs.

Table 7.2-13
UC Santa Cruz Total Off-Campus Housing Demand (Dwelling Units)

	2003-04	2020-21	2022-23	Change 2004-2020	Change 2004-2023
Students	3,125	3,822	3,195	697	70

	2003-04	2020-21	2022-23	Change 2004-2020	Change 2004-2023
Main Campus Employees	3,788	3,649	3,649	-139	-139
Post-Settlement LRDP subtotal	6,914	7,471	6,844	558	-69
Scotts Valley Center & Coastal Science Campus Employees	103	674	674	571	571
UC Santa Cruz total	7,017	8,145	7,518	1,129	502

B. Distribution of Off-Campus Housing Demand among Study Area Communities

As the next step in this impact assessment, the estimated off-campus housing demand (associated with the total UC Santa Cruz population, including students, main campus, Coastal Science Campus and the Scotts Valley Center) was distributed geographically. In order to distribute the off-campus student demand, the Spring 2004 distribution of off-campus students by place of residence contained in **Table 7.2-4** was utilized. As that table shows, 59 percent of the students resided off campus, with 6 percent of the students living out of county, and 53 percent living within the county. Of the 53 percent, about 40 percent of the students lived in the City of Santa Cruz and about 13 percent in other communities in Santa Cruz County. With respect to employees, the Fall 2015 distribution of off-campus employees contained in **Table 7.2-5** was utilized. According to that table, 94 percent of the employees resided off campus, with 23 percent living out of the county, and 77 percent living within the county. Of the 77 percent in-county employees, about 53 percent lived in the City of Santa Cruz and 24 percent in other communities in the county. Using the percentages from **Tables 7.2-4** and **7.2-5**, the geographic distribution of UC Santa Cruz’s incremental housing demand within the study area was developed and is presented in **Table 7.2-14** below.

**Table 7.2-14
Distribution of Off-Campus Housing Demand (Dwelling Units)**

Community	2020-21			2023		
	Student Demand	Employee Demand	Total Demand	Student Demand	Employee Demand	Total Demand
City of Santa Cruz	470	214	684	47	214	261
Other Communities						
Live Oak	58	30	88	6	30	36
Capitola	16	10	26	1	10	11
Scotts Valley	11	15	26	1	15	16

Community	2020-21			2023		
	Student Demand	Employee Demand	Total Demand	Student Demand	Employee Demand	Total Demand
Soquel	12	9	21	1	9	10
Aptos	14	22	36	1	22	23
Watsonville	9	27	36	1	27	28
Rest of County	35	1	35	3	1	4
Subtotal	155	114	268	14	114	128
Santa Cruz County Total			952			389
Out of County	71	106	177	7	106	113
Total UC Santa Cruz Off Campus Demand			1,129			502

As the table above shows, main campus growth under the Post-Settlement LRDP, along with employment growth at the Coastal Science Campus and Scotts Valley Center, would result in the following:

- A demand of about 684 additional DUs in the City of Santa Cruz and about 268 DUs in other communities in the County by 2020-21.
- A smaller demand of about 261 DUs in the City of Santa Cruz and about 128 DUs in other communities in the County by 2023.

Other than Live Oak, where an additional 88 DUs would be needed through 2020-21 and about 36 DUs once the on-campus student housing becomes available by 2023, other study area communities would experience relatively small increases in housing demand due to the Post-Settlement LRDP.

C. *Effect on Housing Supply in the Affected Study Area Communities*

As the analysis above indicates, of the additional students and employees that would live off campus, more than half would seek housing in the City of Santa Cruz. As noted earlier, in ruling with respect to the population and housing analysis in the 2005 LRDP EIR, the judge relied on the *Napa Citizens* case. In *Napa Citizens* case, the Court ruled “The [EIR] should consider whether the identified communities have sufficient housing units and sufficient services to accommodate the anticipated increase in population. If it is concluded that the communities lack sufficient units and/or services, the FSEIR should identify that fact and explain that action will need to be taken to provide those units or services, or both.” This subsection compares the estimated incremental housing demand of the Post-Settlement LRDP to the

projected supply of housing in the City of Santa Cruz to determine whether there would be sufficient housing units to accommodate the Post-Settlement LRDP-related population.

As noted in **Section 7.2.2.7** above, a number of alternative approaches were examined to develop projections of total housing supply in the City by 2020 and 2023, and the projection based on the addition of 875 DUs was determined to be the most reasonable projection of new housing in the City of Santa Cruz. Using the numbers from **Table 7.2-7**, **Table 7.2-15** below presents the estimated increase in housing supply in the City between 2004 and 2020, and the increase between 2004 and 2023. It also presents UC Santa Cruz’s incremental housing demand in the City of Santa Cruz over the same periods (taken from **Table 7.2-14** above). If the housing demand associated with UC Santa Cruz is compared to the projected supply, there would be a sufficient number of housing units constructed in Santa Cruz over the study period to serve the project population.

However, UC Santa Cruz would not be the only source of new housing demand in the City. Therefore to evaluate the impact on housing supply, the UC Santa Cruz’s demand was compared to the incremental supply. As the table shows, UC Santa Cruz’s incremental housing demand of 684 DUs would constitute about 33 percent of the additional housing that is projected to be added to the City through 2020. By 2023, with more student housing added on-campus, UC Santa Cruz’s off-campus demand would decrease to 261 DUs and the City’s supply would also be greater. Therefore by 2023, UC Santa Cruz’s incremental housing demand would constitute about 10 percent of the incremental supply.

Table 7.2-15
City of Santa Cruz Housing Supply and UC Santa Cruz Incremental Demand

	2004-2020	2004-2023
Increase in City Housing Supply	2,076	2,514
UC Santa Cruz Incremental Demand	684	261
Demand as Percent of Supply	32.9%	10.4%

Based on the above, it is concluded that main campus growth under the Post-Settlement LRDP combined with other UC Santa Cruz facilities would result in a housing demand that could be served by the projected supply. However, because the Campus’s demand would constitute a substantial portion of the new supply, it would be reasonable to conclude that UC Santa Cruz demand would result in the construction of more housing in the City compared to the No Project scenario.

It is to be noted that because most of the study period for analysis in this chapter has already occurred, UC Santa Cruz enrollment and employment growth at the campus has occurred, and much of this

demand on housing has already occurred. In the remainder of the study period, only a small number of additional housing units would be needed for UC Santa Cruz population. Nonetheless, similar to the conclusion in the 2005 LRDP EIR, this analysis also concludes that UC Santa Cruz enrollment and employment growth between the 2003-2004 baseline year and Post-Settlement LRDP full development would result in a significant impact on housing in the City of Santa Cruz, and would trigger the construction of additional housing, which would have the potential to result in environmental impacts.

D. Locations of New Housing in the City of Santa Cruz and Environmental Effects of New Housing

As stated above, in ruling with respect to the population and housing analysis in the 2005 LRDP EIR, the judge relied on *Napa Citizens*. In the *Napa Citizens* case, the Court ruled “It does not follow, however that an EIR is required to make a detailed analysis of the impacts of a project on housing and growth. Nothing in the Guidelines, in the cases, requires more than a general analysis of projected growth.” “. . . “Because it cannot be known if the Project will cause growth in any particular area, and because the Project most likely will not be the sole contributor to growth in any particular area, it is not, however, reasonable to require the [EIR] to undertake a detailed analysis of the results of such growth.” (*Napa Citizens for Honest Government v. Napa County Bd. of Supervisors* (2005) 91 Cal.App.4th 342, 370.)

Consistent with the guidance provided by the *Napa Citizens* case and the rule of reason that applies to all CEQA analysis, the analysis below presents the projected growth in housing in the City of Santa Cruz over the study period, including the locations where the housing has been built or is projected to be built through the end of the study period, and the likely environmental impacts from the construction of the housing, some of which would be occupied by the Post-Settlement LRDP-related population.

The City of Santa Cruz was contacted by the Campus to obtain data regarding housing development that has occurred in Santa Cruz since 2003-04, which is the baseline year for the 2005 LRDP. The City provided data on housing development that had occurred between 2003-04 and 2014. For the rest of the period of interest for this analysis, i.e., 2015 through 2023, information was obtained from the City’s Housing Element, which spans the period 2015 through 2023. The sections below describe the manner in which housing development has occurred in the City through about 2014-15 and how it is projected to increase in the next 5 to 8 years based on the information in the Housing Element and the City’s website.

Housing Development in Santa Cruz 2003 through 2014

Based on data provided by the City, between 2003 and 2006, building permits were issued for a total of 638 DUs, with the vast majority of permits involving one single family home or an additional dwelling unit (ADU). There were a total of 26 projects that involved four or more DUs, and the project sizes of

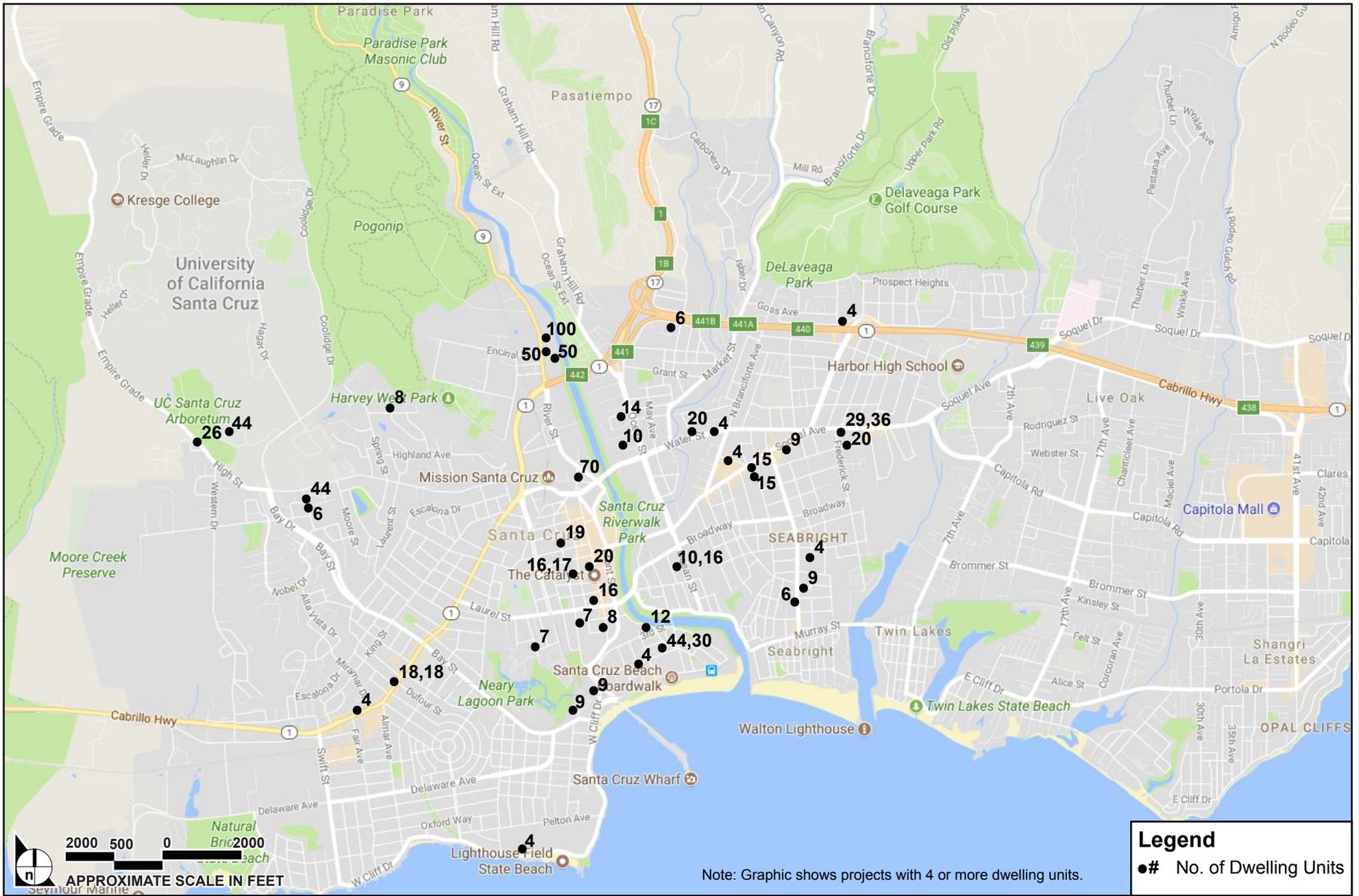
these 26 projects ranged from four to 100 DUs. For the period 2007 through 2014, the City provided data on residential and non-residential projects that were constructed. According to that data, a total of 841 DUs (including ADUs) were constructed. Once again numerous projects involved one single family home or an ADU, and during this seven-year period, there were a total of 23 projects that involved four or more DUs. The sizes of these projects ranged from four to 70 units. Based on this data from 2003 through 2014, **Figure 7.2-3, Housing Development in Santa Cruz (2003-2014)**, depicts the locations of all housing development projects that involved 4 or more dwelling units. As this graphic shows, most of the projects that involved 4 or more dwelling units were added in the central portions of the City, although the larger projects involving 50 to 100 DUs were located in the northern portion of the city where larger land parcels existed.

Housing Development in Santa Cruz 2015 through 2023

Information in the City's 2015-2023 Housing Element was used to identify the locations of the additional housing that has been constructed since 2015 and/or is projected to be constructed in the future. As noted earlier in this section, according to the Housing Element Table 4-4, a total of 875 DUs have been built, or are under construction, or are approved for construction or were applied for over the period January 2014 through 2015. In addition, about 761 DUs (including ADUs) could be developed on vacant land in the City (Table 4-5 of the Housing Element), 480 DUs could potentially be developed within seven Opportunity Areas identified by the City, and 240 multi-family units and about 220 ADUs could potentially be added throughout the City. As the Housing Element provides location data for housing that could be added in the Opportunity Areas and on vacant land parcels, that data was used to display the locations of future housing that could be constructed between 2015 and 2023, although it is acknowledged that not all the housing shown on **Figure 7.2-4, Projected Housing Development in Santa Cruz (2015-2023)**, would be constructed between now and 2023. In fact, a review of the City's Major Development Project list and map provides a better indication of the additional housing that would likely be developed in the City in the foreseeable future. **Table 7.2-16** below presents all of the housing projects listed by the City as of November 15, 2017.

Environmental Impacts of Past and Future Housing Development

As the information above indicates, a large number of housing projects were built between 2004 and 2014 and a number of projects are expected to be developed between 2015 and 2023. Due to the large number involved, the environmental impacts of each housing development project cannot be identified and disclosed in this EIR. Instead and consistent with the guidance provided by the Court, the City's General Plan 2030 EIR was reviewed as that EIR assesses the foreseeable environmental impacts from projected growth and development in the City, including the impacts from adding approximately 3,350 additional



SOURCE: Impact Sciences, 2017

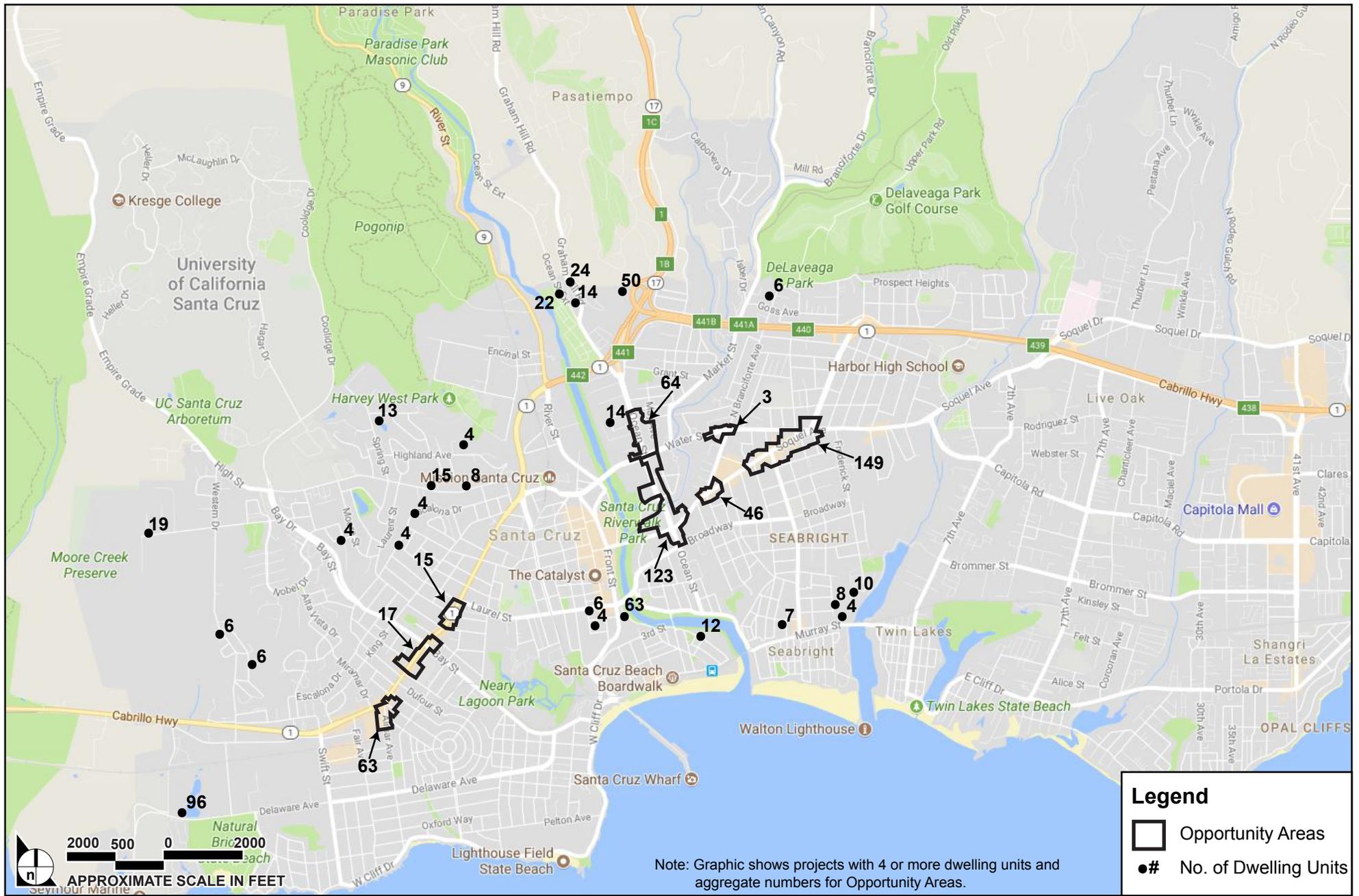
FIGURE 7.2-3

Housing Development in Santa Cruz (2004-2014)

Table 7.2-16
City of Santa Cruz Major Development Projects – Housing Projects

Project Name	Project Description	Status
714 Darwin Street Apartments	Demolish SF home and build 15 apartments	Complete
Delaware Addition	Approved Planned Development of 400,000 square feet of industrial and up to 248 residential units	Phase 1A complete
1547 Pacific Avenue	Residential mixed use project with 63 residential condominiums	Under construction
Seabright Breakers	11-unit townhouse development on three vacant lots	Under construction
555 Pacific Avenue	Mixed use development with 94 small ownership units	Under construction
Windsor Street	Demolish single family home and build 5 apartments	Under construction
1804-1812 Ocean Street	Demolish non-residential buildings and construct 11 townhouses	Under construction
230 Grandview Street	Demolish single family home and construct 12 apartments	Under construction
630 Water Street	Application to add 20 single room occupancy (SRO) units to a developed parcel with housing	Approved
1129 Soquel Avenue	Mixed use project with 2 apartments	Pending Application
350 Ocean Street	Demolish existing housing on 4 parcels and construct mixed use project with 63 low income units	Approved
Water Street Affordable Housing	Demolish existing residential and non-residential buildings on 4 parcels and construct 56 unit affordable housing complex	Approved
Soquel Avenue Apartments	Demolish existing commercial and one residence and construct 51 SRO units	Approved
1800 Soquel Avenue Mixed Use	Demolish commercial buildings and construct ground floor commercial and 32 residential condominiums	Approved
River Street Townhomes	Demolish existing residential and build 12 townhomes	Approved
Upper Crust Apartments	Construct an apartment building with 14 units on an existing parking lot	Approved
Laurel Street Mixed Use	Convert office building into two residential units and commercial space	Approved
1930 Ocean Street Condominiums	Construct a 40-unit condominium development on a vacant 2.7-acre parcel	Pending Application
1013 Pacific Avenue Mixed Use	Construct a mixed use building including 18 residential units	Approved

Source: City of Santa Cruz website



SOURCE: Impact Sciences, 2017

FIGURE 7.2-4

Projected Housing Developments in Santa Cruz (2015-2023)

DUs to the City's housing stock through 2030. The findings of the General Plan EIR are summarized below to provide information on the likely environmental impacts of housing development in Santa Cruz.

In addition, available CEQA documents for individual housing projects in Santa Cruz were reviewed to further characterize the types and severity of environmental impacts of housing projects, as identified by the City of Santa Cruz. Note that these housing projects are considered representative of the type of multi-unit housing development that has already occurred in the City since 2004 and are also considered representative of foreseeable future multi-unit housing projects. From the information in the appendices to the City's Housing Element, in the future, there would be about three sites where more than 50 DUs could be built; about two sites where 25 to 50 DUs could be built; about 17 sites where 10 to 25 DUs could be built; and about 70 sites where the project size would be less than 10 DUs.⁸ The projects described below include: (1) a mixed use project that would be located on a 20-acre vacant site and would provide 248 DUs and is considered representative of large housing projects in the City of Santa Cruz; (2) a 200-unit apartment project on a 9-acre site also considered representative of large housing projects; (3) a 40-unit apartment project on a 2.7-acre site that is considered representative of mid-sized housing projects, (4) a 22-unit townhouse project located on a 1-acre site that is considered representative of small housing projects in Santa Cruz; and (5) a 94 small ownership unit⁹ project that is considered representative of small, infill projects. The findings of the environmental impacts of the representative housing projects are presented below.

Findings of the General Plan 2030 EIR (SCH # 2009032007)

The City of Santa Cruz General Plan 2030 Final EIR was certified in June 2012. The General Plan 2030 updated and extended the prior General Plan to 2030. As noted in the Final EIR, to aid the environmental analysis, a "buildout" projection was developed that included 3,350 residential units; 1,087,983 square feet of commercial development and 311 hotel rooms; 1,273,913 square feet of office space; and 776,926 square feet of industrial development. The General Plan also included a revised Land Use Map which identifies land use designations and graphically depicts the arrangement and location of land uses throughout the City. The General Plan 2030 Land Use Map and land use designations remained largely

⁸ Note that should the City approve changes in height restrictions or allow increased density especially within Opportunity Areas, it is likely that at least some future projects in the City will be larger in terms of the number of units than projected in the Housing Element.

⁹ Small ownership unit (SOU) is a dwelling unit containing no more than one bedroom and floor area ranging from four hundred to six hundred fifty square feet, located on a separate subdivided parcel and included in a residential development where all dwelling units are SOU units and are offered for sale to the general public. (City of Santa Cruz Municipal Code Chapter 24.16 Affordable Housing Provisions)

unchanged from the 1990-2005 General Plan and Local Coastal Program, except for new mixed-use designations along segments of Mission Street, Ocean Street, Soquel Avenue and Water Street. Additionally, land use designations for two sites (“Golf Club Drive” and “Swenson” properties) were changed (City of Santa Cruz 2012). The City General Plan 2030 EIR analyzed and disclosed the environmental impacts from the implementation of the General Plan, including the impacts of changing the land use designations as well as growth and development, including 3,350 additional housing units by the buildout year. The findings of the General Plan EIR with respect to significant and significant and unavoidable impacts are presented below.

Significant and Unavoidable Impacts

- The implementation of the General Plan would result in significant and unavoidable traffic impacts at eight intersections and state highways that would not be mitigated to less than significant levels with available mitigation.
- The implementation of the General Plan could indirectly result in increased development and population growth that would result in an increased demand for water supply in a system that currently has inadequate supplies during dry years and may have inadequate supplies in normal years in the future. The impact would not be mitigated to less than significant level with available mitigation.
- Cumulative population growth (City and UC Santa Cruz) could result in an average annual growth rate of 1.3 percent if the North Campus area is annexed to the City in the next 20 years. This projected level of growth exceeds historical growth rates between 1990 and 2009 (0.901.9 percent), as well as the AMBAG population growth rate of 0.65 percent between 2009 and 2030.
- Cumulative traffic would result in significant cumulative impacts at seven intersections and along Highways 1 and 17.
- Cumulative development and growth in the City’s water service area would result in a significant cumulative water impact, as it results in additional demand in a system that does not currently have adequate water supplies to meet existing or future demands during drought conditions or potentially during normal years at some time after the year 2020.
- Cumulative development and growth would result in noise increases associated with the traffic increases, but the increases would not exceed significance criteria (more than a 3 dBA increase), except for three road segments (Swift Street north of Delaware and Mission Street between Bay and Walnut) that would be considered significant.

Significant Impacts

- The General Plan EIR concluded that there would be significant impacts related to public services and utilities, air quality, and cultural resources. However the impacts would be reduced to a less than significant level with the proposed mitigation.

Findings of the 2120 Delaware Mixed Use Project Final EIR (SCH# 2007012097)

The 2120 Delaware Mixed-Use Project is considered representative of a large housing development project on an infill/redevelopment site in the City of Santa Cruz.

In 2008, the City certified an EIR for a Planned Development project proposed on an approximately 20-acre vacant site located on the north side of Delaware Avenue west of Swift Street and east of Natural Bridges Drive in the western portion of the City of Santa Cruz. The project would subdivide the property into 56 lots (including 11 common area lots) and provide for a mixed-use industrial/commercial/residential development with potential buildout of 535,553 square feet of buildings, including up to 248 residential condominium units. The proposed project involved about 26 buildings, one to two stories high (City of Santa Cruz 2008).¹⁰ The findings of the EIR with respect to significant and significant and unavoidable impacts of the project are presented below.

Significant and Unavoidable Impacts

- At full buildout, the proposed project would result in a maximum water demand of approximately 21 million gallons per year (MGY), which may prevent the City from being able to serve the project, along with other planned growth after 2015, given the City's limited water supply and without construction of additional water supply facilities.
- Cumulative development and growth would result in significant cumulative impacts at five intersections (Delaware/Swift, Mission/Bay, Mission/King, Mission/Chestnut and Highway 1/Highway 9). Impacts at three intersections would be reduced to less than significant with mitigation. However, while improvements to the Mission Street/King Street and Mission/Chestnut intersections will help reduce delays, intersection LOS would not be improved to acceptable levels during the PM peak hour.
- Cumulative development and growth in the City's water service area would result in a significant cumulative water impact as it results in additional demand in a system that does not have adequate current water supplies during drought conditions or adequate supplies in normal water years beginning in approximately 2015.¹¹ The incremental effects of the proposed project would be cumulatively considerable.

Significant Impacts

- The EIR concluded that there would be significant impacts on air quality (construction and operations), geology and soils, hydrology and water quality, traffic, and biological resources.

¹⁰ Since the certification of the EIR and approval of the planned development project, the City has processed one major modification that revised the site plan but did not increase the amount of development on the site.

¹¹ This conclusion was based on the 2010 UWMP information. The 2015 UWMP finds that in 90 percent of the normal water years, the available supplies would be adequate to serve the demand through 2035.

However, all impacts would be reduced to a less than significant level with the proposed mitigation.

Findings of the 1930 Ocean Street Extension Residential Project Draft EIR (SCH # 2016102018)

The 1930 Ocean Street Extension Residential Project is considered representative of a mid-sized housing development project located near the periphery of existing development in the City of Santa Cruz.

In May 2017, the City published a Draft EIR for the 1930 Ocean Street Extension Residential project, a 40-unit apartment/condominium development that would be located on an approximately 2.74-acre site located at the northern edge of the City of Santa Cruz, on the east side of Ocean Street Extension, northwest of the Ocean Street/Plymouth Avenue/Highway 17/Highway 1 interchange. The project comprises 10 residential buildings, other accessory buildings, parking, and access improvements (City of Santa Cruz 2017). A final EIR has not yet been published. The findings of the Draft EIR with respect to significant and significant and unavoidable impacts of the project are presented below.

Significant and Unavoidable Impacts

- No significant unavoidable impacts were identified.

Significant Impacts

- The Draft EIR concluded that there would be significant impacts on geology and soils, traffic, biological resources, and noise. However, all impacts would be reduced to a less than significant level with the proposed mitigation.

Findings of the Monarch Village Apartments Project Final EIR (SCH# 2001062120)

The Monarch Village Apartments Project is considered representative of a large housing development project located on the periphery of existing development in the City of Santa Cruz.

In November 2001, the City certified an EIR for the Shaffer Road/Monarch Village Apartments project, a 206-unit apartment development on an approximately 9-acre former corporation yard site located at the western edge of the City of Santa Cruz, south of Highway 1. The project comprised 13 residential buildings 3-stories high, amenities, parking, and access improvements (City of Santa Cruz 2001). The findings of the EIR with respect to significant and significant and unavoidable impacts of the project are presented below.

Significant and Unavoidable Impacts

- The project would increase human presence near Moore Creek.

- The project would result in a significant impact on water supply during drought years.
- The project would contribute substantially to a cumulative impact on water supply.

Significant Impacts

- The Draft EIR concluded that there would be significant impacts on aesthetics, air quality, biological resources, cultural resources, geology and soils, hydrology and water quality, hazards, noise, and traffic. However, all impacts would be reduced to a less than significant level with the proposed mitigation.

Findings of the Westlake Cottages Project Initial Study/Negative Declaration

The Westlake Cottages Project is considered representative of a small housing development project located on a small infill site in the City of Santa Cruz.

In November 2006, the City adopted a Negative Declaration for the Westlake Cottages project, a project that would be located on an approximately 1-acre site on Cardiff Court and would construct a total of 22 residential units, including 16 townhouses and 6 condominiums (City of Santa Cruz 2006).

Significant Impacts

No significant impacts requiring mitigation were identified.

Findings with regard to 555 Pacific Avenue Project

The 555 Pacific Avenue Project is considered representative of a mid-sized housing project located on an infill site in the City of Santa Cruz.

The City prepared a Notice of Exemption for the 555 Pacific Avenue project, which would construct 94 residential small ownership units (SOUs) and 4,680 square feet of ground floor commercial space with outdoor seating in a four-story building. A below-grade parking garage would also be provided. The project is located at the lower end of Pacific Avenue south of Laurel Street and the Downtown area of the city of Santa Cruz. Based on the site conditions, studies conducted for the project, as well as the infill nature of the residential mixed-use project, the City determined that the project qualified for a categorical exemption under Section 15332 of the CEQA Guidelines (City of Santa Cruz 2018).

Significant Impacts

- No significant impacts requiring mitigation were identified.

In summary, as concluded in the General Plan 2030 EIR and based on the conclusions of other environmental documents prepared by the City for a range of residential projects, construction of additional housing would increase the City's population and would result in significant and unavoidable impacts on traffic and water supply. With respect to other environmental impacts, it is anticipated that all impacts would be mitigated to a less than significant level with mitigation.

E. Conclusion

Based on the foregoing analysis, this EIR finds that main campus growth under the Post-Settlement LRDP, combined with other UC Santa Cruz facilities, would result in a housing demand that could be served by the projected supply. However, because the Campus's demand would constitute a substantial portion of the new supply, it would be reasonable to conclude that UC Santa Cruz demand would result in the construction of more housing in the City compared to the No Project scenario. The additional housing that would be constructed would not result in significant impacts on most resources that cannot be mitigated to a less than significant level. However, the additional housing would result in significant and unavoidable cumulative impacts related to traffic and water supply.

As noted above under **Revised LRDP Impact POP-1**, the cumulative traffic impacts of campus growth (both on- and off-campus population) under the 2005 LRDP are adequately analyzed in the 2005 LRDP EIR. Since the employment growth under the Post-Settlement LRDP would be less than previously analyzed and more of the student population would be housed on campus compared to the previous analysis, the cumulative traffic impacts of the Post-Settlement LRDP would be less than those evaluated in the 2005 LRDP EIR. This is confirmed by the traffic analysis in **Section 4.11** of this Draft EIR. With respect to the impacts of campus growth (both on- and off-campus) under the Post-Settlement LRDP on water supply, the cumulative impact has been reevaluated and is reported in **Section 7.1** of this Draft EIR under **Revised LRDP Impact UTIL-9**. Therefore, all of the environmental impacts of the Post-Settlement LRDP housing demand are adequately analyzed in the 2005 LRDP EIR and this Supplement to that EIR.

In summary, campus growth under the Post-Settlement LRDP would result in a significant impact on housing in the City of Santa Cruz and would result in the construction of more housing in the City, which in turn would result in significant and unavoidable traffic and water supply impacts.

Mitigation Measures:

LRDP Mitigation POP-3: The Campus will continue to implement prior LRDP Mitigations POP-3A through 3C which the Campus is voluntarily implementing.

Significance after Mitigation: Although the Campus would implement these measures, the impact related to housing would be significant and unavoidable.

7.2.5 REFERENCES

Association of Monterey Bay Area Governments (AMBAG). 2014. 2014 Regional Growth Forecast. June.

City of Santa Cruz. 2001. Monarch Village Apartments Project Final EIR. SCH# 2001062120.

City of Santa Cruz. 2006. Westlake Cottages Project Initial Study/Negative Declaration.

City of Santa Cruz. 2008. 2120 Delaware Mixed-Use Project Final EIR. SCH# 2007012097.

City of Santa Cruz. 2012. General Plan 2030 EIR. SCH # 2009032007.

City of Santa Cruz. 2016. 2015-2023 Housing Element of the General Plan. Adopted March.

City of Santa Cruz. 2017. 1930 Ocean Street Extension Residential Project Draft EIR. SCH # 2016102018

City of Santa Cruz. 2018. 555 Pacific Avenue Project Notice of Exemption. Available online at: <http://www.cityofsantacruz.com/home/showdocument?id=36946>, accessed February 20, 2018.

UC Santa Cruz (UCSC). 2006. 2005-2020 Long Range Development Plan Final Environmental Impact Report, SCH#. 2005012113.

UCSC. 2017. Housing Capacity & 3rd Week Occupancy Reports – Year Averages, dated 7/12/2017.