

**APPENDIX 1.0**

---

**First and Second Notice of Preparation, Comments, and Transcripts**

**FIRST NOP (AUGUST 2017)**

---

**Notice of Preparation**

---

Notice of Preparation

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

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

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

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

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

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

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

Project Title: Student Housing West

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

Date August 31, 2017

Signature 

Title Senior Environmental Planner

Telephone 831-459-2170

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



PHYSICAL PLANNING AND CONSTRUCTION

SANTA CRUZ, CALIFORNIA 95064

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

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

Lead Agency: University of California

Project Title: Student Housing West Project

Project Location: UC Santa Cruz main campus, Santa Cruz (Exhibit 1)

County: Santa Cruz

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

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

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

**Proposed Project:** The proposed Student Housing West project to be analyzed in the project-level EIR includes the construction and occupancy of up to 3,000 new beds of student housing for upper division undergraduate students, graduate students and students with families, including support spaces, amenities and associated infrastructure. The project is envisioned to be constructed in phases, with at least 900 beds to be available by July 31, 2020 and the remainder of the project to be completed by July 31, 2022.

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

The proposed project supports the UC system-wide Housing Initiative, which was announced by UC President Janet Napolitano in January 2016. The overarching goals of the housing initiative are two-fold: first, to ensure that each of UC's campuses has sufficient housing for its growing student populace; and second, to keep housing as affordable as possible for UC students.

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

The 2005 LRDP includes a building program to accommodate UCSC's academic, research, and public service mission as enrollment grows, and a land use plan that assigns elements of the building program to designated land-use areas and describes general objectives that will guide development within those areas. The building program identifies a total of about 3,175,000 gross square feet of building space, including 1,196,000 gross square feet of student and employee housing.

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

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

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

The Student Housing West Project would construct up to 3,000 student beds on the West Campus in phases, with at least 900 beds to be available by July 31, 2020 and the remainder of the project to be completed by July 31, 2022. These new beds would enable the Campus to eliminate some overflow beds in existing housing, and to meet its commitments under the Settlement Agreement.

**Environmental Review and Comment:** The EIR for the Student Housing West project will be a project-level EIR focused on the environmental impacts from the construction and operation of the proposed project. As appropriate, the analysis will be tiered from the analyses contained in the previously certified UC Santa Cruz 2005 Long Range Development Plan EIR (SCH #2005012113). The EIR will address all of the issues identified in Appendix G to the CEQA Guidelines, that is: aesthetics, agricultural and forestry resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation and traffic, utilities and service systems. As a project-level EIR tiered from the 2005 LRDP EIR, the EIR will rely on the cumulative impact analysis contained in the 2005 LRDP EIR. However, because the Santa Cruz Superior Court determined the 2005 LRDP EIR's analysis of water supply and population and housing impacts to be inadequate and directed the University to supplement those analyses,

the Student Housing West Project EIR will include a supplement to the 2005 LRDP EIR that will provide an updated analysis of the cumulative impacts of campus growth under the 2005 LRDP on water supply, and population and housing. It will also include an analysis of impacts related to greenhouse gas emissions that would potentially result from the remaining campus development under the 2005 LRDP.

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

UC Santa Cruz requests input regarding the scope and content of the Draft EIR that is relevant to you or your agency's statutory/regulatory responsibilities or is of interest to interested individuals, to ascertain potential environmental impacts of the project. Responses to this NOP are requested to identify: 1) the significant environmental issues, reasonable alternatives, and mitigation measures that should be explored in the Draft EIR; and 2) whether your agency will be a responsible or trustee agency for the project.

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

**COMMENT PERIOD:** Written comments on the NOP can be sent anytime during the NOP review period which begins September 1, 2017 and ends October 2, 2017 at 5:00 PM. Please send your written or electronic responses, with appropriate contact information, to the following address:

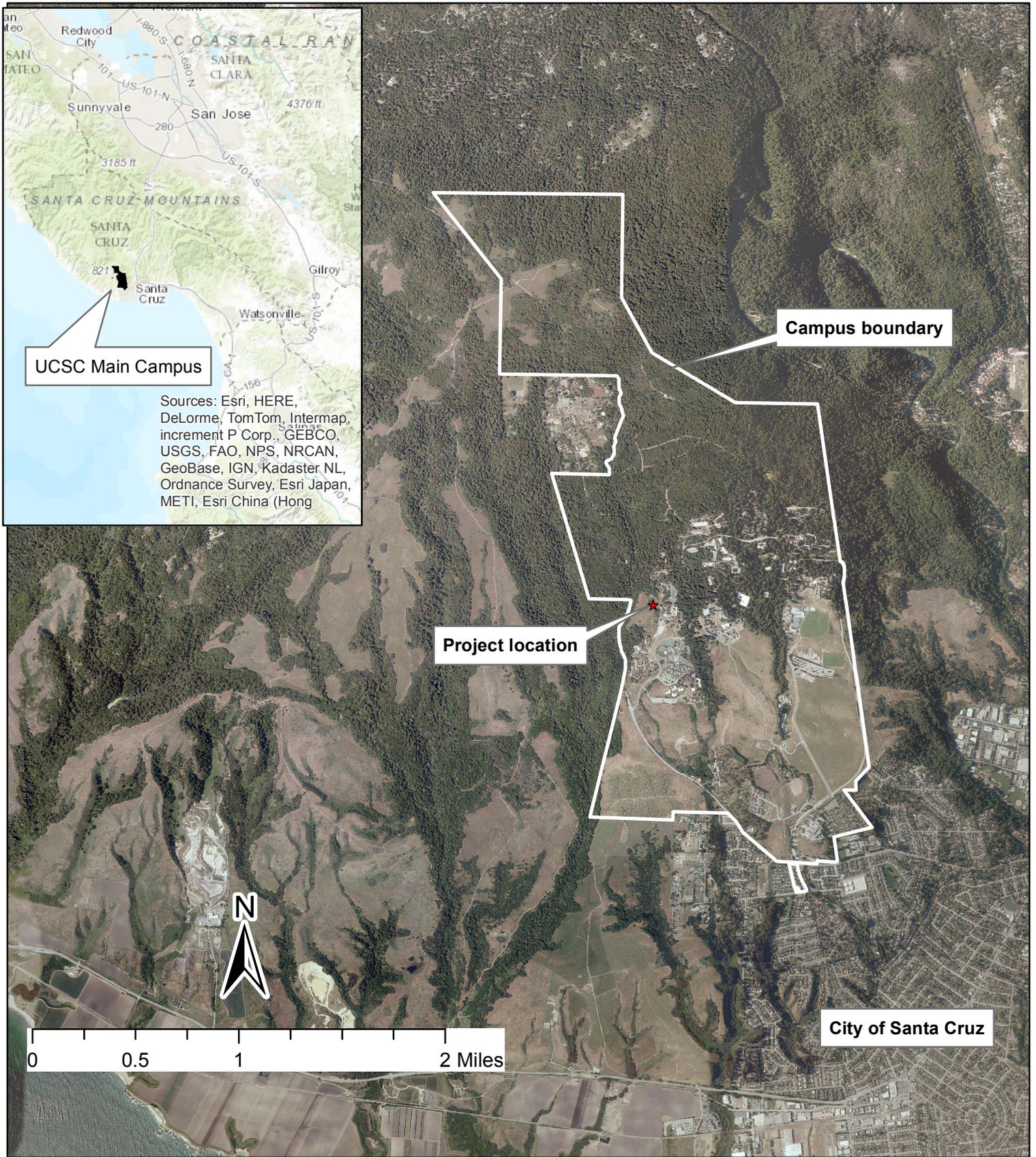
Alisa Klaus  
Senior Environmental Planner  
Physical Planning and Construction  
University of California, Santa Cruz  
1156 High Street  
Santa Cruz, CA 95064

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

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

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

2839290.2



## Exhibit 1: Project Location

Student Housing West Project  
 EIR Notice of Preparation  
 August 2017

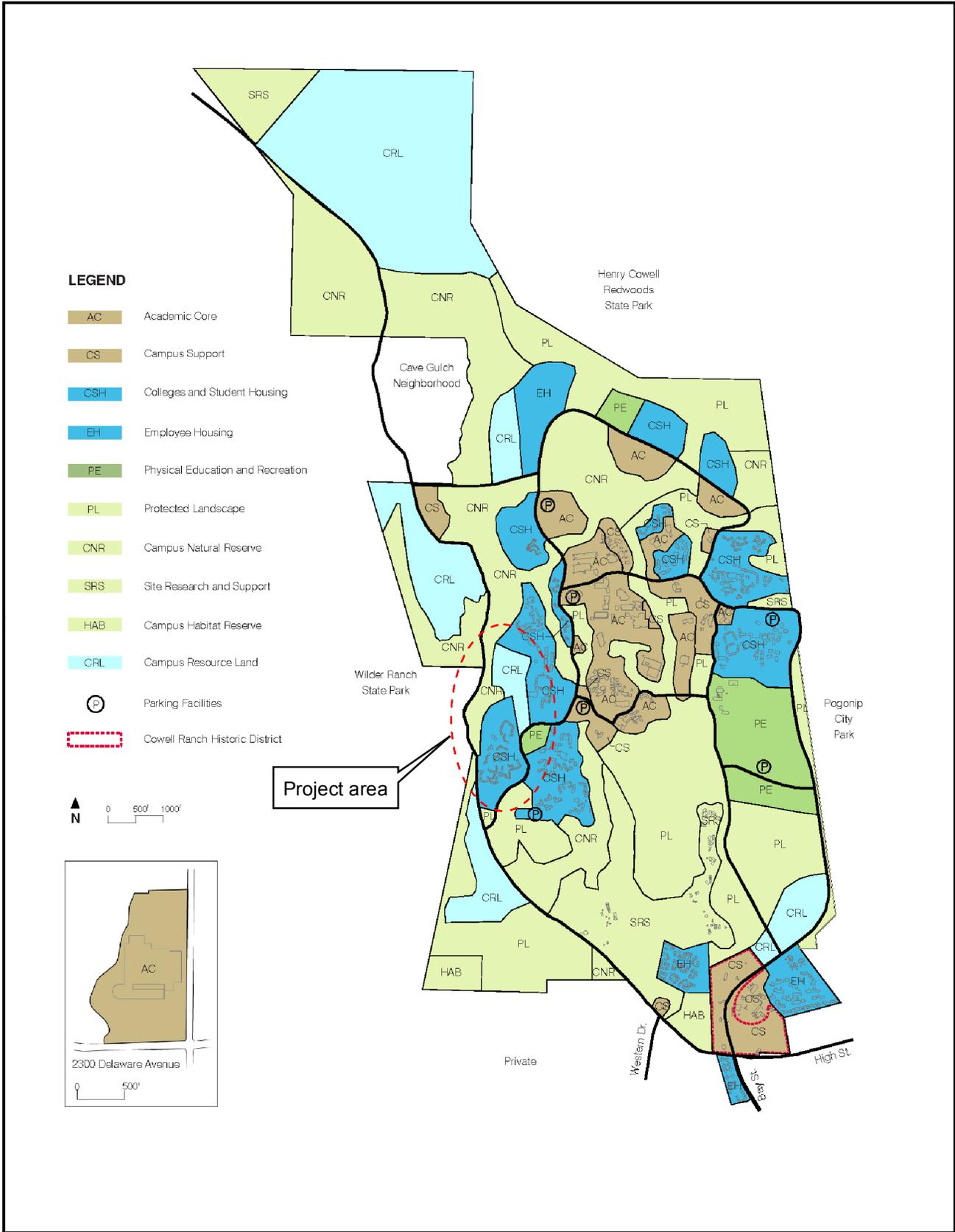


Exhibit 2: Project Area

**COMMENTS**

---

**DEPARTMENT OF TRANSPORTATION**

50 HIGUERA STREET  
SAN LUIS OBISPO, CA 93401-5415  
PHONE (805) 549-3101  
FAX (805) 549-3329  
TTY 711  
<http://www.dot.ca.gov/dist05/>



*Making Conservation  
a California Way of Life.*

October 2, 2017

SCrz 1 20.09  
SCH#2017092007

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

**COMMENTS FOR REVISED NOTICE OF PREPARATION (NOP) FOR THE STUDENT  
HOUSING WEST PROJECT DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)**

Dear Ms. Klaus:

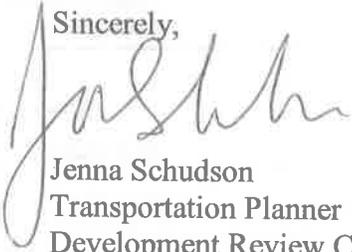
The California Department of Transportation (Caltrans), District 5, Development Review, has reviewed the above referenced project and offers the following comments.

1. Caltrans supports local planning efforts that are consistent with State planning priorities intended to promote equity, strengthen the economy, protect the environment, and promote public health and safety. We accomplish this by working with local jurisdictions to achieve a shared vision of how the transportation system should and can accommodate interregional and local travel.
2. Projects that support smart growth principles which include improvements to pedestrian, bicycle, and transit infrastructure (or other key Transportation Demand Strategies) are supported by Caltrans and are consistent with our mission, vision, and goals.
3. The traffic study should include information on existing traffic volumes within the study area, including the State transportation system, and should be based on recent traffic volumes less than two years old. Counts older than two years cannot be used as a baseline.
4. At any time during the environmental review and approval process, Caltrans retains the statutory right to request a formal scoping meeting to resolve any issues of concern. Such formal scoping meeting requests are allowed per the provisions of the California Public Resources Code Section 21083.9 [a] [1].

Thank you for the opportunity to review and comment on the proposed project. If you have any questions, or need further clarification on items discussed above, please contact me at (805) 549-3432 or [Jenna.Schudson@dot.ca.gov](mailto:Jenna.Schudson@dot.ca.gov).

Ms. Alisa Klaus  
October 2, 2017  
Page 2

Sincerely,



Jenna Schudson  
Transportation Planner  
Development Review Coordinator  
District 5, LD-IGR South Branch



Alisa Klaus &lt;aklaus@ucsc.edu&gt;

---

**[eircomment] EIR Scoping period for Student Housing West**

1 message

---

**Angela** <yoangie@msn.com>

Mon, Oct 2, 2017 at 2:52 PM

To: "eircomment@ucsc.edu" &lt;eircomment@ucsc.edu&gt;

Hello,

Below are the comments I would like to submit regarding the Student Housing West EIR Scoping period:

1. If there are 4 acres of suitable land for California Red Legged Frog, those absolutely need to be protected from development.
2. Since some of the soil is suitable for Ohlone Tiger Beetles, this habitat should be set aside for them. Neither buildings nor pathways should be set over these soils.
3. *Calochortus luteus*, or yellow mariposa lily, has been observed in the proposed development site. This is an endemic species and its habitat should be marked so that it can be protected.
4. ALL plant, bat and bird species present need to be catalogued and researched as far as current population counts, diminishing nature of their historic ranges, and in order to establish baseline population data.

It is imperative that detection and monitoring take place in known and suspected historic ranges of all native plant and animal species to ensure future development decisions do not detrimentally impact the species.

We must find a way not to cause local extinctions of any native species.

5. Noise and runoff from construction also need to be projected, measured, and its impact assessed for sensitive animal (invertebrate and vertebrate) species. If noise would have a negative impact on these populations, it is irresponsible to build at the proposed site and alternatives should be explored.

This sentence from the RFQ is absolutely ludicrous: "The proposed project is not expected to result in significant operational noise and is not

located in the vicinity of noise sources which would be incompatible with the proposed residential use. "

6. Observation by a team of qualified biologists needs to be done over an extended seasons in order to observe the temporal fluctuations in habitat usage and water patterns. Multiple people need to be spending extended time at the site over different periods of day and night.

7. Regarding cultural resources, the Amah Mutsun Tribal Band should be consulted. I don't think anyone else is better qualified to say that there aren't significant cultural resources besides the historic stewards and caretakers of this land.

8. Consultant should observe how water flows through this area, and what areas are important not to block or locate buildings over in order to avoid blocking water from being infiltrated naturally.

What might be done to protect the way the watershed is laid out on and below the surface? It should probably be observed during rain for this!

All in all this is a pretty incredible natural site to build over so I hope to see an outstanding EIR. Better than basic. This scope of this should be so thoughtful that it takes EIRs to the next level.

--

Angela Harris  
UCSC Alumna

---

eircomment mailing list

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

<https://lists.ucsc.edu/mailman/listinfo/eircomment>

17 September 2017

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

Dear Alisa,

Thank you for the opportunity to work with you on this. I am writing as Manager of the UCSC Campus Natural Reserve (CNR) with comments regarding the Revised Notice of Preparation: Draft Environmental Impact Report (EIR) for the potential Long Range Development Plan (LRDP) land use redesignation of less than 5 acres of land from Campus Resource Land to Colleges and Student Housing and the associated Core West Housing Project. As CNR land lies adjacent to the proposed redesignation and project area, I am writing with the following comments pertaining to potential impacts to the CNR that I hope will be addressed within the scope and content of the forthcoming EIR.

1. The proposed redesignation area is adjacent to CNR lands that are frequently used for course field trips, a use that is core to the mission of UC Santa Cruz and the CNR: supporting teaching, research, and stewardship. Courses using these areas include EART 5, ENVS 15, ENVS 100, ENVS 167, KRSR 64, KRSR 161, PRTR 25, PRTR 47S, SCIC 106A, and SOCY 125. As is seen in other natural lands areas adjacent to student housing, there are frequent disturbances associated with recreation that have direct impacts on flora and fauna and the potential for teaching and research. Colleges 9/10 provide a prime example---there are numerous ad-hoc paths on steep, eroding slopes within the adjacent ravine, as well as fire pits and several stick fort party sites that accumulate significant amounts of trash within the watershed.

- Mitigation measures could include mandatory stewardship training (online or in person) designed to bring awareness to sensitive environmental features and ways to reduce impacts to these resources. Campus Natural Reserve staff would be willing to participate in the development of such training materials. Further mitigation measures could include interpretive signage related to sensitive species and habitats, signs communicating best stewardship/Leave No Trace principles for lessening impact on the environment, and signs throughout the area that provide an overview of the CNR lands and mission.

2. Several rare and endemic invertebrate species have been identified in Empire Cave, a karst formation along the Cave Gulch stream just west of Porter Meadow. These species include the Santa Cruz Telemid spider (*Telemid* sp.); *Meta dolloff*; *Stygobromus mackenziei*, an amphipod; and *Fissilicreagris imperialis*, a pseudoscorpion. In a 2002 report of the cave's biological diversity, Dr. Darrell Ubick of the California Academy of Sciences lists several ongoing impacts from human use of the cave, including well-intentioned cave clean-ups that remove important habitat (wood, other natural debris) and introduction of chemicals via smoke, campfires, and spray paint, as a threat to these rare organisms and their habitat. Increased density of students living in close proximity will likely increase potential impacts to the cave and associated fauna. Since blocking off the cave entrance poses an even more drastic threat to the cave organisms, mitigation measures could dovetail with those listed above in #1.

- Current mitigation includes installation and maintenance of an interpretive sign by the cave entrance, which is currently maintained by CNR staff. Proximity to Empire Grade and parking areas makes management difficult, as the cave is very visible and accessible.

3. I have found adult California giant salamander (*Dicamptodon ensatus*) within the CNR's forested edges by the southern portion of Porter Meadow on two occasions within the last four years. It breeds

in Cave Gulch stream, within the CNR, where larva can be found year-round. The California Department of Fish and Wildlife designates this species as a Species of Special Concern. Although dispersal distance of the terrestrial form of this species is unknown in our region, members of this species have been shown to migrate several hundred meters from aquatic habitat. The impacts of development on this species should be considered in the EIR.

4. Management of stormwater runoff from project development sites (including construction and staging areas, as well as the completed development) and associated erosion potential should be incorporated into the EIR.

5. Outdoor lighting can have an effect on animal behavior. The new housing development will no doubt have outdoor lighting for safety and general use. Analysis of the development's lighting design should be incorporated into the EIR. I suggest that outdoor lighting be eliminated on the outer, wildland-facing edges of the development, and if necessary, dimmer lights, the use of motion sensors, and late night off-periods are recommended strategies to minimize the intensity of impact that the lights may have on the surrounding habitats.

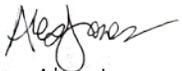
6. Construction and staging areas will be disturbed and will need restoration. Restoration of these areas should be done with native species from local seed sources. Additionally, establishment of invasive plant species is a concern for adjacent CNR lands, as well as other-designated natural areas near the project site. Though Porter Meadow and other adjacent CNR lands host several species of invasive plant, the grassland also hosts large stands of native California oatgrass (*Danthonia californica*) and purple needlegrass (*Stipa pulchra*), and is home to native forbs such as sky lupine (*Lupinus nanus*) and yellow mariposa lily (*Calochortus luteus*).

- Mitigation measures could include, but not be limited to, the following:
  - Surveying for invasive species in construction and staging areas pre and post project construction
  - Rumble-strips to reduce transport of seeds within soil on truck tires
  - Revegetating construction and staging areas with native plants from local sources
  - Landscaping the new housing development with native plants from local sources
  - Pre and post photo documentation of sites
  - Specific language pertaining to continued weed abatement if invasive species are introduced to the site.

CNR staff and students would be willing to help with invasive species monitoring, removal, and restoration efforts within nearby CNR lands.

I ask that these potential impacts on the Campus Natural Reserve of the proposed West Campus Housing projects and the redesignation of LRDP land use be included within the scope and content of the upcoming EIR. I would be happy to assist with creating education-related mitigation measures and guidance for restoration/revegetation mitigation efforts.

Respectfully,



Alex Jones  
UCSC Campus Natural Reserve Manager  
1156 High St  
Santa Cruz, CA  
95064  
831.459.4971  
asjones@ucsc.edu

I feel hopeless... There's really no future for ~~the~~ present generation & generations beyond.

Please have UC fund & stock more & more bus - vans.

UC Santa Cruz 2005 LRDP Student Housing West Project DRAFT EIR, SCOPING MEETING

(September 28, 2017)

Written scoping comments may be submitted tonight by placing them in the labeled box at the back of the room, or throughout the public review period, by mail to: Alisa Klaus, UC Santa Cruz, Physical Planning & Construction, 1156 High St., Santa Cruz, CA 95064, or via email to [eircomment@ucsc.edu](mailto:eircomment@ucsc.edu). The scoping period closes on October 2, 2017, at 5:00 PM.

Commenter name: (PLEASE PRINT)

MS. Alene Amick Gibbard since 1969!

Comments: I've come to believe we're living a Science-fiction -

honor-story which regrettably has become sheer reality! Does the

UC System actually wish & want there to be a surge of higher-

higher-pop. of students?? Who the Hell can afford it?? Yes, yes,

grant & Scholarships, etc. Fact: B.A. degrees above, have been used

for last 40 years!! Can you house the wage-slaves?? Domestic,

& janitorial, & cafeteria & clerical positions? What about CRUCIAL

source: WATER?? Drought, drought!! Even most Ph.D. degrees

(over)

have become useless! Why?? For every professorship at a College throughout this entire nation - 80-100 applicants!! It took my brother-in-law w/a Science Ph.D. forever to secure a position in 1980's! He was rejected countless times, until an Uncle Sam - Military hired him, yet he quit when officials wanted him to make genocidal - War-Chemicals! He applied to 4 medical schools & accepted the first of all 4 which accepted him & he became a G.P./medical doctor. I know countless men & women w/B.A., M.A., Ph.D Degrees & NO occupations in their Study-Field. However... Am glad to've read news of the 3,000 rooms to be built for Said, Reported, Students. - In the long run, there are simply too many damn humans on this planet! Find another planet?? How only hope, wish for, as much as ~~the~~ this planet is being utterly destroyed, demolished, extinguished, burned-up & non-existent... I hope to reincarnate to a more loving, evolved planet...

UC Santa Cruz 2005 LRDP  
Student Housing West Project  
DRAFT EIR, SCOPING MEETING

(September 28, 2017)

Written scoping comments may be submitted tonight by placing them in the labeled box at the back of the room, or throughout the public review period, by mail to: Alisa Klaus, UC Santa Cruz, Physical Planning & Construction, 1156 High St., Santa Cruz, CA 95064, or via email to [eircomment@ucsc.edu](mailto:eircomment@ucsc.edu). The scoping period closes on October 2, 2017, at 5:00 PM.

Commenter name: (PLEASE PRINT) Angela Harris

Comments: To Study hydrology and wildlife and plant species present,

Study needs to be conducted over various seasons. EIRs

Re: → Impact Sciences should also consult w/ Amah Mutsun Tribal

Band. Impact Sciences should find a way to study & measure

the impact of construction noise on wildlife. Please also

study 4 acres at southern end of site for Red-legged frog.

Having a draft EIR by January does not allow for study

of wildlife migration patterns.



Alisa Klaus &lt;aklaus@ucsc.edu&gt;

---

**Re: Student Housing West project**

1 message

---

**Bruce Rogers** <bvrogers@dslextrreme.com>

Tue, Sep 19, 2017 at 5:14 PM

To: Alisa Klaus &lt;aklaus@ucsc.edu&gt;

Cc: Sue Matthews &lt;sdmatthe@ucsc.edu&gt;

Alisa,

Yes, I have a copy of the NOP, but thank you for sending an additional pdf.

As I mentioned, there may be some serious concerns about siting buildings and infrastructure in the Porter Meadow area. In the past, building sites on the campus have ignored some aspects of the geology and now the campus is paying the price of having to remove some of those buildings at great cost and somehow replace them with newer buildings . . . hopefully not in the same problem area.

Is there any interest in obtaining additional input into the draft EIR from knowledgeable persons or is the EIR material strictly from staff and consultants hired by staff? It seems that adding additional material to the draft may lessen the load of attempting to address possible problems after the draft EIR has been released.

Yours,  
Bruce Rogers  
USGS (ret.)  
President, Western Cave Conservancy

=====  
On Sep 19, 2017, at 4:04 PM, Alisa Klaus <aklaus@ucsc.edu> wrote:

> Hello, Bruce--The document that is being circulated for public review is the notice of preparation (attached) for the Draft Environmental Impact Report (EIR). The purpose of this notice is to solicit comments from the public and agencies on the analysis that should be included in the EIR. The Draft EIR itself has not been completed.

>

> Alisa Klaus

> Senior Environmental Planner

> UCSC Physical Planning and Construction

> (831) 459-3732





Alisa Klaus &lt;aklaus@ucsc.edu&gt;

---

**[eircomment] Student Housing West**

1 message

---

**Claire Castagna** <castagna.claire@gmail.com>

Sat, Sep 16, 2017 at 2:03 PM

To: eircomment@ucsc.edu

Thank you for soliciting input from the public on the addition of 3000 beds at UCSC. We have lived on the westside for over 30 years and have raised our children here. Since they are now young adults who need to rent and would like to purchase homes--we are acutely aware of the housing shortage in Santa Cruz. In our opinion, UCSC is a big contributor to the problem and we enthusiastically support your efforts to provide more housing on campus.

Over the past 10-15 years we have seen entire blocks become rentals in which 6-10 students are piled into 3-4 bedroom homes. These are homes needed for adult permanent residents of Santa Cruz who will stay and contribute to the health of the neighborhood. This can only happen if UCSC provides more lost cost housing to students. I would like to see UCSC house 75-100% of undergrads. Undergrads are the most transient population and should live in complexes designed for temporary populations--not neighborhoods of single family homes (owned by out of town realtors who are all about profit). If the realtors couldn't rent the homes for obscene amounts--they could be available for permanent residents to purchase.

UC should build on their expansive property for the good of our community. Thank you for taking these steps and we hope you continue.

Claire Castagna  
Robert Hatcher  
139 Peyton St  
Santa Cruz, CA 95060

---

eircomment mailing list[eircomment@ucsc.edu](mailto:eircomment@ucsc.edu)<https://lists.ucsc.edu/mailman/listinfo/eircomment>



Alisa Klaus &lt;aklaus@ucsc.edu&gt;

---

**[eircomment] Community Concerns**

1 message

---

**Camille Addleman** <caddlema@ucsc.edu>

Mon, Oct 2, 2017 at 4:42 PM

To: eircomment@ucsc.edu

To Whom It May Concern,

I do not support the Student Housing West Project for the following reasons:

- Kresge Garden is a **cultural landscape/cultural resource**, it is not only one of the few student-spaces on campus and the oldest student-run garden, it is, and has been, a place for students and the larger community to learn and to connect. As stated by the Kresge Garden co-op, "this action [the housing project] will destroy the heart of Kresge that has been built through a long legacy of cultivation".
- The Porter Meadows are not only a **biological resource** but a **place of recreation** for students and the larger Santa Cruz community (family's, mountain bikers...etc.).
- The yellow-legged frog, Ohlone tiger beetle are **endangered species** and the California red-legged frog are **threatened species** found in the Santa Cruz area.
- In the Porter Cave/Empire Cave exists the Dollof cave spider and the Empire Cave pseudoscorpion, **species believed to exist nowhere else**, with development they could be threatened even more.
- Impervious surfaces may increase flooding in certain areas like Moore Creek.

Sincerely,  
Camille Addleman

---

eircomment mailing list  
[eircomment@ucsc.edu](mailto:eircomment@ucsc.edu)  
<https://lists.ucsc.edu/mailman/listinfo/eircomment>



Alisa Klaus &lt;aklaus@ucsc.edu&gt;

---

**[eircomment] Student West Housing Project Concerns**

1 message

---

**Candace Addleman** <camaddle@ucsc.edu>

Mon, Oct 2, 2017 at 4:44 PM

To: eircomment@ucsc.edu

To Whom It May Concern,

I do not support the Student Housing West Project for the following reasons:

- Kresge Garden is a **cultural landscape/cultural resource**, it is not only one of the few student-spaces on campus and the oldest student-run garden, it is, and has been, a place for students and the larger community to learn and to connect. As stated by the Kresge Garden co-op, "this action [the housing project] will destroy the heart of Kresge that has been built through a long legacy of cultivation".
- The Porter Meadows are not only a **biological resource** but a **place of recreation** for students and the larger Santa Cruz community (family's, mountain bikers...etc.).
- The yellow-legged frog, Ohlone tiger beetle are **endangered species** and the California red-legged frog are **threatened species** found in the Santa Cruz area.
- In the Porter Cave/Empire Cave exists the Dollof cave spider and the Empire Cave pseudoscorpion, **species believed to exist nowhere else**, with development they could be threatened even more.
- Impervious surfaces may increase flooding in certain areas like Moore Creek.

- Candace Addleman

---

eircomment mailing list[eircomment@ucsc.edu](mailto:eircomment@ucsc.edu)<https://lists.ucsc.edu/mailman/listinfo/eircomment>

UC Santa Cruz 2005 LRDP  
Student Housing West Project  
DRAFT EIR, SCOPING MEETING

(September 28, 2017)

Written scoping comments may be submitted tonight by placing them in the labeled box at the back of the room, or throughout the public review period, by mail to: Alisa Klaus, UC Santa Cruz, Physical Planning & Construction, 1156 High St., Santa Cruz, CA 95064, or via email to [eircomment@ucsc.edu](mailto:eircomment@ucsc.edu). The scoping period closes on October 2, 2017, at 5:00 PM.

Commenter name: (PLEASE PRINT) Corinne O'Connell

I would like to know the impact on the community  
of faculty student housing individuals  
when the ~~the~~ current faculty student housing is  
demolished in order to build the new housing.

~~\_\_\_\_\_~~

**UC Santa Cruz 2005 LRDP  
Student Housing West Project  
DRAFT EIR, SCOPING MEETING**

(September 28, 2017)

Written scoping comments may be submitted tonight by placing them in the labeled box at the back of the room, or throughout the public review period, by mail to: Alisa Klaus, UC Santa Cruz, Physical Planning & Construction, 1156 High St., Santa Cruz, CA 95064, or via email to [eircorment@ucsc.edu](mailto:eircorment@ucsc.edu). The scoping period closes on October 2, 2017, at 5:00 PM.

Commenter name: (PLEASE PRINT)

Covinné O'Connell

I would like to see some analysis of the  
anticipated traffic impact (positive or  
negative) as a result of the added housing.

---

---

---

---

---

---



Alisa Klaus &lt;aklaus@ucsc.edu&gt;

---

**[eircomment] EIR Comment**

1 message

---

**David@hansen.net** <david@hansen.net>

Mon, Oct 2, 2017 at 3:59 PM

To: eircomment@ucsc.edu

The EIR should also evaluate how well differing design options enable higher quality residential college experiences for students. Residential colleges were originally an important differentiator of the university, and it can be leveraged in the future for student mentoring and career preparation. Use the new development to strengthen colleges.

- David

David B. Hansen, Oakes, '76

[510-686-3283](tel:510-686-3283)

[david@hansen.net](mailto:david@hansen.net)

---

eircomment mailing list

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

<https://lists.ucsc.edu/mailman/listinfo/eircomment>



Alisa Klaus <aklaus@ucsc.edu>

---

## [eircomment] Don't Destroy the Meadow

1 message

---

**Daniel Schmelter** <danielschmelter@gmail.com>

Mon, Oct 2, 2017 at 3:50 PM

To: eircomment@ucsc.edu

- Don't take from the beauty of our campus!
- The Kresge Garden is a cultural resource.
- The Porter Meadows are a place of recreation and beauty.
- The yellow-legged frog, Ohlone tiger beetle are endangered species and the California red-legged frog are threatened species found in the Santa Cruz area.
- In the Porter Cave/Empire Cave exists the Dollof cave spider and the Empire Cave pseudoscorpion, species believed to exist nowhere else, with development they could be threatened even more.

---

eircomment mailing list

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

<https://lists.ucsc.edu/mailman/listinfo/eircomment>



Alisa Klaus <aklaus@ucsc.edu>

---

## [eircomment] Concern about Student Housing West

1 message

---

**David Shaw** <daveshaw@ucsc.edu>

Thu, Sep 28, 2017 at 5:16 PM

To: eircomment@ucsc.edu

To Whom It May Concern:

I am concerned about the proposed development in the Porter Meadow, currently named "Student Housing West". My main reasons for this concern are:

- This is a sensitive habitat, with bobcats, red shouldered hawks and more. It is iconic for UCSC.
- I lead classes in the meadow.
- These units ought to be affiliated with Porter and Kresge, not unaffiliated. This would negatively impact the campus community as a whole.
- I thought 2000 beds was a bit much, and am surprised to read that the new proposed amount has been raised to 3000. When did that happen?

I look forward to hearing from you regarding these concerns.

Thanks, David

---

eircomment mailing list

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

<https://lists.ucsc.edu/mailman/listinfo/eircomment>

UC Santa Cruz 2005 LRDP  
Student Housing West Project  
DRAFT EIR, SCOPING MEETING

(September 28, 2017)

Written scoping comments may be submitted tonight by placing them in the labeled box at the back of the room, or throughout the public review period, by mail to: Alisa Klaus, UC Santa Cruz, Physical Planning & Construction, 1156 High St., Santa Cruz, CA 95064, or via email to [eircomment@ucsc.edu](mailto:eircomment@ucsc.edu). The scoping period closes on October 2, 2017, at 5:00 PM.

Commenter name: (PLEASE PRINT)

*Daniel S. Snyder*

Comments:

*oral comment re. land resources underlying  
project area, and related biota.*



Alisa Klaus <aklaus@ucsc.edu>

---

**[eircomment] Housing West Project**

1 message

---

**Dave Wade** <dmwade55@gmail.com>

Sun, Sep 17, 2017 at 11:30 AM

To: eircomment@ucsc.edu

A project of this size is going to bring with it a need for more campus staff. The project EIR should take this into account. Will there be adequate, affordable housing for campus staff?

---

eircomment mailing list

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

<https://lists.ucsc.edu/mailman/listinfo/eircomment>



Alisa Klaus &lt;aklaus@ucsc.edu&gt;

---

**Re: [eircomment] A question**

1 message

---

**Gillian Greensite** <gumtree@pacbell.net>

Mon, Sep 25, 2017 at 7:10 PM

To: Alisa Klaus &lt;aklaus@ucsc.edu&gt;

Thank you Alisa!

Gillian

Sent from my iPad

On Sep 25, 2017, at 4:43 PM, Alisa Klaus &lt;aklaus@ucsc.edu&gt; wrote:

Hi, Gillian--All comments submitted at the May 4 scoping meeting, as well as written responses submitted in response to the April 10 notice of preparation, will be taken into account in developing the scope of the Student Housing West Project EIR.

Alisa Klaus  
Senior Environmental Planner  
UCSC Physical Planning and Construction  
(831) 459-3732

On Mon, Sep 25, 2017 at 10:37 AM, Gillian Greensite &lt;gumtree@pacbell.net&gt; wrote:

Hi,

I attended and submitted oral comments which were recorded at the last scoping meeting for the EIR for the Student Housing West project.

Are those comments still valid and will they be included in the final comments? Or do I have to comment anew?

Thanks,

Gillian

---

eircomment mailing list  
[eircomment@ucsc.edu](mailto:eircomment@ucsc.edu)  
<https://lists.ucsc.edu/mailman/listinfo/eircomment>



Alisa Klaus &lt;aklaus@ucsc.edu&gt;

---

**[eircomment] food shopping for Housing West and other dorms**

1 message

---

**Glenn Millhauser** <glennm@ucsc.edu>

Fri, Sep 15, 2017 at 9:18 AM

To: eircomment@ucsc.edu

This may be a bit tangential to the Housing West plan, but I strongly recommend that UCSC consider placing a proper food market on campus as part of continued housing development. As it is right now, housing units have small kitchens and/or food prep areas, but no convenient place to buy groceries. The only store is the convenience market, next to the bookstore, which has essentially no fresh fruit, vegetables or other groceries needed for meal prep. Consequently, students come to the westside Safeway, which increases town traffic and contributes to the store's long lines. With a reasonably priced campus market, shopping would be much more convenient and time efficient, which would increase the attractiveness of staying in campus housing. It would also relieve the food boredom that students experience by eating daily at the campus cafeterias. Finally, it may reduce costs to attend by letting students go to simpler meal plans, given that they would be able to prepare one or more meals a day on their own. If this is considered, the store absolutely must have reasonable food prices, matching what one would find in a regular market. If the students and/or their families feel that they are being gouged, this whole plan will backfire. Please consider — thanks!

Glenn L. Millhauser  
Department of Chemistry & Biochemistry  
UC Santa Cruz  
Santa Cruz, CA 95064  
[831 459 2176](tel:8314592176) voice  
[831 566 3337](tel:8315663337) cell  
[831 459 2935](tel:8314592935) fax

[glennm@ucsc.edu](mailto:glennm@ucsc.edu)<http://millhauser.chemistry.ucsc.edu><https://www.chemistry.ucsc.edu/about/directory-page.php?uid=glennm>

---

eircomment mailing list

[eircomment@ucsc.edu](mailto:eircomment@ucsc.edu)<https://lists.ucsc.edu/mailman/listinfo/eircomment>



Alisa Klaus &lt;aklaus@ucsc.edu&gt;

---

**[eircomment] Notice of Preparation - impact of Student Housing West**

1 message

---

**jay capela** <jcapela@mac.com>

Fri, Sep 29, 2017 at 4:19 AM

To: eircomment@ucsc.edu

Hello,

I am writing to express concern about how the new Student Housing West will affect drainage and water runoff into Moore Creek, potentially increasing the likelihood that flooding will re-occur on Highview Drive, causing erosion and possible collapse of the road.

I live at 203 Highview Drive, which passes over Moore Creek about 400 feet west of where Highview Drive begins at High Street. My understanding is that in the year 2000, our access road (Highview Drive) was flooded where it crosses Moore Creek during a heavy storm event on February 13, 2000, and that a subsequent investigation found that a storm-water retention dam on the UCSC campus overtopped on that day after 4 days of rain because the University had failed to keep the lower outflow pipe of the Arboretum Dam clear of debris. However, it appears that the dams are only adequate for a 100-year rain event if the natural underground drainage called the Karst system is not clogged and accepts some of the water collected. When the Karst is clogged, the dams only can retain a 50-year storm. Considering that global warming seems to be increasing severe storm events, the dams could be overtopped more frequently than predicted by the past hydrology studies.

Regarding Student Housing West, my understanding is that the new roofs, parking lots, roads, walking paths, and other impervious surfaces will decrease the amount of rainwater that absorbs into the soil. The new construction will create much more runoff unless the University takes additional steps to retain more water during severe storms.

I would like assurances that:

1. The EIR will address these concerns, and include a new study of the off-campus downstream effects of the new project, and
2. The University will be responsible for taking steps to mitigate the impact of increased water drainage into Moore Creek caused by the new project.

Thank you,

Jay Capela

---

eircomment mailing list

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

<https://lists.ucsc.edu/mailman/listinfo/eircomment>



Alisa Klaus &lt;aklaus@ucsc.edu&gt;

---

**[eircomment] Scope of EIR**

1 message

---

**Judi Grunstra** <judiriva@baymoon.com>

Tue, Sep 19, 2017 at 4:50 PM

To: eircomment@ucsc.edu

Hello, I believe the EIR should include examining the impact of the construction on area roads. Multiple trips by heavy trucks traveling up and down Bay Ave., Mission St., and whatever other routes they will take will have an impact on those roads in terms of breakdown of the roadway (which UCSC should pay for, not the City of Santa Cruz), more traffic, and air and noise pollution by those vehicles. Thank you.

Judith Grunstra  
220 McMillan Dr.  
Santa Cruz CA 95060

---

eircomment mailing list[eircomment@ucsc.edu](mailto:eircomment@ucsc.edu)<https://lists.ucsc.edu/mailman/listinfo/eircomment>



Alisa Klaus &lt;aklaus@ucsc.edu&gt;

---

**[eircomment] Student Housing West**

1 message

---

**Janet Reedy** <jlreedy@ucsc.edu>

Tue, Sep 26, 2017 at 2:15 PM

To: eircomment@ucsc.edu

I support the addition of Student Housing West. We must supply more bed spaces to our students, as well as decrease density in existing housing.

I imagine people are going to have questions about water and parking.

Too bad there's no plan, as usual, for staff. We could really use a break.

Sincerely,

--

Janet Reedy

Assistant Director of Admissions  
Transfer Evaluation and Admissions Operations  
UC Santa Cruz

1156 High St.  
Santa Cruz, CA 95064

Email: [jlreedy@ucsc.edu](mailto:jlreedy@ucsc.edu)

Voice: 831-459-4144

Fax: 831-459-4163

---

eircomment mailing list

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

<https://lists.ucsc.edu/mailman/listinfo/eircomment>



Alisa Klaus &lt;aklaus@ucsc.edu&gt;

---

**[eircomment] UCSC Housing West**

1 message

---

**Jennifer Simington** <jensimington@hotmail.com>

Sat, Sep 16, 2017 at 11:29 PM

To: "eircomment@ucsc.edu" &lt;eircomment@ucsc.edu&gt;

Hello! I am inquiring if Student Housing West would replace the existing Family Student Housing at UCSC. I am writing to stress how important reduced-rate family housing is for the student community, especially in Santa Cruz, where rents are exorbitant for two-income families, and impossible when there is one parent in school. My family lived in FSH while my husband got his PhD and I got my masters--both my daughters grew up there. We would not have been able to complete our degrees without FSH, and we are both teachers working in the Santa Cruz public school system now.

Thank you,

Jen Simington

---

eircomment mailing list

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

<https://lists.ucsc.edu/mailman/listinfo/eircomment>



Alisa Klaus &lt;aklaus@ucsc.edu&gt;

---

**[eircomment] Student Housing West feedback**

1 message

**KarenEric** <santacruzers@earthlink.net>

Sun, Oct 1, 2017 at 5:31 PM

Reply-To: Karen&amp;Eric &lt;santacruzers@earthlink.net&gt;

To: eircomment@ucsc.edu

Many I know feel the same as I do. They may not be aware of the comment period or have the time. Many people no longer subscribe to the Sentinel, for example. And the Sentinel covers less and less.

I support decent living conditions for students which enhance and promote their learning environment. Overcrowding of dorms and absence of study halls besides the Library are unacceptable. Students and their families are paying for a quality education. The tax paying public expects better of UC. Crowded housing diminishes the learning environment and makes UC look inattentive to students. Therefore, some solution to the current overcrowding at UCSC is mandated so that more students live on campus and stay on campus. At the same time, I am fully opposed to a blanket mandate from UCOP based in Oakland that says to UC campuses: take more, grow, no questions asked. That mandate is based on the idea that every campus is the same in terms of access to the campus, local water conditions and infrastructure and community impact. That is simply not true, history matters, geography matters. UCSC is a VERY remote campus. Every graduation weekend underscores this. Mission St. leads to Bay St. which leads to campus. And then back. Santa Cruz is at a standstill currently for traffic, some related to UCSC, some not. Residents on the Westside know this very well. All business and medical appointments have to be scheduled in the morning. It would be immoral to mandate growth without examining each campus in context and without participating in solutions with cities and communities.

UCSC just celebrated its 50th anniversary. It was a beautiful location to select at the time, an historic vision, but not a sustainable decision for the longterm. There was also a decision made a long time by the City to not build a second access road that would have mitigated this. I am not commenting on that decision, only that it is a fact. It would have been better to build this campus at the other location, in the larger San Jose area. We can't go back in time. The current conditions preclude mandated growth by an outside entity. It certainly prompts me to consider contacting my legislators and the Governor. Having worked at UCSC I believe there may be existing buildings that are underutilized and/or could be converted to housing without new building. This has to be assessed independently. If growth occurs it must be accompanied by changes in UC policies: students must live on campus all 4 years, not in the community where they become commuters.

My husband and I each worked for UCSC for more than 30 years; we moved specifically to the Westside 30+ years ago from another part of the County in order to be able to perform our job duties more effectively by having a shorter commute. We have more than 30 years of familiarity with the local changing conditions as both employees and as residents.

Karen Mokrzycki

---

eircomment mailing list[eircomment@ucsc.edu](mailto:eircomment@ucsc.edu)<https://lists.ucsc.edu/mailman/listinfo/eircomment>

UC Santa Cruz 2005 LRDP  
Student Housing West Project  
DRAFT EIR, SCOPING MEETING

(September 28, 2017)

Written scoping comments may be submitted tonight by placing them in the labeled box at the back of the room, or throughout the public review period, by mail to: Alisa Klaus, UC Santa Cruz, Physical Planning & Construction, 1156 High St., Santa Cruz, CA 95064, or via email to [eircomment@ucsc.edu](mailto:eircomment@ucsc.edu). The scoping period closes on October 2, 2017, at 5:00 PM.

Commenter name: (PLEASE PRINT) Kyra Fitz

Comments: Please investigate the impact of cutting down trees + vegetation (how much CO<sub>2</sub> released, impact on wildlife, fires), investigate how much carbon storage would be lost by cutting down plants, investigate traffic impacts on campus + community (how will public transit be expanded to support this), considerations to plants + wildlife, especially endangered Ohlone Tiger Beetle →

+ Red-Legged tree frog + endemic isopods to Porter Caves, potential erosion + damage to landscape with increased foot + vehicle traffic, watershed considerations - how will the developments impact water resources, stream runoff, consider how mitigations will be implemented in the P3 model w/ a private developer involved



Alisa Klaus <aklaus@ucsc.edu>

---

**[eircomment] Designation of 14 acres for housing**

1 message

---

**leticia cooper** <leticia.cooper@sbcglobal.net>

Fri, Sep 15, 2017 at 8:31 PM

To: eircomment@ucsc.edu

To whom it may concern:

I am opposed to the change of using 14 acres for student housing. It would change the natural entrance to the beautiful entrance. It would create a traffic jam, change the environment and would bring about increased pollution to the area.

Please reconsider and look for other possible building sites. As a resident of Santa Cruz, I am strongly opposed to this proposal.

Sincerely,  
Leticia Cooper

---

eircomment mailing list

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

<https://lists.ucsc.edu/mailman/listinfo/eircomment>



Alisa Klaus &lt;aklaus@ucsc.edu&gt;

---

**[eircomment] Comments on housing west**

1 message

---

**Lexi Daoussis** <lexidaoussis@gmail.com>

Mon, Oct 2, 2017 at 4:57 PM

To: eircomment@ucsc.edu

To whom it may concern,

The following are concerns that I have in regards to UCSC's plan to develop housing in the western part of campus.

The Kresge garden is a cultural resource. It's a place of recreation for many Kresge students, as well as a place of refuge and agricultural cultivation. Students work diligently in the garden and work hard to ensure all students have access to it, it would be a shame to see it disappear. It would also make us one of the only colleges in campus without a garden.

Secondly, the Porter meadows are also a place of recreation. Students frequent the meadows all year round, to gather and to sometimes just escape the hustle and bustle of ucsc. For many of us this is a place of solitude that we hold sacred. It would arguably be the most disappointing part of the development of housing west. Alums even sometimes come back to UCSC to appreciate the meadows in themselves.

Thirdly, Santa Cruz is home to a multitude of endangered & threatened species such as the yellow-legged frog, Ohlone tiger beetle, the California red-legged frog. Wouldn't development just threaten / endanger these species more? In a time of loss of biodiversity you'd think it would be a priority of UCSC's to do their part in protecting these species.

Lastly, in the Porter caves / empire cave area exists the Dollof spider and the Empire cave pseudoscorpion. These are both species believed to only exist there, nowhere else! Development could potentially seriously harm the population size, putting them at serious risk of endangerment or extinction.

These are all concerns that many of my fellow peers share. I speak on behalf of many on this issue, as many students at UCSC have continued to express discontent on the plans for housing west, we hope you take this input into your environmental impact report and proceed with caution.

Regards,

Lexi Daoussis

---

eircomment mailing list[eircomment@ucsc.edu](mailto:eircomment@ucsc.edu)<https://lists.ucsc.edu/mailman/listinfo/eircomment>



Alisa Klaus &lt;aklaus@ucsc.edu&gt;

---

**[eircomment] EIR Public Comment**

1 message

**'Marion Brodkey' via eircomment@ucsc.edu** <eircomment@ucsc.edu>

Mon, Sep 25, 2017 at 1:10 PM

Reply-To: Marion Brodkey &lt;mbrodkey57@yahoo.com&gt;

To: "eircomment@ucsc.edu" &lt;eircomment@ucsc.edu&gt;

Dear EIR committee:

I'm concerned about the recent proposal to increase student housing by allowing **private** development of a 3000-bed dormitory on UCSC's campus. Some aspect of this might make sense if at the same time UCSC enrollment wasn't approved for an increase, and there wasn't already a housing crisis amongst UCSC students, and there wasn't already a housing crisis amongst Santa Cruz residents, and there wasn't already a housing crisis for people who are currently houseless, and there wasn't already a problem with unjust evictions for renters.

Development of UNaffordable housing as the new normal in Santa Cruz, waiving the in-lieu fee as well as the requirement for "affordable" (for whom?) housing, is criminal. As a registered nurse working at the county clinic, if I weren't already safely housed, I would not be able to live and work in Santa Cruz. I can't imagine what it must be like for students from outside Santa Cruz trying to get an "affordable" education at their very own state school. Not to mention those from families with no previous college grads trying to get by with the help of food stamps and upwards of \$100,000 in loans. Shame on UCSC!

And: How and when will the EIR study alternatives to this outrageous plan as part of its environmental and cultural review? Please do not allow for-profit STUDENT housing too to become the new normal in Santa Cruz.

Sincerely,

Marion Brodkey  
3565 Roland Drive  
Santa Cruz, CA 95062

---

eircomment mailing list[eircomment@ucsc.edu](mailto:eircomment@ucsc.edu)<https://lists.ucsc.edu/mailman/listinfo/eircomment>



Alisa Klaus &lt;aklaus@ucsc.edu&gt;

---

**[eircomment] Concerned about housing expansion**

1 message

---

**Melissa Vergara** <mnvergar@ucsc.edu>

Mon, Oct 2, 2017 at 4:16 PM

To: eircomment@ucsc.edu

Hi,

I am a concerned UCSC student. Porter meadows is a sort of wildlife corridor between the campus and the larger upper campus. There are threatened and endangered species living in these spaces. Increased housing will disrupt the integrity of these wildlife spaces.

Although I am an avid champion of education and believe there should be students reaping the opportunities present at UCSC, I oppose the expansion of our student body at this moment. There are spatial limitations we should be respecting. We should also be respecting the community of Santa Cruz in not accepting more applicants each year.

I urge that we respect the wildlife and community that has been present and supportive of our campus for many years by NOT expanding our student body or housing.

Sincerely,

--

**Melissa Vergara**

Rachel Carson College, UCSC  
Physical and Biological Sciences  
(831) 332-6910

If my decomposing carcass helps nourish the roots of a juniper tree or the wings of a vulture -- that is immortality enough for me. And as much as anyone deserves." - Edward Abbey

---

eircomment mailing list[eircomment@ucsc.edu](mailto:eircomment@ucsc.edu)<https://lists.ucsc.edu/mailman/listinfo/eircomment>



Alisa Klaus &lt;aklaus@ucsc.edu&gt;

---

**[eircomment] Submission to EIR NOP Student Housing West**

1 message

---

**Matthew Waxman** <waxman.matt@gmail.com>

Sun, Oct 1, 2017 at 8:51 PM

To: eircomment@ucsc.edu

To Whom It May Concern,

One of the purposes of an EIR is to properly and thoroughly address alternatives to the project.

Please evaluate multiple alternatives to the Student Housing West Project by studying all of these:

1. Alternatives to the west campus site being proposed.
2. Alternatives that combine the use of multiple sites across the campus -- on the east, west, north and south -- to achieve the housing goals.
3. Alternatives that use thoughtful site planning and phasing strategies to develop academic buildings and student resources on the same site(s) as the additional housing added to UCSC. This could be a way to use the western site, but to create new Residential Colleges out of it.
4. Alternatives that achieve the housing goals by proposing the addition of new Residential Colleges at the site instead of unaffiliated housing. This would acknowledge the valuable synergy for the benefit of students that exists between academics, student resources, social and public spaces, and housing. This is in-line with the planning goals and principles of the UCSC 2010 Design Framework, the 2005 LRDP, the 1988 LRDP, and all prior long range planning documentation.
5. Alternatives acknowledging that in the 2014 Student Housing Market Study it is clear that the poll taken discovered that 73.32% of students polled want the University to "create more academically-focused residential communities" (2014 Student Housing Market Study, PDF page 31 and 86), and thus there is additional legitimate basis for the University to continue to use the Residential College model as an organizing principle for new housing.
6. Alternatives acknowledging past projects that can serve as viable alternatives, such as the East Campus Infill Housing project that was approved by the Regents, but was then cancelled by UCSC in 2009 due to UCSC's concern of having (at that time, post economic crash) empty beds; as well as the West Campus Infill Housing proposed as an alternative within that 2009 East Campus Infill Housing EIR. Each of these would provide 600 beds, so combined they would add 1200 beds, which would reduce the size and impact of the proposed Student Housing West site. (link to East Campus Infill Housing EIR -- <http://mediafiles.ucsc.edu/ppc/OtherEnvdocs/ECI/ECIFEIR.pdf> )
7. Alternatives considering the use of sites off campus that are owned by UCSC, such as the Delaware Ave. site, or land that could be purchased by UCSC and much more cost-effectively developed than the complex land of the campus.
8. Alternatives that pursue a Philanthropy driven-approach to pay for the project, instead of the public-private partnership that will produce a private developer

Monopoly on-campus.

9. Alternatives that see what would happen if UCSC made the decision to slow its student enrollment growth, and added the same number of beds over a much longer time-frame, thus making this current project much smaller.

10. Alternatives that see what would happen if UCSC decided to halt and diminish its enrollment growth, so as to not require building the project at all.

Thank you,  
Matthew Waxman

--

Matthew Waxman

Porter College Councilor - UCSC Alumni Council

UC Santa Cruz 2006 | Harvard GSD 2012

---

eircomment mailing list

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

<https://lists.ucsc.edu/mailman/listinfo/eircomment>



Alisa Klaus &lt;aklaus@ucsc.edu&gt;

---

**[eircomment] student housing ucsc**

1 message

---

**Nancy Maynard** <mntnmom3@gmail.com>

Thu, Sep 14, 2017 at 1:20 AM

To: eircomment@ucsc.edu

Living on or very near campus makes difference in any students university experience.. My daughter went to Claremont... 98% live on campus all 4 years. The friends she made there are a big part of her life 15 years later. I went to UC. I have one friend that I still stay in contact with... My classmates were sprinkled around Berkeley in different buildings... There was no real community to keep in touch.

You are denying students a valuable lesson in networking and community responsibility by allowing developers to put up miscellaneous apt buildings around town. Please consider a university housing complex with apts, shops and eateries included... Maybe even put it in Scotts Valley with shuttles. A real living community.

Make it award winning... a showcase... something to be proud of. Something with common space to be shared and welcoming...

Yours,  
Nancy Maynard  
Santa Cruz

---

eircomment mailing list[eircomment@ucsc.edu](mailto:eircomment@ucsc.edu)<https://lists.ucsc.edu/mailman/listinfo/eircomment>



Alisa Klaus &lt;aklaus@ucsc.edu&gt;

---

**[eircomment] Environmental impact of UCSC housing plan**

1 message

---

**Nathan Perisic** <nperisic@ucsc.edu>

Mon, Oct 2, 2017 at 3:34 PM

To: eircomment@ucsc.edu

Hello,

As a student here in Porter, I am strongly against UCSC plans to develop housing on the west side of campus

That area is beautiful and already housing family students, where will they go when their homes are destroyed for Freshman you can move somewhere else (Expand Stevenson, Make Cowell higher, Add floors on top of Kresge, there are smarter ways to add housing than this you guys come on).

For all the reasons previously listed,

- The Kresge Garden is a **cultural resource**.
- The Porter Meadows are a **place of recreation**.
- The yellow-legged frog, Ohlone tiger beetle are **endangered species** and the California red-legged frog are **threatened species** found in the Santa Cruz area.
- In the Porter Cave/Empire Cave exists the Dollof cave spider and the Empire Cave pseudoscorpion, **species believed to exist nowhere else**, with development they could be threatened even more.

I think it is obvious building freshman dorms on the west side of campus is a cheap money scheme by the UC and they should be ashamed of themselves for even considering it.

Signed,  
Nathan Perisic  
1474224

---

eircomment mailing list

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

<https://lists.ucsc.edu/mailman/listinfo/eircomment>

UC Santa Cruz 2005 LRDP  
Student Housing West Project  
DRAFT EIR, SCOPING MEETING

(September 28, 2017)

Written scoping comments may be submitted tonight by placing them in the labeled box at the back of the room, or throughout the public review period, by mail to: Alisa Klaus, UC Santa Cruz, Physical Planning & Construction, 1156 High St., Santa Cruz, CA 95064, or via email to [eircomment@ucsc.edu](mailto:eircomment@ucsc.edu). The scoping period closes on October 2, 2017, at 5:00 PM.

Commenter name: (PLEASE PRINT) Natalya Jackson  
EIR is meant to consider the community as well as ecological impact, so many questions unanswered. How does adding 3000 beds, then increasing enrollment, by more than that, help the existing housing crisis in the county which is partially due to enrollment levels which already exceed the sustainable carrying capacity of our community as a whole? There are currently homeless students. Last year I spent four months homeless, with a Master's degree, while working as a TA to continue in the mathematics PhD program, as a single mother. While struggling to find a studio for under \$2000/mo, we considered a converted truck with no bathroom in Sunny Deen for \$450/mo, but couldn't come up with the \$5000 deposit. I share the sincere concerns regarding the drastic ecological impacts of this project, and hope UCSC chooses to

find a solution for the housing crisis which does not destroy the habitats and geological features in the area. But regardless, before the University even considers increasing enrollment, the existing housing crisis must be addressed. How many students are currently unhoused or underhoused?, How many faculty? Until these numbers are made public record, we have no way to intelligently assess whether this increase in housing is enough to even mitigate the current crisis.



Alisa Klaus &lt;aklaus@ucsc.edu&gt;

---

**Re: [eircomment] My input on the UCSC NOP and proposed Student Housing West project: drainage plan**

1 message

---

**'Robert Garon' via eircomment@ucsc.edu** <eircomment@ucsc.edu>

Mon, Oct 2, 2017 at 3:03 PM

Reply-To: Robert Garon &lt;rdgaron@yahoo.com&gt;

To: Stanley Sokolow &lt;stanleysokolow@gmail.com&gt;, "eircomment@ucsc.edu" &lt;eircomment@ucsc.edu&gt;

Cc: Chris Krohn &lt;ckrohn@cityofsantacruz.com&gt;, Supervisor Neal Coonerty &lt;bds031@co.santa-cruz.ca.us&gt;, Santa Cruz City Council &lt;citycouncil@cityofsantacruz.com&gt;

Sirs:

I am the President of the Highview Roadworks Association, and I was involved in the negotiations with UCSC in March 2000. I have the same concerns as indicated in Stanley Sokolow's letter of 9/25. I have seen what happened when our 14" culvert could not handle the outflow from a 48" culvert into Moore Creek. The water created a lake on one side of the road and overflowed it about 2 feet deep. Although we eventually added an overflow culvert, I doubt that it will be able to handle the increased flow from the project surface runoff. The University should consider channeling the runoff into a storm drain leading to the ocean, not into Moore Creek. If this is not done, the University should provide funds to increase the culvert size under Highview Drive. If this is not done, the next overflow could undermine the road, essentially cutting it off to the residents on Highview Drive and Highview Court.

Bob Garon

On Monday, September 25, 2017 3:54 PM, Stanley Sokolow &lt;stanleysokolow@gmail.com&gt; wrote:

Dear UCSC:

On February 13, 2000, Moore Creek south of the campus flooded over the only road which accesses the 20-parcel neighborhood where I live, making the road impassible and probably causing some erosion of the embankment on the downstream side of our road. Subsequent investigation revealed that UCSC has 3 dams in the Moore Creek watershed which retain stormwater and release the water slowly into the creek. The University had failed to maintain the lower outflow pipe of the Arboretum Dam free of debris, which caused the water level to rise during 4 days of heavy rain and spill over into the creek. All subsequent rain draining into the dam then flowed through the upper spillway pipe into the creek, under Empire Grade, and into the portion of Moore Creek which flows through the culvert pipe under our road, Highview Drive. Our drain pipe under the road could not keep up with this greatly increased outflow from the University, although it had always been adequate prior to the event on February 13. After that flooding event, at great cost to the property owners, we added an additional culvert pipe to more than double the flow capacity

under our road. We haven't had any flooding since then.

The new housing project being proposed would increase the amount of impervious surfaces above what now exists in the Moore Creek watershed on campus. Even if the Arboretum dam outflow pipe is maintained free of debris, increased runoff from the new project could exceed the retention capacity of the dams. The documents I found said that the dams are only adequate for a 100-year rain event if the natural underground drainage called the Karst system is not clogged and accepts some of the water collected. When the Karst is clogged, which happens randomly, the dams only can retain a 50-year storm. Considering that global warming seems to be increasing severe storm events, the dams could be overtopped more frequently than predicted by the past hydrology studies. Moore Creek in our neighborhood flows along the city-county boundary line, so both jurisdictions would be concerned with off-campus impacts to the creek.

My concerns:

- Will the University's storm-water retention system be adequate to prevent an increase in the outflow going off campus under Empire Grade and into our portion of Moore Creek?
- Will our 2-pipe culvert under Highview Drive be adequate for the new and increased peak inflows coming from the campus?
- Will increased flow cause erosion of the banks of the creek adjacent to our road, causing collapse of the road into the creek?
- What will UCSC do to mitigate these impacts?
- Will the EIR include a new study of the stormwater retention system and off-campus downstream impacts of the new project? It should.

Sincerely yours,

Stanley M. Sokolow  
210 Highview Drive  
Santa Cruz, CA 95060  
[831-425-3589](tel:831-425-3589)

---

eircomment mailing list  
[eircomment@ucsc.edu](mailto:eircomment@ucsc.edu)  
<https://lists.ucsc.edu/mailman/listinfo/eircomment>

Alisa Klaus <[aklaus@ucsc.edu](mailto:aklaus@ucsc.edu)>

---

**[eircomment] Concerns About West Expansion**

1 message

---

**scbrice scbrice** <[scbrice@ucsc.edu](mailto:scbrice@ucsc.edu)>

Mon, Oct 2, 2017 at 3:12 PM

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

Hello I am third year UCSC student and I am concerned with the land we will lose from expanding west. The Kresge Garden in a cultural space and area for community gathering. The Porter Meadows provide another meeting ground and also encompass the Porter Caves home to the Dolloff cave spider and the Empire Cave pseudoscorpion which are believed to not be found anywhere else and therefore would be threatened by development. Thank you for hearing my concerns regarding this development project.

Best,

Salina Brice

---

eircomment mailing list[eircomment@ucsc.edu](mailto:eircomment@ucsc.edu)<https://lists.ucsc.edu/mailman/listinfo/eircomment>



Alisa Klaus &lt;aklaus@ucsc.edu&gt;

---

**[eircomment] EIR Public Comment**

1 message

---

**Sheila Carrillo** <escuelita@baymoon.com>

Mon, Sep 25, 2017 at 11:52 AM

To: eircomment@ucsc.edu

Hello,

I am a resident of the Westside of Santa Cruz. I am concerned about the proposed UCSC housing project and wondering if community members are privy to a detailed EIR report that addresses potential effect of the project on flora and fauna and forested areas, as well as detailing mitigations for the traffic that will be generated by 3000 additional residents. I am also concerned by the prospect of a private developer who will be solely operating this large project. More transparency and information required.

Thanks,

Sheila Carrillo

---

eircomment mailing list[eircomment@ucsc.edu](mailto:eircomment@ucsc.edu)<https://lists.ucsc.edu/mailman/listinfo/eircomment>

Alisa Klaus <[aklaus@ucsc.edu](mailto:aklaus@ucsc.edu)>

---

**[eircomment] I would like to support the housing on campus.**

1 message

---

**Sara Cordell** <[sara.cordell@earthlink.net](mailto:sara.cordell@earthlink.net)>

Wed, Sep 27, 2017 at 2:10 PM

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

Hello.

Since I cannot be at the public meeting, I would like to add my comment.

I support the west campus housing, because more on-campus housing can help mitigate the housing shortage in Santa Cruz for at least a time. UCSC has a good record saving water, and I expect that savings to be built into the housing being planned. I expect that electric power and internet grid support services will also be built to be as eco-friendly as possible. This will likely be more innovative and environmentally friendly than privately developed properties elsewhere in the city and county.

It is also my hope that an additional route onto the campus from Highway 1 or 17 will be built to reduce traffic impacts on High Street and Bay Street for campus transportation needs.

Yours,  
Sara Cordell  
116 Ross St, Santa Cruz

---

[eircomment mailing list](#)  
[eircomment@ucsc.edu](mailto:eircomment@ucsc.edu)  
<https://lists.ucsc.edu/mailman/listinfo/eircomment>



Alisa Klaus &lt;aklaus@ucsc.edu&gt;

---

**[eircomment] Student Housing West**

1 message

---

**Sloane Devoto** <sloane@sloanede voto.com>

Tue, Sep 19, 2017 at 8:37 PM

To: eircomment@ucsc.edu

First, let me say I am a graduate of UCSC, Merrill 82. I live on the westside near the university. For four years I have had endless issues with rude, entitled students. I have also experienced polite, courteous, students. The campus is stunningly beautiful and I am for protecting that beauty at all costs. Its exceptional. But you need to be realistic and develop housing for the increase in student population. You're going to have to spend money. Maybe tighten your belts, reduce lackey staff/professors, make some sacrifices with pensions and perks. Actually be serious and be dedicated towards education, moving away from anchoring your importance on nouveau riche values. Then work with the city on finding a place to develop off campus housing. Over by Harvey West Park. Along Ocean St. It will be difficult and expensive. But caring, yes, the word "caring" can make all the difference. Care about the beauty and ambience of the campus. Care about the neighborhoods. Care about putting students in an appropriate area where they can be together to make the noise and energy that people that age need to make. This is the reality. You can't have your cake and eat it too...did you not learn this? You can't increase the population to the degree you have and want, without a good solid plan. But, wait, you already did this. From here on, think first and don't make it worse than it already is. Care. What will housing for 3000 students on the campus do to the campus? It doesn't address the influx of the totality of the increases in student population for the next few years, so is it worth it?

---

eircomment mailing list[eircomment@ucsc.edu](mailto:eircomment@ucsc.edu)<https://lists.ucsc.edu/mailman/listinfo/eircomment>



Alisa Klaus &lt;aklaus@ucsc.edu&gt;

---

**[eircomment] Student Housing West Project**

1 message

---

**Sofie Salama** <ssalama@soe.ucsc.edu>

Fri, Sep 22, 2017 at 7:22 PM

To: eircomment@ucsc.edu

Dear Sir or Madam,

In response to the campus request I have reviewed the Notice of Preparation for this project. I am heartened to see that the campus is adding badly needed student housing and hope that this project will move forward.

I was surprised to see that there was no mention of associated efforts to deal with traffic and discourage additional student vehicles. I believe that a critical part of any campus housing expansion should be efforts to improve public transportation and limit student vehicles on campus. The number of students driving to campus is unacceptably high, but they will only give up their cars if there is regular reliable bus service both within the campus and between the campus and the greater Santa Cruz area.

Sincerely,

Sofie Salama

--

Sofie Salama, PhD  
Director, Laboratory Research, Haussler Lab  
UC Santa Cruz Genomics Institute  
and Howard Hughes Medical Institute  
University of California, Santa Cruz  
Office: [831-459-2814](tel:831-459-2814)  
Lab: [831-459-1014](tel:831-459-1014)  
Fax: [831-459-1809](tel:831-459-1809)  
<http://genomics.soe.ucsc.edu/>

---

eircomment mailing list

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

<https://lists.ucsc.edu/mailman/listinfo/eircomment>



Alisa Klaus &lt;aklaus@ucsc.edu&gt;

---

**[eircomment] My input on the UCSC NOP and proposed Student Housing West project: drainage plan**

1 message

---

**Stanley Sokolow** <stanleysokolow@gmail.com>

Mon, Sep 25, 2017 at 3:54 PM

To: eircomment@ucsc.edu

Cc: Chris Krohn &lt;ckrohn@cityofsantacruz.com&gt;, Supervisor Neal Coonerty &lt;bds031@co.santa-cruz.ca.us&gt;, Santa Cruz City Council &lt;citycouncil@cityofsantacruz.com&gt;

Dear UCSC:

On February 13, 2000, Moore Creek south of the campus flooded over the only road which accesses the 20-parcel neighborhood where I live, making the road impassible and probably causing some erosion of the embankment on the downstream side of our road. Subsequent investigation revealed that UCSC has 3 dams in the Moore Creek watershed which retain stormwater and release the water slowly into the creek. The University had failed to maintain the lower outflow pipe of the Arboretum Dam free of debris, which caused the water level to rise during 4 days of heavy rain and spill over into the creek. All subsequent rain draining into the dam then flowed through the upper spillway pipe into the creek, under Empire Grade, and into the portion of Moore Creek which flows through the culvert pipe under our road, Highview Drive. Our drain pipe under the road could not keep up with this greatly increased outflow from the University, although it had always been adequate prior to the event on February 13. After that flooding event, at great cost to the property owners, we added an additional culvert pipe to more than double the flow capacity under our road. We haven't had any flooding since then.

The new housing project being proposed would increase the amount of impervious surfaces above what now exists in the Moore Creek watershed on campus. Even if the Arboretum dam outflow pipe is maintained free of debris, increased runoff from the new project could exceed the retention capacity of the dams. The documents I found said that the dams are only adequate for a 100-year rain event if the natural underground drainage called the Karst system is not clogged and accepts some of the water collected. When the Karst is clogged, which happens randomly, the dams only can retain a 50-year storm. Considering that global warming seems to be increasing severe storm events, the dams could be overtopped more frequently than predicted by the past hydrology studies. Moore Creek in our neighborhood flows along the city-county boundary line, so both jurisdictions would be concerned with off-campus impacts to the creek.

My concerns:

- Will the University's storm-water retention system be adequate to prevent an increase in the outflow going off campus under Empire Grade and into our portion of Moore Creek?
- Will our 2-pipe culvert under Highview Drive be adequate for the new and increased peak inflows coming from the campus?
- Will increased flow cause erosion of the banks of the creek adjacent to our road, causing collapse of the road into the creek?
- What will UCSC do to mitigate these impacts?
- Will the EIR include a new study of the stormwater retention system and off-campus downstream impacts of the new project? It should.

Sincerely yours,

Stanley M. Sokolow

210 Highview Drive  
Santa Cruz, CA 95060  
[831-425-3589](tel:831-425-3589)

---

eircomment mailing list  
[eircomment@ucsc.edu](mailto:eircomment@ucsc.edu)  
<https://lists.ucsc.edu/mailman/listinfo/eircomment>



Alisa Klaus <aklaus@ucsc.edu>

---

**[eircomment] Minutes from today's (9/28) open forum**

1 message

---

**Sabina Wildman** <swildman@ucsc.edu>

Fri, Sep 29, 2017 at 12:00 AM

To: eircomment@ucsc.edu

Dear Student Housing West folks,

I am a student who attended the open forum at the Loudon Nelson Community Center tonight and I wanted to get a copy of the typed public records of what was said to share with the UCSC student community. If you could please send them to me as soon as possible, that would be fantastic!

Thanks so much,  
Sabina

---

eircomment mailing list

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

<https://lists.ucsc.edu/mailman/listinfo/eircomment>



Alisa Klaus &lt;aklaus@ucsc.edu&gt;

---

**[eircomment] Comment on Student Housing West Project**

1 message

---

**Susan Wright** <supwrigh@ucsc.edu>

Mon, Oct 2, 2017 at 10:43 PM

To: eircomment@ucsc.edu

I understand that the proposed plan to house 3,000 more students on the campus is a response to both the UCOP requirement that UCSC increases the number of students on the campus to 21,000 or more by 2020-21 and the requirement of the City of Santa Cruz to house at least 50% of its students on campus. Although the University can comply with these requirements with the proposed new housing, it is, at the same time, contemplating an increase in the student body of at least 3,000. That increase, even if all of it is accommodated on campus, seems likely to increase the stress on a city that is highly already stressed in terms of water resources, traffic, and housing. The EIR needs to address in detail all of these impacts on the City.

On campus, the building of housing that does not conform to the existing college system at UCSC suggests that UCSC will experience a radical change in the quality of education. What will be the impacts of a large housing complex with few or no educational facilities on class size, professor/student ratio, and facilities for study, lectures, and recreation? The EIR should address in detail the impact on the education provided by the University as well.

Susan Wright, Ph.D.

Professional Researcher, History of Science and International Relations

Department of Politics

---

eircomment mailing list

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

<https://lists.ucsc.edu/mailman/listinfo/eircomment>



Alisa Klaus &lt;aklaus@ucsc.edu&gt;

---

**[eircomment] EIR Public Comment**

1 message

---

**Valerie Leveroni Corral** <valerie@wamm.org>

Tue, Sep 26, 2017 at 12:52 AM

To: eircomment@ucsc.edu

To Whom It May Concern;

I have recently been a party to a small portion of the multifaceted process of information gathering prior to an EIR report. After observing the unfolding I wonder if there is a metric used to measure optimum outcome that includes alternatives to the project in its present form?

As our community faces changes that swiftly move toward increasing cost of living, how does your project protect long time residents and our families?

Is there a metric to weigh community happiness and financial sustainability for residents as we age and look toward retirement?

Valerie Leveroni Corral

WAMM

Director

815 Almar Ave. Ste.#2

Santa Cruz, CA 95060

[831.425.0580](tel:831.425.0580)

“Through our eyes the universe is perceiving itself,

And through our ears the universe is listening to its cosmic harmony and

we are the witness through which the universe becomes conscious of its

glory, of its magnificence.” Stephan Pashov, Arctic CAT driver and philosopher

---

eircomment mailing list

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

<https://lists.ucsc.edu/mailman/listinfo/eircomment>



Alisa Klaus &lt;aklaus@ucsc.edu&gt;

---

**[eircomment] EIR!**

1 message

---

**William Yates** <wyates@ucsc.edu>

Thu, Sep 14, 2017 at 12:29 PM

To: eircomment@ucsc.edu

Cc: seclead-group@ucsc.edu

Ms. Claus,

As a Plant Sciences major and Stewardship intern with the Campus Natural Reserve, I search for and notice rare plant and animal species.

Late this Spring quarter, wandering through the Porter Meadow, I found a clump of *Calochortus luteus*, or yellow mariposa lily, at the western edge of the central chaparral patch. Nowhere else on campus have I seen this wildflower, which is endemic to California and rare in the Santa Cruz area. It is one of exceptional beauty: those flowers still wave in the breeze in my mind's eye.

The Porter Meadow may well host many such species.

Will the university survey the species composition and distribution of the meadow as part of its plan? With such information, will the architects and planners place buildings so as to minimize their impact on rare species, seasonal waterways and wetlands, and wildlife?

Will the planners attempt to reduce light and noise pollution of the surroundings through sensible design? Will they locate paths and entrances so as to make unofficial paths, which usually erode severely, unnecessary?

Will they design buildings that are part of the landscape rather than an imposition on it?

The natural ecosystems on campus are an aesthetic and a practical resource in an increasingly developed county, state, country, and world. I hope that they will continue to provide water, air, and joy ten, thirty, and a thousand years from now. The decision of how to treat them is ours to make.

—William Yates, generally known as "Cactus"  
Assistant Editor, *The Fishrap Live!*

---

eircomment mailing list[eircomment@ucsc.edu](mailto:eircomment@ucsc.edu)<https://lists.ucsc.edu/mailman/listinfo/eircomment>

**TRANSCRIPT**

---

UCSC STUDENT HOUSING WEST PROJECT

EIR SCOPING MEETING

SEPTEMBER 28, 2017

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

JOLIE KERNS: I think we are going to go ahead and get started. So thank you all for being here tonight.

Welcome to the scoping meeting for the UC Santa Cruz Student Housing West Project. This is for the Environmental Impact Report, or EIR.

So we are going to provide a bit of background on the process and a proposed project. Then we'll have a few minutes for questions. And the main purpose of this meeting is to really allow for members of the public and representatives of public agencies to provide oral comments on the environmental issues that should be covered in the EIR for the project.

So we are going to introduce some of our UCSC kind of staff involved in the project and then describe the CEQA process, a little bit more information about the project, and then some background on the notice of preparation.

So I am Jolie Kerns. I am the interim planning director at UC Santa Cruz.

ALISA KLAUS: And my name is Alisa Klaus. I am a senior environmental planner, and I generally am responsible for the EIR process on the campus.

STEVE HOUSER: I am Steve Houser. I am the capital planning director for UCSC housing on the campus.

1 KEITH BRANDT: I am Keith Brandt, the vice  
2 chancellor for university relations. We deal with the  
3 public.

4 THE SPEAKER: Thank you. Nobody applauded?

5 KEITH BRANDT: Thank you.

6 THE SPEAKER: You deserve it for your  
7 dedications.

8 MARC DESJARDINS: My name is Marc DesJardins,  
9 executive of communications at UCSC. Thank you.

10 MELISSA WHATLEY: Hi. Melissa Whatley. I am  
11 government community relations for UC Santa Cruz.

12 TRACI FERDOLAGE: Hi, everybody. I am Traci  
13 Ferdolage. I am the assistant vice chancellor for  
14 physical planning, development, and operations and  
15 enrollments.

16 ALISA KLAUS: And we also have Angela Pan, who  
17 is with the Impact Sciences, who is the consultant who is  
18 preparing the environmental impact report for this  
19 project.

20 So I am just going to give you a little bit of  
21 background on the CEQA process. I know some of you are  
22 old hands at it, but maybe some of you would just like a  
23 little refresher.

24 The California Environmental Quality Act, or  
25 CEQA, requires that any state or local agency identify the

1 significant environmental impacts of their actions and  
2 avoid or mitigate those impacts, if feasible.

3 A public agency is required to comply with CEQA  
4 when it takes an action which may cause either a direct  
5 physical change in the environment or reasonably  
6 foreseeable indirect change in the environment.

7 Under CEQA, an environmental impact report, which  
8 we will be preparing for the Student Housing West Project,  
9 is a detailed statement that describes and analyzes the  
10 environmental -- the significant environmental impacts of  
11 a project and discusses ways to mitigate or avoid those  
12 effects.

13 As a first step in the EIR process, the public  
14 agency -- in this case, the University of California --  
15 circulates a Notice of Preparation for the EIR. That  
16 Notice of Preparation initiates a 30-day period in which  
17 agencies and members of the public may provide input on  
18 the scope and content of the EIR.

19 So Jolie is going to provide a little bit of  
20 background on this -- actually, Steve and Jolie will  
21 provide some background on the project, and then we'll  
22 talk a little bit more about the CEQA process for the  
23 project.

24 STEVE HOUSER: Sure. So before getting into the  
25 specifics of the project, I'll explain the housing

1 program, what it has done and then what is planned to do  
2 in the future.

3           Currently the campus has about 9400 beds for  
4 students, approximately. I am rounding up a bit, but --  
5 and of those beds, 9200, approximately, are located on the  
6 campus proper. Of the 9200, over 8,000 are college-based.  
7 So, you know, for the most part, these dark blue land  
8 zoning areas, CSH, are colleges, and the over 8,000 beds  
9 are within those college areas. Ten colleges are  
10 approximately 800 beds per college.

11           Those college beds are fulfilling demand for  
12 students, first- and second-year students. So every frosh  
13 who comes to campus affiliates with one of the ten  
14 colleges. 98 percent of those frosh live within a  
15 college. We give them a two-year guarantee, and most of  
16 them choose to stay their second year.

17           Generally speaking, those frosh live in a res  
18 hall their first year and then matriculate through to an  
19 apartment type of living their second year.

20           The issue that housing has had is being able to  
21 capture those students for the third and fourth year. We  
22 just don't have enough inventory to retain those students  
23 in apartments going forward. Right now, with the two-year  
24 guarantee, we have so many students. They live there for  
25 the first and second year. By the third year, we can't

1 offer them any space because those spaces are taken by the  
2 frosh and the sophomores.

3 The concept here is to capture those students and  
4 house them on campus to meet both demand as well as  
5 obligations we have with the city and county and community  
6 groups to proportionally deliver housing in response to  
7 enrollment growth. And our program is to capture juniors  
8 and seniors in apartment-style living that is not  
9 college-affiliated, but rather student-affiliated. So, in  
10 other words, students of differing colleges could choose  
11 to live together on one site.

12 Without hogging too much time, there are  
13 challenges with trying to increase the density within each  
14 college. We've tried doing that before, but ultimately  
15 those spaces within the college footprints are limited,  
16 and there's only so far you can go before you just trigger  
17 all sorts of circulation, parking, other types of issues.

18 So right now the program plan is to deliver a  
19 total of 3,000 beds, non-college-affiliated, in this  
20 general area, which Jolie will describe further, that  
21 will, again, capture juniors and seniors and keep students  
22 on campus as they matriculate through.

23 JOLIE KERNS: Yeah. So just to give you kind of  
24 a quick orientation, you all have the site map that we  
25 gave you. That site map is showing this area right here.

1 So you are seeing Empire Drive and the connection, kind of  
2 western entrance to the campus and this kind of area here.  
3 This upper northern area with the red is shown up in this  
4 area, and then the red bubble to the south is in this kind  
5 of developed area.

6 So right now, as Steve said, we are looking at  
7 providing up to 3,000 new beds of student housing. So  
8 these are upper division undergrad students. All it's for  
9 graduate students and students with families. And then  
10 the project will also include support spaces, site  
11 amenities, and associated kind of site development and  
12 infrastructure and utilities.

13 The campus anticipates that the project will be  
14 constructed in phases with at least 900 beds to be  
15 available by July 31, 2020, and the remainder of the  
16 project to be completed by July 2022.

17 So a public-private partnership model is being  
18 used to deliver the new housing. So part of this process  
19 is selecting -- is of selecting a development team.

20 The campus issues a request for proposals that  
21 identified a 50-acre project site. What you are seeing  
22 here is the kind of larger -- this is about 50 acres. The  
23 only areas that will be built within are within these kind  
24 of red boundaries. And the final boundaries are yet to be  
25 determined. And the design is -- we are not at the design

1 part yet. So they are just starting to kind of look at  
2 where within these boundaries we should be developing. So  
3 these two potential building sites were identified, and  
4 these building sites are shown on the figure here.

5 So the campus has selected a development team to  
6 design and build the housing, and we are working with this  
7 team on these preliminary concepts, and they'll determine  
8 the specific site boundaries and the number and size of  
9 buildings and other elements of the project.

10 So what you are seeing here is just the very kind  
11 of beginning stages.

12 Yeah?

13 THE SPEAKER: How many parking spaces do you --

14 JOLIE KERNS: We have a ratio for what we use for  
15 upper division. I think there's around 4- or 500 right  
16 now. I am not -- the final parking spaces, just like kind  
17 of the marking of some buildings, are still yet to be  
18 determined. But, yeah, I think we are around -- yeah.  
19 And it's not yet determined, I should say, so -- but there  
20 is -- there are parking ratios for families and for the  
21 upper division and for the grad students.

22 MICHAEL WONG: You referenced 3,000 beds for  
23 students. Does the 3,000 include families, i.e., children  
24 and spouses who are not students that are attending UCSC  
25 with their spouses?

1 STEVE HOUSER: I can answer.

2 JOLIE KERNS: Yeah, sure.

3 STEVE HOUSER: So the 3,000 beds, we count family  
4 apartments as one bed. A family -- a student -- you would  
5 have to be a student to be a student family, and that  
6 student would be -- it would be a minimum of one student  
7 in that apartment bed. But the apartment would have two  
8 bedrooms. So the family -- we have 125 family units in  
9 the program. Okay? It is possible that two partners  
10 could both be students, but there could be some children  
11 who are students. We have older students with children  
12 who are students. But, generally speaking, you are  
13 looking at 125 students and families in the program.

14 ALISA KLAUS: The other family members are not  
15 counted among those 3,000.

16 MICHAEL WONG: My point is, the 3,000 is not  
17 really 3,000. Maybe 3500?

18 ALISA KLAUS: Some larger. Slightly larger  
19 number, right, in terms of the number of people that would  
20 actually be living there.

21 STEVE HOUSER: Yeah.

22 LAUREEN WONG: I am looking at the proposal. Is  
23 there anywhere in this proposal where they talk about the  
24 impacts to the increased students on the community access  
25 from Highway 1 and Highway 17 through the neighborhoods?

1 Is there any traffic -- traffic impacts --

2 JOLIE KERNS: The traffic impacts will be studied  
3 within the EIR's analysis.

4 LAUREEN WONG: But it's not currently anything  
5 that's published; is that correct?

6 ALISA KLAUS: Right. Yes. I'll talk about where  
7 we are with the environmental process in a minute.

8 STANLEY SOKOLOW: Yeah. So some of the new  
9 housing -- the ultimate project would be built where the  
10 current family student housing is. That will be  
11 demolished and rebuilt.

12 JOLIE KERNS: Right.

13 STANLEY SOKOLOW: Do you have any concept of how  
14 high the buildings will be when they are done? I am  
15 concerned about how much impervious surface will be added  
16 above what's already there. Do you have any idea? I know  
17 you haven't designed it yet, but is there a concept?

18 JOLIE KERNS: Right. We do anticipate a bit more  
19 density. Obviously there's a larger number of beds than  
20 the current units that are here. So it will be more dense  
21 than what you are seeing here. And I think we are looking  
22 at a lot of stormwater premanagement strategies, water  
23 reuse strategies to be employed. Yeah. So those are all  
24 likely going to be part of the project. And I think once  
25 we get to that point, it would be great to share some of

1 those strategies with you.

2 Does that answer --

3 ALISA KLAUS: And that will be --

4 STANLEY SOKOLOW: I am sure it will come out.

5 Yeah.

6 ALISA KLAUS: That's one of the topics that will  
7 be covered in the environmental impact report.

8 STANLEY SOKOLOW: Yeah. I'm sure you will have a  
9 drainage analysis.

10 KEITH BRANDT: Maybe you should finish your part  
11 before we get to questions.

12 STANLEY SOKOLOW: Let's go back to your  
13 presentation.

14 ALISA KLAUS: Right. I am going to talk a little  
15 about the Notice of Preparation and how this gets into the  
16 whole environmental impact report process.

17 I am sure a lot of you already received a Notice  
18 of Preparation or you found it online, but if you didn't,  
19 I have some extra copies that I can -- maybe you can hand  
20 them out if people haven't seen that.

21 So the Notice of Preparation, which announced  
22 that the university is preparing an environmental impact  
23 report, was issued on August 28. Some of you may be aware  
24 that we issued a Notice of Preparation in April,  
25 April 2017. And I want to just explain the relationship

1 between those two.

2           So the notice that we issued in August 28  
3 revises the -- is a revised version of the Notice of  
4 Preparation that was published in April 2017. That  
5 April 2017 notice described an amendment to the UC  
6 Santa Cruz long-range development plan, or LRDP, land use  
7 plan.

8           This is the LRDP land use map, which assigns --  
9 it's like a general plan, land use map. And at that time,  
10 the university anticipated a land use amendment that would  
11 have changed the land use designation of this 14-acre  
12 light blue area from campus resource land to colleges and  
13 student housing. And that was to kind of develop a whole  
14 50-acre site that we could request proposals from  
15 developer teams.

16           However, since the release of that original  
17 Notice of Preparation, we have advanced the planning for  
18 the Student Housing West Project, and we have determined  
19 that we are now at a point where we are ready to begin the  
20 project-level analysis of that 3,000-bed student housing  
21 project, rather than just sort of an LRDP amendment, as a  
22 preparation for that.

23           In addition, we have revised the boundaries of  
24 the area that may be developed, and the land use amendment  
25 may not be required after all.

1           So you can refer back to this handout, where we  
2 have sort of a larger -- the larger dotted line, which  
3 includes the sort of pink areas, and that was the original  
4 50-acre site. The areas within the thicker dotted red  
5 line, those are the areas that could be included in the  
6 development at this -- that we are planning at this time.

7           So the revised Notice of Preparation is for a  
8 project-level environment impact report that will evaluate  
9 and disclose the environmental impacts from the  
10 construction and operation of the Student Housing West  
11 Project. The EIR will cover all of the issue areas  
12 identified in Appendix G of the CEQA guidelines, which  
13 include esthetics, agricultural and forest resources, air  
14 quality, biological resources, cultural resources, geology  
15 and soils, greenhouse gas emissions, hazards and hazardous  
16 materials.

17           MICHAEL WONG: Question. This EIR report that  
18 you are referring to, is that for the entire 3,000-bed  
19 project or is it just for specifically the one you are  
20 addressing right now, which is the 900?

21           ALISA KLAUS: But can I finish my sentence? Let  
22 me just finish my sentence, and then --

23           So geology and soils, greenhouse gas emissions,  
24 hazards and hazardous materials, hydrology, water quality,  
25 land use and planning, mineral resources, noise,

1 population and housing, public services, recreation,  
2 transportation and traffic, and utilities and service  
3 systems.

4 In addition, the EIR will include an updated  
5 water supply and population and housing analysis for the  
6 2005 long-range development plan as a whole and a new  
7 greenhouse gas emissions analysis for the 2005 long-range  
8 development plan.

9 And, yes, this will for the entire 3,000-bed  
10 project.

11 So the campus anticipates that we will be  
12 publishing a draft EIR for the project in January 2017.  
13 We will announce that on the physical planning and  
14 construction -- the UCSC website in the press, which is  
15 through our campus CEQA mailing list and through the State  
16 Office of Planning and Research.

17 2018. It says 2017 here, but I meant 2018.

18 And so I know some of you are already on our  
19 mailing list, but if you wish to receive any of the future  
20 notifications, if you want to be notified when the draft  
21 EIR is published, then there's a sign-up list at the -- on  
22 this table back there to be added to our mailing list.

23 After publication of the draft EIR, the public  
24 and agencies will have 45 days to comment on a draft EIR,  
25 and during that time, we will have another public comment

1 session, where you can comment on the analysis that is  
2 actually in the draft EIR. And the EIR, of course, will  
3 include a lot more -- will include the detailed project  
4 description.

5 The campus will then include a -- prepare a final  
6 EIR, which will include its responses to all comments made  
7 on the draft EIR and revisions to the draft that may have  
8 been made in response to comments.

9 And then the university will then consider  
10 whether to approve the proposed action and certify the  
11 EIR. We anticipate that this action will be considered by  
12 the region in May of 2018.

13 So we have some time for questions and answers,  
14 but I would like to ask, first of all, since one of the  
15 main purpose of this meeting is for people to provide  
16 comments on the scope, which will be after sort of an  
17 informal question-and-answer session -- we will have those  
18 comments recorded by the court reporter.

19 So how many people are interested in providing an  
20 oral comment on the content of the EIR? One, two, three,  
21 four -- six. Maybe another one.

22 So I think we'll -- probably what we'll do is we  
23 have -- we'll have about half an hour for that. I think  
24 we probably should do that, get started on that, and then  
25 we may have some additional time for questions and answers

1 after that.

2 So if you would like to make a comment, you  
3 please fill out one of these request-to-speak forms. And  
4 write your name clearly on the form because this will be  
5 needed for the transcript. So she wants to make sure that  
6 she gets your name right. And if you do not want to make  
7 an oral comment but you would like to make a written  
8 comment, you can do that.

9 I don't know where the rest of the comment forms  
10 went. No. They are here.

11 This is the comment form. And you can also make  
12 comments online.

13 THE SPEAKER: And where's the box to put them in?

14 ALISA KLAUS: We don't have a box to put them in.

15 JOLIE KERNS: I can take them.

16 ALISA KLAUS: Jolie and I will collect them.

17 So who else would like a speaking form?

18 STEVE HOUSER: Currently -- I hear your question  
19 is basically is it going to relieve kind of the student  
20 impact in the community or not with respect to total  
21 enrollment? I mean, the housing -- basically the total  
22 housing supply vis-a-vis the total enrollment count? Is  
23 that kind of another way to put your question?

24 SANDRA IVANY: Well, I guess. We know you are  
25 expanding and taking more students in. So is this housing

1 to absorb those new students or -- and what percent -- in  
2 addition, what percent of the existing students, the ones  
3 that aren't the new add-ons, are you going to be moving?  
4 I imagine you are going to be moving housing and putting  
5 it on the campus that would no longer be in the community.  
6 Or is it simply for the new -- the expansion you are  
7 going --

8           STEVE HOUSER: Sure. So I think I get the gist  
9 of your question. Then I'll try to answer it. And if you  
10 need more information, just follow up with another  
11 question.

12           SANDRA IVANY: Okay.

13           STEVE HOUSER: The current enrollment at the  
14 university, which I'll define as three-quarter average  
15 full-time equivalent students -- there's about eight ways  
16 to count -- is 17,800 students. Our 2005 long-range  
17 development plan, which extends through 2020, is set for a  
18 pathway to 19,500 students. So, in theory, we could grow,  
19 per the plan, by another 1700-ish students through 2020.  
20 It doesn't mean we are going to. That was just sort of  
21 the plan.

22           Under that plan, we committed in an agreement to  
23 house -- create two bed spaces for every three students  
24 enrolled at the campus beyond 15,000. So to kind of put  
25 this in plain English, per the 2005 LRDP, long-range

1 development plan, 4500 students could come. 15,000 to  
2 19,5-, 4500, which means we had to deliver 3,000 extra bed  
3 spaces above a baseline number, which was 7,125. So by  
4 the end of the LRDP time frame, we have to deliver 10,125  
5 beds. We have a little bit of time frame to deliver those  
6 beds in responding to enrollment. So our commitment year  
7 to get the 10,125 online is 2023 -- fall of 2023. That's  
8 the answer. So we need to have those beds in proportion  
9 to the enrollment.

10 Your question, I think, is a little bit  
11 different. It's not the one-to-one commitment with  
12 respect to the obligation that I am referring to.  
13 However, the total number of beds that we have been  
14 talking about is beyond for the number we have now, which  
15 is 9400 and 10,125.

16 SANDRA IVANY: I guess you are just throwing too  
17 many numbers out at me.

18 STEVE HOUSER: If you look at it -- if you look  
19 at -- well, let's just answer it quick, and then we need  
20 to move on with comment. But if you look at the  
21 trajectory of the growth of the past and if you stayed on  
22 that same trajectory, there would be more beds available  
23 than we would fill with new students. So it's both. It's  
24 new growth as well as existing students. But we don't  
25 know those numbers at this point.

1 SANDRA IVANY: You don't know if it is 80 percent  
2 new students, 20 percent existing?

3 STEVE HOUSER: We don't control enrollment.

4 JOLIE KERNS: But we do anticipate that some of  
5 the beds that we are providing will allow us to put a  
6 release valve on the existing housing right now.

7 SANDRA IVANY: Right. The numbers haven't been  
8 determined because you are not making the segue with  
9 admissions?

10 STEVE HOUSER: Right.

11 SANDRA IVANY: Why not?

12 STEVE HOUSER: It's important to go back to the  
13 point of this session, which is required by the state EIR  
14 process, and it's only to be at the beginning of the  
15 review process. We really need to focus on just this  
16 project. You've got great questions. It's just not --  
17 this isn't exactly the right forum.

18 THE SPEAKER: Is this question time too?

19 JOLIE KERNS: These are informal questions and  
20 answers, and it is part of the EIR scoping session. We  
21 have a formal record for that.

22 NATALIA JACKSON: I may have missed this, but do  
23 you have current statistics on how many students are  
24 currently homeless and/or underhoused?

25 KEITH BRANDT: We can't answer that today.

1 ALISA KLAUS: So I think we need to focus right  
2 now on the project. We have a number of people who need  
3 to -- we can direct you to people.

4 NATALIA JACKSON: I just feel like when we are  
5 talking about -- I feel like it should be a part of the  
6 numbers --

7 KEITH BRANDT: That's outside of the scope of  
8 this project, unfortunately.

9 SABINA WILDMAN: When can we ask those questions?  
10 Because we are very much, like, in the dark in terms of  
11 these numbers of students on campus, as well as community  
12 members. So a lot us have these questions. So when can  
13 we ask them?

14 KEITH BRANDT: There will be a session once the  
15 developer is chosen and we have -- we have a project --  
16 and we are going to be back here in the community  
17 presenting that. And that's the time to ask some of those  
18 questions. We can also schedule something special  
19 directly with you to talk about those things.

20 SABINA WILDMAN: Thank you.

21 KEITH BRANDT: We also don't have the experts  
22 here to answer your questions.

23 THE SPEAKER: I'm sorry. I missed the name of  
24 the EIR consulting company that was hired. Can we --

25 ALISA KLAUS: The EIR consult? Impact Sciences.

1 THE SPEAKER: Impact Sciences?

2 ALISA KLAUS: Right.

3 THE SPEAKER: And what do they specialize in or  
4 what's their purview?

5 ALISA KLAUS: We can talk to you about that  
6 separately. I don't think we have time really to get into  
7 the consultant's background. We need to focus right now,  
8 for the remaining time that we have, on the scoping  
9 comment portion of this meeting.

10 So who would like to -- who can -- who is ready  
11 to give a comment?

12 And this was -- Jim Snyder. This was -- Daniel  
13 Snyder's request to speak; right?

14 DANIEL SYNDER: That is correct.

15 ALISA KLAUS: Okay. So please state and spell  
16 your name.

17 JIM WARNER: My name is Jim Warner, W-a-r-n-e-r.

18 And my comment is just -- or my scoping request  
19 is that because of the grade on the site, bicycles can go  
20 really fast, and it's important to keep the bicycles  
21 separate from the cars, but it's also important to keep  
22 the bicycles separate from the pedestrians in the downhill  
23 direction. And I want to see the environmental impact  
24 report give careful consideration to those kinds of  
25 traffic flows.

1 ALISA KLAUS: Thank you.

2 Who is ready?

3 STANLEY SOKOLOW: Yeah. My name is Stanley  
4 Sokolow, S-o-k-o-l-o-w. And I live right here next to  
5 Moore Creek. And I wrote an e-mail to the project so they  
6 know the details of it, but I'd just like to add a little  
7 bit about that.

8 By adding more impervious surface up here,  
9 there's going to be more runoff into this Moore Creek  
10 watershed. And we've had problems in the past of excess  
11 flows came down Moore Creek and damaged our road and the  
12 banks of the Moore Creek. And we live right there and  
13 depend upon one street to enter -- our neighborhood, one  
14 year in 2000, we were flooded out. So I am concerned  
15 whatever new impervious surface -- some are going to be  
16 moved and some added. The net increase of impervious  
17 surface, all the runoff from that will be accommodated on  
18 campus, recharged into the groundwater so the off-campus  
19 flows don't exceed what they are now.

20 And the other concern I have is that living right  
21 next to the campus, I know intimately the traffic is a  
22 problem because there's only two roads in and out of the  
23 campus, and leaving the campus going down High Street or  
24 Bay Street at peak times, it's way backed up. So you are  
25 going to add more students. That's going to require more

1 staff, support people, more service trucks, whatever.

2 It's going to increase traffic.

3 So what mitigation are you going to make so that  
4 you can offset that by maybe having more bus service, free  
5 bus service for employees, or whatever?

6 So those are my two main concerns. Thank you.

7 ALISA KLAUS: Thank you.

8 DAN SNEIDER: My name is Dan Sneider. I am a  
9 member of the National Speleological Society. I volunteer  
10 with the Western Cave Conservancy.

11 And I want to preface my comment by saying I  
12 absolutely support building more housing on campus.  
13 It is a desperate need. I am a homeowner in downtown  
14 Santa Cruz. I see the impacts that the town faces by not  
15 having on-campus housing.

16 But I am a little bit concerned about the  
17 particular site chosen. Porter Meadow, as you all know,  
18 is underlain by karst. Empire Cave, which is the largest  
19 accessible cave on the campus property, is pretty much at  
20 the level of Cave Gulch Creek just below the meadow. And  
21 what I'd like everyone to understand is that a cave is  
22 merely the accessible portion or expression of a karst  
23 groundwater system.

24 Now, the reason that's important ecologically  
25 with Empire Cave, that that cave supports two endemic

1 aquatic crustaceans. They are not found anywhere else.  
2 Arthropod and isopod. I think they are only identified as  
3 recently as the late '80s, actually. So it may be they  
4 complete their entire life cycle within the cave, which is  
5 outside the project area; it may be that they, during the  
6 winter, when the cave floods, wash in from the karst  
7 system under Porter Meadow and the rest of the campus; it  
8 may be that they migrate into the cave to complete part of  
9 their life cycle in the cave but require access through  
10 conduits from wherever that line of cycle begins.

11           And in the past, the university's treatment of  
12 the very extensive karst resources underlying much of it  
13 has been strictly from an engineering point of view.  
14 Gerry Weber has looked at the potential of using the  
15 groundwater as a water resource. It's posed an  
16 engineering challenge for quite a few buildings on campus.  
17 And I get that. Unfortunately, when I see the KEE-OS  
18 (phonetic) and 1415 study, it only mentions it in  
19 reference to being a geologic hazard right there in the  
20 middle of Porter Meadow. That's all great, but we  
21 entirely ignore the ecological component.

22           Also I've always been astounded, being an avid  
23 cave explorer -- I guess I am biased. I've always been  
24 astounded that the university doesn't consider this  
25 resource as an intellectual resource, as something that,

1 just the spirit of curiosity that we all possess, would  
2 want to see, understand, and explore. But, again, it's  
3 always been seen as an impediment, as an obstacle,  
4 something to be ignored as much as possible.

5 Oh, yeah. Third, engineering facet that the  
6 university does pay attention to. It uses the sinkholes  
7 all over campus to dispose of storm water runoff.

8 THE SPEAKER: Uses what?

9 DAN SNEIDER: Sinkholes. Sinkholes are -- you  
10 know what a sinkhole is.

11 THE SPEAKER: Yes.

12 DAN SNEIDER: They can form in a number of ways.  
13 One of the ways they can form is through the collapse of  
14 underground chambers. This happens naturally.

15 But I can give you an example from the east  
16 meadow. The east remote lot -- and they are doing a much  
17 better job controlling this runoff now. There used to be  
18 a cave called Friday Night Cave, discovered in the late  
19 1950's in the sinkhole that the gully leading down from  
20 the easternmost lot drains into. That hasn't been  
21 accessible for decades, probably because the runoff from  
22 that parking lot caused extensive gullying of the swale  
23 leading down into that sinkhole and probably filled it up  
24 with sediment. Who knows what biological resources were  
25 down there? Who knows what scenic resources were down

1 there? Nobody wants to know because that would be  
2 inconvenient.

3 All I am asking is that this project provide for  
4 the proper study and understanding of the karst resources  
5 that are encountered during exploratory drilling for  
6 the -- you know, to determine the subsurface geology that  
7 design the foundations for these structures and mitigate  
8 appropriately.

9 But I'd like to see the resource regarded as more  
10 than just a threat to development plans. The problems can  
11 be mitigated.

12 I am in favor of more housing on campus, and I am  
13 even in favor of developing portions of this site. And it  
14 looks like you guys did redraw the boundaries to move them  
15 away from the cave. That's -- you know, but that's  
16 arbitrary. You don't really know what's under the surface  
17 yet, but you will.

18 So thank you for your time.

19 ALISA KLAUS: Thank you.

20 I'm sorry. Would you like to make a comment?

21 THE SPEAKER: Are you taping people's comments?

22 ALISA KLAUS: Yes. She is recording them. Yeah.

23 THE SPEAKER: Oh, I see. Just want to know.

24 Good.

25 JAN HILKERT: I am Jan Hilkert, H-i-l-k-e-r-t.

1           My main concerns are traffic.

2           ALISA KLAUS: Can you come over here and speak  
3 just so she can hear you better.

4           JAN HILKERT: My main concerns are traffic and  
5 water supply. So not just water drainage and runoff, but  
6 how many wells are going to be drilled and how would that  
7 impact Bonnie Dune and the rest of the community?

8           ALISA KLAUS: Thank you.

9           Would you like to make a comment?

10          SANDRA IVANY: Yeah.

11          ALISA KLAUS: Can you come here so the reporter  
12 can hear you clearly. And get your name spelled first.

13          SANDRA IVANY: Sure. Here is my name.

14          My comment is very much like my question. I am  
15 just hoping that the next meeting that you have or the  
16 next information you put out, you could give a little bit  
17 more specific numbers of new enrollees, new students on  
18 campus.

19          You know, just the question I had, it seems that  
20 I've -- it's the second meeting I've gone to, and it's  
21 sort of like using the word the brunt of the housing would  
22 be used for new people. I think -- I am hoping that you  
23 can -- within this environmental impact, I think it is  
24 important to know how many new people are coming and how  
25 many -- you know, to understand those numbers.

1 Otherwise -- and I agree with the conversations we are  
2 having about water and bus systems and all of that, of  
3 course, but without knowing what -- without segueing with  
4 the admissions department, it seems that this is all, you  
5 know, just not specific enough. I just hope that you can  
6 bring somebody from admissions on the next part of the  
7 meeting. Yeah.

8 ALISA KLAUS: Thank you.

9 Is there anybody else who has an oral comment  
10 they would like to give? Okay.

11 STANLEY SOKOLOW: May I ask -- could I ask a  
12 question again?

13 JOLIE KERNS: Do you want to give an oral  
14 comment?

15 NATALIA JACKSON: Can I just read what I wrote?  
16 Is that okay?

17 ALISA KLAUS: Sure. Absolutely.

18 NATALIA JACKSON: I like to organize my thoughts  
19 in a written fashion.

20 ALISA KLAUS: So please just remember to say your  
21 name and --

22 NATALIA JACKSON: And I wrote it on here also.

23 My name is Natalia Jackson. I am --

24 THE SPEAKER: Louder.

25 NATALIA JACKSON: My name is Natalia Jackson, and

1 I am a fourth-year PhD student in mathematics at UCSC.

2 So the EIR is meant to consider the community as  
3 well as ecological impact. There's a lot of questions  
4 unanswered like, how does adding 3,000 beds and then  
5 increasing enrollment by more than that help the existing  
6 housing crisis in the county, which is partially due to  
7 enrollment levels which already exceed the sustainable  
8 carrying capacity of our community as a whole?

9 There are currently homeless students. Last year  
10 I spent four months homeless with a master's degree while  
11 working as a TA to continue in the mathematics PhD program  
12 as a single mother. While struggling to find a studio for  
13 under \$2,000 a month, we considered a converted tool shed  
14 with no bathroom in Bonnie Dune for 1450 a month but  
15 couldn't come up with the 5,000-dollar security deposit.

16 THE SPEAKER: Jesus.

17 NATALIA JACKSON: I share the sincere concerns  
18 regarding the drastic ecological impacts of this project,  
19 and I hope that UCSC chooses to find a solution for the  
20 housing crisis which does not destroy the habitats and  
21 geological features in the area.

22 But regardless, before the university even  
23 considers increasing enrollment, the existing housing  
24 crisis must be addressed. How many students are currently  
25 unhoused or underhoused? How many faculty? Until these

1 numbers are made public record, we have no way to  
2 intelligently assess whether this increase in housing is  
3 enough to even mitigate the current crisis.

4 Thank you.

5 LAUREEN WONG: I just have a question. And it's  
6 partly because I --

7 ALISA KLAUS: Can you -- let me just make sure  
8 that we -- do you have a question about this scoping  
9 process?

10 LAUREEN WONG: Well, yes. I don't know if it's  
11 in the scoping because I haven't seen the proposal. So  
12 that's why it's a question.

13 Does it, anywhere in this proposal, talk about --  
14 since this is a public-private partnership -- so the  
15 public part, obviously, since it's university land, but  
16 the private part is it's being built by private companies.

17 How does that work out in terms of cost for  
18 whoever wants to move into -- because it's going to be a  
19 different landlord; right? For an apartment -- so are the  
20 apartment costs going to be regulated by the university or  
21 does the university have any control over the cost of that  
22 on-campus housing?

23 JOLIE KERNS: Yeah. I think the rental rates  
24 remain the same throughout the system.

25 LAUREEN WONG: So they will be decided by the

1 university. So there won't be any price difference  
2 between the existing and future admittance?

3 JOLIE KERNS: I don't know that -- they are  
4 regulated and discussed with the developer, and there's  
5 not an increase in -- we are keeping kind of a cap on  
6 that. So is that --

7 LAUREEN WONG: So the university is able to  
8 control the cost?

9 STEVE HOUSER: Yeah. It would be agreed upon.  
10 And the goal is to have the new housing work seamlessly  
11 with the existing housing so that there isn't sticker  
12 shock going from one year to the next but rather have it  
13 all logically flow. The agreements aren't penciled yet,  
14 but that's the spirit of what is planned to happen.

15 KEITH BRANDT: Our goal is not for -- the  
16 students not to necessarily know that there's a private  
17 party involved. That's what Steve means by "seamless."  
18 The students, they are going to pay their fees to the  
19 university.

20 LAUREEN WONG: They won't know.

21 KEITH BRANDT: Who is running it. Yeah.

22 THE SPEAKER: So is the university responsible  
23 for the cost, then?

24 STEVE HOUSER: So there's a lot of nuance to  
25 this, but to -- the residential components, most of those

1 components will be university-supported. That's the  
2 concept there. There's a lot of detail that needs to be  
3 worked out. So I don't know if it's really the best use  
4 of this meeting to talk about pages and pages and pages of  
5 agreements that need to happen.

6 LAUREEN WONG: I just wanted to get a sense of  
7 how that was going forward.

8 STEVE HOUSER: Sure.

9 MICHAEL WONG: Well, it sounded like the  
10 university was going to become the middleman between the  
11 student housing students and the private investor.

12 ALISA KLAUS: Can we maybe make sure that there's  
13 nobody else who wants to give a comment on the scope of  
14 the EIR, and then perhaps those people who have additional  
15 questions, if they want to ask of the university staff,  
16 could stay and do that.

17 So is there anybody else who would like to give a  
18 comment that will be reported?

19 ANGELA HARRIS: My name is Angela Harris. I am  
20 an alumni. And my concern is about the two federally  
21 listed endangered species that are located on the campus,  
22 so, like, the California red-legged frog and the Ohlone  
23 tiger beetle.

24 My concern is that with the amount of time being  
25 allowed to do the EIR -- it sounds like between maybe

1 October -- and if the final is going to be done in  
2 January, then that's about three months of study time, and  
3 I am not sure that that's enough time to really study  
4 plant or animal species' migration patterns because those  
5 take place over a full annual cycle. Or hydrology.

6 So I guess my comment is that I think that if  
7 there are preliminary studies or surveys that have been  
8 done, those should be made available to the public. And  
9 otherwise I am just not sure how we can possibly study,  
10 you know, migration or habitat numbers or -- I'm sorry --  
11 population numbers or habitat patterns with only such a  
12 short time frame.

13 ALISA KLAUS: Thank you.

14 DIANA ALFARO: Hi. My name is Diana Alfaro,  
15 A-l-f-a-r-o. I am an alumni and a developer.

16 So my question is, one of the scoping elements  
17 here is esthetics of the building. So where is the  
18 design? Because if it's going to be done in January, it  
19 would be nice to actually look at the design and comment  
20 on the design or have the possibility to comment on the  
21 design because that is one of the things that is being  
22 considered as part of the EIR.

23 ALISA KLAUS: Okay.

24 DIANA ALFARO: Thanks.

25 ALISA KLAUS: We can talk about that later.

1 THE SPEAKER: All right. Okay.

2 STANLEY SOKOLOW: So seeing no one else who wants  
3 to make a formal statement, can I address a question back  
4 again?

5 ALISA KLAUS: We have a few more minutes.

6 STANLEY SOKOLOW: Stanley Sokolow.

7 This is just to capsule what you said about the  
8 number of beds and enrollment, and so on.

9 So what I read someplace else is roughly 900 of  
10 these 3,000 units, beds, are gonna be to accommodate loss  
11 of the family student housing beds. You know, some of  
12 those will be replaced by those 900. And the others are  
13 to alleviate excess crowding, the quads be spread out  
14 again. Lounges will come back, and so on. And the other  
15 2100 were there for the new students.

16 So since the university, I think, has an  
17 obligation to house 55 percent of the students on  
18 campus -- something like that. The number may be wrong.  
19 But for the 2100 students on campus, that would mean  
20 there's maybe 1800, 1900 students that will be off campus  
21 potentially when the enrollment is filled out.

22 Is that right?

23 STEVE HOUSER: Yeah. So I think what we are  
24 struggling with is we are talking about a bed space  
25 delivery, and then enrollment is -- again, to reiterate

1 what Keith said, is not controlled by any of us or even  
2 the campus. It's state-mandated.

3 STANLEY SOKOLOW: Right. But it will give the  
4 campus -- the university system the capacity to raise  
5 enrollment that much because now you'll be able to  
6 accommodate them. So you are building a capacity to  
7 increase the enrollment whenever the university says to  
8 increase it. I am just trying to find out how many of  
9 those potential new students would therefore be looking  
10 for housing off campus.

11 STEVE HOUSER: Not necessarily new students.  
12 It's some of our existing students that are going in.

13 JOLIE KERNS: There's a lot of demand of juniors  
14 and seniors. There's not a lot of living options on  
15 campus right now for them. Our colleges have kind of  
16 first years and continuing students, second years, but  
17 when you get to the junior-senior level, there's not a lot  
18 of options on campus. So that's one demand that we've  
19 seen.

20 So the beds that we are providing are as much  
21 for existing students that are living out in the community  
22 right now that want to live on campus as potential new  
23 students that would be coming, but there's not a direct  
24 relationship to the beds that we are providing right now  
25 to future growth, if that.

1           STANLEY SOKOLOW: But that's only in the short  
2 run because you only promised students two years of  
3 housing on campus. So eventually the juniors and seniors  
4 will be told you have to live off campus because we now  
5 need these on-campus beds for new enrollment and first and  
6 second students.

7           JOLIE KERNS: No. They can live in these beds.  
8 Anyone can live in --

9           STANLEY SOKOLOW: They can, but when you get to  
10 the enrollment, the, you know, 22,000 or 27,500, or  
11 whatever the ultimate size of the campus is, these beds --

12          JOLIE KERNS: You are saying we'll need these  
13 beds to --

14          STANLEY SOKOLOW: You are going to need these  
15 beds for the new freshman.

16          STEVE HOUSER: Or we would need additional beds  
17 beyond these beds. And we are not saying this is the  
18 end-all-be-all for projects.

19          STANLEY SOKOLOW: So I'm just trying to ask, the  
20 capacity of this project will allow the enrollment to  
21 increase such that there will be roughly 1800 or so more  
22 students looking for housing off campus.

23          STEVE HOUSER: If you put this in the big-picture  
24 perspective, we've got about 9500 beds on campus now. We  
25 are adding 3,000. So a third of what we've got now, we

1 are adding more. If you compare that to the City of  
2 Santa Cruz, they've got about 400 beds planned for the  
3 whole city. So we feel like we are trying to really make  
4 an impact here.

5 Now, you are right. We don't know how much of  
6 that will be eaten up over the years, but this is a huge  
7 project.

8 STANLEY SOKOLOW: It's going to be big, but will  
9 it allow the -- you know, the university system to say now  
10 you have the bedding, the bed capacity, so you can  
11 increase your enrollment by the year 2022 to be 21,000  
12 students?

13 KEITH BRANDT: Not necessarily.

14 STEVE HOUSER: Yeah. I wouldn't --

15 STANLEY SOKOLOW: But they would allow them to do  
16 that. They won't necessarily say that.

17 KEITH BRANDT: Every campus in the University of  
18 California system is focused on housing right now.  
19 Everybody is building housing because we are so crunched,  
20 and California is going through a housing crunch.

21 JOLIE KERNS: We do have a demand that exists  
22 right now for those 3,000 beds. And I understand the  
23 anticipated --

24 STANLEY SOKOLOW: When the enrollment is forced  
25 on you and you have to increase the enrollment, you have

1 built capacity to put 1800 more students in the city by  
2 building out this project.

3 JOLIE KERNS: I don't understand. Yeah. I am  
4 not sure I understand.

5 STANLEY SOKOLOW: Well, don't you have an  
6 agreement with the city that you are obligated to house  
7 55 percent or something like that?

8 MICHAEL WONG: 67.

9 STEVE HOUSER: I think you are saying that the  
10 decision to add enrollment is made based on housing  
11 capacity. But one could flip that around and say, well,  
12 we increased enrollment without building a bunch of new  
13 beds as well. So, I mean --

14 MICHAEL WONG: Which is what you have done  
15 already.

16 STEVE HOUSER: So we've increased bed spaces by  
17 increasing density with an existing structure. So double  
18 bedrooms have become triples. Lounges have become quads.

19 LAUREEN WONG: But the issue -- I think the issue  
20 is not -- is not so much that which comes first but the  
21 fact that increasing enrollment has impacts on the city  
22 for services whether they are living on campus or if they  
23 are living in the town. But obviously West Side is  
24 impacted by increasing enrollment whether they are driving  
25 through the neighborhoods or parking in the neighborhoods

1 or they are living on campus.

2 MICHAEL WONG: Or they are in the frat houses.

3 LAUREEN WONG: You have to have teachers to teach  
4 those classes. You have to have services to feed and  
5 house those students, and the increase in students has a  
6 direct impact on services and traffic and parking, and so  
7 that's really --

8 MICHAEL WONG: Just the quality of life in  
9 Santa Cruz on our side, the West Side --

10 LAUREEN WONG: Or sewer or runoff, or whatever.  
11 So I think that's a concern, whether the enrollment is  
12 driving the -- is driving people living on campus or off  
13 campus -- that there's a definite impact. I am really  
14 seeing it increasingly.

15 JOLIE KERNS: Yeah. There will -- I mean, 3,000  
16 beds on campus -- yeah. It's --

17 MICHAEL WONG: We are 30-year residents of  
18 West Side. Okay? We have seen a dramatic change in the  
19 last ten years. It's gotten to a point now, we can't even  
20 get out of our driveway. I live on Western Drive. I  
21 can't even get out of my driveway on most days. I've got  
22 people racing down High Street. I've had a meeting with  
23 the Chief of Police with regard to traffic and traffic  
24 enforcement in and around the campus, which I was clearly  
25 told last year, "We don't enforce around the campus. We

1 don't have the time." Okay? That attitude has changed as  
2 of now with the new deputy, the new chief, but that's one  
3 of the reasons I've talked to Brian with regard to what  
4 can be done to manage the local community immediately  
5 around UCSC such that we get some of our civility back to  
6 the neighborhood. Because it's a racetrack. It is a  
7 garbage dump and a racetrack right now.

8           STEVE HOUSER: There is a partnership now between  
9 the campus police and the city police, and I think they  
10 need to hear a little more about this.

11           MICHAEL WONG: Yeah. I'd love to -- I'll e-mail  
12 you the package I sent to the -- on our meeting with the  
13 chief with regard to what needs to be done, what we think  
14 needs to be done, and specifically on Western Drive,  
15 traffic calming, because we've got semis coming up the  
16 street delivering to UCSC. We've got people racing at  
17 night on High Street. Every night you can hear them  
18 zooming up. Once they get past Bay Street, you can hear  
19 them scream up High Street. Western Drive is the same  
20 way. That traffic speed translates itself directly onto  
21 Western. We've got idiots, as far as I am concerned, with  
22 the City Planning Traffic Department that have marked  
23 Western Drive with a passing lane. Supposedly 30 miles an  
24 hour is supposed to calm traffic on Western Drive. It has  
25 not. It has only encouraged speed on Western Drive. And

1 anyone who lives on Western all the way from the top of  
2 Western all the way past, say, Western Court will tell you  
3 the same thing. It's become unreasonably dangerous to  
4 walk the streets in that area.

5 THE SPEAKER: Tell the regions to fund more  
6 little vans.

7 DAN SNYDER: I really do appreciate the concerns  
8 of the neighbors of the university. I mean, this is one  
9 reason why I think ultimately the idea of an entrance in  
10 Pogonip is going to have to be visited despite that public  
11 open space because really the folks on High Street and  
12 Western are suffering, and it's just going to get worse.

13 And that is not what this project is about. This  
14 project is part of the solution. Okay? This project is  
15 to try to keep more students on campus more of the time.  
16 All right. The state mandates enrollment levels. You  
17 can't block a housing project. You can't block proper  
18 planning efforts in the mistaken belief that you are going  
19 to force a bottleneck on enrollment. You are not. The  
20 university is going to grow. We are stuck with that.  
21 That's not going to change. And if you want it to change,  
22 you are speaking to the wrong people and you are  
23 addressing your comments to the wrong meeting. You should  
24 be talking to your legislators.

25 STEVE HOUSER: So we need to close the

1 official -- this meeting officially. We are going to  
2 stick around and hear your comments and answer questions  
3 as best we can. It's helpful to hear your feedback even  
4 though it doesn't necessarily apply directly to this  
5 project. But we thank you for coming tonight.

6 (A recess was taken.)

7 SABINA WILDMAN: My name is Sabina Wildman, and  
8 I am a third-year on campus, and last year I was a  
9 residential assistant, meaning I lived in with students  
10 and was a kind of like community builder in that space.

11 And the impact that taking away lounges has had  
12 on the community is very, very real, and it's not okay  
13 because students do not have space to study, to spend time  
14 with each other, to socialize, to relax indoors in their  
15 building communities. And on top of that, the triples,  
16 they are -- what used to be doubles are now triples. So  
17 three people are crowded into small rooms. And now this  
18 year lounges that were having four people or were planned  
19 to have four people in them at Merrill College now have  
20 six students in an old lounge. Six students in a small  
21 space is not okay for anyone, for their mental health, for  
22 their social ability for their movement. And as an RA, we  
23 saw the impact of that with mediations, with roommate  
24 conflicts. And there's also a lack of wiggle room in  
25 terms of having, like, roommate changes when there are

1 issues. So not only that, but the impact on the  
2 residential community, which UCSC prides itself in because  
3 of -- the college system is really, really great and real.  
4 And with this new housing, it's very clear that as  
5 enrollment continues to increase, the same thing will  
6 happen. Lounges will be taken away, these new lounges,  
7 and it is going to continue this whole cycle.

8           So adding this extra, like, housing is clearly  
9 going to have a negative impact on the students because  
10 it's not going to keep the students' health or mental  
11 health or academics or anything in mind, because if you  
12 are keeping the students out of the entire picture and  
13 then you don't want the students to know this is a  
14 public-private partnership, that's pretty important  
15 because the students need to have transparency with the  
16 admin to know what's happening.

17           We have been kept out of the loop. There's very  
18 few student representatives that has been on this planning  
19 committee besides, like, one student, as far as I know,  
20 that was sitting on this. But there are very few options  
21 for us to work with you, and you just report back and  
22 barely listen to us when we do say things.

23           So I want to know where student agency can come  
24 into place in this model because UCSC prides itself on  
25 student agency, as well as a history of questioning

1 authority, which it seems like we are being repressed in  
2 our voices right now, because we are not happy with these  
3 buildings coming over here, and neither are the animals,  
4 and neither is the landscape. Like, UCSC -- like, this  
5 hill was not made to fit this many students. And for you  
6 to continue to crowd in students into the space is unfair  
7 to students. It's unfair to local community people  
8 because clearly the traffic is impacting everything, just  
9 impacts from the inside out.

10           So within the residential communities and the  
11 libraries and the dining halls, there's not enough space.  
12 Students are being overcrowded. There is going to be a  
13 bigger impact on mental health capacities. Already  
14 there's a bigger impact on classrooms. We don't have  
15 enough class space. They had to change our schedules last  
16 year because they couldn't fit us in all the classrooms in  
17 all the time that we have for a day. More classes are  
18 online because of this.

19           We are being stripped away of our education. We  
20 are still having to pay more for tuition and for housing.  
21 And as you mentioned earlier, where is the gap or where is  
22 the cutoff? Because there's no ceiling on the price of  
23 you raising the price of housing. Yeah. Maybe you are  
24 going to work with other UCSC housing, but that's already  
25 a service that is going to be increasing too. There's no

1 path on that. There's no regulation. There's no check.  
2 Students have no voice in that. You can keep raising  
3 housing prices without students having any impact on that,  
4 any voice on that.

5 So basically this is not helping students. This  
6 is not helping community members. This is helping the  
7 public-private partnership and this corporation. So I  
8 think you all need to take a look at this, listen to  
9 students more, and maybe realize this isn't a good idea  
10 and you are just adding to the problem and you are going  
11 to have to keep doing this years and years to come.

12 So that's my opinion.

13 JOLIE KERNS: Maybe we can talk about some of  
14 those issues. I think that was really great to kind of  
15 hear your voice. There has not been any intention to hide  
16 any kind of public-private partnership. So we have some  
17 of our partners here in the room tonight just kind of  
18 listening in.

19 So this is new for the university to take on.  
20 Part of what we are doing really is trying to relieve the  
21 lounges that are being kind of doubled up or tripled up.

22 SABINA WILDMAN: When are they going to be back  
23 by? What's the date in the plan they are going to be  
24 back?

25 JOLIE KERNS: We have beds being delivered in

1 2020 on a really fast schedule. That sounds far. It is a  
2 really fast schedule for construction.

3 SABINA WILDMAN: 2020, the lounges will be back?

4 JOLIE KERNS: Some lounges will be back.

5 SABINA WILDMAN: So, like, some?

6 JOLIE KERNS: I don't know the numbers, but we  
7 are working on it.

8 SABINA WILDMAN: If you had the numbers, that  
9 would be great. The students need to know. Because we  
10 deserve that. We are paying for housing. You know what  
11 I am saying?

12 ALISA KLAUS: So I think we need to kind of be  
13 sort of -- unless there is somebody else who wants to give  
14 a formal comment, then we need to end the meeting, and  
15 then we can continue to have some informal conversation.

16 THE SPEAKER: I think this is great to make it  
17 more inclusive.

18 ALISA KLAUS: We need to tell the court reporter  
19 when we are done taking scoping comments on the  
20 environmental impact report.

21 Would you like to make a comment?

22 LAUREEN WONG: I just wanted to respond to --  
23 really quickly. And just two personal experiences that I  
24 want to relate that may be valuable.

25 One, when I was at UC Davis in 1974, they were

1 undergoing the same problem, and they were putting  
2 students in lounges. And so that is not a new strategy.  
3 That's a very old strategy.

4           And the second thing is recently we had a nephew  
5 attending UC Santa Cruz, and he was placed in Oaks  
6 College. And as you know, that's over on the West Side  
7 near where this housing is. And the transportation on  
8 campus was inadequate. And so many times, since he was a  
9 computer sciences student, they would walk in the rain  
10 25 minutes to the center of campus to get to class, and  
11 then they would have to walk back because the buses were  
12 jammed and there weren't enough buses. That is a  
13 transportation issue. And as a freshman, of course, they  
14 are not allowed to have a car, and they cannot park on  
15 campus, even if they want to, and there's inadequate  
16 parking anyway.

17           So those were my only two comments.

18           CAMILLE ADDLEMAN: My name is Camille Addleman,  
19 and I am a fourth-year undergrad at UCSC.

20           Everything Sabina said, I highly agree with. I  
21 think that this housing project is a Band-Aid, per se, to  
22 a much larger issue.

23           To keep it short and sweet, in the past 20 years,  
24 there have been 20 prisons built and one university. If  
25 we are trying to accommodate more students in the higher

1 education system, then we need to build more schools, not  
2 try to cram more students onto tight campuses with limited  
3 resources.

4 Thank you.

5 ALISA KLAUS: Thank you.

6 Any more comments before we break up and as we  
7 will be here to sort of continue informal discussion?

8 SANDRA IVANY: This is not exactly an  
9 environmental comment, but listening to the two students,  
10 I would agree that it would be great if you could  
11 publicize these meetings in a more widespread manner on  
12 the campus to include students in these conversations.  
13 They are paying a great deal of money for their education,  
14 and they just highlighted something that is very sad about  
15 this, and it is about our whole government, is that this  
16 can be viewed as more of a partnership between the larger  
17 entities and not really in the students' best interest for  
18 all the money they are paying for school. So I would like  
19 to see, as part of this environmental review, more  
20 students. And I know that will complicate things for you  
21 because students will have a lot of very compelling  
22 opinions, but I would like to see that happen as a  
23 community member.

24 JOLIE KERNS: Thank you.

25 SANDRA IVANY: I appreciate their voices.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

JOLIE KERNS: We want their feedback.

SANDRA IVANY: So they need to know about it, you know. There's only two that came. Two or three or four. Maybe it's not well-known enough.

ALISA KLAUS: So, in closing, here is -- on the handout, there is information about where you can send written comments, and there's also the URL for a website for the project, and you can sign up on that website to receive updates about the project itself, not just about the environmental CEQA document. If you want to be on our CEQA mailing list, then you should sign up on that, the sign-up sheet that is on the table back there.

(Meeting concluded at 8:11 p.m.)

--oooOooo--

STATE OF CALIFORNIA )

) SS:

COUNTY OF SANTA CRUZ )

I, Cary Blue LaTurno, hereby certify that I was present and took down correctly in stenotypy to the best of my ability all the testimony and proceedings in the foregoing-entitled matter; and I further certify that the annexed and foregoing is a full, true, and correct statement of such testimony.

Dated at Santa Cruz, California, on  
October 6, 2017.



Cary Blue LaTurno

CSR No. 9681



**SECOND NOP (NOVEMBER 2017)**

---



PHYSICAL PLANNING AND CONSTRUCTION

SANTA CRUZ, CALIFORNIA 95064

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

**2<sup>nd</sup> REVISED NOTICE OF PREPARATION: DRAFT ENVIRONMENTAL IMPACT REPORT  
SCH# 2017092007**

Lead Agency: University of California

Project Title: Student Housing West Project

Project Location: UC Santa Cruz main campus, Santa Cruz (Exhibit 1)

County: Santa Cruz

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

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

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

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

## UC Santa Cruz Student Housing West Project

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

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

**Background:** The proposed project supports the UC system-wide Housing Initiative, which was announced by UC President Janet Napolitano in January 2016. The overarching goals of the housing initiative are two-fold: first, to ensure that each of UC's campuses has sufficient housing for its growing student populace; and second, to keep housing as affordable as possible for UC students.

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

The 2005 LRDP includes a building program to accommodate UCSC's academic, research, and public service mission as enrollment grows, and a land use plan that assigns elements of the building program to designated land-use areas and describes general objectives that will guide development within those areas. The building program identifies a total of about 3,175,000 gross square feet of building space, including 1,196,000 gross square feet of student and employee housing.

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

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

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

The Student Housing West Project would construct approximately 2,900 student beds west of Heller Drive (Heller site), and 125 to 150 units of housing for student families northeast of the intersection of Coolidge Drive and Hagar Drive (Hagar site). The development of student housing on the Hagar site would require an amendment of the 2005 LRDP to change the designation of approximately 20 acres of land from Campus Resource Land to Colleges and Student Housing. The project would be constructed

in phases with the first phase available for occupancy by Fall 2020 and the remainder of the project to be completed by Fall 2022. These new beds would enable the Campus to eliminate some overflow beds in existing housing, and to meet its commitments under the Settlement Agreement.

**Environmental Review and Comment:** The EIR for the Student Housing West project will be a project-level EIR focused on the environmental impacts from the construction and operation of the proposed project. As appropriate, the analysis will be tiered from the analyses contained in the previously certified UC Santa Cruz 2005 Long Range Development Plan EIR (SCH #2005012113). The EIR will address all of the issues identified in Appendix G to the CEQA Guidelines, that is: aesthetics, agricultural and forestry resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation and traffic, utilities and service systems. As a project-level EIR tiered from the 2005 LRDP EIR, the EIR will rely on the cumulative impact analysis contained in the 2005 LRDP EIR. However, because the Santa Cruz Superior Court determined the 2005 LRDP EIR's analysis of water supply and population and housing impacts to be inadequate and directed the University to supplement those analyses, the Student Housing West Project EIR will include a supplement to the 2005 LRDP EIR that will provide an updated analysis of the cumulative impacts of campus growth under the 2005 LRDP on water supply, and population and housing. It will also include an analysis of impacts related to greenhouse gas emissions that would potentially result from the remaining campus development under the 2005 LRDP.

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

UC Santa Cruz requests input regarding the scope and content of the Draft EIR that is relevant to you or your agency's statutory/regulatory responsibilities or is of interest to interested individuals, to ascertain potential environmental impacts of the project. Responses to this NOP are requested to identify: 1) the significant environmental issues, reasonable alternatives, and mitigation measures that should be explored in the Draft EIR; and 2) whether your agency will be a responsible or trustee agency for the project.

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

**COMMENT PERIOD:** Written comments on the NOP can be sent anytime during the NOP review period which begins November 1, 2017 and ends November 30, 2017 at 5:00 PM. Please send your written or electronic responses, with appropriate contact information, to the following address:

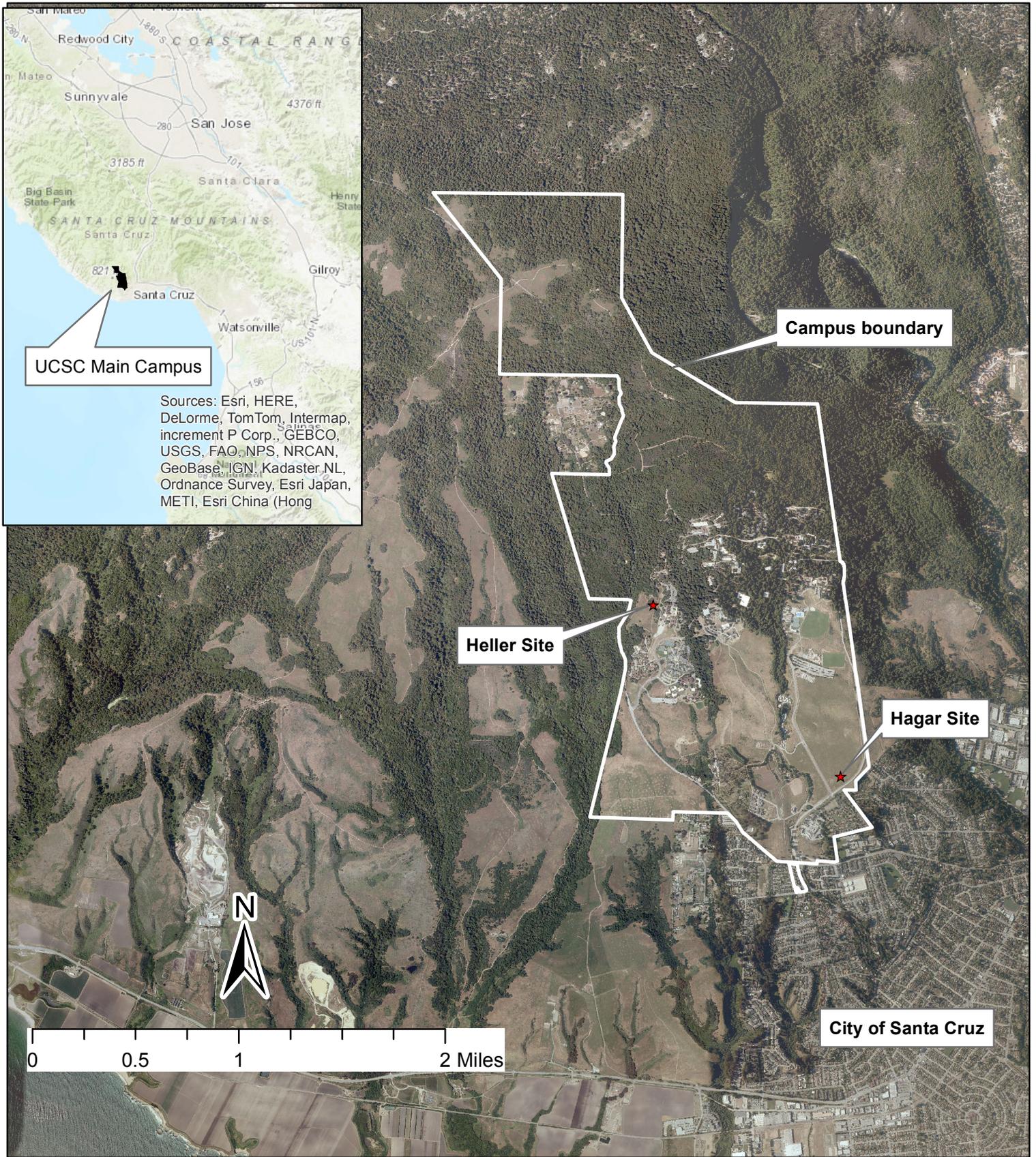
## UC Santa Cruz Student Housing West Project

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

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

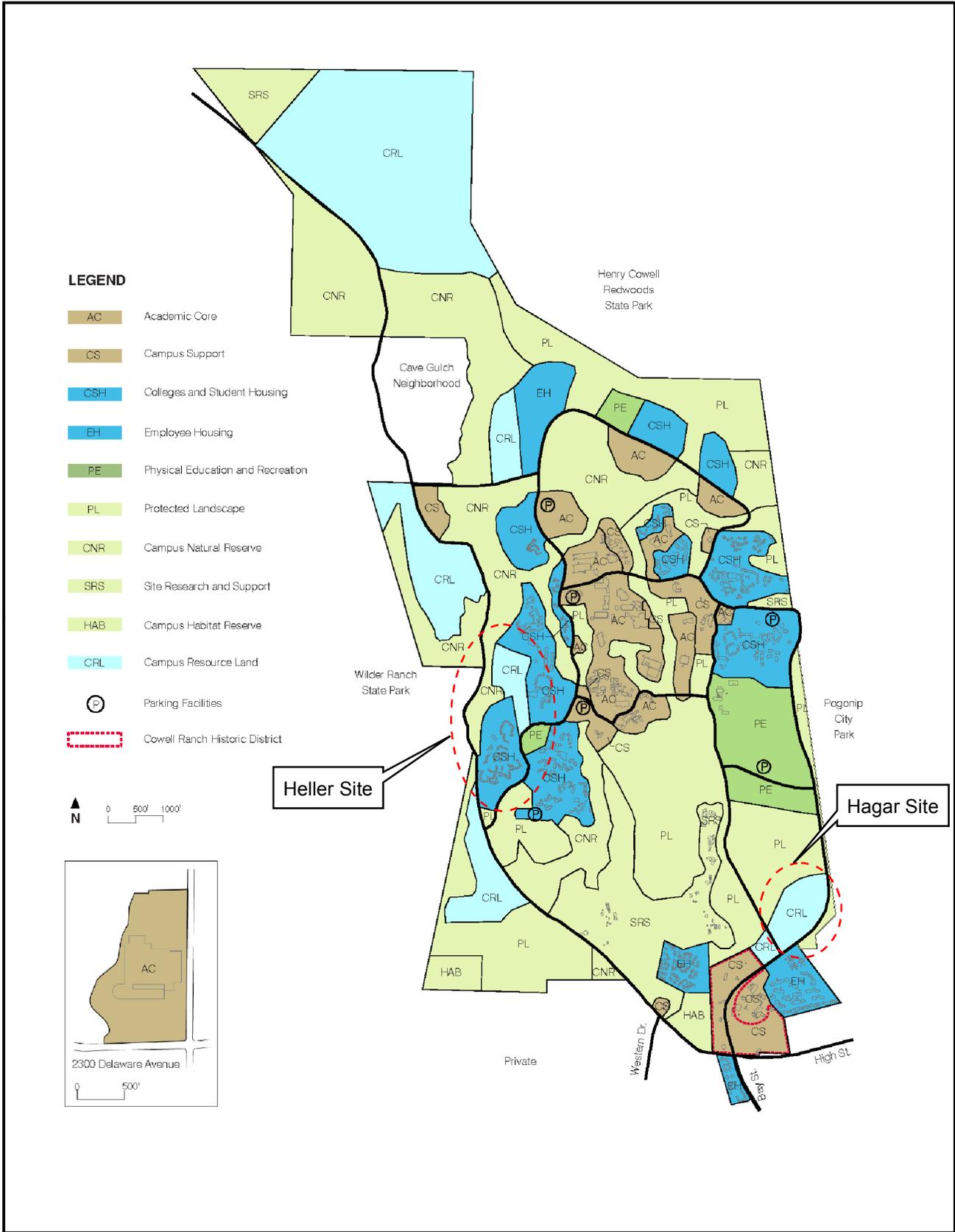
**INFORMATION AND SCOPING SESSION:** Written comments on the NOP may also be provided at an information and scoping session to be held on Wednesday, Nov. 29, from 6:00 pm to 8:00 PM at Oakes College Academic Building, Classroom 105, on the UC Santa Cruz campus.

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



## Exhibit 1: Project Location

Student Housing West Project  
 EIR Notice of Preparation  
 October 2017



## Exhibit 2: Project Sites

Student Housing West  
 EIR Notice of Preparation  
 October 2017

**COMMENTS**

---



Alisa Klaus <aklaus@ucsc.edu>

---

## [eircomment] Comment on Student Housing West Project

1 message

---

**Diana Adamic** <adamic@me.com>

Thu, Nov 30, 2017 at 4:39 PM

To: eircomment@ucsc.edu

Thank you for the presentation on Nov. 29. Very informative.

I would like to see a lot less parking. Students in dorms do not need private cars. We should be encouraging them to use the buses passes they get with their student IDs as well as the "city cars" such as ZipCars around campus. Transportation will be changing a lot in the next 5-10 years and we should not create a design now that will be obsolete in 10 years.

If parking is a must then please design the parking lot so that in 5 years the spaces for cars can be removed and new sleeping spaces added.

PLEASE!! Consider creating real bike parking. A large cage that is well lit, easy access for owners and safe for bikes. Denmark has these as a mandatory requirement in all apartments.

Diana Adamic

---

eircomment mailing list

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

<https://lists.ucsc.edu/mailman/listinfo/eircomment>



Alisa Klaus <aklaus@ucsc.edu>

---

**[eircomment] housing west**

1 message

---

**Erik Borrowman** <elborrow@ucsc.edu>

Tue, Nov 7, 2017 at 11:17 AM

To: eircomment@ucsc.edu

do not do any more housing building with out bringing the Eastern access to the table.  
the west side neighbors are very tired of gridlocked streets because of the piss poor planning this campus has done.  
thanks  
Erik

---

eircomment mailing list

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

<https://lists.ucsc.edu/mailman/listinfo/eircomment>



Alisa Klaus <aklaus@ucsc.edu>

---

## [eircomment] Support for housing plan

1 message

---

**Claire** <hatcher@cruzio.com>

Tue, Nov 28, 2017 at 7:28 AM

To: eircomment@ucsc.edu

Cc: Robert <hatcher@cruzio.com>

Hello,

My family has lived on the westside since 1984 when the enrollment at UCSC was 6-7,000 students. Families and working adults who were long term residents filled our neighborhoods and finding housing, although challenging, was not impossible. Now we have whole blocks with too many of the homes occupied by short term residents and students. Is UCSC a community asset if it weakens our neighborhoods? Our working professionals, teachers, staff, business people can't find homes because realtor/landlords make more money filling them with students. It becomes a cycle, with real estate investors (some from out of town) purchasing homes they know they can rent for maximum profit. Working families and couples can't compete.

UCSC must use its beautiful land and financial resources to house it's students. Growing larger without a way to house students is just irresponsible to our community. Temporary residents and tourists should not overtake our supply of family homes. Students should largely be housed on campus and tourists should stay in hotels.

So to the UCSC housing plan, we say, "Yes please!! With seconds!"

Sincerely,

Claire Castagna

Robert Hatcher

139 Peyton Street

Santa Cruz, Ca 95060

---

eircomment mailing list

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

<https://lists.ucsc.edu/mailman/listinfo/eircomment>



Alisa Klaus <aklaus@ucsc.edu>

---

## [eircomment] Campus housing and traffic

1 message

---

chanman <chanman215@comcast.net>

Tue, Nov 28, 2017 at 8:26 PM

Reply-To: chanman <chanman215@comcast.net>

To: eircomment@ucsc.edu

To whom it may concern. I've lived on Storey st for 37 yrs. Frankly i am tired of the traffic coming down my street and backing up half up high street. Those idling cars aren't doing anything good for our(my) quality of life. When I first bought the house there was much talk of an eastern access route thought the pogonip. It is needed> . My street should not be carrying the burden of so much backed up traffic on schools days. Mission street is a mess, worse than ever with many of the turn offs now closed between Bay and Laurel.(Thanks public works) What is your traffic plan? PS Have you ever considered building a satellite campus in Watsonville where the land is cheap and the economy is depressed. I might be more cost effective. Thanks , Greg Chansky [831 5668939](tel:8315668939)

---

eircomment mailing list

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

<https://lists.ucsc.edu/mailman/listinfo/eircomment>



Alisa Klaus <aklaus@ucsc.edu>

---

## EIR Scoping Period Timing

1 message

---

**Chayla Fisher** <chlfishe@ucsc.edu>

Mon, Nov 27, 2017 at 10:02 AM

To: aklaus@ucsc.edu

Hello Alisa,

My name is Chayla Fisher and I am a second year ENVS and Legal Studies double major. I am very passionate about the environment and UCSC's ecology so I have been closely following the West Campus Housing Development plans. I understand that there has been a recent change in the planned location for the housing development and was wondering if a subsequent Environmental Impact Report will be created for this area.

To my knowledge, there was a planned period for comment this month, then the report was meant to be created throughout December, with another comment period following the release of that document. Will this still be happening over the next couple months or has this been pushed back at all due to the change in location? I would just like to know when to keep an eye out for more information regarding this project.

Thanks!

Best,  
-Chayla Fisher



Alisa Klaus <aklaus@ucsc.edu>

---

**[eircomment] Alumni in strong support of 3,000 beds!**

1 message

---

**Norma Guzman** <normaguz@gmail.com>

Wed, Nov 8, 2017 at 8:47 AM

To: eircomment@ucsc.edu

Hi Alisa,

Thank you for your public service! I was excited to read that UCSC is planning to add 3,000 more beds to its campus. I used to be a UC student and shared a converted triple room with two roommates who went to sleep much later than I did. I had to wake up early to go to work and wish that I would have had better housing options to make my transition into college a little smoother.

While I have not seen renderings of any proposals yet, I would STRONGLY suggest taking measures to ensure the safety of students and staff:

- Build vertically, on LESS land so as to prevent the sprawl of impermeable surfaces that encouraged flooding in Houston
- Build vertically, on LESS land to protect structures against fire damage spreading as in the case of the North Bay fires
- Build vertically, on LESS land to protect irreplaceable wildlife habitat
- Encourage cycling by placing dedicated lanes ADJACENT to curbs, with protective vertical buffers
- Wide sidewalks and narrow streets to encourage walking, cycling, transit and lower carbon emission modes. We have taken streets for granted. We can do better than using public space to store private cars.
- Consider using rooftops for habitat-friendly plantings

I look forward to hearing about the next steps in the process!

Thanks!

Norma Guzman

[831-596-6578](tel:831-596-6578)

UC alum 2005 & 2014

---

eircomment mailing list

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

<https://lists.ucsc.edu/mailman/listinfo/eircomment>



Alisa Klaus <aklaus@ucsc.edu>

---

**[eircomment] Yes on EIR**

1 message

---

**Dennis Hagen** <hagensipkin@gmail.com>

Tue, Nov 28, 2017 at 8:47 AM

To: eircomment@ucsc.edu

UCSC needs this housing.  
Finalize the EIR and let's get more housing on campus!  
Dennis Hagen  
Santa Cruz

---

eircomment mailing list  
[eircomment@ucsc.edu](mailto:eircomment@ucsc.edu)  
<https://lists.ucsc.edu/mailman/listinfo/eircomment>



Alisa Klaus &lt;aklaus@ucsc.edu&gt;

---

**[eircomment] Comment re: NOP issued 10/31/17**

1 message

---

**Angela Harris** <composted@gmail.com>

Thu, Nov 30, 2017 at 3:14 PM

To: eircomment@ucsc.edu

Hello,

I would like to submit comments regarding the proposed relocation of Family Student Housing at UCSC to the Hagar/Great Meadow site.

I have a few concerns:

1) Coastal prairie meadow hosts incredible levels of biodiversity in terms of plant and animal species. In California, coastal prairie has vastly shrunk from its former range, and it is therefore becoming increasingly rare. This makes it extremely important to preserve remaining coastal prairie, which the Great Meadow at UCSC constitutes. I would like the EIR to include a comprehensive vegetation survey to study what plants currently live at the site. No rare species should be compromised.

2) Archaeologically, meadows in this area are often found to have remnants of the Amah Mutsun Tribal Band peoples and village sites. It is of the utmost importance not to lose or disturb resources that are culturally relevant or valuable to the Tribe. As colonizers, we have a moral duty to minimize further destruction of indigenous people's land and heritage. Therefore, consultation with the Tribal chairman Valentin Lopez as well as a comprehensive archaeological survey would be appropriate.

It would be great if any surveys related to this EIR could be made available to the public online.

3) The Hagar site proposed for development is close to an area near faculty housing that is currently protected as habitat for the federally endangered California Red Legged Frog (designated as HAB on the LRDP maps). Given that frogs have been known to roam over 2 miles (see p. 17 of [https://www.fws.gov/sacramento/es/survey-protocols-guidelines/documents/crf\\_survey\\_guidance\\_aug2005.pdf](https://www.fws.gov/sacramento/es/survey-protocols-guidelines/documents/crf_survey_guidance_aug2005.pdf)), the Great Meadow site likely encompasses Red Legged Frog territory, which would make it unsuitable for development under CEQA/the Endangered Species Act. Careful study would need to be done in order to accurately survey and observe the area for any signs of any life stage of the frog.

4) I would like campus planners to explore alternative sites for this development. Aesthetically, development over the Great Meadow is an eyesore at the entrance to campus.

5) I also do not think it is appropriate from a biological standpoint to pave over coastal prairie in order to construct parking spaces.

5) I also suspect that noise from construction would impact birds and mammals (hawks, bobcats, foxes, etc.).

6) Also, geologically, the land underneath the Great Meadow may not be able to bear the weight of new buildings and this would need to be studied.

7) The soils found in the meadow also might be appropriate for the endangered Ohlone Tiger Beetle and this should be studied.

Thank you,  
Angela Harris

---

eircomment mailing list

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

<https://lists.ucsc.edu/mailman/listinfo/eircomment>



Alisa Klaus &lt;aklaus@ucsc.edu&gt;

---

**[eircomment] Housing west deir**

1 message

---

**John McGuire** <johnandcarol@att.net>

Sun, Nov 26, 2017 at 2:39 PM

To: eircomment@ucsc.edu

The draft Eir for the building of additional housing for up to 3000 students must address the following:

Will the proposal alleviate the student housing, off campus, crisis and allow existing non-student residents with much needed housing?

What are the alternatives to the do nothing alternative? Will the possible increase in student population be allowed to attend? If so, where will they be housed, where will the increased water demand come from, how will the increased transportation demands be meet, and what are the issues in the community from an increase in student influx?

What are the obstacles to capping the student population at present levels? Cannot the university policy be changed to account for the limits of the community? What is the limit of the Santa Cruz community, has it been reached? If so, is this not enough to limit student population to existing or even less?

The County leaders are presently holding meetings to determine the "vision" for Santa Cruz. What if the vision involves the element of present population limit? How can the university expansion fit with a vision that enough is enough?

John McGuire  
415 national street  
Santa Cruz, ca 95060  
[Johnandcarol@att.net](mailto:Johnandcarol@att.net)  
831 425 4744

Sent from my iPad

---

eircomment mailing list  
[eircomment@ucsc.edu](mailto:eircomment@ucsc.edu)  
<https://lists.ucsc.edu/mailman/listinfo/eircomment>



Alisa Klaus <aklaus@ucsc.edu>

---

## [eircomment] Student Housing West Project Comments

1 message

---

**Work Gmail** <cmisunas@ucsc.edu>

Thu, Nov 30, 2017 at 4:52 PM

To: eircomment@ucsc.edu

I oppose building structures on the Great Meadow near Hagar Dr. and Coolidge Dr. The current open space perfectly complements the existing nearby historic structures and maintains the integrity of the original working ranch area of lower campus. It's a wonderful wildlife and livestock viewing area. Development of the Great Meadow would severely impact the breathtaking panoramic bay view from the colleges and East Fields above. Please do not build there!

Sincerely,  
Chad Misunas  
Staff, UCSC Physical Plant

---

eircomment mailing list  
[eircomment@ucsc.edu](mailto:eircomment@ucsc.edu)  
<https://lists.ucsc.edu/mailman/listinfo/eircomment>



Alisa Klaus <aklaus@ucsc.edu>

---

## [eircomment] Student Housing West Project Comments

1 message

---

**Jill Misunas** <jcmisuna@ucsc.edu>

Thu, Nov 30, 2017 at 4:39 PM

To: eircomment@ucsc.edu

I oppose building structures on the Great Meadow near Hagar Dr. and Coolidge Dr. The current open space perfectly complements the existing nearby historic structures and maintains the integrity of the original working ranch area of lower campus. It's a wonderful wildlife and livestock viewing area. Development of the Great Meadow would severely impact the breathtaking panoramic bay view from the colleges and East Fields above. Please do not build there!

Sincerely,  
Jill Misunas  
Staff, UCSC Physical Plant

---

eircomment mailing list  
[eircomment@ucsc.edu](mailto:eircomment@ucsc.edu)  
<https://lists.ucsc.edu/mailman/listinfo/eircomment>



Alisa Klaus &lt;aklaus@ucsc.edu&gt;

---

**[eircomment] Hagar drive development**

1 message

---

**Cheryl Penn** <cheryl.penn@gmail.com>

Thu, Nov 30, 2017 at 7:26 PM

To: eircomment@ucsc.edu

Cc: Pete S &lt;offbeatpete@outlook.com&gt;

Hello,

I want to voice concern about the proposed family housing project at the corner of hagar drive and coolidge. I think this a bad idea because of the following: 1) car traffic Vs. pedestrians 2) pollution 3) impact to wildlife 4) university image 5) choice of building company 6) upper campus locations.

1. Drivers can get up to 60 mph passing that corner at night. Its a pretty regular thing that goes unpoliced. College-aged drivers around little kids could really be dangerous. I can't think of a worse intersection for children and parents to cross every day. The increased pedestrian traffic will have an impact to every driver that goes on campus.

2) The pollution created during the build will be significant. The polluted air from the trucks and noise level will impact residents in the area. The light pollution will be the worst, white LEDS that burn the retina and will make the meadow look like a baseball diamond. it's sending the wrong message to Santa Cruz visitors about campus and our world-class astronomy science? You need a dark place. No matter that the observatory is elsewhere. Perception and image will take precedent.

3) Given the increase in cars and traffic, the wildlife road kill could be a serious side effect on people density at that intersection.

4) building in that location is an alumni, donor-relations fiasco. Its difficult to manage an image of a pristine campus that cares about environmental studies and the special one-of-a-kind sites in the area when you build right on top of its signature, iconic location. Its a public relations DISASTER. Warch Facebook explode with outrage.

5) I'm concerned about the construction company choice. A recent article in The City On A Hill suggested they have checked their ethics at the door. Shady business practices. Again, terrible PR choosing a non-local company.

6) everyone knows that upper campus will be developed. I think everyone would rather you do it there. Put in the infrastructure. Take the time to do it right. Its going to happen in 5 years anyway so why would you destroy the beauty of lower campus? Please consider the long view.

Thank you,

Cheryl Penn

---

eircomment mailing list[eircomment@ucsc.edu](mailto:eircomment@ucsc.edu)<https://lists.ucsc.edu/mailman/listinfo/eircomment>

**UC Santa Cruz 2005 LRDP  
Student Housing West Project  
DRAFT EIR, SCOPING MEETING  
(November 29, 2017)**

Scanned

12/1/17

Written scoping comments may be submitted tonight by placing them in the labeled box at the back of the room, or throughout the public review period, by mail to: Alisa Klaus, UC Santa Cruz, Physical Planning & Construction, 1156 High St., Santa Cruz, CA 95064, or via email to [eircomment@ucsc.edu](mailto:eircomment@ucsc.edu). The scoping period closes on November 30, 2017, at 5:00 PM.

Commenter name: (PLEASE PRINT) Becky Stenbruner

Comments: Please assess all alternatives for location  
to minimize disturbance of any and all archaeological  
and cultural resources as well as sensitive  
biotic habitats.

Please



Alisa Klaus &lt;aklaus@ucsc.edu&gt;

---

**[eircomment] Submission to EIR NOP about the Hagar Site**

1 message

---

**Matthew Waxman** <waxman.matt@gmail.com>

Thu, Nov 30, 2017 at 4:25 PM

To: eircomment@ucsc.edu

To Whom It May Concern,

I am writing specifically to submit EIR NOP public comments about the addition of the **Hagar Site** ---**A. Please study multiple alternatives to the Hagar site for the Family Student Housing component. Please study all of these:**

A.1. Alternatives to the Hagar site being proposed.

A.2. Alternatives that combine the use of multiple sites across the campus -- on the east, west, north and south -- to achieve the housing goals.

A.3. Alternatives that concert parking lots to Family Student Housing, such as converting Parking Lot 116 at the base of campus.

A.4. Alternatives that locate part or all of Family Student Housing adjacent Ranch View Terrace faculty housing.

A.5. Alternatives considering the use of sites off campus that are owned by UCSC, such as the Delaware Ave. site, or land that could be purchased by UCSC and much more cost-effectively developed than the complex land of the campus.

A.6. Alternatives that pursue a Philanthropy driven-approach to pay for the project, instead of the public-private partnership that will produce a private developer Monopoly on-campus.

A.7. Alternatives that see what would happen if UCSC made the decision to slow its student enrollment growth, and added the same number of beds over a much longer time-frame, thus making this current project much smaller.

A.8. Alternatives that see what would happen if UCSC decided to halt and diminish its enrollment growth, so as to not require building the project at all.

**B. Please evaluate the following environmental criteria:**B.1. impact to *federally endangered* California Red Legged FrogB.2. impact to *endangered* Ohlone Tiger Beetle.B.3. impact to *archaeological remains* from the Amah Mutsun Tribal Band Native American people.B.4. impact to *habitat continuity* as it passes through the site and connects different parts of the Campus Natural Reserves and to the Pogonip park to the east. Habitat continuity was studied in the 2005 LRDP planning process and was considered as part of its planning criteria. Habitat continuity is important for the ecological and scientific value of the Campus Natural Reserves.

B.5. impact to the unique geological conditions of the campus, with its Karst geology, consisting of potential sink holes and caves below ground.

**C. Please do proper traffic, transportation, and circulation studies:**

- C.1. for impact to the intersection of Hagar Dr and Coolidge Dr.
- C.2. on the traffic impact that may impede necessary access to the UC Santa Cruz Women's Center that is located in Cardiff House.
- C.3. for impact to traffic on faculty access to and from the Ranch View Terrace faculty housing.
- C.4. for impact to the intersection of Bay and High.

**D. Please study impact the project will have on the visibility and view corridors from:**

- D.1. view from Coolidge Drive looking east, from the intersection of Hagar and Coolidge.
- D.2. view from Coolidge Drive looking south, when an automobile and pedestrian are approaching the site from Coolidge Drive adjacent Pogonip.
- D.3. view from far southern edge of the running track on the East Playing Field that is part of OPERS.
- D.4. from Hagar Drive, looking south, when one is driving or walking down Hagar drive toward the Hagar and Coolidge intersection.
- D.5. view from the entry and parking lot of the Center for Agroecology & Sustainable Food Systems
- D.6. view from the Cowell Ranch Historic Hay Barn
- D.7. view from the bike path that runs through the Great Meadow. This view should be studied at the highest points of elevation along the bike path, looking south.
- D.8. view from the UCSC Music Center entry court that overlooks the Great Meadow.
- D.9. view from Parking Lot 116, looking north-east toward Coolidge Drive.
- D.10. view from Hagar Court, looking north, upon exiting Cardiff Terrace.

Thank you,  
Matthew Waxman

--

Matthew Waxman  
Porter College Councilor - UCSC Alumni Council  
UC Santa Cruz 2006 | Harvard GSD 2012

--

The information contained in this electronic mail message (including any attachments) is confidential information that may be covered by the Electronic Communications Privacy Act, 18 USC Sections 2510-2521, intended only for the use of the individual or entity named above, and may be privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication, or the taking of any action based on it, is strictly prohibited. If you have received this communication in error, please immediately notify me and delete the original message.

---

eircomment mailing list

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

<https://lists.ucsc.edu/mailman/listinfo/eircomment>

**TRANSCRIPT**

---



**CERTIFIED  
TRANSCRIPT**

UCSC MEETING

1 JOLIE KERNS: This is the EIR scoping session.  
2 The purpose of this part of the meeting is to allow  
3 members of the public and representatives of public  
4 agencies to provide oral comments on the environmental  
5 issues that should be covered in the EIR for this project.

6 So I am going to turn it over to Alisa Klaus.  
7 She is our senior environmental planner, and she will  
8 describe the scoping session and the CEQA process a little  
9 bit more.

10 ALISA KLAUS: So the California Environmental  
11 Quality Act, or CEQA, requires that state and local  
12 agencies identify the significant environmental impacts of  
13 their actions and to avoid -- and that they avoid or  
14 mitigate those impacts if feasible. A public agency must  
15 comply with CEQA when it takes an action which may cause a  
16 physical change in the environment. And the University of  
17 California is a public agency in this case.

18 Under CEQA, an Environmental Impact Report, or  
19 EIR, is a detailed statement that describes and analyzes  
20 the significant and environmental impacts of a project and  
21 discusses ways to mitigate or avoid these effects.

22 As a first step in the EIR process, the public  
23 agency, in this case the University of California,  
24 circulates a Notice of Preparation that initiates a 30-day  
25 period in which agencies and members of the public may

1 provide input on the scope and content of the EIR. The  
2 meeting this evening is to provide an opportunity for  
3 people to provide this type of input.

4           There's just a little bit of background to  
5 the Notice of Preparation for this EIR. The Notice of  
6 Preparation that is the subject of the scoping meeting was  
7 issued on October 31, 2017. This notice is actually the  
8 second revision of a Notice of Preparation the campus  
9 originally issued in April 2017 for an amendment to the  
10 UC Santa Cruz 2005 long-range development plan to support  
11 the development of student housing on the west campus.  
12 You have learned through the presentation that Steven Chad  
13 gave, the project has -- the thinking about the project  
14 and its siting have evolved over the past year, and we  
15 have had to make some adjustments to the CEQA process as  
16 that has happened.

17           The first revision of the Notice of Preparation  
18 was issued in August 2017 and included the development of  
19 the 3,000-bed Student Housing West Project on the west  
20 side of campus.

21           As was mentioned earlier today, the project has  
22 now been modified to move the new student family housing  
23 and child care to a different site that was not referred  
24 to, that was not described in the August 2017 Notice of  
25 Preparation.

1           So the campus issued the October 31 Notice of  
2 Preparation to inform agencies and members of the public  
3 that the Environmental Impact Report will also cover  
4 development at this new site that we are calling the Hagar  
5 site.

6           So the Student Housing West EIR will evaluate and  
7 disclose the environmental impacts from the construction  
8 and operation of the Student Housing West Project, which  
9 will include the development and addition west of Heller  
10 Drive and the Hagar site.

11           The EIR will cover all of the issue areas  
12 identified in Appendix G of the CEQA guidelines.  
13 Aesthetics, agriculture, and forestry resources, air  
14 quality, biological resources, cultural resources, geology  
15 and soils, greenhouse gas emissions, hazards and hazardous  
16 materials, hydrology and water quality, land use and  
17 planning, mineral resources, noise, population and  
18 housing, public services, recreation and transportation  
19 and traffic utilities and service systems. In addition,  
20 the EIR will include new analysis of greenhouse gas  
21 emissions, water supply, and population and housing for  
22 the 2005 LRDP.

23           The campus anticipates that we will be publishing  
24 a draft EIR for the project in March 2017, and there will  
25 be a 45-day public review period for the EIR, and there

1 will be a public hearing that will -- where members of the  
2 public and agencies will be allowed -- will be given the  
3 opportunity to provide oral comment in addition to the  
4 opportunities for written comments of various kinds. And  
5 the publication date will be announced on the physical  
6 planning and construction website, in the press and  
7 through the campus CEQA distribution list and through the  
8 State Office of Planning and Research.

9           There on the table by the backdoor, there is a  
10 sign-up list, and if you sign up on that list, then you  
11 will be included on the distribution of the future CEQA  
12 notices for this project.

13           After publication of the draft EIR and the 45-day  
14 review period, the campus will prepare a final EIR. The  
15 final EIR will include written responses to all of the  
16 comments on the draft EIR and may include revisions to the  
17 draft EIR as appropriate.

18           The university will then consider whether to  
19 approve the proposed action and certify the Environmental  
20 Impact Report and will make findings regarding the  
21 conclusions presented in the EIR. We anticipate that this  
22 action, which will be the approval of the design of the  
23 Student Housing West Project, will be considered by the  
24 regents of the University of California in July 2018.

25           If any of you have submitted a comment in

1 response to the April or August versions of the Notice of  
2 Preparation, those scoping comments are part of the record  
3 and will be considered in the EIR as appropriate if they  
4 are still applicable.

5 JOLIE KERNS: So I am just going to give a  
6 little -- a few kind of details on this public comment  
7 session and how we'll do it.

8 We have a court reporter here, who will be  
9 recording the comments from this evening, and all of your  
10 oral comments will be included in a written transcript.

11 So if you'd like to speak, we have forms,  
12 request-to-speak forms. We need to make sure that we are  
13 able to record your name properly and correctly. So you  
14 can hand it to the court reporter when you come up to  
15 speak. We'll keep --

16 Do you want to hand them out or --

17 ALISA KLAUS: Yeah. If anybody is interested in  
18 speaking, just raise your hand, and I'll make sure you get  
19 a form.

20 JOLIE KERNS: There's also forms for written  
21 comments, and you can submit this at this meeting.  
22 There's a box in the back over here for that. You are  
23 also able to submit comments by mail or e-mail.  
24 Information on where to send written comments are provided  
25 on the handout on the table near the entrance. So if you

1 look back on this table here, we've got information on  
2 that. And we're -- all of the written comments should be  
3 submitted by November 30 at 5:00 p.m. There's also a  
4 sign-up sheet for those that would like to receive more  
5 notification on this process.

6 And with that I think we'd like to open up this  
7 meeting to comments on environmental issues that you may  
8 all have with regard to the Student Housing West EIR. So  
9 you are welcome to make oral comment now.

10 TRACI FERDOLAGE: And, please, before we get  
11 started, we do have a court reporter here. So please make  
12 sure that we pause a second to ensure we get your name and  
13 that we get the question and everything recorded well --  
14 or the comment recorded well.

15 ALISA KLAUS: Yes. So if you are ready to make a  
16 comment, you can just come down and hand -- actually, you  
17 can hand this to the court reporter so she'll have your  
18 name spelled properly.

19 ERIC GRODBERG: My name is Eric Grodberg,  
20 G-r-o-d-b-e-r-g. I am a UCSC graduate. I also went to a  
21 UC graduate program. I value UC a lot.

22 My problem with this program --

23 Should I use the microphone?

24 TRACI FERDOLAGE: No. I think you are fine.

25 ERIC GRODBERG: -- is that you talked about

1 taking into account the values of the students. I can  
2 tell you for sure the number one values of the students  
3 about housing are the price. It's just outrageous what  
4 you guys charge on campus. I mean, it's in the  
5 neighborhood of \$1,500 per person to share a dorm room.  
6 So you are looking at a triple dorm room, no -- you know,  
7 gang bathroom down the hall, no kitchen, somewhere in the  
8 neighborhood of \$4,500.

9 And so that's what creates the pressure for  
10 students to move into town. It benefits me financially  
11 because I am a landlord, but it really hurts the students  
12 because they are paying so much money, and it hurts the  
13 community because, you know, it drives up rents.

14 So I thought that the reason behind the P3 was  
15 that you were gonna try to get around some of the  
16 bureaucracy involved in UC building and try to develop  
17 more affordably. So I'm -- you know, I don't need spin  
18 here, especially at this meeting. I understand this is an  
19 official CEQA thing, but I really feel like you need to  
20 figure out a way to make campus housing even, you know,  
21 just slightly more affordable. I have a six-bedroom  
22 house. If I were charging what you were charging, I'd be  
23 getting \$25,000 a month for it. So with that kind of  
24 financial pressure on the students, that's why they move  
25 off campus.

1           And I know what you guys do. You have a captive  
2 audience or captive residents. All the freshmen have to  
3 live on campus with very few exceptions, and then most of  
4 the upper classmen move off campus. So you are gonna  
5 always have that dynamic unless you get your housing be  
6 more affordable.

7           So I think in terms of specifics, CEQA  
8 environmental impacts, they go to traffic and housing  
9 primarily, and they are going to continue to have severe  
10 impacts, you know, circulation of traffic and population  
11 and housing again.

12           So I am really pretty disappointed that you're  
13 saying the rates are going to stay the same. And I  
14 understand you have certain building costs. I've heard  
15 this many times. You've got the geology. You have  
16 building standards mandated by the State. You've got  
17 prevailing wage. But let's get real. You don't have to  
18 pay for land. You don't have to make a profit. You don't  
19 have to pay any city permit fees, school district fees.  
20 You don't have to go through the city planning process.  
21 You are building dorms, not houses or apartments. So  
22 that's less amenities in the buildings themselves. So I  
23 really think you need to figure -- take a real good look  
24 at your development process and figure out where you  
25 can -- you know, what you are doing wrong because, you

1 know, there's no way a private developer making profit  
2 would, you know, come in anywhere near the cost that you  
3 guys are doing. So I don't know if you're cooking the  
4 works or if it's just really inefficient or what's going  
5 on, but if you are going to go to the P3, why don't you  
6 leverage, you know, it so that you can actually build  
7 affordably.

8 Thank you for hearing my comments.

9 JAMES HOLLOMON: My name is James or Jamie  
10 Hollomon. I am just a resident of Santa Cruz. I've been  
11 here for five years. I was here five years before that 30  
12 years ago. So I've seen some difference in the town and  
13 the university. I have extraordinary love of the  
14 university. My niece and others went to this university.

15 However, I guess a little bit piggybacking on the  
16 last speaker, at least what I've seen so far, this isn't  
17 presented in a context in the city. It's presented as a  
18 project on the campus.

19 The numbers, while I still have questions about  
20 them and some of them can be provided, my general take is  
21 that the net effect of this on the city, if every one of  
22 the students occupied the rooms that are planned -- and  
23 there was a question raised by the last speaker as to  
24 whether they would. But let's assume that they did. It  
25 seems that by the time the larger unit is built, that the

1 net effect on the city is not a reduction in the number of  
2 students in the city. It's actually still, by 2022, an  
3 increase. That demonstrates kind of a blindness to the  
4 overall situation going on in the city.

5 If the agreement with the city and the university  
6 was to provide these 3,000 units on the assumption by the  
7 city that it was to reduce the impact on the city, it is  
8 fairly clear to me by the numbers that that isn't going to  
9 happen because the net impact on the city is still roughly  
10 the same at the end of the process as it is at the  
11 beginning. So basically the new beds have absorbed the  
12 new growth on the campus with some small difference based  
13 on taking people out of lounges.

14 That leaves me as a resident of the city who, if,  
15 for instance, my landlord decided to sell, I would be in  
16 the situation of other people who don't make a lot of  
17 money in this town. I am a therapist. We are not rich.  
18 It leaves the pressure on the city by the student body  
19 just as bad as it is now. And right now it's quite bad.  
20 It's bad for the students because they are being forced,  
21 in effect, to quadruple up in two-bedroom apartments, but  
22 it's also bad mostly for anyone in the city making less  
23 than \$60,000 because if you are making less than \$60,000,  
24 you can't compete with five students in a house. You  
25 can't afford it.

1           So if you are a family and you are a family of a  
2 worker who works in a city store or a city library or  
3 anywhere else, for that matter, at the university dining  
4 hall, you have almost no option left. So people are  
5 moving out of town. And as you may know, as in Napa  
6 Valley and many other places, the people who actually are  
7 the workers in the town or providing other necessary  
8 services are having to drive an hour, two hours, whatever,  
9 from where they can afford to live.

10           So it seems like the city -- the city's  
11 housing -- the city's effort to provide affordable  
12 housing, which is inadequate, and the university's effort  
13 to provide affordable housing is not working together in a  
14 sufficient way.

15           Thank you very much.

16           I wanted to add that it would seem that  
17 specifically the project needs to have defined the impact  
18 of the numbers of students on the city so that the people  
19 of the city can understand the impact of the project on  
20 the city as well as on the university.

21           Thank you.

22           BECKY STEINBRUNER: I'm sorry. I arrived late,  
23 and so I don't know the process.

24           Is this a time when the public can make comment?

25           ALISA KLAUS: Yes. So you can make a comment on

1 the scope of the EIR, of the Environmental Impact Report.  
2 And if you'd like to do that, you can fill out a  
3 request-to-speak form so the court reporter can have your  
4 name spelled properly. There's also forms for written  
5 comments. If you would like to make a written comment,  
6 you can do that as well.

7 Would you like a comment form?

8 BECKY STEINBRUNER: I would like to make a  
9 comment. Thank you.

10 ALISA KLAUS: If people can limit their comments  
11 to three minutes, that would make sure that everyone has a  
12 chance to speak.

13 BECKY STEINBRUNER: Thank you.

14 Do I need to fill this out in advance?

15 ALISA KLAUS: Yeah. Put your name down and give  
16 it --

17 BECKY STEINBRUNER: Thank you.

18 So I don't know who I am speaking to. I think  
19 you so I'll sit closest to you.

20 My name's Becky Steinbruner. I am a resident of  
21 Aptos. My family and I have lived there for over 30  
22 years, and recently I've become more involved in local  
23 politics and issues that are of great concern to the  
24 community at large. And by and large, it is the issue of  
25 lack of housing, not only lack of housing, but of

1 affordable housing. And as the people who have spoken  
2 before me have said, it's driven by the high demand and  
3 great impact fueled by the necessity for the student  
4 housing. It doesn't exist here on campus or at least is  
5 not affordable on campus.

6 So I really think it's time for the university to  
7 address the issue of the impacts of student -- lack of  
8 student -- affordable student housing on campus and how  
9 that impacts the community and the community's affordable  
10 housing issue.

11 In this scoping, I would like to make sure that,  
12 as the alternatives are considered, it's very thoughtfully  
13 examined the impacts of lack of affordable housing on  
14 campus has on the communities, not only the housing, but  
15 also the infrastructure, transportation needs, traffic,  
16 and also the water demands and also the social  
17 implications of, as these gentlemen have said, the  
18 permanently housed people who perform some of the lower  
19 paying jobs within the city and other incorporated cities,  
20 unincorporated areas of the county have had to move away  
21 or to move farther.

22 I know people that are actually commuting from  
23 Central Valley because they can afford to live there, and  
24 they sleep on a friend's couch so that they can afford to  
25 stay here and hold their jobs. That's not right. And I

1 really think that a part of that pressure is being driven  
2 by the lack of affordable housing for student population.  
3 And I think that tied with all of that, the university  
4 needs to stop admitting more students until they can  
5 guarantee an affordable place on campus for all students  
6 who are enrolled here. So I want that very clearly and  
7 carefully examined within the scope of the EIR.

8 Thank you very much.

9 ANGELA HARRIS: Hi. My name is Angela Harris.  
10 I am an alumni from UCSC. I have three main points for  
11 this scoping period, mostly regarding the site proposed  
12 for the bottom of the Great Meadow for the new families  
13 housing site.

14 First I would like to suggest that a  
15 comprehensive vegetation survey be done. Coastal prairie  
16 in California is a very rare and valuable habitat in terms  
17 of biodiversity, and we need to know what kind of plants  
18 are there that might be rare or threatened species.

19 Second, I would like to suggest a comprehensive  
20 archaeological survey be done. From my understanding,  
21 there are often village remains found in meadows from the  
22 Amah Mutsun Tribal Band people who used to live in this  
23 area.

24 And, third, I know that there is already habitat  
25 designated down near the faculty housing for the

1 endangered California red-legged frog, and this new site  
2 at the bottom of the Great Meadow is within fairly close  
3 proximity to that habitat. I know that from the US Fish  
4 and Wildlife Service, they have a revised guidance on site  
5 assessments and field surveys for the California  
6 red-legged frog. On page 17, it says that, "Disbursing  
7 frogs have been recorded to cover distances from a quarter  
8 mile to more than two miles without apparent regard to  
9 topography, vegetation type of riparian corridors. So  
10 since this site, I think, is within two miles of their  
11 habitat, the red-legged frog would be a third concern to  
12 cover in the scoping period.

13 JOLIE KERNS: Do we have any other comments?  
14 Okay.

15 ALISA KLAUS: So there is still an opportunity to  
16 submit written comments. We have handouts which have a  
17 little bit of information about the project and the CEQA  
18 process and a mailing address and website where you can  
19 send written comments to, and, again, we also have a  
20 mailing list that you can sign up to receive our CEQA  
21 notices for this and also any other projects on campus.

22 And then I also have, in case -- I don't know if  
23 any of you have received a Notice of Preparation or found  
24 it on the website, but I also have some more copies of the  
25 Notice of Preparation for this evening if you would like

1 to review that.

2 JOLIE KERNS: Thank you, everyone, for your time,  
3 for taking time to listen about the project and offer your  
4 comments on this project. We appreciate your time.

5 (Proceedings in the above-entitled  
6 matter were concluded at 7:27 p.m.)

7 --oooOooo--

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1 STATE OF CALIFORNIA )  
2 ) SS:  
3 COUNTY OF SANTA CRUZ )  
4

5 I, Cary Blue LaTurno, hereby certify that I was  
6 present and took down correctly in stenotype to the best  
7 of my ability all the testimony and proceedings in the  
8 foregoing-entitled matter; and I further certify that the  
9 annexed and foregoing is a full, true, and correct  
10 statement of such testimony.

11 Dated at Santa Cruz, California, on  
12 December 10, 2017.  
13

14  
15  
16   
17



18 Cary Blue LaTurno

19 CSR No. 9681  
20  
21  
22  
23  
24  
25