

## 3.0 COMMENTS ON THE DRAFT EIR AND RESPONSES TO COMMENTS

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### 3.1 INDEX TO COMMENTS

As described in **Section 1.0, Introduction**, all comments on the Revised Draft EIR (RDEIR) received in writing have been numbered, and the numbers assigned to each comment are indicated on the responses that follow. A transcript of both of the RDEIR public meetings has been prepared and is on file with the Campus. All agencies, organizations, and individuals who commented on the RDEIR are listed in **Table 3.0-1, Index to Comments**, below.

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**Table 3.0-1  
Index to Comments**

Commenter Number	Agency/Organization/Individual – Date
<b>State Agencies</b>	
1	California Department of Transportation – October 15, 2018
<b>Local Agencies</b>	
1	Santa Cruz Chamber of Commerce – October 11, 2018
2	City of Santa Cruz – November 1, 2018
<b>Organizations</b>	
1	Sierra Club – October 29, 2018
2	Witter Parkin on behalf of the East Meadow Action Committee – November 1, 2018
3	S. Volker on behalf of Habitat and Watershed Caretakers (HAWC) – November 1, 2018
4	East Meadow Action Committee (EMAC) – November 1, 2018
5	Ecological Rights Foundation – November 1, 2018
6	Santa Cruz Bird Club – October 31, 2018
7	Santa Cruz Bird Club – October 31, 2018
8	AFSCME Local 3299 – November 29, 2017
<b>Individuals</b>	
1	Bell, Kevin – September 17, 2018
2	Bois, Tracy – September 24, 2018
3	Borges, Maria – October 19, 2018
4	Borges, Maria – October 21, 2018
5	Borges, Maria – October 24, 2018
6	Borges, Jesse – October 24, 2018
7	Borges, Maria – October 21, 2018
8	Carter, Eric – October 18, 2018

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and Responses to Comments**

<b>Commenter Number</b>	<b>Agency/Organization/Individual – Date</b>
9	Chaver, Yair – October 24, 2018
10	Chen, Dan – September 18, 2018
11	Dang, Frank – September 17, 2018
12	Fairlie, Robert – October 17, 2018
13	Forsberg, Camilla – September 17, 2018
14	Gruhn, Ronnie – October 17, 2018
15	Herzog, Marisa – October 20, 2018
16	Jaffe, Lee – September 18, 2018
17	Jones Olmedo, Mark – September 18, 2018
18	Knowles, Patricia – September 18, 2018
19	Lyon, Randall – October 16, 2018
20	McLaughlin, Quinn – September 20, 2018
21	Murray, Joanie – October 18, 2018
22	O’Malley, Gregory – October 24, 2018
23	Oliviero, Pierluigi – September 18, 2018
25	Parkins, Janet – October 25, 2018
25	Pisano, Michael – October 24, 2018
26	Renteria, Heidi – October 25, 2018
27	Shanbrom, Corey – September 17, 2018
28	Sinclair, Alan – October 20, 2018
29	Sinclair, Nima – October 20, 2018
30	Brant, Keith – October 19, 2018
31	Sullivan, Elaine – October 22, 2018
32	Wasson, Kerstin – September 22, 2018
33	Zack, Faith – September 19, 2018
34	Atlas, Lisa and Tom – October 29, 2018
35	Borges, Maria – October 26, 2018
36	Brown, Joanne – October 28, 2018
37	Zwart, Frank – October 26, 2018
38	Chung, Sandy – October 30, 2018
39	Dede – October 29, 2018
40	Easley, Anne – October 29, 2018
41	Fukurai, Hiroshi – October 30, 2018
42	Hansen, Amy – October 30, 2018
43	Hester, Rita – October 29, 2018
44	Jones, Alex – October 25, 2018
45	Laddon, Leah – October 27, 2018
46	Laddon, Max – October 27, 2018
47	Martin, Stephanie – October 27, 2018
48	Martinez- Galarce, Marco – October 29, 2018
49	Orgel, Vivienne – October 29, 2018

**3.0 Comments on the Revised Draft EIR  
and Responses to Comments**

<b>Commenter Number</b>	<b>Agency/Organization/Individual – Date</b>
50	Patton, Gary – October 26, 2018
51	Rowan, Diane – October 31, 2018
52	Schnaidt, Steve – October 30, 2018
53	Shanbrom, Corey – October 29, 2018
54	Shanbrom, Jill – October 30, 2018
55	Sugano, Katsuhito – October 30, 2018
56	Zuniga, Martha – October 29, 2018
58	Zuniga, Martha – October 29, 2018
58	Feingold, Kenneth – September 30, 2018
59	Hoag, Colin – October 25, 2018
60	Holl, Karen – October 25, 2018
61	Moren, Susan – October 23, 2018
62	Sheppard, Christine – October 23, 2018
63	Slaff, Lee – October 23, 2018
64	Haber, Kathy – October 23, 2018
65	Evans, James – November 1, 2018
66	Lewis, Debra – November 1, 2018
67	Beecher, Jonathan – November 1, 2018
68	Webster, Claudia and Alec – November 1, 2018
69	Webster, Cludia – November 1, 2018
70	Waxman, Robert – November 1, 2018
71	Waxman, Matthew – November 1, 2018
72	Waxman, Matthew – November 1, 2018
73	Waxman, Alan – October 31, 2018
74	Waxman, Matthew – November 1, 2018
75	Warren, Kate – November 1, 2018
76	Wagner, Todd – November 1, 2018
77	Lodwick, Leslie – October 31, 2018
78	Springer, Melanie – November 1, 2018
79	Sack, Warren – November 1, 2018
80	Rodrigues, Jesse – October 31, 2018
81	Rangel, Nicole – November 1, 2018
82	Norcutt, Paul – October 31, 2018
83	Munoz, Lilibeth – October 31, 2018
84	Millard-Ball, Adam – November 1, 2018
85	McCloskey, Jim – November 1, 2018
86	Massoud, Mark – November 1, 2018
87	Lund, Richard – November 1, 2018
88	Lewis, Debra – November 1, 2018
89	Larson, Lisa – October 31, 2018
90	Kreemer, Constance – November 1, 2018

Commenter Number	Agency/Organization/Individual – Date
91	JJ – October 31, 2018
92	Jansen, Virginia – November 1, 2018
93	Jaffe, Molly – November 1, 2018
94	Jaffe, Lee – October 31, 2018
95	Hiatt, Catherine – November 1, 2018
96	Headley, Mark – October 31, 2018
97	Foote, Carol – November 1, 2018
98	Fleissner, Geoff – November 1, 2018
99	Durham, K.J. – November 1, 2018
100	Duane, Tim – October 31, 2018
101	Crosby, Faye – November 1, 2018
102	Coe, Signe – November 1, 2018
103	Borrowman, Catherine – November 1, 2018
104	Boggia, Tommaso – October 31, 2018
105	Benedix, Dale – October 31, 2018
106	Gonzalez, Jennifer – November 1, 2018
107	Massaro – October 29, 2018
108	RDEIR Public Meeting Transcript – October 23, 2018
109	RDEIR Public Meeting Transcript – October 24, 2018
110	Hansen, David – November 2, 2018
111	Breckler, David – October 24, 2018
112	Breckler, David – October 31, 2018
113	Webster, Alec J, and Adolfo R. Mercado – November 1, 2018
114	Duane, Tim – December 21, 2018

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## Master Response 1 – Tiered Analysis

This Master Response addresses the following comments: ORG 2-5, ORG 2-10, ORG 2-22, ORG 3-2, ORG 3-3, ORG 4-60, ORG 5-10, ORG 5-11, ORG 5-12, ORG 5-13, ORG 5-23, IND 37-12, IND 50-2, IND 50-10, IND 50-13, IND 50-14, IND 50-19, IND 50-33, IND 50-34, IND 50-35, IND 50-44, IND 50-47, IND 72-4, IND 91-1, IND 100-8, IND 100-21, and IND 108-42.

A number of comments were received on the RDEIR questioning the reliance of the SHW EIR on the 2005 LRDP EIR, especially with respect to the cumulative impact analysis in the prior EIR. This Master Response explains the CEQA authorized approach to tiered environmental review that was used to prepare the SHW Project EIR.

As stated on page 1.0- 5 in the RDEIR, the SHW RDEIR is a project level EIR that is tiered from the 2005

LRDP EIR. The 2005 LRDP EIR is a program EIR that was prepared pursuant to *CEQA Guidelines* Section 15168 and certified in 2006. As set forth in Section 15168,

a) General - A program EIR is an EIR which may be prepared on a series of actions that can be characterized as one large project and are related either:

- (1) Geographically,
- (2) Logical parts in the chain of contemplated actions,
- (3) In connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program, or
- (4) As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.

As stated in the RDEIR and the 2005 LRDP EIR, the 2005 LRDP is a land use plan to guide the physical development of the campus to accommodate the projected increase in enrollment and employment on the campus, and not a specific development proposal. The 2005 LRDP describes a program of potential development for the entire main campus and the 2300 Delaware Avenue property through 2020-21. Therefore, the plan was appropriately evaluated in a program EIR.

*CEQA Guidelines* Section 15168 also puts forth the advantages of a program EIR as well as the manner in which a lead agency may use the Program EIR. Section 15168 states the following:

(b) Advantages. Use of a program EIR can provide the following advantages. The program EIR can:

- (1) Provide an occasion for a more exhaustive consideration of effects and alternatives than would be practical in an EIR on an individual action,
- (2) Ensure consideration of cumulative impacts that might be slighted in a case-by-case analysis,
- (3) Avoid duplicative reconsideration of basic policy considerations,
- (4) Allow the Lead Agency to consider broad policy alternatives and program-wide mitigation measures at an early time when the agency has greater flexibility to deal with basic problems or cumulative impacts, and
- (5) Allow reduction in paperwork.

d) Use with Subsequent EIRs and Negative Declarations. A program EIR can be used to simplify the task of preparing environmental documents on later parts of the program. The program EIR can:

- (1) Provide the basis in an Initial Study for determining whether the later activity may have any significant effects.
- (2) Be incorporated by reference to deal with regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.
- (3) Focus an EIR on a subsequent project to permit discussion solely of new effects which had not been considered before.

The 2005 LRDP EIR (p. 1-5) describes the purpose of the program EIR and the manner in which the Campus planned to use the program EIR for subsequent projects and states that “Each development proposal undertaken during the planning horizon of the 2005 LRDP, subsequent to the LRDP approval will be subject to individual approval by the University, in compliance with CEQA. Therefore, this 2005 LRDP EIR is a Program EIR that evaluates at a program level the effects of the maximum growth that could occur on the campus under the proposed LRDP. A Program EIR is the appropriate environmental document for a series of actions that can be characterized as a single project. A Program EIR generally establishes a foundation for ‘tiered’ project-level environmental documents that may be prepared subsequently in accordance with the overall program. Other development projects that may be proposed during the 2005 LRDP planning horizon would be tiered from this Program EIR. CEQA and the *CEQA Guidelines* state that subsequent projects should be examined in light of the Program EIR to determine whether additional environmental documentation must be prepared. If, pursuant to *CEQA Guidelines* Section 15162, no new significant effects would result from the proposed project, all significant effects have been adequately addressed and no new mitigation measures would be required, then subsequent projects within the scope of the approved 2005 LRDP may rely on the environmental analysis provided in the Program EIR and no additional environmental documentation would be required. Otherwise, subsequent environmental documentation must be prepared. If a subsequent document is prepared, the environmental analyses would be tiered from this Program EIR by incorporating by reference its general discussions and the analysis of cumulative impacts. Subsequent environmental documents would be focused on project and site-specific impacts.”

The SHW RDEIR has been prepared in compliance with CEQA tiering provisions for streamlined review. It focuses on the project and site-specific impacts of the student housing project and relies on the 2005 LRDP EIR for analysis of cumulative impacts, although as directed by the Court, it does not rely on the previous water supply and population and housing impact analyses, and includes an updated water

supply evaluation and an updated population and housing impact analysis. The RDEIR provides substantial evidence that the project is within the scope of the 2005 LRDP and that use of the prior cumulative impact analysis is appropriate.

Commenters assert that there are three flaws in the approach taken in the RDEIR relative to cumulative impacts. The first criticism is that the LRDP EIR analyzed campus growth for an enrollment level of 21,000 students through 2020-21 and does not address the cumulative impacts from potential growth to an enrollment level of 28,000 students that the Chancellor has now announced. The RDEIR (p. 3.0-39) acknowledges that the Campus has announced plans to prepare a new LRDP that would be designed to accommodate development of the campus beyond the scope of the current LRDP. That LRDP will identify a forecast of the anticipated next increment of enrollment and employment growth that will occur under the LRDP and will include a campus land use plan. As part of the process for the development of the next LRDP, the Campus is studying a potential enrollment level of 28,000 students in 2040. UC Santa Cruz is currently examining three test land-use plan scenarios for the new LRDP, and has not yet selected a scenario for analysis under CEQA and proposal to the Regents. No concrete proposals for projects to accommodate growth in enrollment beyond 19,500 full-time equivalent students exist at this time. An EIR will be prepared that will analyze and disclose the impacts of the next LRDP, and that EIR will need to be certified by the University before the plan is adopted and any development under that plan is undertaken. Consequently, analysis of the cumulative impacts of a future projected enrollment under a new LRDP would be speculative. CEQA advises against speculation in analyzing environmental impacts (*CEQA Guidelines* Section 15145).

Commenters also assert that the RDEIR's cumulative impacts analysis should identify probable future projects based either on a list of projects or on projections. The RDEIR relies upon the 2005 LRDP EIR's cumulative analysis which is based on projections through 2020 (note that the RDEIR does not rely on the prior Water Supply and Population and Housing analysis and updates the 2005 LRDP EIR's analyses for these topics). For cumulative construction-phase impacts, the RDEIR uses a list of projects based on the University's 1-year capital financial plan that would likely be implemented on the campus within the same timeframe as the proposed project is being constructed and evaluates the potential for cumulative impacts from the concurrent implementation of those projects. Please see RDEIR page 4.0-6 for a list of foreseeable projects under the 2005 LRDP.

Another assertion that commenters put forth is that because the City and County of Santa Cruz have grown since the certification of the 2005 LRDP EIR, reliance on that document's cumulative impact analysis is outdated. As noted above, this project-level RDEIR is tiered from the 2005 LRDP EIR, a program-level EIR that evaluated the cumulative effects of campus development and growth within the scope of the 2005 LRDP for a period of approximately 15 years - 2005 through 2020. CEQA provides that,

when assessing whether a program-level EIR adequately addressed the cumulative impacts of a subsequent project under that program, the question is not whether there is a significant cumulative impact, but rather whether the effects of the new project are cumulatively considerable. (Guideline section 15152(f).) In light of this provision, CEQA allows for this EIR to tier from and rely on the 2005 LRDP EIR for evaluation of cumulative impacts because the proposed project is within the scope of the growth anticipated and analyzed in the program-level LRDP EIR. Furthermore, as an on-campus housing project, the proposed SHW project has the effect of reducing the previously evaluated contribution of development under the 2005 LRDP to cumulative off-campus impacts such as traffic, traffic-related air quality and noise, by reducing the increase in vehicle trips that would occur due to projected enrollment growth to a level of 19,500 FTE students. Similarly, the project has the effect of reducing, compared to assumptions in the 2005 LRDP EIR, the number of those 19,500 enrolled students who would need to find off-campus housing in the City and the County. Therefore, the project does not make any increase to the contribution of the 2005 LRDP to several of the previously analyzed cumulative impacts analyzed in the 2005 LRDP EIR, including traffic, traffic-related air quality and noise, and in fact has a beneficial effect of reducing these off-campus impacts. Because the project would not increase the contribution of the 2005 LRDP to these impacts, and would in many cases decrease that contribution, there is no concern with respect to any changes in cumulative conditions within the City and the County that have occurred since the 2005 LRDP EIR cumulative analysis was completed. Note that as far as water supply and population and housing impacts are concerned, the RDEIR includes an updated analysis of LRDP impacts as directed by the 2008 Comprehensive Settlement Agreement (CSA).

Commenters also assert that the prior cumulative analysis cannot be relied on because it did not contemplate the development of the Hagar site. The RDEIR properly examines the potential for project impacts not explicitly addressed in the 2005 LRDP EIR's cumulative impact analysis to affect that prior analysis. With respect to cumulative impacts stemming from the development of the Hagar site, e.g., cumulative impacts on aesthetics, biological resources, cultural resources, hydrology and water quality, the RDEIR specifically addresses the increase in cumulative footprint impacts, and demonstrates, with substantial evidence, that the project would not substantially increase the severity of the previously disclosed cumulative impacts. As an example, see the discussion of cumulative impacts in Section 4.1, Aesthetics, where the updated cumulative analysis shows that the construction of the project on the Hagar and Heller sites would not exacerbate the previously disclosed cumulative impacts of the 2005 LRDP. Similar explanations and evidence are presented in Section 4.3, Biological Resources, Section 4.4, Cultural Resources, and Section 4.7, Hydrology and Water Quality, of the RDEIR. Also see **Master Response 5: Biological Resource Impacts on the East Meadow**, which shows that Hagar site development will not increase the magnitude of previously analyzed cumulative biological resource impacts on grassland habitats.



Some commenters assert that the 2005 LRDP's cumulative analysis does not work for the proposed project because the development of the Hagar site will place development pressure on the rest of the East Meadow and a cumulative impact analysis must take that into account. Similarly, one commenter asserts that the construction of tall buildings at the Heller site will set precedent, leading to more high-rise construction on the campus that was not analyzed in the 2005 LRDP and must be included in an analysis of cumulative impacts. As noted under SHW Impact LU-3 on page 4.8-17, with regard to concerns that the proposed project would place development pressure on the rest of the East Meadow and that the precedent of the proposed project would lead to the development of more of the East Meadow, the 2005 LRDP and 2005 LRDP EIR address the land use designations and likelihood of development in these areas. The lands to the north and west of the Hagar site are designated Protected Landscape (PL). It is true that the PL designation does not irrevocably protect this land from development, and its designation could potentially be changed with an LRDP amendment or under a future LRDP. However, unlike the project site which does not have a PL designation, these lands are protected under the 2005 LRDP because of their scenic value and biological value. Further, all of the reasonably foreseeable campus projects are listed in Table 4.0-1, in RDEIR Chapter 4.0, and no projects are identified for PL lands. Based on the list of projects remaining to be completed under the 2005 LRDP, development on the adjacent portions of the East Meadow is not reasonably foreseeable at this time. Similarly, the list does not include any projects like the Heller site development that involve high-rise construction in any part of the campus.

With regard to the potential for the development of the East Meadow or high-rise buildings on other sites on the campus under the successor document to the 2005 LRDP, as noted above, that LRDP will include a campus land use plan to accommodate the projected growth. An EIR will be prepared that will analyze and disclose the impacts of the projected growth and the associated land use plan, and that EIR will need to be certified by the University before the plan is adopted and any development under that plan is undertaken. As stated in the RDEIR, no land use plan or concrete proposals for projects to accommodate growth in enrollment beyond 19,500 full-time equivalent students exist at this time. Consequently, any consideration of a future change in land use plans involving the East Meadow or the development of high-rise building projects on the campus would involve speculation.

In summary, the RDEIR appropriately relies on and supplements the 2005 LRDP EIR's cumulative impact analysis.

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## Master Response 2 – Alternatives

This Master Response addresses the following comments: ORG 2-23, ORG 2-25, ORG 2-26, ORG 2-27,

ORG 2-28, ORG 2-29, ORG 3-21, ORG 3-22, ORG 3-23, ORG 3-24, ORG 4-67, ORG 4-68, ORG 4-69, ORG 4-70, ORG 4-71, ORG 4-72, ORG 4-73, ORG 4-74, ORG 4-75, ORG 4-76, ORG 4-77, ORG 4-78, ORG 4-79, ORG 4-80, ORG 4-81, ORG 4-82, ORG 4-83, ORG 4-84, ORG 4-86, ORG 4-87, ORG 4-88, ORG 4-89, ORG 4-91, ORG 4-93, ORG 4-94, ORG 5-69, IND 3-4, IND 5-4, IND 8-2, IND 13-3, IND 14-3, IND 14-7, IND 18-1, IND 19-2, IND 22-2, IND 24-3, IND 26-4, IND 27-2, IND 28-2, IND 28-4, IND 31-2, IND 32-3, IND 37-13, IND 37-16, IND 37-17, IND 38-7, IND 38-9, IND 38-11, IND 38-13, IND 41-3, IND 47-1, IND 50-59, IND 50-60, IND 51-1, IND 54-1, IND 61-3, IND 64-2, IND 71-8, IND 71-9, IND 71-10, IND 71-11, IND 71-12, IND 71-13, IND 71-14, IND 71-15, IND 71-16, IND 74-4, IND 74-6, IND 76-11, IND 78-2, IND 78-3, IND 78-4, IND 81-9, IND 84-1, IND 84-3, IND 84-4, IND 84-5, IND 84-7, IND 84-8, IND 84-9, IND 86-2, IND 86-4, IND 94-8, IND 92-6, IND 100-2, IND 100-6, IND 100-27, IND 100-28, IND 101-7, IND 103-3, and IND 107-3.

#### **A. Additional Alternatives Proposed by Commenters**

Additional alternatives suggested by commenters that were not analyzed in the RDEIR fall into three categories:

1. Alternative sites for the student family housing and/or childcare facility;
2. Alternative options for temporary relocation of family student housing; and
3. Alternative sites for the unspecified portions of the project, for the entire project, or that would not develop the Heller site.

Under CEQA, an EIR must consider a reasonable range of alternatives to the project which: (1) offer substantial environmental advantages over the project proposal; and (2) may be feasibly accomplished in a successful manner considering the economic, environmental, social and technological factors involved. An EIR need not consider in detail an exhaustive list of alternatives or every conceivable variation of alternatives that are analyzed in the EIR. However, if an agency finds certain alternatives to proposed actions affecting the environment infeasible, its analysis in the EIR must explain in meaningful detail reasons and facts supporting that conclusion, and the analysis must be sufficiently specific to permit informed decision making and public participation. The discussion, below, of each of the additional alternatives suggested by one or more commenters, explains why the alternative either could not satisfy most of the objectives of the proposed project, does not offer substantial environmental advantages over the proposed project, or could not be feasibly accomplished in a successful manner considering the economic or environmental or technological factors involved.

*Alternative Sites for Student Family Housing and/or Childcare Facility*

**Develop Family Student Housing and Childcare Facility at 2300 Delaware**

This suggested alternative is a variation of an alternative that was analyzed in detail in the RDEIR: Alternative 6, Heller, East Campus Infill, and Delaware Site Development Alternative (RDEIR, Section 5.0). CEQA does not require that an EIR consider in detail every conceivable variation of the alternatives stated. Instead, an EIR must consider a reasonable range of alternatives that offer substantial environmental advantages over the project proposal and are feasible, considering the economic, environmental, social and technological factors involved.

As analyzed in the RDEIR, Alternative 6 would develop 220 beds of graduate student housing on a parking lot on the northern portion of the 2300 Delaware property. The graduate housing would be accommodated in four-story apartment buildings similar to those proposed for the Heller site as part of the project. Like the additional alternative suggested by commenters, this alternative would not develop the Hagar site.

One of the reasons that the Campus considered housing graduate students rather than families at the Delaware Avenue site is that graduate students may benefit from living adjacent to an academic research facility, while student family housing may be less compatible with that use.

In addition, to accommodate the additional parking included in the family housing program as well as outdoor play space, housing families on the Delaware Avenue site would likely require six-story buildings rather than the four-story graduate housing buildings included in Alternative 6. The Delaware Avenue site is within the City's Industrial General Performance Overlay Zone. This zoning is intended to promote a density of development which allows mixed-use development and to promote affordable housing development. However, building heights in this zone are limited to a maximum of four stories and 65 feet. The University is not subject to local land use regulations. However, the Campus would have to obtain a Coastal Development Permit from the California Coastal Commission. That agency would take into account the City's General Plan/Local Coastal Program and zoning regulations. The development of six-story buildings at this site may result in visual impacts and inconsistencies with land uses designated by the City for this area. This alternative may also result in a larger number of vehicle trips, as most students living at the Delaware Avenue site would commute to the main campus. Student families have also expressed concerns that the distance to the campus from this site is an inconvenience, as it would take more time, and might require more shuttles or transportation alternatives and elementary kids would have to change school districts from Westlake to Bay View.

Developing the family housing on the Delaware site would result in delays and/or additional costs

similar to those associated with other alternatives involving alternative sites for family housing. Either the existing family student housing residents would need to be relocated off site until construction is complete as no suitable location has been identified within the campus for extended long term temporary housing, or construction on the Heller site would be delayed until these residents could be moved into the new housing at the Delaware site. The Campus estimates that site investigation and planning efforts, design, and permitting for the Delaware site would take up to about 32 months, followed by an 18-month construction period. Due to the additional costs associated with relocation and/or the delay, this alternative would not achieve objectives associated with providing sufficient and affordable on-campus housing; providing housing in a timely manner; locating housing to facilitate convenient access to services and amenities; and developing new housing while minimizing displacement impacts on students with families.

For these reasons, developing the family housing program at the Delaware site and the full undergraduate and graduate housing program at the Heller site would not offer an environmental advantage over the proposed project. A detailed analysis of this alternative is not required.

#### **Develop Family Student Housing at the North Remote Site**

This is a variation of Alternative 4, which would develop a portion of the proposed undergraduate housing on the North Remote site and the remainder of the proposed project on the Heller site. The alternative proposed by commenters would develop the family student housing, instead of a portion of the undergraduate program, on the North Remote site, while developing all of the undergraduate housing and the graduate housing on the Heller site. This variation on Alternative 4 does not offer any environmental advantages over Alternative 4 analyzed in the RDEIR and therefore a detailed analysis of this alternative is not required. Given the distance of the North Remote site from both campus entrances, developing the childcare facility on this site would not meet the project objective of providing this facility in a location that maximizes its accessibility to families living on and off campus.

#### **Develop Family Student Housing on East Remote Parking Lot, including adjacent staging area and soccer field**

Some commenters suggest that family student housing and childcare facility be developed on East Remote Parking Lot, including adjacent staging area and soccer field. The University has executed a Power Purchase Agreement with a renewable energy company that is in the process of constructing a 2-megawatt solar parking canopy structure and energy storage system and associated parking lot improvements on the East Remote Parking Lot. Funding for this project at the East Remote Parking Lot site was approved in March 2017 and the project and its design was approved for implementation in November 2017. The East Remote Parking Lot site was selected through a campus-wide study of possible

locations for solar PVs, as the site that would accommodate a large array without significant visual or footprint impacts. Therefore, the East Remote Parking Lot and surrounding area are not available for development of housing.

The East Remote Parking Lot is about 6.4 acres; adding the construction staging/bus storage area to the south and the overflow parking lot to the north yields a site of about 13 acres, while the soccer field is about 4 acres, for a total of about 17 acres, similar to the Hagar site. Although this site could accommodate all of the development proposed for the Hagar site, it would also require a parking structure to replace the existing parking spaces (more than 950) which would be displaced. Development of the family student housing and childcare elements of the proposed SHW project on this site therefore would require development at a higher density, including greater building heights. Visual studies conducted for the solar photovoltaics project indicate that the development of two to three story buildings at the East Remote Parking Lot site would result in significant impacts to views from Hagar Drive and key vantage points such as the East Field and the plaza at Cowell College. The soccer field would have to be replaced on another, unidentified site, which would likely result in impacts to currently undeveloped grassland habitat. Furthermore, construction of a parking structure and replacement of the soccer field at another location would add to the cost of the SHW project, reducing the affordability of the housing project.

**Develop Family Student Housing as Infill around Rachel Carson College/Oakes College, including Rachel Carson College/Oakes parking lot**

Rachel Carson College/Oakes parking lot is less than 2 acres, and other potential infill development sites in this area are scattered and of similar size or smaller. Although the Campus identified infill sites in this area in a 2004 housing capacity study, none of these sites individually would accommodate more than a small portion of the proposed family student housing and the childcare facility. Splitting up the family housing program into two or more facilities on different sites would drive up the initial cost of the project because of the economies of scale and could require duplication of administrative services. In addition, if the project were to be built over existing parking, that parking would have to be replaced, which would increase the height and cost of the development. Furthermore, these sites are within designated Critical Habitat for the CRLF; site design to retain existing CRLF dispersal habitat would further constrain development of these small sites. In addition, given proximity of these sites to existing undergraduate housing and college amenities, they would be better suited to college-affiliated or unaffiliated undergraduate housing than for family student housing.

**Develop Family Student Housing along High Street between the main entrance to the campus and Westlake Elementary School**

This suggested alternative site consists of approximately 9 to 10 acres of undeveloped land generally vegetated with grassland and coyote brush scrub and includes some relatively steep slopes. The Campus did not consider this as a potential site for the proposed family student housing because it is within the Cowell Lime Works Historic District, which is listed on the National Register of Historic Places. The pedestrian path lined with cypress trees, which crosses this site from High Street near Cardiff Place to the Women's Center, is a contributing element of the historic district. Development of housing in proximity to this feature area would likely result in significant impacts to its integrity. In addition, the total acreage of this area is only a little more than half of the acreage of the Hagar site. Even assuming that it could all be utilized, it is likely that the buildings would be up to four stories to accommodate 140 units. It may require a new intersection for access to the housing from High Street, potentially resulting in an increase in congestion on High Street.

**Develop Family Student Housing on Ranch View Terrace Phase 2 site (site between Ranch View Terrace and Hay Barn)**

The area between the existing Ranch View Terrace employee housing and the Hay Barn is the planned site of the second phase of the Ranch View Terrace project. Design of both phases of that project was approved in 2004. Although phase two of the housing project has not been constructed, rough grading and utilities were installed as part of the phase one construction. The Campus is currently in the pre-design phase for a new phase of employee housing at this location. Although the Campus is considering modifications to the number and type of units and the site layout for Phase 2, the development of employee housing is a priority for this site and the Campus plans to issue a request for proposals for development teams within the next 9 months. In addition, the Ranch View Terrace Phase 2 site is approximately 5.2 acres, much smaller than the Hagar site. Accommodating the family housing and childcare center along with the required parking on this site would require denser development and increased heights. For example, the housing could be provided in four-story buildings, with parking provided in a decked structure. The development of four-story structures could result in significant visual impacts to the views toward the Great Meadow from Coolidge Drive. The Campus estimates that design of this alternative would take approximately 18 months, followed by 12 months of construction. To allow development of the Heller site to proceed without delay, the existing residents would have to be temporarily relocated for this period of about 30 months. Project completion would be delayed by nearly a year, to about July 2024.

### **Develop Family Student Housing in the Eucalyptus Grove East of the Arboretum**

The eucalyptus grove area is approximately 6 acres, much smaller than the Hagar site. Accommodating the family housing and childcare facility on this site would require denser development than proposed for the Hagar site, likely at four stories, similar to the Ranch View Terrace Phase 2 site. The eucalyptus grove is a part of the Arboretum and home to some species of eucalyptus that are rare in nature or rare in California plantings. In addition, several trees are used by monarch butterflies as overwintering sites. The U.S. Fish and Wildlife Service (USFWS) is currently conducting a formal status review to inform a decision regarding whether to list the monarch under the federal Endangered Species Act (FESA). The development of housing at this site could result in adverse impacts to this species. Further, the eucalyptus grove is in close proximity of the Arboretum Pond which is a known California red-legged frog breeding site. Any proposal to develop housing at this site will require coordination with and approval from USFWS, under Section 7 or Section 10 of the FESA, including the preparation of a habitat conservation plan.

### **Develop Childcare Facility South of Coolidge Drive**

This suggested alternative would locate the new childcare facility on the site identified in the UC Santa Cruz 2011 Child Care Task Force Report. The 2011 study identified the field south of Coolidge Drive and east of Parking Lot 116 as the most attractive on-campus site for a program serving between 88 and 142 children, based on a planning study conducted in 2007. That study evaluated a 13,170-gsf facility serving 108 children. The preliminary drawings that were prepared as part of that study show that the site would not accommodate the 50 parking spaces, vehicle circulation, pick-up and drop-off areas required for to accommodate the estimated vehicle trips associated with current program. Further, the outdoor play area that could be accommodated on that site would not be large enough to meet current licensing requirements to support the type of program recommended by the recent childcare task force.

### **Develop Family Student Housing in the Village at the Lower Quarry**

This suggested alternative would develop the family student housing element of the proposed project on the site of the existing Village, which currently accommodates approximately 140 undergraduate beds along with on-site student amenities and administrative offices in 20 modular units. The Village is home to the Program in Community & Agroecology (PICA), which is an experiential living-learning program.

This site is less than 5 acres, is surrounded by steep slopes, and access within the site is provided only by one non-looping service road. Therefore, although it could accommodate development at a higher density than the existing modular units, it is not large enough to accommodate the 140 units of family student housing, let alone the childcare program.

### **Develop Family Student Housing at the West Remote Parking Lot**

The West Remote Parking Lot is approximately 2 acres and therefore not large enough to accommodate the family student housing and childcare elements of the proposed project. It is within designated Critical Habitat for CRLF, is adjacent to known aquatic habitat for that species, and most of its perimeter adjoins undeveloped land that could serve as CRLF dispersal habitat. Therefore, expansion of the developed parking lot site to provide a larger development area could result in impacts to the species.

### **Develop Family Student Housing and Childcare Facility West of Empire Grade**

An area of approximately 30 acres west of Empire Grade extending south from near the intersection of Empire Grade and Heller Drive is part of the UC Santa Cruz campus and is designated as Campus Resource Land in the 2005 LRDP. This land is in the Coastal Zone so development there would require a coastal development permit from the California Coastal Commission. There is no existing circulation or utility infrastructure in this area west of Empire Grade. The Campus has not conducted subsurface geotechnical studies of this area, but the area has been mapped as marble and there is a sinkhole in the northwest portion of the site. There are two pre-historic sites (lithic scatters) that have been recorded in this area; any planning should assume a 200-foot buffer for each of these. Although the area has not been subjected to focused biological resources studies, it is in land designated as critical habitat for the California red-legged frog (CRLF) and is within a half mile of the breeding habitat for the species at the Arboretum Pond. In addition, there is another CRLF breeding pond along Wilder Creek, which borders the area on its west side, about a mile downstream of the area, with undeveloped open space between the breeding pond and this area. It has been mapped in the past as annual grassland, with the exception of a small area of coastal prairie at the southern end but, like the Hagar site, it is possible that the percentage of native grasses is large enough that portions of this 30-acre area would qualify as sensitive natural communities (e.g., purple needlegrass grassland). According to the County's GIS website, a portion of the parcel is in a "least-disturbed watershed," which would likely be taken into account in the California Coastal Commission's review of any development proposed at this site.

Views from Empire Grade across this area offer expansive views of the Monterey Bay beyond the grassland with forest beyond. While it may be feasible to site the new development in a manner that does not obstruct views of the bay, the new development would be visible from Empire Grade and would alter the character of the views across the site. Therefore, this alternative may result in significant impacts to a scenic vista, scenic resources, and/or visual character and quality. Development in this area would result in permanent impacts to CRLF dispersal habitat and would likely require an incidental take permit and habitat conservation plan under the federal Endangered Species Act. Like the proposed development at the Hagar site, it may result in impacts to sensitive natural communities. The geotechnical issues and



potential water quality impacts associated with development on karst would likely be similar to those at the Hagar site. For these reasons, an alternative that would develop the family student housing and childcare facility west of Empire Grade would not offer environmental advantages over the proposed project.

In addition, the development of this area west of Empire Grade would be subject to delays resulting from the need for site investigation and design and California Coastal Commission permitting. To allow development of the Heller site in a timely manner, temporary relocation of the existing student families and childcare facility would be required for a period of up to approximately 30 months.

#### *Alternatives for Temporary Relocation of Student Families*

Commenters have suggested a number of locations for the temporary relocation of student families. Please note that a total of 140 units, whether they are new modular housing, trailers, hotel rooms, apartments, or other housing, would be needed to house the displaced student families. For alternatives which would ultimately provide permanent family housing on the Heller site, this temporary housing would be needed for three to four years as that is the period of time construction would be ongoing at the Heller site. Commenters suggest that family student housing and the childcare facility be constructed in the first phase of construction at the Heller site and that the displaced families be moved back as soon as the housing is ready for occupancy. The University cannot do that because if families are moved into the completed housing on the Heller site while the subsequent phases of construction are still underway, children would be exposed to construction TACs, and the presence of families adjacent to a large construction site could impose other constraints on the project.

As discussed above, commenters have also suggested other sites such as 2300 Delaware Avenue as permanent locations for the proposed family student housing. Although all of those sites have been determined to be infeasible, if the Campus were to pursue an alternative that permanently puts the student families at a site other than the Heller site, the displaced families would need temporary housing for at least 2 years as that would be the minimum amount of time to construct the family housing at a location other than the Heller site.

The discussion below provides the reasons why it is infeasible for the Campus to temporarily relocate the student families at the sites suggested by the commenters.

#### **2300 Delaware Site**

As explained on p. 5.0-63 of the RDEIR, the Campus considered sequencing construction of this alternative so that graduate housing at the Delaware site would be completed first so that it could be used

temporarily by student families while their permanent homes were completed on the Heller site. Based on the additional site evaluation, design work, and coastal development permit requirements for the Delaware site, it is also not possible to develop temporary housing on the Delaware site in a timely manner to be used by student families thereby enabling demolition and construction on the Heller site to commence.

### **Ranch View Terrace Phase 2 Site**

Commenters suggested both that the Ranch View Terrace Phase 2 site could be used for development of temporary structures that could be occupied by student families prior to the beginning of construction of Phase 2 of employee housing; and that the employee housing could be constructed first and utilized temporarily for student families before being sold to employees. Development of temporary housing for student families on this site would require site investigation, planning, and re-design of site utilities and layout to provide utility connections to the modular units and parking for these units. The Campus estimates that this investigation, planning and design could take up to nine months, followed by nine months of construction. The families would then occupy the site from fall 2020 until all phases of construction at the Heller site is complete,. This alternative would also require temporary relocation of the existing childcare program to the Granary.

The Campus anticipates selecting a project development team for the development of employee housing at the Ranch View Terrace Phase 2 site by Fall 2019, with a goal of starting construction in Fall 2020/Winter 2021. Thus, the construction of temporary modular housing for families on this site would delay the employee housing project. An alternative option suggested by commenters of waiting for employee housing to be constructed on this site to provide temporary housing for the student families would delay the start of construction at the Heller site for several years. Therefore, provision of temporary housing for student families on this site is not considered feasible.

### **East Campus Infill**

Some commenters suggest that, as a variation of Alternatives 5, 6 or 7, undergraduate housing at the East Campus Infill (ECI) site could be developed first and then used temporarily by student families during demolition and construction on the Heller site. This possibility is mentioned in the RDEIR, Section 5.6.5, but determined not to be feasible. The assumption behind this suggestion is that construction of the ECI Project as designed and approved by The Regents in 2008-09 could begin more quickly than construction at other alternative sites. However, given the time that has lapsed since that design was completed, revisions to the building code, the different delivery method, and changes to the program, the Campus estimates that additional site investigation and revisions to the design would take up to 21 months. The Campus estimates that construction at the ECI site would take up to 24 months due to the site constraints,

complexity of the construction, and decked parking. The timberland conversion permit and timber harvest plan that were approved in 2009 have expired, so the CalFIRE approval would have to be obtained again (although the preparation of the Campus's submittals to CalFIRE could be expedited).

Thus, the new housing at the ECI site would not be available for occupancy until Spring 2022. Therefore, the suggested variation on Alternatives 5, 6 or 7 that would use the ECI site housing as temporary housing for student families would delay the beginning of construction at the Heller site until 2022. In addition, the ECI site is small (approximately 3 acres), with not all areas within the site suitable for family student housing. It would not be suitable to locate the childcare facility within the ECI site, as the limited site area and surrounding uses would not allow for development of the necessary play areas, access constraints, and other program requirements, so the childcare facility would have to be relocated temporarily to the Granary. In addition, the undergraduate program design requirements and needs are very different from the requirements for family housing. While one of the buildings at the ECI site could be designed to function as temporary housing for student family residents, significant renovation of this new building would be required to convert it to undergraduate use after the families have moved to permanent family housing elsewhere. This would both delay the completion of the project, and the additional renovation costs combined with building costs could affect the ability of the project to achieve the affordability objective. The Campus estimates that constructing the buildings at the ECI site first, so that it could be used to house student families temporarily, would delay the completion of the SHW Project to 2026. Design of the buildings at the ECI site would take about 21 months, followed by 24 months of construction before the student families could be moved out of the existing family student housing facilities. An additional 10 months would be required after the completion of the buildings at the Heller site to convert the buildings at the ECI site for undergraduate use.

### **Trailers**

The Campus considered installing trailers on the campus as temporary residences for student families. The site improvements needed to meet code requirements, including ADA, could be costly, and the purchase of 140 trailers would likely require six to eight months of lead time. The infeasibility of the Ranch View Terrace Phase 2 site for temporary accommodation of family student housing is discussed above – the same reasons would apply to the use of that site for placement of temporary trailers. One commenter suggests asking the City for permission to place trailers on the Coastal Science Campus. The City does not have land use jurisdiction over the Coastal Science Campus. The land use plan governing that site is the Coastal Long Range Development Plan (CLRDP), which was approved by the California Coastal Commission and allows very limited development of housing (short-term accommodation for 10 visitors and 30 researchers, and two caretaker units) and very limited, specific temporary facilities, and therefore cannot be used for the placement of temporary trailers. The ECI site, which is also suggested as

a site for trailers, is only three acres and includes steep slopes, and therefore would require significant grading even if it were large enough to accommodate the needed number of trailers. The North Remote site, at 6.45 acres, may be large enough to accommodate the trailers on a temporary basis, but would require significant and costly utility work, which would add to the cost of the project.

### **Temporary Hotel Accommodations**

Some commenters suggested that the Campus could temporarily house the student families in a hotel, similar to the former UC Santa Cruz Inn. There are several factors that make this option infeasible. As noted above, the Campus needs to provide housing for 140 student families for a period of 2 if the student families were to be permanently housed at a location other than the Heller site, or for 3 years if the student families were to be permanently housed at the Heller site upon completion of all construction at that site. First, it is unlikely that a hotel in Santa Cruz area would be willing to lease 140 rooms to the University for a period of 2 to 3 years. Second, most hotel rooms would not meet the program requirements for student family residents (i.e., two-bedroom units with a bathroom, kitchen, and living room). Third, to the extent that a local hotel was willing to provide rooms for 2 to 3 years, significant and expensive tenant improvements would be needed to create appropriate space, which would likely have to be altered back to original use once the families were moved back to the campus. Finally, it is unlikely that all the needed suites would be found in one hotel; to the extent those could be found in a number of hotels, student families would be forced to live in a number of different hotels. In summary, such an option is infeasible.

### ***Alternatives to Entire Project or Unspecified Portions of the Project***

#### **Alternatives to Developing the Heller Site**

An alternative to development on the Heller site would require a site that has at least as much buildable acreage as the 13-acre Heller site. Other sites that could potentially accommodate the proposed project include the 9.6-acre site west of the North Remote Parking Lot (the "North Remote" site, including the existing 42-unit Camper Park, and two areas on the North Campus. Development of housing for 1,500 undergraduate students on 6.45-acre portion of the North Remote site is incorporated into two of the alternatives analyzed in detail in the RDEIR (Alternatives 4 and 7). As explained in the RDEIR, p. 5.0-39, a portion of the area designated CSH is too steep for development. The 6.45-acre site could be expanded to 9 acres by including the site of the existing 42-unit camper park. However, that would still be 4 acres smaller than the 13-acre Heller site and therefore not capable of accommodating the portion of the SHW project that is proposed for the Heller site without constructing buildings taller than seven stories. As with other alternatives involving the North Remote site, the need for site investigation and re-design would result in delays which would reduce the ability of the project to meet the objectives of delivering

affordable housing in a timely manner. Therefore, this site does not provide an alternative to the development proposed for the Heller site.

As discussed in the RDEIR, Section 5.2.2, an alternative that included development on a 14.8-acre site (see RDEIR Figure 5.0-3) on the North Campus was considered and rejected as infeasible since there is currently no development in this portion of the campus and there are no roads or utility infrastructure anywhere in the vicinity of the North Campus site. Furthermore, as the North Campus is entirely undeveloped, development of the project on that site would not offer environmental advantages over development of the Heller site, which consists almost entirely of previously developed land.

Other large, undeveloped areas of the campus that have been designated for development under the 2005 LRDP, or are designated Campus Resource Land, include land in the north campus and upper campus designated as Employee Housing, Campus Core, or Campus Resource Land west of Empire Grade and in the north and upper campus. Development of each of these sites with student housing at this time would either require extensive new road and utility infrastructure, similar to the North Campus site discussed in the RDEIR. The land designated Campus Resource Land west of Empire Grade south of the Heller/Empire Grade intersection is large enough to accommodate the proposed project and is near existing roads and infrastructure. However, this land is in the Coastal Zone, has not been the subject of geotechnical, cultural resources, or biotic studies, and is in land designated as critical habitat for the California red-legged frog and within the viewshed of Empire Grade, which is designated as a scenic road by the County. Therefore, development of this site would be subject to delays resulting from the need for site investigation and design and California Coastal Commission permitting, and could result in significant visual and biological resource impacts.

### **Develop the Project Off-Campus in the Harvey West Area**

This suggested alternative, which would develop the project on unspecified land in the vicinity of Costco, east of the Pogonip, would involve land that is not under the University's control and may not be available for purchase. CEQA does not require evaluation of alternatives that entail development of land that is not under the control of the agency. Furthermore, development of the project off-campus would not accomplish the primary purpose of the project, which is to develop on-campus housing, and would fail to meet a number of other project objectives. In addition, the 2008 Comprehensive Settlement Agreement limits the number of off-campus beds that can be used to meet the Campus's housing commitments.

### **Various Infill Sites**

Several commenters requested that the EIR analyze the development of the project on various infill sites

in addition to those mentioned above. An alternative that would develop the 3,000 beds as infill buildings distributed throughout the campus was considered in the RDEIR and determined to be infeasible due to the small size of the infill sites that were identified in previous campus studies (RDEIR Section 5.4.5). In addition, the infill sites within existing colleges are best suited to lower-division and other college-affiliated housing, while the undergraduate housing included in the SHW project is proposed to meet demand for upper-division undergraduate housing. The Campus has pursued infill development projects in the past and continues to do so, with the Kresge College Renewal and Expansion Project, which will construct approximately 200 (175-220) net new beds for lower-division undergraduates. The following sites were specifically suggested in comments on the RDEIR:

1. The “buffer zone next to Hagar.” We assume this is the field south of Coolidge Drive adjacent to the existing employee housing complexes. This site is less than 2 acres and therefore not capable of accommodating a significant portion of the proposed project. As explained above, this site has been studied as a potential site for the childcare facility but would not fully accommodate even that element of the SHW project.
2. Land near the tennis courts next to Rachel Carson College. This site is only about 0.5 acre and therefore also not capable of accommodating a substantial portion of the project.
3. The University House site. This site is about 1.5 acre, and also too small to accommodate a significant portion of the project.

### **Re-purpose Existing Buildings not Used for Housing**

As existing campus facilities are generally fully utilized, they are not available for re-purposing as student housing. Any re-purposing of existing academic, administrative or campus support buildings would require relocation of existing programs elsewhere, which would entail additional new construction and/or renovation of other facilities, adding cost and schedule which affects ability to achieve project objectives.

### ***Others Miscellaneous Alternatives***

#### **Build the Hagar Site Development Underground**

This suggested alternative would build the proposed development at the Hagar site underground, beneath a dome planted with native grasses. Developing individual homes underground, either completely beneath the surface, partly beneath the surface in the side of a hill, or built above ground but surrounded by berms, is feasible. However, the costs of building homes underground is 10 to 30 percent higher than the average above ground structure ([www.offthegridnews.com/grid-threats/the-surprising-](http://www.offthegridnews.com/grid-threats/the-surprising-)

facts-about-earth-shelter-living/). While underground homes are more energy efficient than above-ground homes, they are most cost-effective in climates that have significant temperature extremes and low humidity, unlike the mild Santa Cruz climate. Meeting all code requirements, such as an outdoor window open to the outside in every bedroom would also be a challenge, particularly for the dense, multi-family residences proposed for the Hagar site. The design would also have to take into account the complex geology conditions at the site. The development of an underground 140-unit housing complex and childcare facility may be possible, but would require an innovative, highly specialized architecture, engineering, and construction which would add to the cost of the project, negating the cost benefits of the proposed construction system using off-site manufactured components.

#### **Develop the Hagar site at a higher density**

Developing the Hagar site at a higher density by reducing the acreage of disturbance and increasing the building height, could reduce the scale of the “footprint” impacts, such as impacts to sensitive natural communities. However, these impacts of the proposed project would be reduced to a less-than-significant level through mitigation, while the increase the height of the buildings has the potential to increase the significant unavoidable scenic vista impacts of the proposed project. Therefore, this alternative would not offer benefits with respect to the significant environmental impacts of the project.

#### **Shift Enrollment Growth to Other Campuses**

Some commenters suggested that the RDEIR should include alternatives that would shift growth to other campuses. As the project is needed to meet demand for student housing and to reduce overcrowding in existing housing on campus at UC Santa Cruz, any such alternative would not meet any of the project objectives.

### **B. Feasibility of Alternatives Analyzed in Detail**

#### **Additional Costs of Alternatives**

Commenters have requested additional information about the way that the Campus estimated the costs of the alternatives analyzed in the RDEIR, including: 1) the assumptions behind the costs of temporary relocation of student families required under Alternatives 2 through 7, as presented by the Campus at public information meetings in June 2018; why the support, dining and amenity space included in Alternatives 4, 5, 6, and 7 would entail additional costs compared to the proposed project; and why Alternative 3 (Heller Site Development Only) would be more expensive than building the project on two sites.

### *Costs of Student Family Relocation*

The Campus estimates that the temporary relocation of student families would cost about \$4,000/month per student family to cover the costs for rent, utilities and a transportation subsidy. Each move to and from campus is estimated to cost \$5,000. In addition, alternatives that would require temporary relocation of student families would also require temporary accommodation of the existing childcare program in the Granary. Although previously used for a smaller childcare program, renovation of both the building and the play yards and installation of temporary portable units would also be required to meet current standards and house the existing program.

### *Costs of Support, Dining and Amenity Space*

Commenters questioned why the support, dining and amenity space for Alternatives 4, 5, 6, and 7 would increase project costs, as these would be expected to be proportional to the number of students. Although it is true that amenity space such as laundry rooms is proportional to the number of students, some types of amenity space, particularly dining halls and cafes, benefit from economy of scale so that building two smaller family housing facilities on separate sites is more expensive than building a larger family housing facility on a single site. The Campus cost estimates for the amenity space at the alternative sites were based on the cost for the same type of space in the proposed project.

### *Costs of Alternative 3 (Heller Site Development Only)*

While developing the entire project on one site rather than two would reduce site costs, this reduction would be more than offset by the higher cost of building taller buildings and higher cost of decked parking compared to surface parking. Under Alternative 3, the maximum height of the undergraduate housing would be increased from seven stories to 10. The buildings over seven stories would have pre-cast concrete structures rather than load-bearing metal stud (LBMS) over podium, a more expensive construction type. Under Alternative 3, the Family Student Housing and childcare building would be five to seven stories tall rather than one to two stories as proposed for the Hagar site. The building structure type would be LBMS over podium rather than wood frame, also a shift to a more expensive building type.

### **Delay Associated with Alternatives**

Commenters question the reasons that adoption of one of the alternatives would delay the completion of the project. In particular, questions were raised about delays due to site study and design under Alternatives 4 through 7. Commenters particularly asked for the reasons that development of the ECI site component of Alternatives 6 and 7 could not be constructed with minimal delay. In addition, specific questions were raised regarding delays related to CalFIRE approvals and a Coastal Development Permit



for the Delaware site under Alternative 6.

Under the current schedule for the proposed project, construction at the Hagar site would begin in July 2019. Should The Regents decide in March 2019 to approve one of the alternatives, it would take about three months for the Campus and the developer team to re-group and re-negotiate the development agreement. Therefore, design of that alternative would begin in July 2019. Some level of redesign would be required for all alternatives, including those required to address changes to the program elements that would be accommodated at the Heller site. As shown in **Figure 3.0-1, Alternatives Schedule Comparison**, for all alternatives, the Campus assumes that it would take three months to transition the existing project team to a revised project scope as well as to manage any business and operational changes necessary to re-direct that effort. For alternatives that would require temporary off-campus housing of student families, the Campus estimates that it would take up to 18 months to locate and negotiate long-term leases and to relocate the families. As explained above, temporary relocation of childcare program at the Granary would also take an estimated 16 months.

As noted by commenters, in 2009, The Regents approved design of a project that would develop housing for 594 upper-division undergraduates at the ECI site. UC Santa Cruz also completed construction drawings for the project and obtained a timberland conversion permit. For the ECI site, given the time that has elapsed since that design was completed, the different delivery method, differences in the program, including the addition of decked parking, and changes to code (e.g., changes to structural, energy efficiency, and fire safety requirements), the Campus estimates that additional site investigation and revisions to the design would take up to 21 months. The Campus estimates that construction at the ECI site would take approximately 24 months due to the site constraints, complexity of the construction, and decked parking. The timberland conversion permit and timber harvest plan that were approved in 2009 have expired, so the CalFIRE approval would have to be conducted again (although the preparation of the Campus's submittals to CalFIRE could be expedited).

Site investigation, planning and design for any development at the North Remote site are assumed to take approximately 24 months. The Campus estimates that construction at the North Remote site would take about 38 months under Alternative 4, taking into account the significant off-site utility improvements, site clearing, physical constraints of the site, and the construction of decked parking. The construction phase at that site would be 26 months, under Alternative 7, because of the smaller number of beds.

The Campus estimates that site investigation, planning, design, and Coastal Commission approval of the graduate housing at the Delaware site under Alternative 7 would take approximately 32 months. This housing could be constructed in 18 months, taking into account the construction of decked parking.

Although a TCP and accompanying THP are required for development of the Heller site, these are not required for development of the Hagar site. UC Santa Cruz has gone through the TCP/THP process on several previous occasions for infill development on the central campus under the 2005 LRDP. In project planning, UC Santa Cruz generally assumes that the process will take at least about five months following completion of the CEQA process. Therefore, for alternatives that would house families on the North Remote or ECI site, this process would contribute to delays in commencing the construction of this housing.

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### **Master Response 3 – LRDP and Physical Design Framework**

This Master Response addresses the following comments: ORG 2-6, ORG 4-17, IND 37-6, IND 50-7, IND 60-2, IND 86-7, IND 99-2, and IND 100-7.

A number of comments received on the RDEIR state that the proposed project would conflict with the policies in the 2005 LRDP and the guidelines in the UC Santa Cruz Physical Design Framework (PDF), and that these conflicts represent significant environmental impacts. Some commenters ask that the RDEIR include a more detailed analysis of the project's consistency with every guideline in the PDF. The purpose of this Master Response is to describe the specific roles of the LRDP and the PDF in the UC Santa Cruz project review process, the manner in which the University uses the LRDP to guide the physical development of the campus, and why conflicts with the PDF guidelines do not represent significant environmental impacts of the project.

The LRDP is generally similar to a City's General Plan as it includes a land use diagram assigning specific land uses to the campus lands. Like a General Plan, the LRDP also includes planning principles and guidelines to guide campus development, including those that are designed to minimize environmental impacts. Further, the LRDP is adopted after CEQA review and campuses adopt mitigation measures that are to be imposed on future campus development to avoid and minimize environmental impacts from campus development under the LRDP. The University's project review process requires a project to be in general conformance with LRDP principles and guidelines. A UC project is, however, required to be consistent with the land use designation of the project site under the LRDP, and to the extent a project is not consistent, the UC Regents must approve an LRDP amendment to change the underlying land use. This is similar to the General Plan amendment and rezoning that cities and counties implement to resolve conflicts between the proposed land use and the project site's General Plan designation and zoning.



The PDF is not part of the LRDP and is advisory in nature. It is intended for use by the Design Advisory Board (DAB) of a campus as the DAB reviews a project's design. While campuses are required to consider PDF guidelines in developing their projects, a project is not required to be consistent with every guideline in the PDF. As provided on page 26 of the PDF:

The Physical Design Framework is a guide. The principles outlined are intended to be "open-ended guidelines, not regulations or mandates; as such they are not absolute. They are intended to be evocative rather than prescriptive; inspiring rather than repressive; to convey a set of intentions rather than a set of rules" and "Not all of them will be appropriate in all circumstances, and on occasion there may be good reasons to vary from them or to revise them".

For this reason, an analysis of the project's conflict with the PDF in this EIR is not required. The project will continue to be reviewed by the UC Santa Cruz DAB. However, the DAB is an advisory body and University policy does not require that all of its recommendations for project design be adopted.

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## Master Response 4 – Aesthetics and Visual Simulations

This Master Response addresses the following comments: ORG 1-3, ORG 3-26, ORG 4-20, ORG 4-21, ORG 4-23, ORG 4-24, ORG 5-51, ORG 5-55, IND 2-1, IND 19-1, IND 22-1, IND 27-1, IND 29-3, IND 38-2, IND 43-1, IND 47-2, IND 50-17, IND 51-2, IND 52-4, IND 58-1, IND 58-2, IND 58-3, IND 58-4, IND 60-14, IND 60-16, IND 64-1, IND 67-1, IND 70-2, IND 71-13, IND 74-3, IND 74-9, IND 75-4, IND 75-5, IND 75-6, IND 76-8, IND 78-7, IND 81-6, IND 83-1, IND 84-14, IND 84-15, IND 86-6, IND 89-3, IND 92-4, IND 95-1, IND 96-2, IND 97-1, IND 99-2, IND 100-3, IND 100-7, IND 101-5, IND 101-9, IND 106-1, IND 108-4, IND 108-5, IND 108-23, IND 108-41, IND 108-48, IND 108-79, IND 109-3, and IND 109-43. Specifically, this Master Response was developed in response to comments related to the process for visual simulations and their accuracy and the request for story poles.

### Background

Comments were received on the background and methodology used for the visual analysis. These responses, as well as standards of significance for the section are addressed below. Section 4.1, Aesthetics, of the RDEIR assesses the existing visual quality of the project site and potential changes to the visual and aesthetic environment that would result from the proposed development, including the potential for the proposed project to: have an adverse impact on scenic vistas in which the project sites are visible; affect scenic resources; alter the existing visual character of the site and surrounding areas (primarily the East Meadow/Hagar site and the Heller site); and substantially increase light and glare. The visual analysis conducted for the project was based on field surveys conducted by the EIR consultant as well as photos of

the project site from selected vantage points to characterize existing conditions, as further described below.

### **Visual Quality Impacts – Applying Standards of Significance**

The analysis contained within the RDEIR was prepared in accordance with the requirements of CEQA and its implementing guidelines. *CEQA Guidelines* Section 15151 requires that an EIR be prepared with a sufficient degree of analysis to provide decision-makers with information which enables them to make an informed decision, based on facts and supporting evidence, that takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible. The RDEIR provides a factual, objective, and good faith effort at full disclosure of the environmental impacts of the proposed project, including the visual impacts.

As identified in RDEIR Section 4.1 Aesthetics on page 4.1-27, development of the proposed project would result in significant and unavoidable visual impacts, with regard to both the Heller site and the Hagar/East Meadow site. The RDEIR correctly identifies that implementation of the proposed project at the Hagar site would significantly impact: (1) a scenic vista, by changing the view of the East Meadow from both Glenn Coolidge and Hagar Drives from that of a sweeping meadow; (2) a scenic resource, as the meadows on the lower campus, including the East Meadow, are identified within the 2005 LRDP as scenic resources; and (3) the visual character and quality of the site, because the siting of the development in the East Meadow would alter the quality of the meadow, which is considered a scenic resource on the campus. The LRDP Landscape and Open Space Framework section (p. 74) states that “New development in the lower East Meadow between Hagar Drive and Coolidge Drive will be minimized to maintain the overall sense of an open meadow landscape.” As no mitigation is available, these impacts at the Hagar site were determined to be significant and unavoidable. With respect to the Heller site, the RDEIR found that the proposed Heller site development would significantly affect scenic vistas from the Porter Meadow and the Campus’s western entrance, and because no mitigation is available to avoid or reduce this impact, the impact was found to be significant and unavoidable.

### **Approach to Visual Impact Analysis**

Pages 4.1-17 and 4.1-18 of the RDEIR specifically relate to the methodology used to analyze and evaluate the impacts of the proposed project. As explained on page 4.1-18 of the RDEIR, the SHW project EIR is tiered from the 2005 LRDP EIR and that program EIR sets forth a framework within which impacts of subsequent projects may be analyzed. The 2005 LRDP EIR identifies the following analytic method: “(t)o determine the effect of the 2005 LRDP on scenic vistas and visual quality of the campus, and to assess

light and glare impacts from development under the 2005 LRDP, the following analysis of visual impacts considers three primary issues: the nature and magnitude of anticipated visual change resulting from 2005 LRDP development; the number of public vantage points from which this change would be visible; and the number of viewers who would be affected by this change.” Using this approach, the 2005 LRDP EIR identified all of the valued vantage points and important roadway segments that provide valued scenic views on the campus. As a tiered EIR, the RDEIR uses the guidance provided by the 2005 LRDP EIR to evaluate changes to scenic views.

### **Development of Visual Simulations**

Several comments received on the RDEIR questioned the accuracy of the visual simulations. Information is presented below regarding the steps that were followed to develop the simulations so the commenters can better understand the process used and can be assured that the visual simulations are accurate and reflect the change in views that would occur with project implementation.

The SHW project team employed a professional architectural renderer to create the visual simulations portrayed in the RDEIR. The preparation of simulations is a multi-step process that begins with the creation of a 3D model of the building structures that is based on the civil, site, grading, landscape, and architectural plans provided by the project design team. The shells of the buildings are created from the detailed architectural building information modeling (BIM) files to ensure accuracy in building dimensions. The modeled site is created using the detailed information in the civil and grading plans and is then layered on an existing Google Earth photo to confirm scale and placement of the modeled buildings on the site.

The next step in the process includes the extraction of the camera settings used for taking the original photograph of the site (the “metadata” included in a digital photo file), including the focal length and field of view (FOV). These settings are then copied over to a virtual camera within the computer model. With visual simulations the same exact camera position is utilized as in the original photograph. Photoshop is then utilized to clean up the original photographed image by removing cars that obstruct views of the buildings and removing debris on the ground, and colors are adjusted slightly to improve quality. The virtual camera is layered on to the photo to ensure the accuracy of the virtual camera.

The next steps include rendering of a wireframed virtual simulation (a semi-transparent image that is taken from the modeling software to show how the 3D model overlays the actual photograph). This ensures accuracy in the solid architecture and exact positions of the camera within the model. Frequent communication with the civil engineer, landscape architect, and the project architect helps to ensure

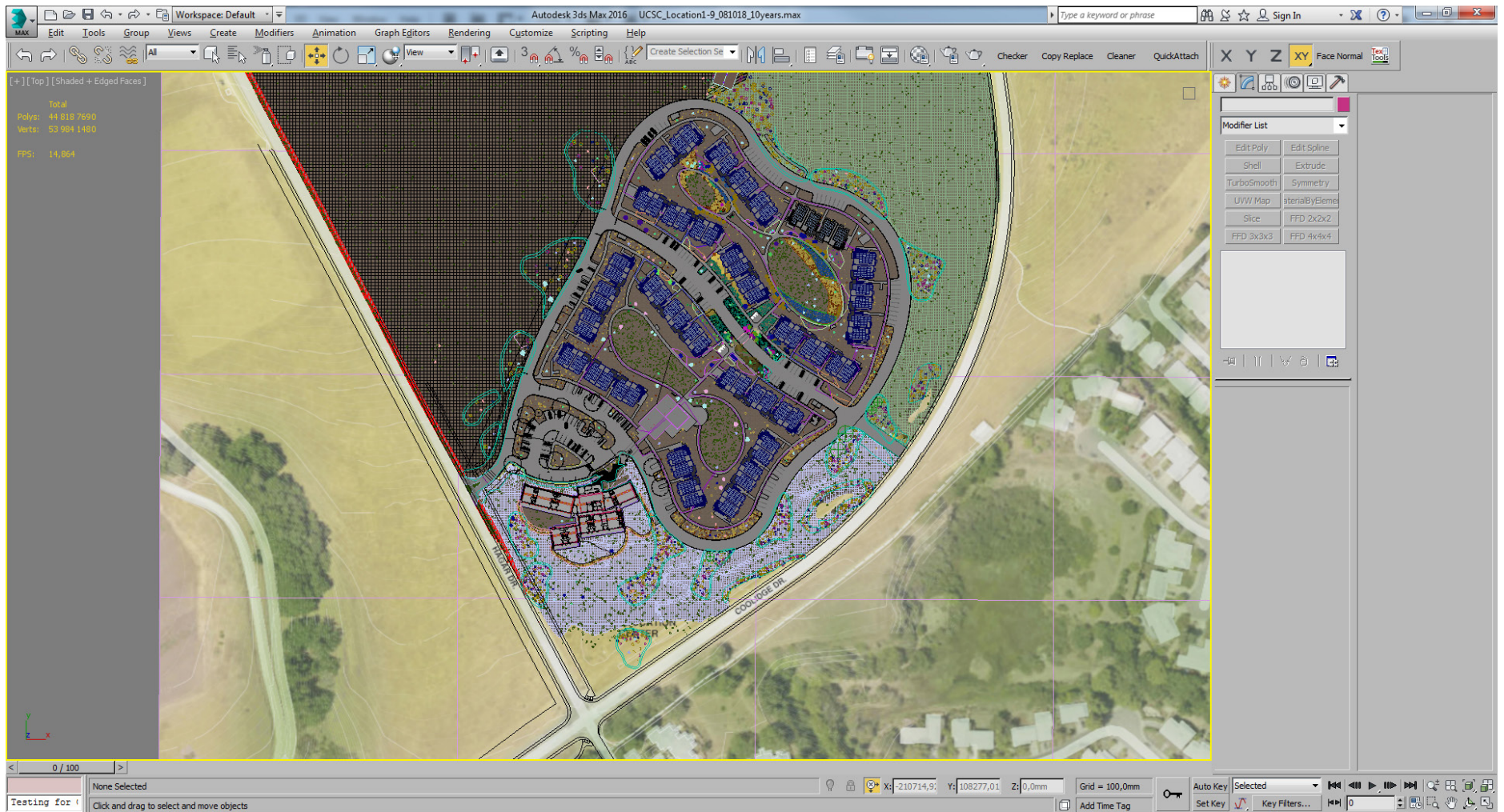
accuracy of the virtual reality version of the model, including structural elements, materials, and colors represented within the model. Once the wireframe scene is created, colors and textures are applied and the virtual camera is fully rendered without photo backdrop.

Finally, the photograph is combined with the a photorealistic rendering of a virtual camera that is set in the 3D software, and Photoshop is used to blend colors of objects such as grasses and trees to match existing conditions on the site. This process is illustrated in **Figure 3.0-2, Visual Simulation Process Step 1** through **Figure 3.0-11, Visual Simulation Process Step 10**.

### **Use of Story Poles**

Several commenters stated that the RDEIR should have included story poles in addition to visual simulations. The Campus's preferred methodology for determining visual effects (as demonstrated in the 2005 LRDP EIR), is the use of visual simulations. Further, story poles are of limited utility in this setting, because they can be misleading when the project involves substantial grading. It is not UC Santa Cruz's practice to install story poles for the assessment of visual impacts.

CEQA does not require an EIR to conduct every recommended test in evaluating a project's environmental impacts. The visual simulations, as well as additional information provided in the RDEIR that includes a complete description of existing conditions at the project sites and the project design features, provide adequate support for the EIR's conclusions regarding visual impacts, and further provide sufficient substantial evidence for the decision makers to make an informed decision regarding the project. Also note that the conclusions in the RDEIR with regard to the project's visual impacts are drawn based on the significance criteria and visual simulations are only a tool used in the analysis. Through its use of visual simulations, prepared in the manner described above in this Master Response, the RDEIR provides a factual, objective, and good faith effort at full disclosure of the aesthetic and visual impacts of the proposed project.

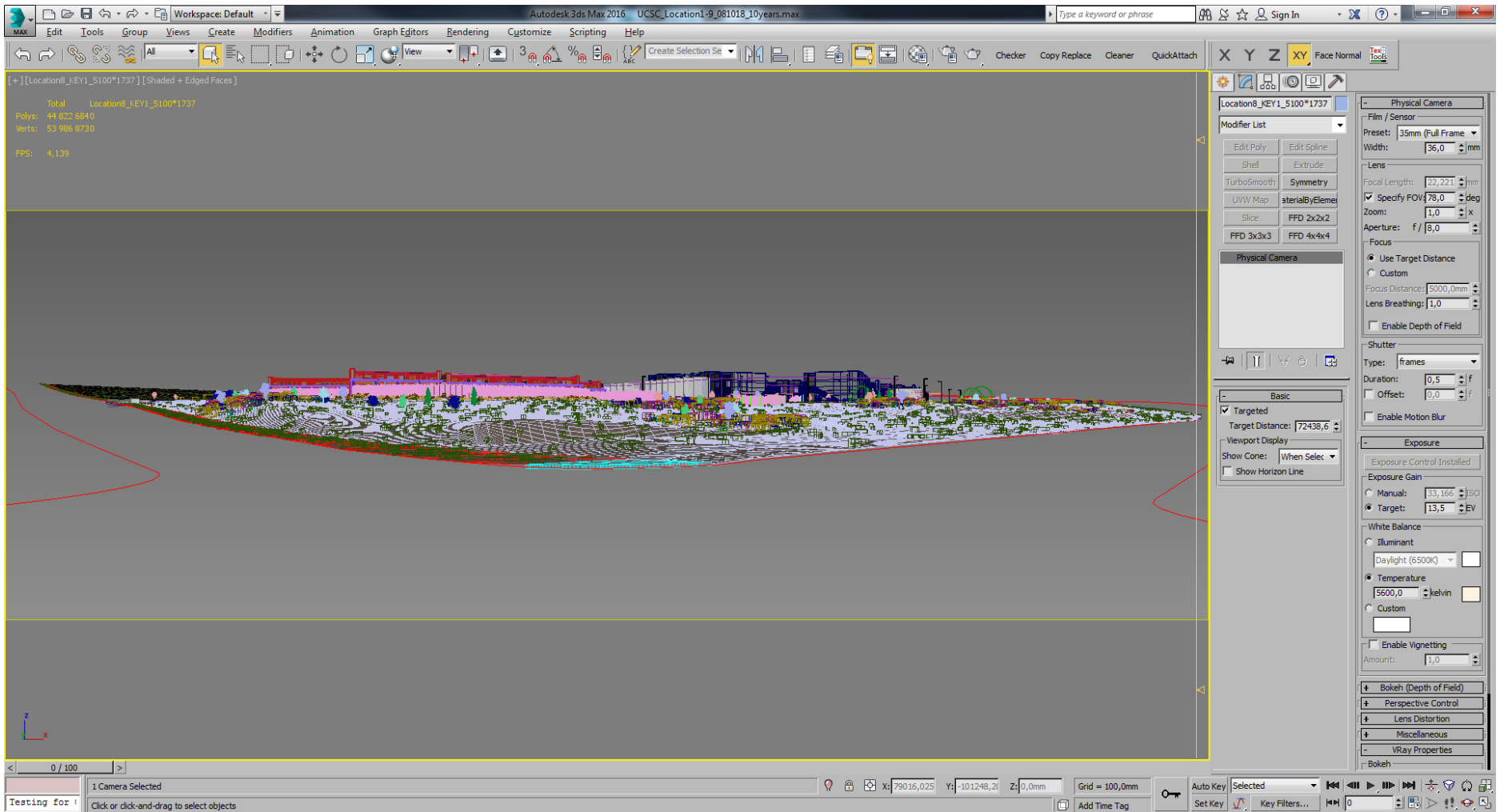


SOURCE: Capstone Development Partners, LLC, November 2018

FIGURE 3.0-2

## Visual Simulation Process Step 1

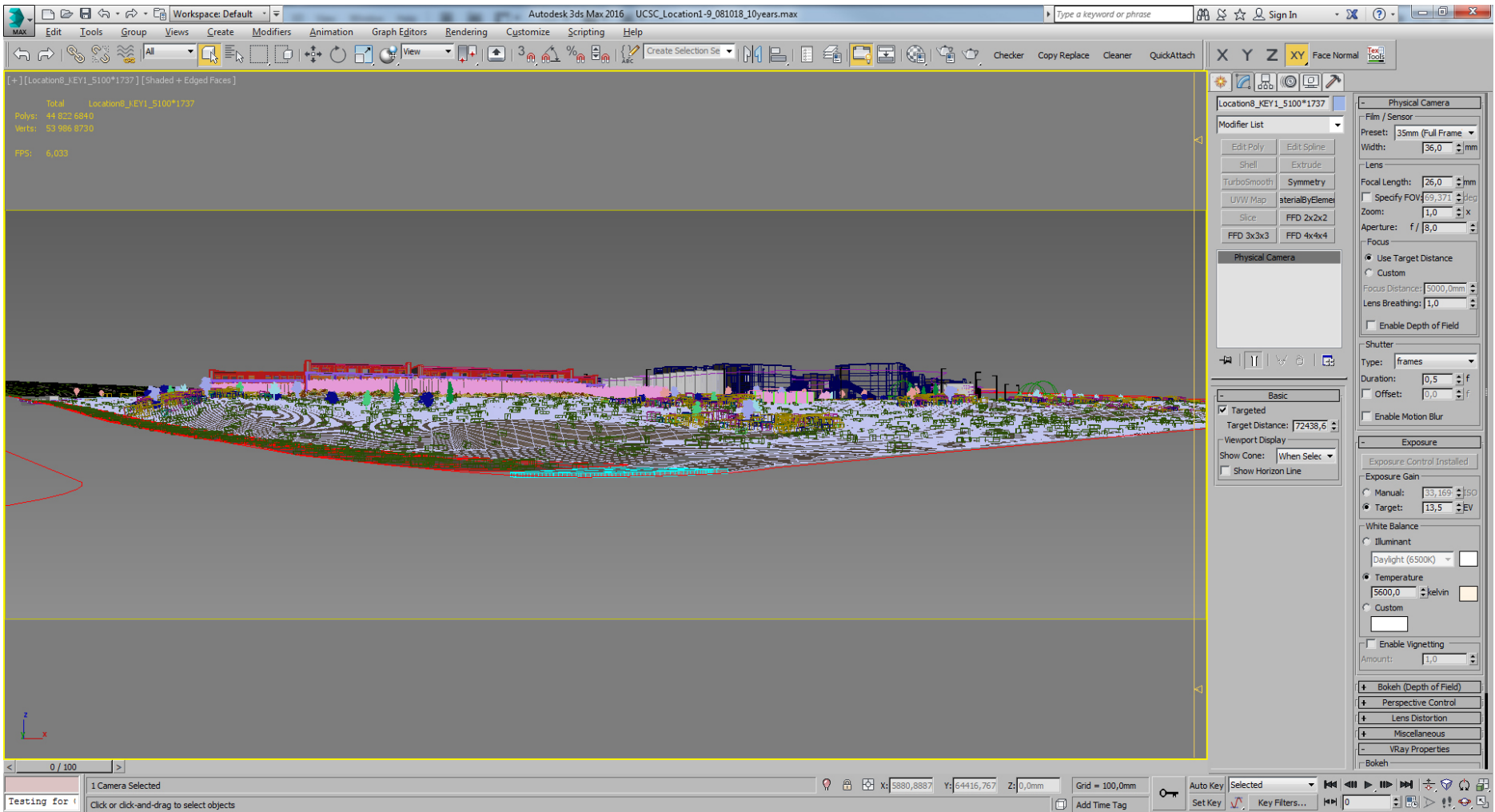




SOURCE: Capstone Development Partners, LLC, November 2018

FIGURE 3.0-3

## Visual Simulation Process Step 2



SOURCE: Capstone Development Partners, LLC, November 2018

FIGURE 3.0-4

## Visual Simulation Process Step 3



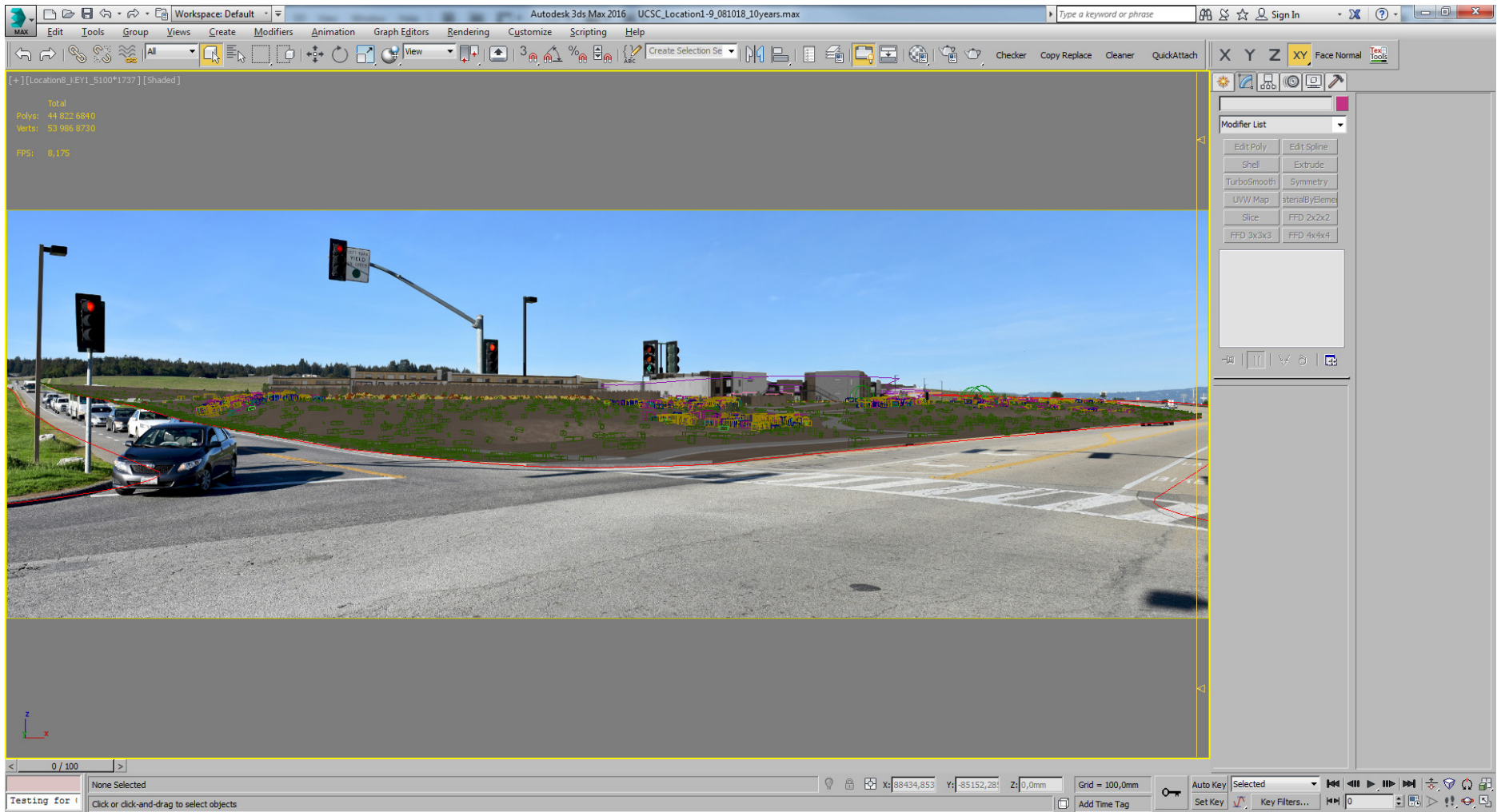
SOURCE: Capstone Development Partners, LLC, November 2018

FIGURE 3.0-5



SOURCE: Capstone Development Partners, LLC, November 2018

FIGURE 3.0-6



SOURCE: Capstone Development Partners, LLC, November 2018

FIGURE 3.0-7



SOURCE: Capstone Development Partners, LLC, November 2018

FIGURE 3.0-8



SOURCE: Capstone Development Partners, LLC, November 2018

FIGURE 3.0-9



SOURCE: Capstone Development Partners, LLC, November 2018

FIGURE 3.0-10

Visual Simulation Process Step 9





SOURCE: Capstone Development Partners, LLC, November 2018

FIGURE 3.0-11

## Master Response 5 – Biological Resource Impacts on the East Meadow

This Master Response addresses the following comments: ORG 1-5, ORG 1-6, ORG 2-7, ORG 2-8, ORG 2-9, ORG 5-13, ORG 5-22, ORG 5-25, ORG 7-5, ORG 7-8, ORG 7-16, ORG 7-17, ORG 7-18, IND 36-14, IND 36-15, IND 38-4, IND 43-1, IND 47-3, IND 50-13, IND 70-2, IND 89-3, IND 92-6, IND 94-10, IND 94-13, IND 94-14, IND 94-15, IND 95-1, IND 95-1, IND 97-1, IND 99-2, IND 99-3, IND 99-4, IND 101-5, and IND 108-107.

These comments received on the RDEIR claim that the development of the Hagar site will significantly reduce wildlife foraging and movement habitat on the East Meadow. Other commenters assert that because the development of the Hagar site was not included in the 2005 LRDP, the cumulative biological resource impacts from Hagar site development are not addressed by the analysis in the 2005 LRDP EIR.

Additional information regarding the effect of the Hagar site development on grassland habitat, including movement habitat, is provided in this Master Response below. In addition, the analysis of cumulative biological resource impacts in the 2005 LRDP EIR is summarized below to assist the commenters in understanding why the RDEIR appropriately relies on the 2005 LRDP EIR and is accurate in its conclusions with regard to cumulative impacts of the proposed project.

### Effects on East Meadow Grassland Habitat

As described and analyzed in the RDEIR, development of the Hagar site will result in the development of approximately 17 acres in the southern portion of the East Meadow adjacent to Hagar and Glenn Coolidge Drives. This is a conservative estimate, as it includes the area around the existing sinkhole on the Hagar site which would not be developed or disturbed, and a portion of the developed site will be under bio-filtration basins which would be grassy areas. As noted in the RDEIR, this loss represents a small fraction of the total grassland habitat on the East Meadow and the adjacent Great Meadow. The East Meadow extends between Hagar and Coolidge Drives, and extends both above and below the East Remote parking lot, encompassing a total area of about 133 acres, with about 51 undeveloped acres above the East Remote parking lot, and about 82 acres below the parking lot up to the Hagar/Coolidge Drive intersection. The project would develop about 17 acres of this meadow, leaving 65 acres undeveloped between the project site and the East Remote parking lot, and a total of 116 acres undeveloped if the acreage above East Remote parking lot is also counted. The project is clustered in the southernmost portion of the East Meadow adjacent to two campus roadways and existing development and a wide east-west corridor of grassland connecting the Pogonip on the east with the Great Meadow and Wilder Ranch on the west would still remain available for wildlife movement. The project would not affect the approximately 143-acre Great Meadow immediately to the west and the grasslands on the 640-acre

Pogonip immediately to the east, which are similar to the habitat of the East Meadow. Therefore, ample habitat will remain available for wildlife species that currently use the East Meadow, including the project site, for foraging and movement. The project would, therefore, not substantially reduce the expanse of grassland habitat of which the East Meadow is a part.

### **Cumulative Impacts of Hagar Site Development**

As stated in the 2005 LRDP EIR, annual grasslands cover approximately 462 acres of land on the campus, which is about 23 percent of the campus lands. The largest annual grassland area on the campus, called the Great Meadow, is located between Moore Creek and Jordan Gulch. This meadow was approximately 152 acres in area in 2005 and is about 146 acres at the present time. The second largest annual grassland area is the East Meadow which, as described above, has an area of about 133 acres. The third large annual grassland area is Porter Meadow, located between Empire Grade and Heller Drive on the western side of the campus.

These annual grassland areas are generally dominated by non-native grasses but are also known to contain native grasses and plant species. Based on surveys conducted for the 2005 LRDP EIR, grasslands that qualify as coastal prairie were not identified within these three annual grassland areas, and the 2005 LRDP EIR noted that coastal prairie occurs only on Marshall Field and Crown Meadow in the north campus, and the mima mound area southwest of Empire Grade Road. Coastal prairie is still limited to those three areas at the present time and is not known to be present on the East Meadow or the Great Meadow, although there are some areas on Porter Meadow that were restored and coastal prairie is now present on portions of Porter Meadow.

Although a substantial portion of the annual grassland habitat on both the Great Meadow and the East Meadow is designated Protected Landscape (PL) under the 2005 LRDP and therefore not planned for development, the 2005 LRDP does identify areas within these meadows that would be developed with new facilities.

As described on page 4.4-38 in the 2005 LRDP Draft EIR, to analyze the impacts of campus development that was anticipated to occur under the 2005 LRDP, the 2005 LRDP development areas were overlaid on the habitat and natural communities map of the campus to identify acres of various natural communities and habitats that would be developed (see Figure 4.4-5 in the LRDP EIR). Using this methodology, the 2005 LRDP Draft EIR noted that implementation of the 2005 LRDP would result in the loss of up to 98 acres of annual grassland habitat, including approximately 51 acres located on the East Meadow around and north of the East Remote parking lot, and about 47 acres in Porter Meadow and Great Meadow. When the Final EIR was prepared, development of Porter Meadow was excluded from the 2005 LRDP

and the total acreage of grasslands projected to be disturbed under the 2005 LRDP decreased to about 84 acres. Using this estimated loss of grassland habitat, the 2005 LRDP EIR proceeded to analyze the cumulative biological resource impacts of the 2005 LRDP on special-status plant and wildlife species that occur on or use the grasslands, and on wildlife movement that occurs in grassland habitats.

Since 2006, only one project that has involved removal of annual grasslands has been approved under the 2005 LRDP, the Resource Recovery Facility Phase 1 Project. That project disturbed approximately 6 acres of annual grassland, which was predominantly non-native but including a small area (less than 0.1 acre) of purple needlegrass and other native grasses. As far as future projects on the campus are concerned, the list of projects in RDEIR Table 4.0-1 (p. 4.0-6) shows that there are no reasonably foreseeable projects under the 2005 LRDP that would affect grasslands. Based on projects that have been completed or are planned to be completed under the 2005 LRDP per Table 4.0-1 and the proposed project, development under the 2005 LRDP will affect a total of 23 acres of the 84 acres of annual grassland habitat that was projected to be developed under the 2005 LRDP, including about 17.2 acres of purple needlegrass grassland.<sup>1</sup> Therefore, the development of the Hagar site under the proposed project would not increase the magnitude of the cumulative impact of LRDP development on annual grassland habitats that may support some special-status plant species and provide nesting, foraging, and movement habitat for special-status wildlife species. Further, the Hagar site does not have any other unique locational attributes that make it different from other parts of the East Meadow and the Great Meadow for purposes of nesting, foraging and movement. Additionally, as an element of the planned development under the 2005 LRDP, the proposed SHW project is required to implement all applicable mitigation measures from the 2005 LRDP EIR as well as additional project-specific mitigation measures set forth in the RDEIR, and therefore with mitigation, the project would not result in new or greater impacts than previously analyzed in the 2005 LRDP EIR. As the acreage of habitat affected by the project is within the acreage analyzed in the 2005 LRDP EIR and because the Hagar site is similar to the rest of the meadow/annual grassland areas, the cumulative impacts of the proposed project are adequately addressed by the analysis in the 2005 LRDP EIR and would be less than significant.

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## Master Response 6 – Biological Resources Surveys and Mitigation Measures

This Master Response addresses the following comments: ORG 1-7, ORG 3-31, ORG 3-33, ORG 4-5, ORG

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<sup>1</sup> The CASFS Farm has taken over approximately 3 acres of grassland west of Hagar Drive, as compensation for former temporary farmlands which were developed as part of the Ranch View Terrace Faculty and Staff Housing Project. The Ranch View Terrace Project was approved under the 1988 LRDP, and therefore, this 3-acre conversion of annual grassland is not part of the 84 acres of conversion anticipated under the 2005 LRDP.

4-6, ORG 5-23, ORG 5-26, ORG 5-33, ORG 6-4, ORG 6-5, ORG 6-6, ORG 7-6, ORG 7-8, ORG 7-11, ORG 7-16, ORG 7-17, IND 5-3, IND 30-1, IND 36-7, IND 36-9, IND 38-3, IND 38-4, IND 43-1, IND 44-1, IND 44-7, IND 44-19, IND 60-9, IND 60-10, IND 60-11, IND 60-12, IND 60-13, IND 70-2, IND 74-7, IND 89-3, IND 94-10, IND 94-12, IND 94-13, IND 94-14, IND 94-15, IND 95-1, IND 97-1, IND 99-5, IND 99-6, IND 108-10, IND 108-18, IND 108-20, IND 108-21, IND 108-29, IND 108-30, IND 108-104, IND 108-105, IND 109-3, IND 109-11, IND 109-33, and IND 109-43.

### **Biological Resource Surveys**

A number of comments requested that additional surveys of the Hagar site be conducted for special-status plants and wildlife species. More information about the Hagar site characteristics and the surveys completed is provided below to address those comments and to demonstrate the adequacy of the surveys conducted.

The Hagar site was subjected to numerous site visits and surveys by qualified biologists to field check the habitat on the site and to check for the presence of special-status plants and wildlife. The habitat present on the Hagar site is limited to annual grasslands. No forested areas, wetlands, or riparian areas are present on the site. Therefore, plant and wildlife species that could occur on or occupy the site are limited to species that occur or forage within grassland habitats.

As noted on pages 4.3-5 and 4.3-6 of the RDEIR, properly timed surveys were conducted for special-status plants and as reported in the RDEIR, no special-status plants were observed. One commenter asserted that surveys conducted in spring and summer are insufficient to determine the environmental setting during fall and winter. Please note that the protocol-level surveys for special-status plants were conducted to coincide with the blooming periods of target special-status plants. Special-status plants would not be observed during fall and winter as they bloom only during spring and winter and therefore, they can be clearly detected at that time. The California Department of Fish and Wildlife's publication "Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities," dated March 20, 2018 states the following regarding timing of botanical surveys "Conduct botanical field surveys in the field at the times of year when plants will be both evident and identifiable. Usually this is during flowering or fruiting. Space botanical field survey visits throughout the growing season to accurately determine what plants exist in the project area. This usually involves multiple visits to the project area (e.g. in early, mid, and late-season) to capture the floristic diversity at a level necessary to determine if special status plants are present." This protocol was followed in completing the surveys for special-status plants on the Hagar site. No special-status plants were detected.

With regard to western burrowing owl, breeding burrowing owls are considered extirpated in Santa Cruz County (Bates 2006 and Townsend and Lenihan 2007)<sup>2</sup> and burrowing owls are no longer known to breed in the East Meadow (CDFW 2018). Therefore, the RDEIR accurately notes on page 4.3-20 that burrowing owls are not known to breed in the East Meadow. Rather, they over-winter in the northern and central portions of the East Meadow. As stated on page 4.3-6 of the RDEIR, one burrowing owl survey was conducted in 2017 during the 2017/2018 over-wintering season for burrowing owls and resulted in no observations of burrowing owls on or within 500 feet of the Hagar site. Wintering burrowing owls were observed in the northern portion of the East Meadow but not within or adjacent to the Hagar site. However, given the comments received on the RDEIR, the Campus decided to complete a burrowing owl habitat assessment for the Hagar site. The burrowing owl habitat assessment was prepared by S2S Environmental Resource Management following the protocol outlined in the Burrowing Owl Survey Protocol and Mitigation Guidelines authored by the California Burrowing Owl Consortium (1993) and guidance from the California Department of Fish and Game (DFG, now CDFW) Staff Report on Burrowing Owl Mitigation (2012). The habitat assessment was completed in order to determine habitat suitability for burrowing owls based on the presence or absence of suitable burrows or burrow surrogates, vegetation structure, prey base, available fresh water, and topography. The survey was conducted on and within 500 feet of the Hagar site within two hours of sunset on November 16, 2018 by a qualified biologist from S2S Environmental Resource Management. No suitable burrows were observed on the Hagar site, and potential burrow surrogates adjacent to the Hagar site, such as pipes and culverts within the sinkhole and along the Jordan Gulch channel, were also examined and determined not to provide suitable burrows. Based on the survey, the habitat assessment concluded that no suitable burrows for use by burrowing owls are present on or within 500 feet of the Hagar site.

Based on the habitat survey, there are no burrows on the site that could be used by burrowing owls and therefore the species is unlikely to occupy the site between now and when the construction starts. Note that a pre-construction survey is required if there is a time gap between when the burrowing owl survey was conducted on a project site and when construction is to be commenced. This survey is required because the burrowing owls can move to and occupy a project site from the time the previous surveys or habitat assessment was conducted. Although the burrowing owl habitat assessment states that no suitable burrowing owl burrows are present at or within 500 feet of the Hagar site, take avoidance (pre-construction) surveys will be conducted as recommended in the 2012 Staff Report. The report states that additional wintering season and breeding season protocol-level surveys be conducted prior to

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<sup>2</sup> Bates, C. 2006. Burrowing Owl (*Athene cunicularia*). In the Draft Desert Bird Conservation Plan: a strategy for reversing the decline of desert-associated birds in California. California Partners in Flight. <http://www.prbo.org/calpif/htmldocs/desert.html>.  
Townsend, S. E. and C. Lenihan. 2007. Burrowing Owl Status in the Greater San Francisco Bay Area. Proceedings of the California Burrowing Owl Symposium 60-69.

construction as these surveys may detect changes in owl presence such as colonizing owls that have recently moved onto the site, migrating owls, resident burrowing owls changing their burrow use, or young of the year that are still present and have not dispersed. The report also sets forth measures that would be implemented in the event that the species is found to be present or actively nesting on the site. LRDP Mitigation BIO-12A and BIO-12B, as noted on pages 4.3-30 to 4.3-31 of the RDEIR, would be implemented according to the 2012 CDFW Staff Report prior to construction of the project in order to avoid potential impacts to burrowing owls. These guidelines require additional protocol-level surveys to be conducted prior construction of the Hagar site.

Although protocol-level surveys for CRLF were not conducted at the Hagar site, the habitat at the site was evaluated for its potential to support the species. Based on the habitat evaluation and the distance of the site from areas on the campus that are designated critical habitat or known breeding sites for the species, the potential for the species to occur on the site was determined to be low, although potential dispersal of the species through the site cannot be ruled out. In light of that, as noted on pages 4.3-30 and 4.3-43 to 4.3-45 of the RDEIR, LRDP Mitigation Measure BIO-9 and SHW Mitigation Measure BIO-5 (including avoidance measures approved by the U.S. Fish and Wildlife Service for the project (USFWS letter to Alisa Klaus, March 1, 2018, regarding Concurrence Request for Student Housing West Project), would be implemented to reduce potential impacts to CRLF.

### **Biological Resource Mitigation Measures**

A number of comments related to the mitigation measures included under SHW Impact BIO-1 for the project's impacts on four natural communities, namely, California oat grass grassland (coastal prairie), purple needlegrass grasslands, creeping rye turfs, and California bay forest. Some commenters stated that all mitigation measures involving restoration should clearly state the methods of the restoration that would be used, that the success criteria include monitoring of noxious weeds, and that monitoring period be specified. Several comments asserted that the mitigation ratios included in SHW Mitigation Measure BIO-1B for purple needlegrass and in SHW Mitigation Measure BIO-1C for creeping rye grass grasslands are not adequate mitigation and that higher replacement ratios are required. Both sets of comments are addressed in this Master Response.

### ***Changes to Mitigation Measures***

All of the mitigation measures under SHW Impact BIO-1 have been revised to clearly specify the methods of the restoration that would be used for each natural community as well as the monitoring period. The mitigation measures also state that success criteria shall include monitoring of noxious weeds, and that a qualified restoration ecologist who is not the consultant implementing the project shall review and

approve the monitoring plan. Please see **Chapter 4.0, Revisions to the Revised Draft EIR**, for changes to the mitigation measures that are consistent with those requested by the commenters.

### *Mitigation Ratios*

Regarding the mitigation ratio for impacts to the native purple needlegrass and creeping rye grass grasslands, the mitigation measure on pages 4.3-34 to 4.3-37 of the RDEIR has been revised to require that the impacted native grasslands be mitigated by preserving the native grasslands at another location on the campus at a 3:1 ratio or by restoring native grasslands at a 1:1 replacement ratio, which would provide a no net loss of native grasslands. The goal of the SHW Mitigation Measures BIO-1B and -1C is to replace impacted native grasslands at a minimum 1:1 ratio. However, in order to accomplish this goal and achieve the performance standards for the restored grasslands as referenced in SHW Mitigation Measures BIO-1B and -1C, additional acreage of native grasslands beyond the acreage required for the 1:1 replacement ratio may need to be included in the restoration efforts. The methods and amount of additional acreage that may need to be restored will be described in the management and monitoring plan prepared under the direction of the qualified restoration ecologist, as referenced in the revised SHW Mitigation Measures BIO-1B and 1C, and would depend on the specific conditions at the restoration sites. A final performance standard of 1:1 replacement ratio results in no net loss of this community type. Although the success criteria of the mitigation grasslands may not be achieved within 5 years due to the possible challenges in restoring native grasslands as suggested by the comments, SHW Mitigation Measures BIO-1A, BIO-1B, and 1C, as noted on pages 4.3-34 to 4.3-37, state that if restoration does not meet the success criteria after 5 years, restoration shall be remedied (e.g., replanting) or restoration will be attempted on a new, more suitable site. As stated on page 4.3-10 of the RDEIR, the purple needlegrass community mapped on the Heller and Hagar sites is characterized by the presence of greater than 10 percent cover of purple needlegrass but is still dominated by non-native grass species. The restored native grasslands will replace the impacted native grasslands at the Hagar site by reestablishing native grasslands with a cover of purple needlegrass similar to or greater than that of the impacted grasslands. For these reasons, the success criteria is considered achievable and a proposed 1:1 replacement ratio would be appropriate.

The locations of the off-site restoration areas have not been determined, but the Campus has available grassland habitat that could be restored within the Porter Meadow, the upper East Meadow, and the Great Meadow. If mitigation grasslands cannot be restored on the Campus, the native grasslands would be restored at a suitable off-site location. The native grasslands would be restored under the direction of a qualified restoration ecologist on sites that provide suitable habitat conditions for the target plant community, such as locations with appropriate soil substrates and sun/shade exposure.



## Master Response 7 – Water Quality Impacts from Post-Construction Stormwater Runoff

This Master Response addresses the following comments: ORG 4-46, ORG 4-48, ORG 4-55, ORG 5-20, ORG 5-39, IND 50-28, IND 98-6, and IND 108-62.

Several commenters raised concerns and questions about potential water quality impacts to receiving waters that are likely to indirectly receive post-construction stormwater runoff via onsite infiltration at both the sinkhole at the Hagar/Coolidge Drive intersection and Jordan Gulch and subsequent discharge via karst springs. As described in the RDEIR, receiving waters that could be influenced by the post-construction stormwater run-off from the Hagar site include Kalkar Quarry Spring/Pond, Bay Street Spring, Messiah Lutheran Spring, West Lake Pond, and Neary Lagoon. Specifically, commenters are concerned about potential impacts from potential sediment and other urban pollutants being discharged to these receiving waters.

Section 4.7.2.1 of the RDEIR (Hydrologic Monitoring – Surface and Groundwater Quality) discusses current and historic water quality monitoring of springs, groundwater and/or surface locations on the campus. Historically (1989 through 2008) samples were collected to test the water quality of groundwater, spring water, and surface water, including laboratory analysis for general mineral, physical, and inorganic content and semi- to non-volatile range hydrocarbons (diesel-kerosene-motor oil range) and compared against performance criteria (e.g., water quality standards, guidelines, and benchmarks). During this monitoring period, lead and arsenic were detected occasionally, but were consistently detected at concentrations below established stormwater parameter benchmark values. Since 2009, samples have been collected from several surface locations and two wells during the first significant precipitation event of each wet season and have been laboratory tested for general indicator stormwater parameters, including pH, total suspended solids, specific conductance, and oil & grease.

With respect to the commenters' concerns of potential increased sediment loads to spring-fed stream channels, Kalkar Quarry Pond, and/or Neary Lagoon, it should be noted that current and historic stormwater that is captured from Faculty Housing and Coolidge Drive flows to Kalkar Quarry Pond has shown relatively low sediment loads via a measure of turbidity and Total Suspended Solids (TSS). Specifically, turbidity monitored during first flush (i.e., worst case) stormwater sampling events between 1990 and 2009 ranged from 1.1 to 92 NTU (nephelometric turbidity unit) and during the past nine (9) years of monitoring "first flush" stormwater entering Kalkar Quarry Pond, TSS remained below 100 mg/L with one exception when TSS was detected at 250 mg/L in October 2009. To put these values in perspective, a statewide turbidity *Numerical Action Level* (NAL) has been set at 250 NTU for runoff generated from construction sites under the Construction General Permit, and an NAL of 100 mg/L has been set for sites with industrial activities under the Industrial General Permit. These threshold values have been adopted to be protective of receiving waters and both current and historic results of first flush stormwater sampling indicate that campus pollution prevention structures and best management practices effectively control offsite sediment transport during stormwater run-off events to levels below

thresholds that would indicate a significant impact. Further, it should be noted that the project would not direct stormwater to any surface waters via a storm drain; rather the runoff will be infiltrated to the underlying karst at the Hagar sinkhole and Jordan Gulch where water will travel through the karst providing additional filtration prior to the groundwater emerging at the springs.

As described in the RDEIR, with the development of urban uses, such as the proposed housing, childcare facility, roads and parking lots, on the Hagar site, site runoff after project completion would have the potential to contain pollutants, including sediment, which could adversely affect water quality. However, in general, the potential for erosion and sedimentation after development would be low as the site would be under buildings, pavement, and landscaping, and areas of exposed soil that could erode would be limited. Further, the treatment of the discharged stormwater for water quality will be required to meet the UC Santa Cruz Post Construction Requirements (PCRs). To comply with the PCRs, the project includes water quality and peak flow mitigation via a collection system that would convey the runoff from the upper two thirds of the development area (DMA 2 and 3) into two lined bio-filtration basins along Glenn Coolidge Drive, where the runoff would be detained to slow the rate of runoff from the site and treated to remove contaminants, and then metered into the existing concrete channel that discharges to the Hagar sinkhole. Runoff from the lower one-third of the development area (DMA 4) would be discharged into a third lined bio-filtration basin from where it would be metered into a storm drain that would convey it to Jordan Gulch. As the runoff would be detained and treated to the standards specified in the PCRs before discharge into the existing sinkhole and Jordan Gulch, the discharge is not expected to adversely affect water quality. Please note that a “first-flush” phenomenon occurs when most of the urban pollution load is entrained and transported in stormwater runoff during the initial precipitation events of the wet season. Therefore, it is expected that the vast majority of urban pollutants will be captured and treated within the bio-filtration basins prior to, or during, the 85<sup>th</sup> percentile 24-hour storm. With the inclusion of water quality treatment features in the project and operational best management practices implemented under the Campus's MS4 permit, it is anticipated that stormwater runoff from the project site would not degrade receiving water quality. However, to document the effectiveness of the water treatment facilities and operational BMPs, SHW Mitigation Measure HYD-3A will be implemented to monitor the quality of the treated stormwater before discharge into the sinkhole and Jordan Gulch. Although there are no quantitative water quality standards that are applicable to the runoff from residential sites, the sampling results will be compared to the industrial permit standards. In the event the monitoring indicates that the action level is exceeded for any of the constituents, an assessment of existing best management practices will be conducted, and appropriate changes will be made to best management practices.

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## Master Response 8 – Flooding Impacts in Jordan Gulch Watershed

This Master Response addresses the following comments: ORG 3-36, ORG 4-46, ORG 4-50, ORG 5-20, IND 87-4, IND 87-5, IND-98-1, and IND 108-64. These comments express concern regarding the diversion

of stormwater runoff and recycled water to Jordan Gulch and the potential increased risk of flooding in the spring-fed streams that emanate from the karst.

As described in Section 4.7.2.1 of RDEIR (Hydrologic Monitoring – Spring and Stream Flow Monitoring) thirteen recognized springs, seeps or spring-fed streams have been mapped to outcrop on- and off-campus. A dye trace study conducted in 1992 confirmed that the lower Jordan Gulch fracture system (at well WSW#1, situated approximate 1,000 feet northwest of the proposed project's stormwater discharge location in Jordan Gulch) is hydraulically connected to Bay Street Spring, West Lake Pond, and Messiah Lutheran Spring (i.e., there is a partial or complete groundwater flow path between these locations). Jordan Gulch is understood to be a karst feature associated with a major north-south fracture system, so it is reasonable to assume connectivity between the dye injection site (i.e., well WSW#1) and the proposed stormwater discharge site. Thus, it is conceivable that the proposed stormwater diversion to lower Jordan Gulch will either partially or directly influence these off-campus springs. Please note that this study did not establish hydraulic connectivity between lower Jordan Gulch and Kalkar Quarry Pond (i.e., dye injected at the well was not detected in the pond during the course of this particular study), which suggests that the karst fracture system at the lower Jordan Gulch injection location may not be directly connected to Kalkar Quarry Pond. It is noted that a dye trace study has not been conducted at the Hagar sinkhole where stormwater from the project will be directed. However, a dye trace study conducted near the East Remote parking lot (about 3,000 feet north of the project's stormwater discharge location) confirmed that points on the central campus are connected to an even greater number of springs (including Kalkar Quarry Spring). This indicates that springs connected to lower Jordan Gulch are also influenced by precipitation recharge occurring in other areas of the campus. It should also be noted that for both studies the dye was observed in the springs on the order of days to weeks following the injection, which indicates that the springs influenced by stormwater recharge likely experience a delayed response to precipitation events, rather than an instantaneous increase in flow rate.

Given the complexity of the underlying karst system, it is difficult to predict how much of the site runoff and recycled water that is directed to Jordan Gulch would discharge to off-site springs fed by the karst aquifer. To analyze the potential for the diverted runoff and recycled water to affect spring flows, Section 4.7.4.5 of the RDEIR (Project Impacts and Mitigation Measures – Impact on Jordan Gulch and Downstream Springs) provides an analysis of the additional site runoff with respect to the total watershed input for peak flows generated under 2-, 5-, 10-, 25- and 100-year 24-hour storm events using conservative watershed characteristics. A comparison of the project inputs to the peak flows for the watershed as a whole shows that the project inputs would increase the peak flows by about 1.2 percent under the smaller storm events and by 1.5 percent under the larger storm events. An increase of 1.2 to 1.5 percent in peak spring flows would be well within the variability in spring flows, especially under storm conditions, and the impact would be less than significant. It is also important to note that peak flows will be mitigated with stormwater detention structures that are designed to manage peak flows for up to the 25-year 24-hour storm event. Furthermore, given the results of the 1992 dye trace studies that dye injected into both the East Remote parking lot and Jordan Gulch emerged days to weeks following

injection, stormwater infiltrating to the karst is expected to be detained to some degree within the subsurface karst system prior to emerging from the aquifer to the various springs.

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## Master Response 9 – Impacts to Kalkar Quarry Pond and Stream

This Master Response addresses the following comments: ORG 3-36, ORG 4-47, ORG 4-48, ORG 4-49, ORG 4-50, ORG 4-51, ORG 4-53, ORG 4-56, ORG 5-7, ORG 5-14, ORG 5-20, ORG 5-30, ORG 5-40, IND 1-9, IND 87-1, IND 87-2, IND 87-3, IND 87-4, IND 87-5, IND 98-1, and IND 98-7. These comments raise concerns regarding the reduction in the pervious surface at Hagar site and whether that could potentially reduce flows to the spring which feeds Kalkar Quarry Pond and associated stream flow from the pond, by reducing the area where precipitation is allowed to infiltrate under existing conditions.

In order to provide some context, general principles of karst hydrology and hydrogeology, and the site-specific geology that has been defined by recent geotechnical evaluations, are discussed below.

Groundwater recharge and flow in the karst only occurs in relatively narrow solution cavities, or channels that have been formed as a result of bedrock dissolving along pre-existing fractures or faults within the otherwise impermeable crystalline marble bedrock structure. Previous geologic mapping on the campus has identified a system of intersecting fault or fracture surfaces that shows a strong correlation with the locations of sinkholes, such as the Hagar sinkhole. Infiltrating precipitation does not recharge the karst aquifer through the massive crystalline marble bedrock structure; it only occurs along these pre-existing fractures or faults.

A detailed geotechnical study conducted at the Hagar site included the installation of 52 soil borings to physically inspect and interpret the subsurface lithology and the completion of a geophysical survey to map the depth to bedrock beneath the site. The investigations confirmed the following:

- “The gently sloping ground at the site is underlain by a nearly uniform blanket of marine terrace deposits, predominantly composed of roughly equal fractions of sand and clay with thickness generally varying between 12 and 30 feet. The blanket of marine terrace deposits overlie a south-sloping bedrock platform carved into mostly marble bedrock, with some minor interbeds of weathered schist cut by fingers of granitic bedrock. The platform ranges from about elevation 380 feet to 430 feet across site”.
- “The site is clearly pockmarked by multiple infilled dolines and one active sinkhole arranged along north-south and east-west linear trends, as evidenced by the boring log data and our marble bedrock contour analysis. There are two dolines that present an elevated risk to several of

the proposed residential structures for the project, centered on borings B35 and B51. Both dolines are relatively deep and filled with very soft soil possibly containing voids.”

The investigation also concluded that “...the vast majority of the development area is underlain by karst geology, and the discharge of stormwater within developed areas underlain by karst may initiate sinkholes in the area. Consequently, the discharge of stormwater in karst areas is strongly discouraged and not recommended.” That is the reason why run-off generated from the project will be diverted away from the development area and not infiltrated close to where it is generated.

Results of the recent investigation indicate that under current conditions, some of the precipitation is likely intercepted by pre-existing fractures or faults within the marble bedrock, as evidenced by several dolines that were identified within the footprint of the development, and by the absence of an integrated drainage network. Therefore, it is true that by replacing this existing pervious surface with impervious surfaces, the project could potentially reduce the amount of infiltration recharge that may currently be occurring at the project site. It should be noted that run-off within the Hagar site that does not infiltrate discharges to the Hagar sinkhole; stormwater does not leave the site via surface flow.

As discussed in Section 4.7.4.5 of the RDEIR (Project Impacts and Mitigation Measures – Impact on Kalkar Quarry Spring and Pond), the project stormwater management system is designed to direct site run-off and run-on to the Hagar sinkhole at approximately the same total volumes, in specific design storms, that flow to the sinkhole under the existing conditions, while diverting additional run-off generated due to new impervious surfaces to Jordan Gulch. With previous dye trace studies demonstrating that run-off captured by the karst is distributed throughout the karst aquifer, indicating that the fracture systems transmitting groundwater are interconnected to some degree, it is reasonable to conclude that by balancing the hydrology and hydrogeology within the relatively small project footprint in lower Hagar Meadow by directing run-off to the Hagar sinkhole, the project will not significantly disrupt the flow regime that feeds Kalkar Quarry Pond.

Some commenters have expressed concern that, under existing conditions, runoff from Coolidge Drive does not flow directly into the detention basin/sinkhole or into the concrete v-ditch paralleling Coolidge Drive , but rather enters storm drains near the intersection of Hagar and Coolidge Drives and is then discharged to Kalkar Quarry Pond. This understanding is not entirely correct. Please note that, under existing conditions, stormwater from the stormdrain in Coolidge Drive does not discharge directly into Kalkar Quarry Pond. Rather, a storm drain conveys the Coolidge Drive runoff to the detention vault near Faculty Housing where it is detained and then released from the vault and flows into Kalkar Quarry Pond. As discussed in **Master Response 7** above, stormwater sampling at the point of discharge from the vault has shown relatively low sediment loads via a measure of turbidity and TSS. As noted in the

RDEIR, the current engineered design of stormwater flow from Glenn Coolidge Drive under the proposed project is into the detention basin/sinkhole via the County-owned concrete v-ditch. Runoff from Coolidge Drive is currently directed to the Campus-owned storm drain system and engineered treatment system because of the concern of sediment in the v-ditch, whose maintenance is the responsibility of the County. This is an existing flow condition that remains unchanged by the project, which the Campus intends to address with the County.

### **Master Response 10 – Approach to Transportation Impact Analysis**

This Master Response addresses the following comments: SA 1-4, ORG 4-58, ORG 4-59, ORG 4-60, ORG 4-62, IND 1-1, IND 1-2, IND 1-3, IND 41-1, IND 78-10, and IND 86-10. These comments question the approach used in the RDEIR to evaluate traffic impacts and assert that instead of relying on the 2005 LRDP EIR's traffic analysis, a level of service analysis should have been completed for the project, especially relative to off-campus intersections. The commenters also assert that the 2005 LRDP analysis cannot be relied on because conditions have changed since that analysis was prepared. This Master Response presents a summary of the analytical approach used in the RDEIR's traffic section and explains why it is the right approach to analyzing the impacts of this project.

As discussed in **Master Response 1**, the SHW Project RDEIR is a project EIR that is tiered from the 2005 LRDP EIR. In compliance with CEQA tiering provisions for streamlined review, this EIR focuses on the project and site-specific impacts of the student housing project and relies on the 2005 LRDP EIR for analysis of cumulative impacts. The 2005 LRDP EIR analyzed the traffic impacts of campus development that would support an ultimate enrollment level of 19,500 students. The EIR projected that enrollment level would be attained by 2020-21, and therefore, the 2005 LRDP EIR analyzed the traffic impacts on the road network from the traffic associated with a campus of 19,500 students under 2020 conditions. As noted in Chapter 3.0, Project Description, in the RDEIR, the building space associated with the SHW project is within the building space planned under the 2005 LRDP. As a housing project, the SHW project would support but not cause enrollment to increase. Therefore, the project is within the scope of the 2005 LRDP.

In view of the tiered approach to CEQA review, as a first step to evaluate the SHW project's traffic impact, a trip generation analysis was completed. As described on page 4.11-25 of the SHW Project RDEIR (September 2018), "The purpose of the analysis was to confirm that with the provision of the additional housing on the campus, the total daily and peak hour trips to the campus would be comparable to or less than the trips previously estimated for the campus at full development under 2005 LRDP, i.e., 2020 conditions in the 2005 LRDP EIR. In the event that a higher number of trips were identified, additional transportation impact analyses would be required in order to comply with the

California Environmental Quality Act (CEQA).”

The trip generation analysis results are shown in Table 4.11-9 and discussed on page 4.11-28 of the RDEIR. Using vehicle trip rates derived from UC Santa Cruz gateway counts<sup>3</sup> conducted in Spring 2017, the discussion points out: 1) that as the student population increases under the 2005 LRDP to 19,500 students, total UC Santa Cruz gateway trips will increase compared to 2017 levels but will remain below the levels analyzed for transportation and traffic impacts in the 2005 LRDP EIR, and 2) the SHW project’s addition of on-campus student housing would offset a portion of that increase in gateway trips due to the increase in enrollment under the 2005 LRDP to 19,500 students, with the result that gateway trips will be even further below the levels analyzed in the 2005 LRDP EIR<sup>4</sup>.

As noted on RDEIR page 4.11-28, the trip generation analysis shows that compared to existing conditions when there are approximately 22,764 daily trips to the campus, the total daily trips to the campus in 2020 (without the SHW project) would increase to 25,580 since enrollment will have increased to 19,500 students. The effect of the proposed housing projects would be to reduce that increase in daily trips by about 684 trips. Therefore, under with-Project conditions, while the number of trips would increase compared to existing conditions because of the enrollment increase to 19,500 students, the SHW project would offset a portion of that increase. Secondly, the table also shows that once the proposed housing is constructed and occupied, the total daily vehicle trips to the campus would be 7,148 trips less than the trips estimated and analyzed in the 2005 LRDP Final EIR. Similarly, the total AM and PM peak hour vehicle trips would be about 358 and 393 trips lower, respectively, than the peak hour trips used in the 2005 LRDP Final EIR traffic analysis. Therefore, as shown by the analysis in SHW Impact TRA-1, the currently projected daily trips to and from the campus under both Year 2020 without-Project and 2023 with-Project Conditions are substantially fewer than the trips projected and analyzed in the 2005 LRDP Final EIR. Therefore, the proposed project, including both the Heller site development and the Hagar site development, would not result in on-campus or off-campus transportation impacts (intersection or multimodal) that are greater than the impacts previously analyzed and disclosed in the 2005 LRDP Final EIR.

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<sup>3</sup> Gateway counts refer to the number of vehicles that were counted at the two campus entrances as entering or leaving the campus. Gateway counts are conducted by UC Santa Cruz TAPS every year to monitor the changes in campus traffic.

<sup>4</sup> The updated gateway vehicle trip estimates capture current travel behavior - that most students, faculty, and staff travel to/from the campus without using a passenger vehicle. As described on RDEIR page 4.11-11, “...Spring 2017 Mode Split Study indicates that 61.3 percent of all person-trips to/from the campus are made via alternative transportation modes. Single-occupant autos account for only 35.3 percent of all person trips. The remaining 3.4 percent of trips were generated by UC Service, construction and delivery vehicles, and motorcycles.” The use of the local gateway counts takes into account the day-to-day travel behavior of students, faculty, and staff. This includes UC Santa Cruz students, faculty, and staff traveling to the campus for an academic use, recreational use or service like the childcare center.

Commenters assert that this EIR cannot rely on the traffic analysis in the 2005 LRDP EIR as off-campus conditions in the project area have changed. As noted above, as an on-campus housing project, the proposed SHW project has the effect of reducing the previously estimated contribution of the 2005 LRDP to off-campus impacts by reducing the increase in vehicle trips that would occur due to projected enrollment growth to a level of 19,500 FTE students. Therefore, the project does not cause an increase to the contribution of the 2005 LRDP to several of the previously analyzed cumulative impacts of development analyzed in the 2005 LRDP EIR, including traffic, and in fact has a beneficial effect of reducing these off-campus impacts. The project would not increase the contribution of the 2005 LRDP to these impacts and would in fact decrease that contribution in the case of traffic. Therefore there is no requirement under CEQA to reanalyze cumulative impacts.

For the same reasons set forth above, an analysis of LOS changes due to the project at on-campus intersections such as the intersections at two campus entrances was determined not to be needed. However, because development on the Hagar site was not contemplated in the 2005 LRDP, a level of service (LOS) analysis of the SHW project's impact to the adjacent intersection of Hagar Drive/Glenn Coolidge Drive and the two new driveway intersections for the Hagar site on Hagar and Coolidge Drives was prepared to determine whether the proposed project could result in increased congestion or hazardous conditions at these specific locations. . These analyses determined that the proposed project would result in less than significant traffic impacts at existing and new on-campus intersections.

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## Master Response 11 – Transit Analysis

This Master Response addresses the following comments: IND 1-8 and IND 94-6. Commenters assert that there would be a significant impact on transit service as a result of the SHW project and that the Campus should commit to transit service improvements. This Master Response summarizes the analysis of the project's impact on transit and explains why the impact was determined to be less than significant.

The 2005 LRDP EIR analyzed the potential impact of campus development under the LRDP on transit service and presented mitigation to address the potentially significant impact. The transit analysis included in the RDEIR provides supplemental impact and mitigation analysis. Specifically, the Existing Conditions transit capacity analysis for the Santa Cruz Metropolitan Transportation District (SCMTD) and intra-campus shuttle service provided by UC Santa Cruz Transportation and Parking Services (TAPS) is presented in Section 4.11.2.5 of the RDEIR. SHW Impact TRA-6 evaluates the proposed project's conflict with alternative transportation modes, including transit, beginning on page 4.11-45 of the RDEIR. The analysis notes per page 4.11-49: "As [shown in Table 4.11-18], SCMTD Transit Route 16 exceeds



capacity (on average) under Existing Conditions and Routes 15 and 16 exceed capacity (on average) under Year 2020 without Project Conditions. With the addition of on-campus housing, there would be fewer riders and the transit load factor would drop below 1.0. The night loop Campus Transit shuttle would exceed its capacity with the projected enrollment increase and the addition of on-campus housing.” Increasing frequency and/or capacity of the bus service would alleviate this condition. As a part of regular TAPS practices and in compliance with LRDP Mitigation Measures TRA-4A and TRA-4C, TAPS regularly monitors the campus transit service and adjusts services as campus transit demand changes. Therefore, transit impacts are fully disclosed and are addressed by the previously adopted LRDP mitigation. (Note that even though SCMTD made substantial service cuts systemwide in 2017, the Campus worked with SCMTD to buy back (or subsidize) additional trips to ensure minimal to no reduction in service to the campus. The recent addition of articulated buses to some routes has increased capacity, and reduced the number of students being passed by full buses.

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## Master Response 12 – Hagar Site Transportation and Traffic Impact Analysis

This Master Response addresses the following comments: ORG 4-63, IND 4-2, IND 5-2, IND 38-6, IND 66-1, IND 77-4, IND 78-9, IND 84-18, IND 84-19, IND 84-26, IND 86-11, IND 88-1, IND 88-2, IND 88-3, IND 89-2, IND 92-5, IND 108-85, IND 109-16, and IND 109-18. These comments raise concerns regarding the analysis of traffic and transportation impacts from the development of the proposed family student housing and childcare facility at the Hagar site. Specifically, comments express concerns about impacts on intersection/driveway operations, traffic safety and design, childcare drop-off/pick-up activities, multimodal access, and off-campus traffic impacts. Each of these topics is discussed below to address specific comments on the Hagar site analysis.

### Driveway Operations and Design

When the Hagar site housing and childcare facility were first proposed in 2017, a site plan was developed that included a single driveway entrance to the complex on Hagar Drive that allowed all movements (left and right turns in and out of the site) onto Hagar Drive. The Draft EIR for that site plan evaluated traffic operations and safety based on this single driveway. The analysis, which was published in the Draft EIR, showed that the driveway intersection would operate at an unacceptable level of service during peak hours, resulting in congestion and potentially congestion-related traffic safety concerns. The Draft EIR set forth a mitigation measure that a second entrance to the Hagar site be added to address this impact. Given the results of this analysis, The Campus revised the site plan to include two driveways, one each on Hagar and Glenn Coolidge Drives, with each driveway designed as a right-in, right-out only

driveway. The RDEIR analyzed this new site plan. As shown in Table 4.11-12 on page 4.11-36 of the RDEIR, the level of service (LOS) analysis for the proposed right-in, right-out driveways of Hagar Drive/Driveway 1 and Glen Coolidge Drive/Driveway 2 shows that both driveways are expected to operate acceptably. As both driveways would operate acceptably with no resulting congestion or left turns that could create traffic hazards during peak hours, the project as proposed would not result in traffic safety impacts. Furthermore, a sight distance analysis was completed for the RDEIR for the driveway on Coolidge Drive (Appendix 4.11). That analysis indicates that the driveway on Coolidge Drive will be located with adequate sight distance and would not result in a hazard at this location. Thus, the driveway analysis in the RDEIR concludes that the Hagar site development would have a less than significant traffic impact at the new project driveways.

With regard to public concern about bicycle safety, the driveways will be designed based on UC Santa Cruz intersection performance standards and state-of-practice design standards to accommodate vehicle access and egress as well as bicycle crossing. The final design may include buffered bicycle lanes and/or separate deceleration and acceleration lanes on Coolidge Drive. The appropriate design features would be based on state-of-practice methods that consider 85<sup>th</sup> percentile observed speeds (which are also used to establish regulatory speed limit postings), and area context. Excessive speeding above posted speed limits or prohibited turn movements would be addressed with enforcement.

### **Childcare Drop-off/Pick-up Activities**

The drop-off and pick-up of students is an on-site activity that will be accommodated by the proposed day care facility site access and circulation design, which would not influence public street operations. Regarding the effect on off-site street operations, the drop-off/pick-up activity is primarily a pass-by activity where students, faculty, and staff arriving on-campus by vehicle would drop off their child and proceed to their destination on-campus. A detailed discussion of the family student housing and childcare center is provided starting on page 4.11-34 of the RDEIR. Additional discussion of the distribution of the childcare facility trips is provided in technical memorandum titled *Student Housing West Project – Intersection Operations and Multimodal Site Access Evaluation* (Fehr & Peers, August 2018). The memo is provided as an appendix to the transportation section of the RDEIR.

The distribution of the childcare facility trips is assumed to be as follows:

#### **AM Peak Hour:**

- 95 percent of the inbound trips are assumed to travel from the main entrance to the site via eastbound Glenn Coolidge Drive and northbound Hagar Drive
- 5 percent of the inbound trips are assumed to travel from the north side of the campus to the site via westbound Glenn Coolidge Drive

- 95 percent of the outbound trips are assumed to continue traveling north on Hagar Drive from the site
- 5 percent of the outbound trips are assumed to travel west on Glenn Coolidge Drive

PM Peak Hour:

- 90 percent of the inbound trips are assumed to travel from the north side of the campus to the site via westbound Glenn Coolidge Drive
- 10 percent of the inbound trips are assumed to travel east on Glenn Coolidge Drive and north on Hagar Drive to the site
- 100 percent of outbound trips will travel west on Glenn Coolidge Drive from the site

Some commenters argue that some people would enter the campus via the main entrance to drop their child off, then go back off campus and/or reenter the campus via the western entrance, and that the traffic analysis does not account for this travel pattern. As the trip distribution presented above shows, the potential for persons to drop off their child and head back out via the main entrance in the AM peak hour is accounted for in the analysis. There would not be a noticeable increase in traffic at the main entrance or the west entrance due to these trips. If it were conservatively assumed that all children were dropped-off/picked-up by a parent that drove onto and off the campus, the gateway trip generation would only increase by 35 vehicles, and this increase would be in the non-peak direction (see Childcare center portion of the Hagar Site Trip Generation Table 4.11-11 in the RDEIR). Even with this additional traffic the updated trip estimates with SHW project would remain less than the 2005 LRDP EIR trip estimates (see Table 4.11-9) and no further on-site or off-site transportation analysis is needed.

### **Multimodal Access**

Transit and pedestrian impacts for the Heller and Hagar sites are discussed in the RDEIR on pages 4.11-49 through 4.11-51. Regarding the Hagar site, the multimodal analysis in the RDEIR evaluates pedestrian access to walkable destinations such as the nearest bus stop via the sidewalk along Hagar Drive. Buses stopping at the bus stop would provide access to on-campus and off-campus destinations. Pedestrian facility improvements have been incorporated into the project design and include the construction of a marked crosswalk and paved path on the north side of Glenn Coolidge Drive from the Hagar Drive project driveway to the north side bus stop to provide a more direct path to the existing bus stop.

With respect to the Heller site, the RDEIR discusses that residents of the new housing would use two existing bus stops to travel north on Heller Drive to central campus facilities. These include the bus stop on the east side of Heller Drive north of Oakes Road and the bus stop on the east side of Heller Drive near Rachel Carson College, with more students likely to use the Rachel Carson College stop as their housing would be closer to that stop. For travel south on Heller Drive, the residents would use the existing bus

stop on the west side of Heller Drive just north of the pedestrian overcrossing. Although the existing pedestrian overcrossing would be maintained and would continue to be used by the residents to cross Heller Drive, the pedestrian bridge does not provide a direct path of travel to the two bus stops, and it is anticipated that project residents would use the crosswalks at the southern project entrance intersection to cross Heller Drive, and a new sidewalk from the northern entrance to the Rachel Carson College bus stop along the north side of Heller Drive to access that bus stop. Due to the large number of students that would be housed on the Heller site, the number of crossings at the at-grade crosswalks would likely increase with the project. This could result in transit delays. The RDEIR includes mitigation to address the impact. The proposed project will meet current code and ADA requirements. Furthermore, both project sites would be served by the campus's Disability Van Service to accommodate the transportation needs for persons with disabilities as required.

### **Off-Campus Impact Analysis**

Some commenters assert that the impacts of the Hagar site development traffic on off-campus intersections should be analyzed. Please see **Master Response 10, Approach to Transportation Impact Analysis**, which explains why no further analysis of off-campus intersection impacts of the project is required.

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### **Master Response 13 – Parking**

This Master Response addresses the following comments: ORG 1-10, ORG 5-58, IND 78-11, IND 84-23, IND 84-27, IND 84-28, IND 84-29, IND 84-30, IND 84-31, IND 86-7, IND 86-12, IND 86-13, IND 86-14, IND 86-15, IND 104-2, and IND 108-85.

As stated in the RDEIR, parking is not an environmental issue under CEQA and therefore comments related to inadequate or excess parking included in the project are not addressed in the traffic section of the RDEIR. Nonetheless, parking related comments on the RDEIR are addressed in this Master Response.

Comments received on the RDEIR related to parking express two concerns: first, that the project includes excess parking and will induce personal vehicle use by the project residents, and second, that the project does not include adequate parking and will result in off-campus parking by the project residents.

An appropriate amount of vehicle parking is provided for each component of the project to prevent spill-over parking into off-campus neighborhoods or induce additional vehicle trip generation. The project provides 174 parking spaces for 2,932 residents at the Heller site. The project's ratio of parking spaces per

resident student (1 space per 17 resident students) at the Heller site is not greater than the existing ratio of parking per resident student. As the ratio would not be greater, the number of trips generated by the Heller site housing will be in line with the trips generated by resident students at the present time. As with all resident students, there would be about 0.66 daily trips per resident student which is lower than the 0.92 daily trips that a commuting student generates.

Note that campus-wide, the parking ratios for upper division undergraduate students range from 1 space per 13 students for close-in parking and 1 space per six students for remote parking. For graduate students, the ratios are 1 space per 3 graduate students for close-in parking and 1 space for 31 students for remote parking. If these ratios were applied, the undergraduate housing at the Heller site would have 208 spaces and the graduate housing would have 73 spaces, for a total of 281 spaces. The project is providing 174 spaces for residents at the Heller site.

Commenters assert that the Hagar site development includes excess parking for both the student families and for the childcare facility. The proposed parking at the Hagar site is consistent with the parking supply rates for other on-campus residential and day-care uses. The existing FSH complex has 257 spaces for 199 residential units and the childcare facility.

Furthermore, as described in the RDEIR (see page 4.11-10), UC Santa Cruz TAPS has established a parking management program to control the use of campus parking facilities. The parking management program is composed of the following:

- Transportation Systems and Demand Management (TSM/TDM) – Measures that discourage single occupant vehicles, and encourage transit, walking, and bicycling to reduce parking demand. Measures and programs are described below and under the transit and bicycle sections of this report.
- Parking Permits – UC Santa Cruz manages parking demand through issuance of a variety of types of parking permits, for commuters, residential parking, faculty/staff, graduate students, undergraduate students, reserved and disabled parking. Residential students with freshman or sophomore academic status are prohibited from purchasing a parking permit.
- Use of Remote Lots – The East and West Remote Lots provide parking supply for commuters and reduce demand for close-in parking in the campus core. The remote lots are served by Campus Transit.

With regard to the concern that due to inadequate parking, the project residents would park off-campus, UC Santa Cruz TAPS will continue to monitor and enforce parking regulations and policies on each project site to minimize the potential for parking over-flow at the project sites or at off-site parking locations.

### 3.3 RESPONSES TO INDIVIDUAL COMMENTS

This section presents all comments received on the RDEIR and responses to individual comments. The *State CEQA Guidelines* require that a lead agency give detailed responses, containing good-faith reasoned responses, to comments that raise a significant environmental issue. (*Banning Ranch Conservancy v. City of Newport Beach* (2017) 2 Cal.5th 918.) On the other hand, CEQA does not require responses to comments that do not raise a significant environmental issue. (*Citizens for E. Shore Parks v. State Lands Comm'n* (2011) 202 Cal.App.4th 549.) Comments that are only objections to the merits of the project itself may be addressed with cursory responses. (*City of Irvine vs. County of Orange* (2015) 238 Cal.App.4th 526.) The written responses that follow were prepared pursuant to *State CEQA Guidelines* Section 15088, and provide the University's good faith reasoned responses to significant environmental issues raised in the comments.

**DEPARTMENT OF TRANSPORTATION**

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

**SA-1**

Serious drought  
 Help save water!

October 15, 2018

SCr-1-20.09  
 SCH#2017092007

Alisa Klaus  
 University of California  
 1156 High Street  
 Mailstop PPDO  
 Santa Cruz, CA 95064

Dear Ms. Klaus:

**COMMENTS FOR THE DRAFT ENVIRONMENTAL IMPACT REVIEW (DEIR) – STUDENT HOUSING WEST, SANTA CRUZ, CA**

The California Department of Transportation (Caltrans), District 5, Development Review, has reviewed the DEIR for the Student Housing West project which proposes to construct housing for approximately 3,072 students at the University of California-Santa Cruz. Caltrans offers the following comments in response to the DEIR:

- |   |        |
|---|--------|
| <p>1. While acknowledging that this DEIR is for a specific housing component of the 2005 Long Range Development Plan (LRDP), it is important for us to highlight that the traffic analysis for the LRDP had significant technical errors and thus makes it problematic to use it as a baseline today. At that time, we requested a revised traffic study but it was not provided.</p> | SA 1-1 |
| <p>2. Caltrans requests a traffic analysis to look at the Mission Street corridor (State Route 1) to determine project specific impacts on the State transportation system of an approximately 19,500 student enrollment as described in the LRDP.</p>  | SA 1-2 |
| <p>3. We request additional details on:</p> <ul style="list-style-type: none"> <li>• 2008 Settlement Agreement Item 4.9 (page 4.11-15)</li> <li>• 2005 LRDP Mitigation Measure TRA-B (page 4.11-29)</li> </ul>  | SA 1-3 |
| <p>4. Educational institutions are required under CEQA to help account for off-site impacts resulting from campus expansion projects. For information regarding educational facilities see court case: <i>City of San Diego, et al. v. Board of Trustees of the California State University</i> (2015).</p>   | SA 1-4 |

5. 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. Further, we commend 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.

SA 1-5

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) 549-3157 or email [christopher.bjornstad@dot.ca.gov](mailto:christopher.bjornstad@dot.ca.gov).

Sincerely,



Christopher A. Bjornstad  
Transportation Planner  
District 5 Development Review

Cc: Sarah Christensen (SCRRTC)  
Claire Fliesler, City of Santa Cruz



**Letter SA-1**                      **Caltrans**

**Response SA 1-1**

As acknowledged in this comment, the Student Housing West (SHW) Project is a specific housing project under the 2005 LRDP. The SHW Project RDEIR is tiered from the program EIR for the 2005 LRDP, and under the tiering provisions of CEQA, the traffic and transportation impacts of development under the 2005 LRDP as a whole need not be re-examined in the SHW Project RDEIR since they were examined in detail in the first-tier program EIR for the 2005 LRDP (*CEQA Guidelines* § 15152).

The comment states that the traffic analysis for the 2005 LRDP EIR contained technical errors but does not identify any such technical errors in sufficient detail to permit a more detailed response. Accordingly, this comment does not state a specific concern or question regarding the adequacy of the analysis in the SHW Project RDEIR and no further response to this comment is required.

The comment is further mistaken in asserting that the SHW Project RDEIR uses the traffic analysis in the 2005 LRDP EIR as a “baseline.” The baseline for analysis of transportation and traffic impacts in the SHW Project EIR is 2017 existing conditions. The purpose of the analysis was to confirm that with the provision of the additional housing on the campus, the total daily and peak hour trips to the campus would be comparable to or less than the trips previously estimated for the campus at full development under 2005 LRDP, i.e., 2020 conditions in the 2005 LRDP EIR. The RDEIR explains that, while a projected enrollment increase under the LRDP, to 19,500 students, would cause an increase in daily and peak hour trips to the campus compared to existing conditions in 2017, the proposed SHW project itself would reduce, rather than increase, the number of daily and peak hour trips associated with the campus. Furthermore, both with and without the project, the projected daily trips (and the related peak hour trips) would be less than the vehicle trips analyzed in the 2005 LRDP EIR. Therefore, the project would not result in new or more severe traffic impacts than previously analyzed in the 2005 LRDP Final EIR.

**Response SA 1-2**

This comment requests that the SHW Project EIR evaluate impacts on the Mission Street corridor (State Route 1) of a campus enrollment level of 19,500 students under the 2005 LRDP. Please see Response SA 1-1; under the tiering provisions of CEQA, the SHW Project EIR is not required to re-evaluate transportation impacts of enrollment growth under the 2005 LRDP, which was examined in detail in the EIR for the 2005 LRDP. Please also see **Master Response 1: Tiered Analysis**, for more information regarding tiered analysis under CEQA.

### Response SA 1-3

The commenter requests details on the 2008 Comprehensive Settlement Agreement (CSA) Item 4.9 (page 4.11-15) and the 2005 LRDP Mitigation Measure TRA-B (page 4.11-29). Section 4.9 of the CSA refers to University Assistance Measure 7 which implemented a 1988 LRDP mitigation measure. According to the text of the University Assistance Measure, the University agreed to fund 50 percent of the local cost share of Phase I of the Mission Street widening project (from King Street to Walnut Street), which was completed in 2000. Section 4.9 settled a dispute about the amount owed by the University toward the cost of the Mission Street widening project.

As noted in the RDEIR (p. 4.11-30), in compliance with LRDP Mitigation Measure TRA-2B, the Campus continues to implement UC Santa Cruz's TDM programs to help minimize traffic volumes to/from campus. With respect to LRDP Mitigation Measure TRA-4B, which concerns improvements in transit efficiency, UC Santa Cruz TAPS continues to work with the regional transit agencies to improve transit service to the campus. Regarding LRDP Mitigation Measure TRA-6B, there is no mechanism within Santa Cruz County for establishing and collecting fair share payments from projects that contribute to the need for freeway improvements. Therefore, this mitigation commitment has not been triggered.

### Response SA 1-4

As required under CEQA, RDEIR Section 4.11, Transportation and Traffic presents the project's trip generation and demonstrates that the project's off-site impacts are addressed by the analysis in the 2005 LRDP EIR. Refer also to **Master Response 10: Approach to Transportation Impact Analysis** and **Master Response 1: Tiered Analysis**, for more information regarding tiered analysis under CEQA.

### Response SA 1-5

This comment states that Caltrans supports smart growth principles. The proposed project is a student housing project that will allow more of the enrolled students to live on campus and reduce vehicle trips on off-campus streets and state highways. Further, the project includes pedestrian and bicycle improvements, and both project sites are well served by transit. The Campus will continue to implement its TDM program which has been effective in keeping peak hour traffic volumes at the campus gateways and on key on-campus streets flat even though campus enrollment has increased since 2007 (RDEIR p. 4.11-18).

October 11, 2018

University of California  
1156 High Street, Mailstop: PPDO  
Santa Cruz, CA 95064  
Email: [eircomment@ucsc.edu](mailto:eircomment@ucsc.edu)

RE: Student Housing West Draft EIR

The Santa Cruz Area Chamber of Commerce is in support of the Draft Environmental Impact Report (EIR) released on March 27, 2018, and further revised after additional public comments were provided to the University, related to the proposed “Student Housing West” (SHW) project.

As we understand it, the SHW project will create an additional 3,072 beds for students at two sites on the UC Santa Cruz main campus. One site will be along Heller Drive, and the other site will be along Hagar Drive. The height of the buildings has been reduced at the Heller site, which would provide housing for over 2,900 undergraduate and graduate students across six buildings. A new unit configuration was developed based on the feedback of undergraduate and graduate students, who sought increased co-housing with shared kitchens and living rooms. Two of the undergraduate buildings now planned to be seven stories tall, instead of the first proposed 8 to 10 stories tall buildings. Two of the other undergraduate buildings will vary from five to six stories, instead of the first proposed five to seven stories, while the last undergraduate building will remain at five to seven stories. The Hagar site will create 140 new housing units for students with families, as well as an expanded childcare center that will serve the children of faculty, staff, and students.

The proposed SHW project will enable UC Santa Cruz to increase its total student housing, minimize the environmental impact, and allow the University to keep its campus housing costs down. There are many environmental benefits to this project, such as reducing traffic congestion, reducing Greenhouse gas emissions, reducing water use, and reducing the need for transmission of electricity by including rooftop solar panels. Furthermore, the proposed SHW project will also relieve some of the pressure in the local housing market.

LA 1-1

In summary, it appears this project has been carefully and thoughtfully designed to meet the needs of students, the community, and the environment and in so doing, earned the Santa Cruz Area Chamber of Commerce's support.

Sincerely,



Casey Beyer

Chief Executive Officer

cc: Santa Cruz Area Chamber Board

**Letter LA-1                      Santa Cruz Chamber of Commerce**

**Response LA 1-1**

The commenter is in support of the DEIR and RDEIR particularly in relation to providing needed additional housing. It presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.



809 Center Street • Room 206 • Santa Cruz, CA 95060 • www.cityofsantacruz.com  
**LEE BUTLER, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT**

November 1, 2018

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

**RE: City of Santa Cruz Comments for Student Housing West Project DEIR, Updated June 13, 2018**

Dear Alisa:

The City of Santa Cruz appreciates the opportunity to review the Draft Environmental Impact Report (DEIR) for the Student Housing West Project. We encourage UCSC to consider the responses below from various city departments.

*Planning*

1. General Plan policy LU2.3.4 encourages “the continued preservation of portions of the UCSC campus in open space uses pursuant to the UCSC Long Range Development Plan.” The DEIR states that the Hagar Site development would require an amendment to the 2005 LRDP to change the land use designation of the site from CRL, which would retain the site as open space, to CSH, which allows development. The DEIR further states that the Hagar Site project will alter approximately 20 percent of the East Meadow. In addition, the DEIR describes the development as “low density student housing” on page 4.8-12 as well as several other locations in the document. Please discuss the potential for a denser site layout for the Hagar Site that would preserve the existing open space of the East Meadow to a greater extent and therefore meet General Plan policy LU2.3.4 as well as policies from the 2005 LRDP that seek to preserve existing open space.

LA 2-1

*Fire*

2. With an increase in campus population and concurrent increase in traffic congestion, there will be an impact to emergency vehicle access and an increase to response times. Include the following measures to mitigate this impact:
  - a. All traffic signals installed on campus shall be outfitted with a Santa Cruz City Fire Department compatible Opticom Emergency Vehicle Traffic Pre-Emption “Opticom” system. This applies to future signals as well as the existing traffic signals already in use on campus.

LA 2-2

- b. Bicycle and pedestrian paths should be wide enough and strong enough to support emergency vehicles. Currently there are a number of paths that do not support Emergency Vehicle Access (EVA) and significantly delays emergency response.
- c. Provide for Emergency Vehicle Access (EVA) to all new and renovated buildings. Allow adequate approach and egress routes as determined by the Fire Marshal.
- d. Ensure elevators installed in new and renovated buildings are large enough to accommodate a medical gurney in the flat/level position along with the emergency response personnel.
- e. Provide adequate turnouts, turn pockets, cut outs, lane widths, number of lanes.
- f. Provide islands and lane separators.

LA 2-2

3. Currently none of the buildings on campus adhere to California Fire Code (CFC) section 505.1:

**SECTION 505**  
**PREMISES IDENTIFICATION**

***505.1 Address identification.** New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.*

LA 2-3

The lack of mandated and generally accepted addressing best practices creates delays in emergency response. To mitigate this impact all current and future building will adhere to the standards set forth within CFC 505.1.

- 4. The current station has reached end of life for functionality. The station will not accommodate additional staffing or equipment. The City does not own the station, nor has a new fire station site been identified on campus. With a projected 10% increase of daily population (Table 4.11-4) and the construction of what will be the tallest building within City limits (Heller site) the current fire station is not adequate for projected staffing and equipment needs. A site for a new station will need to be identified and a station design created to allow for current and future needs.
- 5. Allow for in-building radio and cellular communications for emergency response.
- 6. Provide adequate water supply for structural fire firefighting.
- 7. Provide adequate emergency vehicle access to buildings. Provide adequate defensible space within wildland urban interface around buildings. Maintain vegetation and landscaping around buildings as described in 2016 CFC Chapter 49.

LA 2-4

*Public Works*

- 8. The Revised Draft EIR has improved the substantiation of trip generation, and it can be safely stated that traffic volumes will be less than predicted in the Long Range Plan. However, use of the trip generation assumptions for future environmental review will need agreement between

LA 2-5

the University and the City on a systematic and uniform methodology for trip generation related to University growth.

LA 2-5

9. Please analyze the alternatives to constructing a new membrane bioreactor (MBR) facility to meet demand for recycled water that is compliant with Title 22 of the California Code of Regulations at the Heller and Hagar sites. Please also incorporate the potential use of Title 22 compliant recycled water from other sources into the analysis, including the BayCycle, Pure Water Soquel, and Centralized MBR alternatives described below. The two attached flowcharts can help with decision making between using recycled water produced at the City's WWTF or from an on site MBR facility.
  - a. The BayCycle alternative was the recommended project concept presented in the City of Santa Cruz Regional Recycled Water Feasibility Study (RWFPS) to promote beneficial use of Title 22 water on the UCSC campus. The concept was developed by Kennedy/Jenks Engineers with the input of City Water Department and UC Santa Cruz staff. In the City's Regional Recycled Water Facilities Planning Study, the project would first upgrade the quality of the recycled water produced for in-plant processes to meet Title 22 standards for offsite use at a bulk water station and La Barranca Park and next deliver this recycled water up Bay Street to UCSC. The BayCycle project concept would maximize the existing tertiary filters and use a natural gas pasteurization unit as a method of accomplishing this upgrade. Currently, the City of Santa Cruz Wastewater Treatment Facility does not produce Title 22 compliant recycled water for offsite use. However, the City's [Regional Recycled Water Facilities Planning Study](#) (RWFPS) states the BayCycle project could result in delivery of Title 22 recycled water from the City of Santa Cruz wastewater treatment facility to UCSC campus by 2024. The BayCycle project would yield 0.16 million gallons per day of product water, 0.02 for City customers and 0.14 for UCSC.

LA 2-6

Please include a discussion of the technological and economic drawbacks of MBR in comparison to the use of tertiary treated recycled water from the City's wastewater treatment facility. The propensity for fouling on the membranes from soluble and particulate materials onto and into the membrane can increase transmembrane pressure, and increase the energy required to treat the raw sewage. Operator oversight is required. Filtration performance inevitably decreases with filtration time, due to the deposition of soluble and particulate materials onto and into the membrane, attributed to the interactions between activated sludge components and the membrane. Operational costs for MBR are high, and membranes need to be replaced every 10 years. You can find further information on this topic in the [Soquel Creek Water District's 2016 Groundwater Replenishment Feasibility Study](#)

- b. Pure Water Soquel is a project proposal that would involve producing disinfected Title 22 compliant recycled water using ultrafiltration after secondary treatment. Soquel Creek Water District's Regional Recycled Water Feasibility Study completed in January 2018 proposes that the project would either take secondary effluent from the City's wastewater treatment facility to an Advanced Water Purification Facility (AWPF) in Mid-County, treat the effluent at the City's wastewater treatment facility to comply with Title 22 for offsite use and then send it to an AWPF in Mid-County, or build a complete advanced water treatment facility at the City's wastewater treatment facility. With the second and third options, the City of Santa Cruz could partner with the Soquel Creek Water District to increase the size of



the tertiary treatment to ensure the City will have 0.3 million gallons per day of Title 22 recycled water to serve the City’s non-potable customers.

- c. Alternative 2 in the City’s RWFPS was a 2,200 square foot centralized MBR facility at the base of campus that would produce 140,000 gallons per day of recycled water that could be delivered to 47 meters on campus. One MBR facility, as conceptualized in the City’s RWFPS, would be sited at the base of campus to capture East and West sewer lines of flow. Kennedy/Jenks engineer Melanie Tan used data on sewer flows to estimate that one MBR facility would produce enough to meet campus needs, even in peak irrigation season when the campus population drops significantly. One MBR facility ranked lower than the BayCycle project (recycled water delivered to the UCSC campus) in the multi-criteria decision analysis exercise due to operational complexity, agency coordination, partnerships and agreements, local disruption, and cost effectiveness. In comparison, the BayCycle project would also deliver 140,000 gallons/day of recycled water from the WWTF to all campus users. Both of these project concepts include a storage tank of tertiary recycled water to meet peak season needs, and to deliver recycled water for evening irrigation.
  
- d. The table below compares engineer’s opinion of probable costs for treatment only between these three proposed project concepts with a Class 4 estimate (-30% to + 50% accuracy). UCSC would receive 87 percent of the recycled water from the BayCycle project, 100 percent of the recycled water from the MBR project, and only 46 percent of the recycled water from the City’s portion of the recycled water produced by the Pure Water Soquel Alternative 1. The information displayed in this table does not contain infrastructure costs to convey the recycled water to where it would be used.

LA 2-6

The treatment costs show the difference in capital costs and operating costs per acre foot. The Alt 2 UCSC MBR project would have significantly higher capital costs for treatment than the other two proposed projects. The O&M unit costs in dollars per acre foot would be much lower for the City’s portion of the Pure Water Soquel alternative. These costs developed by Kennedy/Jenks Inc. include treatment costs developed by Trussell Technologies, energy costs, and escalation of capital costs for construction in 2023.

**Treatment Cost Comparison Table of the Proposed Project Concepts**

	City’s Yield (MGD)	City’s Yield (AFY)	Treatment Loaded Capital Costs	Annual Treatment O&M Cost	Treatment Unit Cost (\$/AF)	Treatment O&M Unit Cost (\$/AF)
Alt 2 UCSC MBR	0.14	155	\$21,230,000	\$174,633	\$136,968	\$1,127
Title 22 Upgrade + BayCycle	0.29	324	\$840,000	\$411,936	\$2,592	\$1,271
City’s portion of Pure Water Soquel Alt. 1	0.3	340	\$2,080,000	\$52,000	\$6,118	\$153

\* The BayCycle loaded facility capital cost for treatment includes the \$610,000 for treatment for the Title 22 Upgrade and \$230,000 for the BayCycle portion.

Source of One UCSC MBR and BayCycle costs: p. 202 and p. 224 of RWFPS Final Appendices document. Treatment O&M costs calculated included all costs (assuming 2.5 staff) except pumping to irrigation. Appendix F3 Engineers Opinion of Probable Cost, Regional Recycled Water Facilities Planning Study, Prepared by Kennedy/Jenks Inc. for the City of Santa Cruz, 2018.

Source of City's portion of Pure Water Soquel Alt. 1 costs: p.653-654 Appendix N, Basis of Cost and Alternative Cost Estimates, Table N-1, Alternative 1 - 2.0 MGD Tertiary at SC WWTF; 1.3 MGD AWPf at West Annex/Chanticleer, *Regional Recycled Water Feasibility Study*. Prepared by Carollo Engineers for the Soquel Creek Water District, 2018. Conveyance Cost Comparison Table of the Proposed Project Concepts

LA 2-6

Recycled water projects are eligible for State grant funding, which could be pursued to lower the capital costs for the project alternatives.

10. The SHW Recycled Water Model in Volume II of the Revised Draft EIR describes potential environmental impacts of using MBR on campus, including disposal of 13 million gallons to 16 million gallons of recycled water produced at the Heller Site annually in dry wells in the Moore Creek watershed. According to the Stormwater Runoff Post Construction Control Plan prepared by BFK Engineers on September 7, 2018, post project runoff would result in 1.6 million gallons to Cave Gulch and 7.6 million gallons to Moore Creek. The combination of 7.6 million gallons and 13 to 16 million gallons in the Moore Creek watershed annually may be a concern in the winter, when recycled water would be disposed during the wet season. There may be a synergistic effect if the recycled water combines with stormwater runoff from the project within in the Moore Creek watershed. This can potentially impact the Public Works Department with its responsibility to manage stormwater flows per NPDES permits. The Regional Water Quality Control Board may want to review the UCSC stormwater permit with the winter disposal of recycled water in dry wells. Even though the City would not bear responsibility with the discharge from a membrane bioreactor facility, because UCSC will receive a permit from the State Board, the potential impacts to City residents who expressed comments on the original draft EIR are important to consider.
11. Please discuss sludge and solids disposal if MBR will be the new resource management strategy used for all new growth on campus. Membrane bioreactor technology involves receiving raw sewage, screening inorganic solids, and producing a waste activated sludge from the biological solids. Page 3.0-17 of the Revised Draft EIR states that screened inorganic solids from the headworks would be deposited into approximately two large garbage bags per week, and "biological solids/sludge would be periodically pumped out of the plant and transported to an off-site regulated disposal site." Please indicate which off-site regulated disposal site will be used. The City of Santa Cruz wastewater treatment facility's primary treatment can potentially be impacted by the cumulative volume of sludge flows from UCSC in the sewer system. An option for consideration is sending all excess recycled water into the sewer instead of pursuing dry well disposal of excess recycled water. Some waste activated sludge from bioreactors would not need to be bagged and disposed of offsite and could rather be blended with the recycled water. A change of process could result in sludge discharge to the City sanitary sewer system. To prepare for that discharge, the City would require a waste characterization study ahead of the proposed discharge.
12. Please include an analysis of potential air quality impacts operations at the MBR wastewater treatment plants. The MBR wastewater plant at the Hagar site was not included as an input for the air quality model discussed in Section 4.2 on air quality. This omission is probably due to the fact that prior to July, an MBR was not included in the proposed project at the Hagar site. Prior to the Final EIR, please include the MBR wastewater treatment facility at the Hagar site in a

LA 2-7

LA 2-8

LA 2-9

revised air quality analysis. Industrial strength sodium hypochlorite will be used for the frequent backwashing and cleaning needed in MBR wastewater treatment plants. When cleaning the membranes with liquid bleach (sodium hypochlorite), there is the potential for it to form volatile organic compounds (VOCs) and produce a hazardous gas if it comes in contact with acidic chemicals. It is important to ensure that safety precautions are followed at the MBR wastewater treatment facilities due to their close proximity to populations, especially to the sensitive receptors in the new childcare facility and in employee housing in the Hagar site area.

LA 2-9

13. Recycled water could be used to irrigate the plantings needed to mitigate the aesthetic impacts of the Hagar site and the outdoor play areas, in addition to being used for toilet flushing. The SHW Recycled Water Model in appendix 4.7 of Volume II assumes one million gallons of potable water will be used annually for irrigation. The MBR plant would not treat enough flow from the SHW Hagar site alone to produce sufficient volumes of flow to meet demands. The SHW site is in close proximity to landscape irrigation meters identified as potential recycled water demands at the base of campus that could all be served by the BayCycle Project or one MBR facility with pipelines to East and West campus.

LA 2-10

14. The decision to go with MBR was explained in terms of increasing the sustainability of the project and decreasing pressure on the wastewater system. However, the wastewater system has the capacity to treat the flows from the proposed project and future growth (which total approximately 31 million gallons per year, or 0.085 million gallons per day) on campus as stated in the revised LRDP Water Supply Impact Assessment. UCSC sewer flows from 2005 to 2015 ranged from 3 to 20 million gallons per month, with an average flow of 0.4 million gallons per day when school is in session. The design capacity of the City’s wastewater treatment facility is 17 million gallons per day of average dry weather flow; current flows are from seven to eight million gallons per day. If the Student Housing West wastewater were to flow to the City’s wastewater treatment facility, it would be treated in a facility that operates sustainably. The Public Works Department has accomplished an extensive amount of work over the past 15 years to make it a green facility running primarily on renewable power (see <https://www.cityofsantacruz.com/government/city-departments/public-works/wastewater-treatment-facility/wwtf-energy-and-environmental-program>). The solids from the wastewater treatment facility are used as a soil amendment for non-food crops in the Central Valley, in contrast to the proposed end use of solids from the MBR facility, which would be bagged and sent to a disposal facility. The City’s wastewater treatment facility uses ultraviolet light disinfection, which reduces the use of chlorine. This type of treatment improves the quality of the secondary treated effluent that is available for beneficial reuse or for discharge into the ocean.

LA 2-11

*Sustainability and Climate Action*

15. The Revised Draft EIR discusses the project’s electricity and natural gas usage starting on page 3.0-20. Please discuss how the added demand for electricity and natural gas fits into the context of the University of California’s Carbon Neutrality by 2025 initiative.

LA 2-12

16. Section 4.1.2.3 on Light and Glare, as well as other locations in the document, describe generally the use of non-glare, down-lighting. Please specify Dark Skies compliant non-glare down-lighting fixtures versus generic only.

LA 2-13

17. In Chapter 4, the greenhouse gas emissions section does not put projected emissions generated into the context of the Carbon Neutrality by 2025 initiative or the City’s emissions goals and does not describe how they will be mitigated to achieve the former. It only finds that emissions would not exceed applicable significance thresholds set forth by the Monterey Bay Air Resources District and San Luis Obispo Air Pollution Control District (page 4.6-27) and that the

LA 2-14

project would not conflict with future GHG reduction goals per SB 350 and SB 32 (page 4.6-28). Please discuss generated greenhouse gas emissions with regard to both the Carbon Neutrality by 2025 initiative and the City’s emissions goals and discuss how emissions will be mitigated to meet the initiative goals.

LA 2-14

18. On page 4.6-17, please correct the typographic error on last line. The carbon neutrality goal targets year 2025, not 20253.

LA 2-15

19. Please discuss whether the development’s added utility demand and emissions generation has been modeled through UCSC’s Climate and Energy Strategy tool (CES) described on page 4.6-19 to give the UC a better understanding of how this development fits into the context of the Carbon Neutrality by 2025 initiative. Page 4.6-30 mentions the CES further and its recommendations but only qualitatively says that the project would not conflict with the CES. However, it appears the development is not zero net energy as recommended in the CES. Quantitative analysis would be preferred to support the assertion that the project is not in conflict with the CES.

LA 2-16

20. Idling beyond 90 seconds is illegal in the City per Ordinance No. 2015-05. In Volumes I and II, please specifically mention and describe the future siting of anti-idling signage to mitigate transportation emissions at parking lots, loading and unloading zones or bays, and other pickup spots. On page 11 of Volume II, Appendix 4.2, please add this measure to the list of recommended mitigation measures for exhaust emissions.

LA 2-17

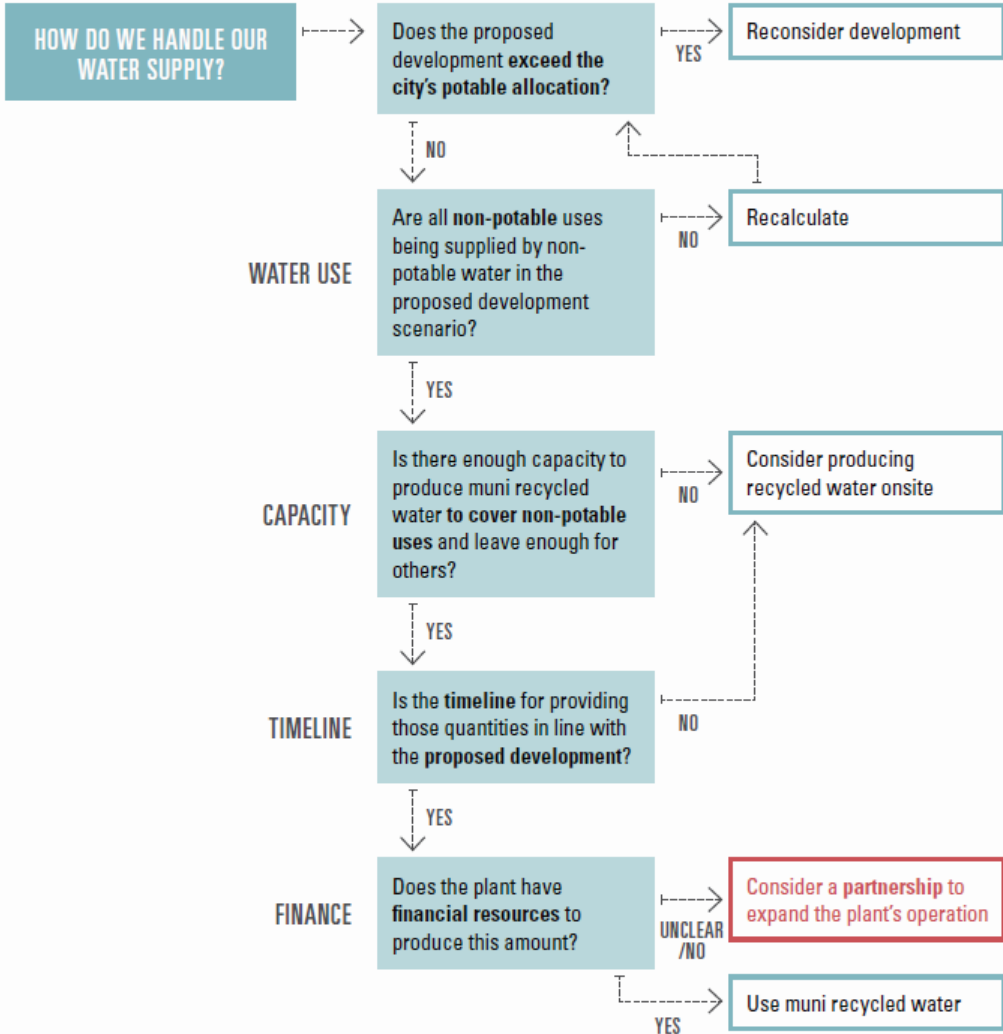
Please contact me at (831) 420-5247 or [cstanger@cityofsantacruz.com](mailto:cstanger@cityofsantacruz.com) if you have any questions.

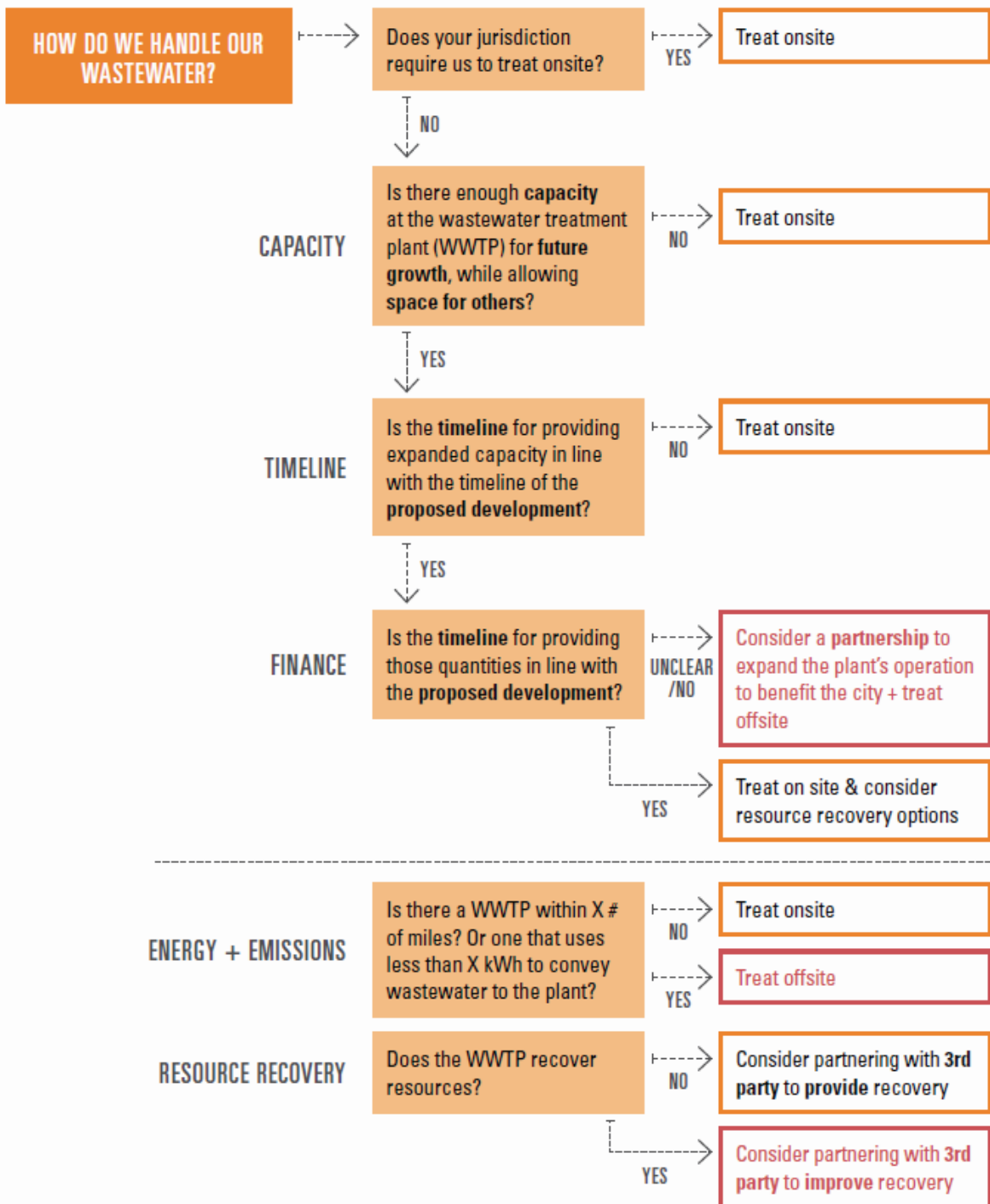
Sincerely,

Clara Stanger  
Associate Planner II

- cc: Lee Butler, Planning Director  
 Alex Khoury, Assistant Planning Director  
 Sarah Fleming, Principal Planner  
 Eric Marlatt, Principal Planner  
 Jason Hajduk, Division Chief and Fire Marshal  
 Christophe Schneiter, Assistant Public Works Director  
 Tiffany Wise-West, Sustainability & Climate Action Coordinator

### WATER DRIVER FLOWCHARTS





Source: Water Reuse Practice Guide WJW Foundation, 2018, p. 17  
<https://www.collaborativedesign.org/water-reuse-practice-guide/>.

**Letter LA-2**

**City of Santa Cruz**

**Response LA 2-1**

The density of the proposed housing at the Hagar site was determined based on a number of factors, which include but are not limited to the following: the specific needs of student families that are better served by low rise apartment buildings than by one or more high-rise buildings; need for safe open space areas for children that would live in the complex; the need to keep the proposed development comparable in density to adjoining single family developments both in the City and on-campus; and the need to keep the development low rise so as to better integrate with the surrounding meadows to the north, west and south and minimize the project's visual impacts to the maximum extent possible. . . . Further, as detailed in **Master Response 5: Biological Resource Impacts on the East Meadow**, the 2005 LRDP EIR determined that implementation of the 2005 LRDP would result in the loss of up to 84 acres of grassland open space habitat on the central and lower campus, including approximately 51 acres located on the East Meadow. Based on projects that have been completed or are planned to be completed under the 2005 LRDP and the proposed project, development under the 2005 LRDP will affect about 23 acres of the 84 acres of grassland open space that was projected to be developed under the 2005 LRDP. Therefore, the project would not result in a greater impact on open space than was anticipated under the 2005 LRDP.

**Response LA 2-2**

The City's comment about the potential for traffic congestion to affect emergency vehicle access and response times applies to the growth in campus enrollment and not to the SHW project. Although the SHW project would increase on-campus population, it would have the effect of reducing the daily trips to the campus, and thereby reducing congestion, compared to the No Project conditions . As discussed under SHW Impact TRA-1, while the projected enrollment increase to 19,500 students would cause an increase in daily and peak hour trips to the campus compared to existing conditions, the proposed SHW project would reduce, rather than increase, daily and peak hour trips. Furthermore, both with and without the project, the projected daily trips (and the related peak hour trips) would be less than the vehicle trips analyzed in the 2005 LRDP EIR.

The City's comments related to outfitting on-campus traffic signals with City Fire Department compatible Opticom, paths that can be used by emergency vehicles, providing EVA to all new and existing buildings, providing turnouts, islands, and lane separators will be considered by the Campus. Note that the site plans for both project sites include adequate emergency access.

**Response LA 2-3**

The Campus will work with the Santa Cruz Fire Department (SCFD) to develop an approach to building identification that works for both the Campus and the fire department, so that delays in emergency response are avoided.

**Response LA 2-4**

The City's comment related to the fire station is not consistent with the information provided by the SCFD to the Campus during the preparation of the RDEIR. As stated in the RDEIR (p. 4.10-13), the SCFD was contacted by UC Santa Cruz planning staff to determine whether the fire department had adequate personnel and equipment to serve the proposed SHW project, including the seven-story tall buildings at the Heller site, and whether new or expanded fire station facilities would be required. The SCFD stated that the existing ladder truck at Fire Station No. 4 could serve buildings that are 7 stories or less. With regard to personnel, the SCFD did indicate that it would require more staff. As stated in the RDEIR, any additional staffing of the fire station required to serve the proposed SHW project would be negotiated under the terms of the existing Fire Services Agreement between the Campus and the City. The Campus will discuss the matter with the SCFD and determine whether a new fire station is indeed needed for the SHW project or whether this comment is related to the enrollment increase under the 2005 LRDP (note that RDEIR Table 4.11-4 referenced in the City's comment does not present any population data).

The Campus consulted with the City Fire Chief during the preparation of this Final EIR regarding the expansion of the existing fire station on the campus to house the additional fire personnel needed for the proposed project. Based on this consultation, the Campus estimates that a total of 1,070 square feet (sf) of additional building space would be needed at the existing fire station. This would include an additional 750 sf for parking apparatus that is currently stored outside; 120 sf for sleeping quarters to accommodate additional staffing as needed for special events, disasters, or other staffing related needs; and about 200 sf for a code-compliant storage room for personal protective equipment. The additional space could be provided through an expansion of the existing building to the north (option 1). Alternatively, the existing first story could be remodeled to accommodate apparatus bay needs and a second story could be added to accommodate the additional sleeping space (option 2). A portion of the additional apparatus space could be accommodated through expansion to the west, in combination with one of the first two options. Undeveloped land, containing a few young planted trees, is available to the north of the fire station for this expansion. Therefore, implementation of the fire station expansion would not involve removal of mature trees. Furthermore, the area does not contain any sensitive habitats or habitats that could support special-status plant/wildlife species. Finally, the project would be required to implement LRDP mitigation measures to avoid noise impacts on nesting birds and on cultural resources, should any be encountered during ground disturbing activities. Therefore, an expansion of the fire station to accommodate additional personnel needed to serve the proposed project would not result in significant environmental



impacts. This is consistent with the findings of the 2005 LRDP EIR that also concluded that the environmental impacts from an expansion of the fire station on the campus would be less than significant.

**Response LA 2-5**

The commenter notes the improved trip generation documentation in the RDEIR and describes a desire to establish a method to estimate future trip generation for UC Santa Cruz campus.

The trip generation analysis in the RDEIR is based on the Spring 2017 gateway traffic counts and student enrollment. The two variables were used to establish trip generation estimates for the campus. Using local empirical vehicle gateway trip surveys captures the local travel patterns for the UC Santa Cruz students, faculty, staff, and visitors. Similar methods could be used for future studies to maintain consistency and reflect local travel behavior.

**Response LA 2-6**

The environmental impacts from construction and operation of the membrane bioreactor (MBR) plants at the Heller and Hagar sites are analyzed in all the relevant sections of the RDEIR. As the analysis shows, the two plants would result in less than significant impacts. Therefore, the Campus does not need to evaluate alternatives to the MBR plants in this EIR.

With regard to technological and economic drawbacks of MBR plants, including the concern about fouling and the need for operator oversight, please note that as stated in the RDEIR (p. 4.2-31), both MBR plants would be operated and maintained in compliance with a permit from the Central Coast Regional Water Quality Control Board (RWQCB). The permit includes operations and maintenance (O&M) requirements to minimize “nuisance conditions.” The permit requires that, at all times, all facilities or systems must be operated as efficiently as possible in a manner that will prevent discharges, health hazards, and nuisance conditions. All screenings, grit, and sludge must be disposed of in a manner approved by the RWQCB to prevent any pollutant from the materials from reaching waters of the state, creating a public health hazard, or causing a nuisance condition. In addition to the operating permit from the RWQCB, the agreement between the University and the P3 developer for the operations of the proposed project will include requirements related to maintenance, safety precautions, and proper operation of the two plants.

The Campus will consider the information presented by the City regarding the relative cost of obtaining recycled water from the proposed MBR plants or from the alternatives suggested by the City. The Campus will also continue to work with the City and other regional partners to develop strategies to

reduce potable water use, increase recycled water use, and implement programs and projects to improve the reliability of water supply, especially during drought conditions.

**Response LA 2-7**

It is not meaningful to add the annual stormwater runoff to the annual volume of recycled water that would be disposed for purposes of impact assessment for a number of reasons. First, total volumes are not useful for analyzing impacts during the wet season, which are better analyzed based on peak flows. Second and more importantly, the two disposal systems are separate as the stormwater management system will discharge to surface waters (Rachel Carson detention basin and Moore Creek) and the recycled water system will discharge into the subsurface soils via dry wells. Additionally, the stormwater management system has been specifically designed to avoid hydromodification effects or flooding in the downstream segments, especially during the wet season. As discussed in the RDEIR, in compliance with LRDP Mitigation Measure HYD-3C and the Campus's PCRs, the Heller site drainage system has been designed to ensure that post-development peak flows do not exceed pre-development peak flows from 2 to 10-year storms. In addition, as noted in the RDEIR, although the total runoff generated on the Heller site would increase from 26.2 acre-feet under the current conditions to about 28.1 acre-feet with the project, with detention included in the project, the volume that would leave the site to drain into Moore Creek would be about 23.1 acre-feet. This volume is less than the estimated 23.6 acre-feet of runoff that currently discharges into the Rachel Carson College detention basin). With respect to recycled water, it would be disposed of in dry wells and not to surface waters such as Moore Creek. The wells would be located in schist and would be at least 30 feet deep (could also be 35 feet deep if needed). Infiltrated water would be detained by schist and would travel downgradient within the underlying formation. There are no springs that discharge into Moore Creek downstream of the Heller site. Therefore, there is no reason to believe that the infiltrated recycled water would emerge in Moore Creek. Please also note that excess recycled water would be disposed of in dry wells until such time that other campus uses are identified or constructed that could receive and utilize this excess recycled water.

**Response LA 2-8**

The MBR system would not result in a sludge that cannot be disposed of in the sewer system. Two types of "waste" byproducts are generated by the recycled water system. The first type of waste byproduct is headworks screenings. The first stage of the treatment process removes, rinses, and compacts inorganics, including plastics, non-degradable wipes and other trash through a screening system at the headworks. These items are non-hazardous and will be bagged and transported off-site by the system operator. Based on the flows into the system, the system will generate approximately two 40-gallon bags per month across the two sites. The second waste byproduct is excess process water generated by the MBR. This

process water, called “mixed liquor,” is a very liquid solution – not a sludge – that does not require dilution with recycled water. Based on the flows into the system and preliminary system performance estimates, the anticipated discharge is relatively low, about 1,100 gallons per day for the two sites. As needed, the Campus and P3 developer will work with the City to determine if any pretreatment is needed prior to discharge from the system.

**Response LA 2-9**

As discussed in Section 3.0, Project Description and Section 4.2, Air Quality of the RDEIR, the MBR wastewater plant at the Hagar site would be a fully enclosed modular plant, located inside an enclosed concrete masonry unit (CMU) building, with the majority of equipment placed below grade. The plant would operate on electricity and would not generate any emissions related to combustion of fuels. The RDEIR notes that chemicals used in treating wastewater at the MBR plant would include sodium hypochlorite (for membrane cleaning); sodium hydroxide for alkalinity; and industrial strength sodium hypochlorite for disinfection and water color. The chemicals would be stored in chemical tanks or in 55-gallon tanks on spill containment pallets. Due to concerns about odors from the headworks room, equalization tank, and the room containing the MBR, all three spaces would be under negative pressure with airflow ducted to an activated carbon odor control system that would scrub air of odors and compounds such as hydrogen sulfide. The exhaust from the odor control system would be located away from sensitive receptors such as occupied buildings and outdoor gathering spaces. Therefore, there would be minimal emissions from the operation of the MBR plant. Further, as noted in Response LA 2-6 above, the plant would be operated and maintained in compliance with a permit from the Central Coast RWQCB. The permit requires that at all times, all facilities or systems must be operated as efficiently as possible in a manner that will prevent discharges, health hazards, and nuisance conditions. In addition to the operating permit from the RWQCB, the agreement between the University and the P3 developer for the operations of the proposed project will include requirements related to maintenance, safety precautions, and proper operation of the plant.

**Response LA 2-10**

Recycled water generated on the Hagar site will be used for both toilet flushing and on-site irrigation. However, potable water would be needed for irrigation as the amount of recycled water produced on site during the summer months would not be enough to serve the irrigation needs at the Hagar site. Should the City complete the BayCycle or another project that supplies recycled water to the Campus, the Campus will use that recycled water instead of potable water for irrigation at the Hagar site during the summer months.

**Response LA 2-11**

The MBR plants are proposed as part of the project at both sites in order to treat and reuse water on the project sites. This element of the project, combined with water efficiency, reduces the demand for potable water from business as usual by as much as 62 percent at the Hagar site and by 56 percent at the Heller site. The reuse on the site also reduces the energy use that would be involved if the wastewater were to be treated off site and recycled water were to be pumped up to the two project sites on the campus. Using water treated onsite rather than off-site recycled water that must be pumped uphill, also reduces carbon emissions.

**Response LA 2-12**

As stated in the RDEIR, the project has been designed to be highly energy efficient. The University requires all UC projects to achieve a minimum of a Silver rating under United States Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED) Building Design and Construction (BD+C) v4.0 Green Building Rating System (the "LEED Rating System"). The project is targeting to achieve a LEED Platinum certification but will achieve a minimum of Gold certification. All buildings will be designed and constructed to be energy efficient. The exterior building envelope will be optimized to improve thermal isolation. The exterior walls and roofs will have enhanced insulating qualities. High-performance glass will be used to promote daylighting and passive solar heat gain in the winter without excessive use of glazing. The general lighting in the buildings will be accomplished through a combination of daylighting and general artificial lighting. In areas of special function, specialty lighting will be utilized. Light fixtures and the lighting system will be selected based on performance and aesthetics. The student housing units will be provided with heating-only mechanical systems; no air conditioning is included in the project. Ventilation will be provided by unit exhaust with makeup air through trickle vents in the exterior wall. The units will also be provided with operable windows to provide natural ventilation and passive cooling whenever conditions are appropriate. Cooling will be provided only for certain spaces such as main electrical rooms. High efficiency electrical and water fixtures and appliances will be included in the proposed housing. In addition, solar thermal water heating systems are planned as part of the project at both the Heller and Hagar sites. Table 3.0-2 in the RDEIR reports the maximum demand for electricity and natural gas associated with the project. As that table shows and stated on page 3.0-21, except for a small amount of natural gas use associated with periodic testing of the emergency generators that would be on the project sites, no natural gas would be used in the proposed housing. All buildings would be fully electric and would use electricity for both space and water heating. This is in line with the University's Carbon Neutrality Initiative to reduce Scope 1 GHG emissions from campus facilities (Scope 1 emissions are emissions from on-site combustion of fuels). The project includes the installation of roof-top solar arrays at both sites that would generate

renewable electricity. About 23 percent of the electricity used would be renewable energy generated on site.

Additionally, by providing more than 3,000 student beds on the campus, the project would reduce the number of vehicle trips and vehicle miles travelled and the associated GHG emissions that would be generated if these students were to live off campus. Also, by providing on-site wastewater treatment and use of recycled water, the project would reduce GHG emissions associated with electricity used to treat and convey water to the project sites and to convey and treat wastewater off-site.

With respect to the UC Carbon Neutrality by 2025 Initiative, the RDEIR (p. 4.6-19) provides an extensive discussion of how UC Santa Cruz has prepared its Climate and Energy Strategy (CES) as a plan for achieving UC Santa Cruz's two climate and energy goals, namely:

- Achieve carbon neutrality by 2025 for Scopes 1 and 2 emissions, and
- Mitigate the impacts of the Cap and Trade regulation.

As noted in the RDEIR, the CES provides recommendations, with a series of possible paths to meeting the UC Sustainable Practices Policy requirements but does not create performance requirements that every project must comply with. However, most relevant to campus building projects is the recommendation that the Campus adopt a policy of net zero emissions for new buildings (Scopes 1 and 2, so includes purchased electricity and on-site combustion). This would be accomplished by developing all-electric buildings combined with the following in this order of preference: on-site renewable power generation; all purchased electricity from renewable sources; renewable energy credits (RECs) for purchased electricity from non-renewable sources; and offsets for on-site combustion sources.

The project will be required to apply this approach in its procurement of electricity. As noted above, the project does not include any on-site combustion sources and therefore, it would not require offsets. The project's electricity sources will be on-site generation of renewable energy from solar arrays and purchase from the grid. With respect to purchased electricity, if the project is added to the UC Energy Services Unit's bundled account, the Campus will purchase all electricity needed for the project as 100 percent renewable energy from the day that the project opens - the Campus will be on 100 percent renewable electricity by 2020. If the project is not bundled with the Campus's other electricity purchases and obtains its electricity directly from PG&E, the project will be required to provide RECs for the portion of the electricity used by the project that comes from non-renewable sources. Therefore, the project will comply with the Carbon Neutrality Initiative and the University's and the Campus' goal of attaining carbon neutrality for Scope 1 and 2 emissions.

**Response LA 2-13**

The commenter is referred to SHW Impact AES-4, which explains that Campus Standards are designed to minimize lighting impacts by limiting the amount of lighting around buildings and encouraging the implementation of non-glare, down-lighting fixtures, and LRDP Mitigation Measures AES-6B and -6E also address lighting impacts. Further, SHW Mitigation Measure BIO-12 is set forth in RDEIR Section 4.3. In addition to other lighting controls, that mitigation measure requires that International Dark-Sky Association guidelines be followed to minimize light pollution.

**Response LA 2-14**

CEQA requires that GHG emissions associated with a proposed project be estimated and evaluated for the significance of the impact that could result from these emissions. The *State CEQA Guidelines* Section 15064.4 states that, when making a determination with respect to the significance of a project's GHG emissions, a lead agency shall have discretion to determine whether to: (1) Use a model or methodology to quantify greenhouse gas emissions resulting from a project, and which model or methodology to use; and/or (2) Rely on a qualitative analysis or performance-based standards. The University chose to quantify the emissions and used thresholds set forth by the Monterey Bay Air Resources District (MBARD) and San Luis Obispo Air Pollution Control District (SLOAPCD) to evaluate the significance of the estimated emissions. This is standard practice for projects in Santa Cruz County.

The RDEIR also evaluated the potential for the proposed project to conflict with state law, and applicable plans and policies which include UC Policy on Sustainable Practices and the UC Santa Cruz Climate Action Plan (RDEIR p. 4.6-27). The City's GHG emissions inventory does not include UC Santa Cruz as an emissions source and the City's Climate Action Plan does not apply to the Campus. Therefore, the RDEIR does not include an analysis of the effect of the project's GHG emissions on the City's emissions goals. For the project's consistency with the UC Carbon Neutrality Initiative and UC Santa Cruz CES, please see Response LA 2-12 above.

**Response LA 2-15**

The typographical error has been corrected. Please see **Chapter 4.0, Revisions to the Revised Draft EIR**.

**Response LA 2-16**

See Response LA 2-12 above regarding the amount of electricity the project would procure from the grid and the amount that would be generated on site, and the project's consistency with the UC Carbon Neutrality Initiative and UC Santa Cruz CES.

**Response LA 2-17**

As a project under the 2005 LRDP, SHW project will implement LRDP Mitigation Measure AIR-6 which requires that idling be discouraged at construction sites. The Campus will also consider posting additional signage at loading docks and parking lots to discourage idling.



**SANTA CRUZ COUNTY GROUP**  
**Of The Ventana Chapter**  
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October 29, 2018

To: Director of Campus Planning  
Physical Planning and Construction  
University of California, Santa Cruz

From: Sierra Club  
Regarding: Revised DEIR, Comments on Student Housing West Project, SCH No. 2017092007

The Sierra Club supports the mission of the University of California and recognizes its many academic achievements. We also support the efforts by UCSC to provide additional housing for its student population. Historically, the UCSC administration has carefully balanced new development within the parameters of a sensitive, unique natural environment, which in itself is a learning laboratory. The Student Housing West (and East Meadow) Project is a radical departure from this history. Reasonable alternatives that would achieve the same goal have been dismissed in favor of the most environmentally impactful and widely unpopular site choices.

ORG 1-1

The Sierra Club has serious concerns about this project’s impact on the environment. Many impacts cannot be mitigated. Many of the proposed mitigations are inadequate for the task. The Revised Draft EIR (Revised DEIR) contains a number of these shortcomings, which we detail below. We request a response to each of the concerns raised.

We believe that the “detailed study” in the Revised DEIR is unreliable based on the past 50 years of student on and off campus living preferences. As a general statement, we question the need for such a dense development on the Heller site. If as is stated, this 3000-bed-space project is to fulfill requirements under the 2008 CSA (Comprehensive Settlement Agreement) plus overfill, and not for future growth, then a far smaller project would suffice. Sixty-seven percent on-campus housing is required for the remaining 1000 additional students up to the 19,500 maximum under the CSA. This, plus approximately 900 additional beds to accommodate the current overfill of dorms and lounges gives a total of 1570 beds, far smaller than the project and more in line with Alternative 2.

ORG 1-2

We strongly oppose any development on the East Meadow.

**Student Housing West Impacts:**

**Aesthetics**

We note the conclusion of the Revised DEIR that the project’s impacts on scenic resources are significant and unavoidable and that the project will degrade the visual character and quality of the East Meadow for the Hagar site and also are significant and unavoidable. These conclusions alone should render alternatives to the project as more viable choices.

ORG 1-3

The Revised DEIR understates the impact on the East Meadow via visuals that are chosen to minimize the height and scale of this project from the two adjacent roads. New visuals, without foreground subjects to distort the scale of the buildings should be made available. How high above grade will these buildings be situated? We request that a view from grade level such as someone walking up the footpath be included in the final EIR.



**Biological Resources**

The Revised DEIR does not respect the vision and intention of the 2005 LRDP EIR, which states: “Respect major landscape and vegetation features. Development will be sensitive to preservation of UC Santa Cruz’s distinctive physical features, including ravines, major grasslands, chaparral, and areas of redwood and mixed evergreen forests.”

ORG 1-4

Both CEQA Guidelines and the 2005 LRDP EIR state that development should not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. The LRDP also states that, “To the extent possible, development will minimize interruption of wildlife movement and fragmentation of habitats.” We do not believe that these guidelines are being followed in the choice to develop at the Hagar site. We urge you to consider development of the family housing at any of the alternate sites.

Regarding SHW Impact BIO-11, the mitigation measures fail to adequately assess the threshold of the Project’s long range, cumulative impact on the movement of any native resident or migratory fish or wildlife species, or on established native resident or migratory wildlife corridors, or on impeding the use of native wildlife nursery sites. Furthermore, the Revised DEIR does not disclose if the UCSC Campus has adequate locations available for “the event that restoration is the chosen mitigation” for the potentially necessary mitigation measures. We question whether the LRDP mitigation measures have been successfully carried out.

ORG 1-5

The mitigation measures for the Biological Resources do not include the environmental impacts of three years of construction activities. This cannot be assessed properly without knowing the quantity of cubic yards of excess material taken from Hagar site or the impact of permanent loss for various wildlife nurseries at that site.

BIO-7: The proposed projects are located in the Pacific migratory Flyway and are foraging habitats for a wide variety of bird species, and hunting grounds for raptors and falcons. The findings are compromised due to the lack of baseline data for wildlife inventory. This prevents a measurable assessment of the cumulative impact on the fragmented habitats that will result from the project.

ORG 1-6

BIO-8: Biological surveys for the Hagar site are inadequate. The project biologist LSA conducted only one burrowing owl survey within 2 hours of dusk on 12/7/17. The Revised DEIR admits that “LSA did not conduct a protocol level burrowing owl survey which includes multiple surveys” because they didn’t expect to find their nests in the site’s grasslands. A proper survey of burrowing owls, which are known to nest nearby, should be conducted and included in the final EIR.

A preconstruction survey for burrowing owls is too late. If nests are present, this fact should be known before construction on the site is approved so it can be adequately weighed. The statement that “if burrowing owls are found, all active burrowing owl sites will be avoided **to the extent feasible** (emphasis added) is not an adequate mitigation. Please revise this mitigation to achieve avoidance of all burrowing owl sites.

ORG 1-7

There were no protocol level surveys conducted for all the other species for the Hagar site. This hasty study is not adequate for CEQA compliance. The final EIR should include protocol level surveys for all species within and migrating through the project site.

We acknowledge that the Revised Draft EIR addresses the Bird-safe Design Standards (BSD) on page 3.0-11. Please note that the proposed BSD replicates items 2 and 3 in the San Francisco “Exceptions & Specifications” section on page 32 of [Standards for Bird Safe Buildings 7-5-11.pdf](#). San Francisco is reevaluating their BSD due to undesired bird collision issues resulting from applying contiguous glazing at least 24 square feet in size and within 40 feet above grade. For BSD information, contact: Christine Sheppard, Ph.D., Director, Glass Collisions Program, American Bird Conservancy. Also reference [Bird-friendly Building Guide WEB.pdf](#).

ORG 1-8

Page 3.0-11 of the Revised DEIR states that the BSD will be installed at the Heller site but doesn’t mention the Hagar site. On page 4.3-50 SHW Mitigation BIO-11B states: “The Campus shall review the final designs of the buildings at the Heller and Hagar sites to ensure that appropriate bird safety designs have been effectively

incorporated to reduce potential impacts to birds. Significance after Mitigation: Less than significant.” The Revised DEIR should address this inconsistency and mitigate the BSD issue accordingly. Please include this in the final EIR.

ORG 1-8

**Transportation and Traffic**

Because one-third of the new bed space of the Project is to relieve current overcrowding in dorms and lounges, about 2,000 new bed spaces will result. These new students on campus will have visitors with cars, so a conclusion of “less traffic” in the traffic study is unrealistic. Although the effect on traffic might be less than significant, “less traffic” is an untenable conclusion. In addition, these new students will use the Metro and the impact on Metro should be analyzed.

ORG 1-9

On page 4.11-22, the Revised DEIR concludes that no new study is required for off campus traffic effects as this traffic is assumed to be less. Since only 15% parking is being planned for the Heller site, the impact on off-campus parking should be analyzed and included. If reliance is made on 2005 LRDP Final EIR, this new development concentrated on the West of campus needs updated studies for validity.

ORG 1-10

The impact of 2000 additional students on the Metro system should be included in the final EIR.

ORG 1-11

TRA-6: with an additional 2700 students living near Heller and having to cross that street to catch a shuttle, it is careless to assess that impact by concluding that, “...circulation on Heller Drive will be monitored and **if warranted (emphasis added)** the crossing guard program may be extended.” Re-assess and think, pedestrian overpass.

ORG 1-12

Thank you for your attention to the above assessment of the Revised DEIR. We look forward to your comments and responses to these issues and concerns in the final EIR.

Sincerely,

Gillian

Gillian Greensite, Chair  
Sierra Club, Santa Cruz County Group  
Ventana Chapter

**Letter ORG-1**                      **Sierra Club**

**Response ORG 1-1**

This comment is a set of general introductory remarks expressing opposition to the proposed project. It presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response ORG 1-2**

The commenter asserts that the 2018 study that shows an even greater demand for on-campus housing is not reliable, and that a much smaller project would suffice. The commenter also asserts that the project is proposed to accommodate future growth in enrollment.

If the objectives of the project were to only address the Comprehensive Settlement Agreement and relieve overcrowding, a smaller project would suffice. However, as stated in RDEIR Section 1.2, Project Background and Need, which documents all the reasons why the project is proposed, and Section 3.0 Project Description, which lists the objectives of the project, the project is also proposed to replace housing that has reached its useful life and make more affordable housing available to the students in compliance with the UC President's Housing Initiative. It is true that at times Campus housing has not been fully occupied and historically many students preferred to live off campus. However, in recent years, due to both the lack of housing off campus and the cost of off-campus housing, more students are seeking on-campus housing. Please see Table 7.2-3 which shows the historical and recent occupancy rates for University-controlled housing. In 2016, the average occupancy level of student housing was 95.5 percent, including beds added to existing facilities beyond their original design capacity to increase beds on a temporary basis. The 5-year average occupancy rate for student housing was 97 percent. As the Brailsford & Dunlavey study, which was completed in April 2018, shows, the availability of off-campus housing is low (the average vacancy rate for the surveyed properties was around 3 percent), and the cost of rental housing is high, forcing students to share bedrooms with one or more persons. In fall 2018, there were over 1,560 students on waiting lists for campus housing and the Brailsford & Dunlavey study revealed an unmet demand for 4,650 on-campus beds by existing enrolled students. The demand for on-campus housing is projected to continue in the foreseeable future because the supply of off-campus housing is not expected to increase substantially. As stated in the RDEIR, according to the City's Housing Element, about 875 new dwelling units are likely to be added to the City's housing stock between 2014 and 2023. The limited supply of off-campus housing will continue to keep the cost of rentals high. If the University were to develop a smaller project, more of the enrolled students that are within the enrollment

level of 19,500 students authorized under the 2008 Settlement Agreement, would need to live off campus, in conditions that are not desirable for the students. A smaller project would also result in a higher per bed cost as economies of scale with regard to site development costs would be lost (full development of the Heller site would still occur but fewer beds would generate less overall rental revenue to offset such costs), making the new on-campus housing less affordable.

To the commenter's assertion that the project is intended to serve future enrollment growth, as stated in the RDEIR, the project addresses the housing demand for an enrollment level of 19,500 students. Please also see **Master Response 1, Tiered Analysis**, which further explains that the project is within the scope of the 2005 LRDP and is designed to serve the housing demand associated with an enrollment level of up to 19,500 students, which is the enrollment level associated with the approved LRDP. )

#### **Response ORG 1-3**

It is unclear how the viability of the alternatives in the RDEIR is related to the project's significant and unavoidable aesthetic impacts of the project at the Hagar site. The RDEIR does fully satisfy CEQA requirements with respect to alternatives and provides several alternatives that avoid the significant and unavoidable impacts at the Hagar site, including the aesthetic impacts.

The commenter is referred to **Master Response 4, Aesthetics and Visual Simulations**, which provides more information about the visual simulations.

#### **Response ORG 1-4**

Please also see **Master Response 5, Biological Resource Impacts on the East Meadow**, which shows that the project's impacts on grassland habitat, including wildlife movement habitat, are within the scope of the 2005 LRDP EIR analysis, and that the project would not result in an impact that is greater than previously analyzed, and therefore would not conflict with the 2005 LRDP.

#### **Response ORG 1-5**

SHW Impact BIO-11 evaluates the project-level impacts of the proposed project and sets forth mitigation measures to avoid and reduce the Heller site development's potential impact on movement of bird species. For reasons set forth in the RDEIR and in **Master Response 5, Biological Resource Impacts on the East Meadow**, the Hagar site development would not interfere with wildlife movement and the cumulative impacts of the Hagar site development on grassland habitat are within the scope of and adequately addressed in the 2005 LRDP EIR.

Since the approval of the 2005 LRDP, the Campus has approved a small number of projects. In conjunction with those projects, the Campus implemented applicable LRDP mitigation measures, such as those related to nesting birds, bats, woodrats, and California red legged frog. None of the projects required mitigation by restoration of habitat.

**Response ORG 1-6**

The RDEIR provides an accurate characterization of both project sites with respect to their use by special-status bird species, and the impact analysis is not based on incomplete information. The RDEIR identifies all of the bird species that are known to or likely to use the Heller and Hagar sites for foraging, and therefore provides adequate baseline data for the evaluation of the project-level and cumulative impacts of the project. See **Master Response 5, Biological Resource Impacts on the East Meadow**, with regard to why the project at the Hagar site would not make a cumulatively considerable contribution to a substantial reduction in grassland habitat available for wildlife movement and foraging. .

**Response ORG 1-7**

See **Master Response 6, Biological Resources Surveys and Mitigation Measures**.

**Response ORG 1-8**

In response to this comment, SHW Mitigation Measure BIO-11B on page 4.3-50 of the RDEIR has been revised. Please see **Chapter 4.0, Revisions to the Revised Draft EIR**.

With respect to the Hagar site housing development, the RDEIR (p. 4.3-49) does analyze the potential for the project to affect movement of birds by causing birds to collide into the buildings, and notes that although the design of the project does not specifically include bird-safe design features, the buildings are low-rise (two stories), have variegated exteriors, and limited glazing. As a result, Hagar site development is not expected to result in a significant impact on bird movement. However, to ensure the final designs of the project include appropriate bird safety designs, SHW Mitigation Measure BIO-11B, as revised above, will be implemented.

**Response ORG 1-9**

The commenter asserts that the RDEIR's determination that the project will result in "less traffic" is "unrealistic," due to vehicle trips by visitors to students housed under the project. The conclusion of the SHW project EIR about less traffic with the implementation of the project is in the context of the fact that even though the remaining enrollment increase under the 2005 LRDP will cause traffic to and from the campus to increase over current (2017) conditions, the effect of the SHW project would be to decrease the

magnitude of that increase by housing more students on campus and reducing the number of daily and peak hour trips. As noted in Appendix 4.11, a resident student on an average result in about 0.66 daily trips to and from the campus whereas a commuting student on average results in 0.92 daily trips to and from the campus.

As discussed in the RDEIR, these rates were derived based on campus gateway counts, campus population data (enrollment and employment), and data gathered by the Campus Transportation and Parking Services regarding specific travel characteristics of students and employees. Because these rates were derived on a per resident/per student/per employee basis based on gateway counts, they capture and account for trips by other populations, including visitors, delivery vehicles, and contractors. The trips that would be generated by visitors to the proposed housing are accounted for in the analysis in the RDEIR.

The comment also requests that the EIR analyze the impact that “new” students (presumably project residents) will have on Metro. The project’s impact on all transit services, including the Metro, are analyzed in the RDEIR. The analysis, which addressed transit routes 10, 15, 16, 19, 20, and 22, is presented in Section 4.11.2.5 and under SHW Impact TRA-6. The commenter is referred to RDEIR pages 4.11-46 through 4.11-49.

**Response ORG 1-10**

Please refer to **Master Response 13, Parking** regarding parking, which explains that the project’s parking supply is adequate and that the project therefore will not result in project residents parking off-campus.

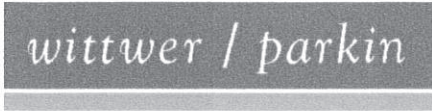
**Response ORG 1-11**

See Response ORG 1-9 above regarding the effects of the project on the Metro buses.

**Response ORG 1-12**

As discussed on page 4.11-49 in the RDEIR, residents of the new housing would use two existing bus stops to travel north on Heller Drive to central campus facilities. These include the bus stop on the east side of Heller Drive north of Oakes Road and the bus stop on the east side of Heller Drive near Rachel Carson College, with more students likely to use the Rachel Carson College stop as their housing would be closer to that stop. For travel south on Heller Drive, the residents would use the existing bus stop on the west side of Heller Drive just north of the pedestrian overcrossing. Although the existing pedestrian overcrossing would be maintained and would continue to be used by the residents to cross Heller Drive, the pedestrian bridge does not provide a direct path of travel to the two bus stops, and it is anticipated

that project residents would use a new sidewalk from the northern entrance to the Rachel Carson College bus stop along the north side of Heller Drive to access that bus stop and the crosswalks at the southern project entrance intersection to cross Heller Drive. In general, students will cross Heller Drive at-grade before using an overpass. Therefore, other pedestrian crossing treatments, such as the campus crossing guard program which is being used successfully in the Rachel Carson College stop area and other locations on the campus, would be more appropriate at this location.



November 1, 2018

**VIA EMAIL AND U.S. MAIL**

Director of Campus Planning  
Physical Planning and Construction  
University of California  
1156 High Street, Mailstop: PPDO  
Santa Cruz, CA 95064  
Attn: EIR Comment  
email: eircomment@ucsc.edu

Re: Student Housing West Project  
Comments on Revised Draft Environmental Impact Report  
(SCH No. 2017092007)

Dear Director of Campus Planning:

This law firm represents the East Meadow Action Committee regarding the above referenced Revised Draft Environmental Impact Report (RDEIR), and we submit these comments on our client’s behalf.

ORG 2-1

First and foremost, our client supports building on-campus housing for students attending the University of California, Santa Cruz (UCSC). However, our client, along with a vast number of alumni, UCSC donors and members of the public, oppose building Family Student Housing on the iconic East Meadow, a gateway to the UCSC campus. Indeed, even the RDEIR admits that the East Meadow is iconic: “Nonetheless, because of the iconic location and the fact that the meadow is a valued resource on the campus, the proposed development would result in a significant impact on visual character and quality of the project site.” (Draft Environmental Impact Report (DEIR) 4.1-33; RDEIR 4.1-2, 4.8-13.) The 2005 LRDP designates the East Meadow as a scenic resource. (See e.g., RDEIR 4.8-13.) The RDEIR even concludes that this impact is significant and unavoidable. “Hagar site development would alter iconic views as seen upon entering the campus as well as from viewpoints on the central campus looking out to the city and the ocean.” (RDEIR 4.1-2.) The impact of development of the East Meadow would be significant and unavoidable. (RDEIR 4.1-27.)

ORG 2-2

Despite the circulation of the RDEIR, we still believe that there are alternative locations for Family Student Housing and a child care facility that would not involve destruction of this iconic East Meadow. Destroying an iconic gateway to the campus diminishes the very experience of attending and visiting UCSC and will forever ruin the aesthetic appeal of UCSC. As an institution, UCSC certainly must recognize that its beauty is one of its selling points to prospective students and to its ranking as an institution of higher learning. Nonetheless, it

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appears from the RDEIR that UCSC is impervious to the sentiment of its alumni, donors and the public and would destroy the East Meadow. Indeed, the use of modular buildings is a stick in the eye to all those who value and cherish the iconic meadow. The alternatives are rigged in a manner that ensures that there is no other choice but to destroy the meadow, and sets up a scenario where the flimsy argument that temporary inconvenience and potential cost makes developing Family Student Housing in another location appear infeasible. Such invented infeasibility is obvious to all those who read the RDEIR. The notion that 140 units for families somehow stands in the way of UCSC’s ability to avoid significant and unavoidable visual impacts associated with development of the East Meadow is preposterous. This is particularly true since the average occupancy of Family Student Housing is 87 units. (RDEIR 3.0-23.) Indeed, the RDEIR rejects an Infill/Distributive Infill Housing Alternative for the broader Project because it would provide no more than 600 beds. (RDEIR 5.0-15.) However, Family Student Housing is less than 600 beds. Moreover, it is clear from the history of this Project that development of the East Meadow was not an issue for UCSC until the chosen P3 developer, Capstone, proposed building in the East Meadow.

ORG 2-3

After careful review of the RDEIR we have concluded that the document is still woefully inadequate. The RDEIR must be revised and released for another round of public review. Below, we provide specific itemized comments, each requiring a response pursuant to CEQA Guidelines § 15088(a).

ORG 2-4

1) The RDEIR asserts that the environmental analysis in the RDEIR is tiered from the UCSC 2005 LRDP EIR. The RDEIR also states that

An NOP was issued by the Campus in April 2017 for the preparation of an EIR for an LRDP Amendment to facilitate the development of housing on the west campus. That NOP is no longer pertinent to this EIR as an LRDP amendment is not needed for the implementation of the proposed project on the selected site on the west campus.

ORG 2-5

(RDEIR, 1.0-6, fn. 5; see also RDEIR, 2.0-14, fn. 1.) However, the LRDP is being amended to facilitate development of Family Student Housing on the East Meadow. The RDEIR also states that it is “a Supplement to the 2005 LRDP EIR with respect to 2005 LRDP growth impact related to water supply and population and housing.” (RDEIR, 1.0-2, 1.0-6.) The RDEIR’s approach is contrary to law. It is not truly a tiered EIR if it is also intended to satisfy amendment of the LRDP and as a Supplement to the LRDP EIR. The LRDP EIR is inadequate as a tiered EIR.

2) As noted in the RDEIR, the UC Santa Cruz Physical Design Framework states, “Maintain the continuity and visual ‘sweep’ of the meadow landscape across the lower campus, from the Pogonip east of the campus to Wilder Ranch State Park on the west.” It also states, “Site development so as not to encroach on meadow open space.” (RDEIR, 4.1-11.) The RDEIR admits that development in the East Meadow conflicts with the Physical Design

ORG 2-6

Framework. (RDEIR 4.1-25.) The proposed Project violates the Physical Design Framework by proposing development in the East Meadow. UCSC is clearly not adhering to the principles in the Physical Design Framework.

ORG 2-6

3) The RDEIR concludes that all that is necessary as a mitigation for a 17.1-acre loss of purple needlegrass grassland, a sensitive natural community, is that the “Campus shall mitigate by (1) permanently protecting approximately 17.1 acres of existing purple needlegrass grassland within the campus or (2) by restoring purple needlegrass grassland at a ratio of at least 1:1.” (RDEIR 4.3-34.) This analysis is flawed. Setting aside for protection other already existing sensitive natural communities does not mitigate for the loss of a natural community in another location. Under such logic, sensitive natural communities can easily be lost under the guise of preservation of leftover habitats. Second, this mitigation does not address the cumulative impacts associated with the loss of the sensitive natural community.

ORG 2-7

4) The RDEIR concludes that the cumulative impacts on biological resources, including the impacts on purple needlegrass, are less than significant based on the analysis in the LRDP EIR.

[A]s stated in the project-level impact analysis ... the proposed project would implement all applicable mitigation measures from the 2005 LRDP EIR as well as additional project-specific mitigation measures as necessary, and therefore with mitigation, would not result in new or greater impacts than previously analyzed in the 2005 LRDP EIR.

(RDEIR 4.3-57.) There are several problems with this analysis. First, the LRDP EIR did not address the additional loss of coastal prairie and purple needlegrass. Indeed, the LRDP EIR stated that because the East Meadow was not going to be developed, there would not be certain impacts associated with other development on the campus. For instance, the LRDP EIR concludes that:

ORG 2-8

The proposed project involves the potential development and/or disturbance of approximately 98 acres of grassland habitat such as the Great Meadow (roughly 90 acres) and the East Meadow (roughly 80 acres), both of which would remain largely undisturbed. Therefore, the loss of foraging habitat potentially used by special status birds would be considered less-than-significant.

(LRDP EIR 4.4-57.) Now, however, the East Meadow will be disturbed, calling into question the legitimacy of the LRDP EIR’s original analysis. Second, the RDEIR incorrectly assumes that simply because there are project-specific mitigation measures, there are no cumulative impacts.

“‘Cumulative impacts’ refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.” 14 Cal.

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Code Regs. §15355. “The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects.” 14 Cal. Code Regs. §15355, subd. (b). “Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.” *Id.* “[A]n agency may not ... [treat] a project as an isolated ‘single shot’ venture in the face of persuasive evidence that it is but one of several substantially similar operations, each of which will have the same polluting effect in the same area.” *Whitman v. Board of Supervisors* (1979) 88 Cal.App.3d 397, 408 (citation omitted). “An EIR must be prepared if the cumulative impact may be significant and the project’s incremental effect, though individually limited, is cumulatively considerable.” 14 Cal. Code Regs. §15064, subd. (h)(1). The Guidelines define “cumulatively considerable” as when “the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.” *Id.* In other words, “the need for an EIR turns on the impacts of *both* the project under review and relevant past, present, and future projects.” *Communities for a Better Environment v. California Resources Agency, supra*, 103 Cal.App.4th at 119 (citing Pub. Resource Code §21083; 14 Cal. Code Regs. § 15355) (overruled on other grounds in *Berkeley Hillside Preservation v. City of Berkeley* (2015) 60 Cal.4th 1086, 1109).

ORG 2-9

Here, the RDEIR relies on the LRDP EIR which never addressed the loss of an additional 17.1 acres of purple needlegrass at the Hagar site, and the RDEIR erroneously assumes, contrary to law, that the project mitigations take care of a cumulative problem. However, coastal prairie and purple needlegrass are sensitive species and the loss of these 17.1 acres of purple needlegrass, along with the continued loss of this habitat elsewhere, results in potentially significant impacts.

[T]he significance of an activity depends upon the setting. (Guidelines § 15064, subd. (b)). The relevant question to be addressed in the EIR is not the relative amount of precursors emitted by the project when compared with preexisting emissions, but whether any additional amount of precursor emissions should be considered significant in light of the serious nature of the ozone problems in this air basin.

*Kings County Farm Bureau v. City of Hanford* (1990) 221 Cal.App.3d 692, 718. The whole point of the cumulative impact analysis is to look at those impacts in conjunction with other developments to determine whether the impacts are cumulatively significant. “Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.” CEQA Guidelines § 15355. The RDEIR’s analysis is fatally flawed. The RDEIR must be revised accordingly to include an analysis of the cumulative loss of purple needlegrass grassland.

5) The RDEIR has a similar problem with respect to cumulative impact analysis regarding hydrology and water quality. (RDEIR 4.5-19, 4.7-45.) The RDEIR again relies on the

ORG 2-10

LRDP EIR's conclusions with respect to cumulative impacts associated with off-site runoff and water quality. But, the LRDP EIR never analyzed the impacts associated with development of the Hagar site. Thus, it is erroneous for the RDEIR to rely on the LRDP EIR for these purposes. The RDEIR must include a cumulative impact analysis as it relates to development of the Hagar site instead of glossing over the impact by making a conclusory and bald statement that the impacts are insignificant without any analysis whatsoever.

ORG 2-10

6) The RDEIR improperly rejects evaluation of alternatives based on increased costs. The RDEIR concludes that infrastructure costs and time to develop certain alternatives, including the Heller Site and North Campus Development Alternative, renders these alternatives infeasible. (RDEIR 5.0.)

“The fact that an alternative may be more expensive or less profitable is not sufficient to show that the alternative is financially infeasible. What is required is evidence that the additional costs or lost profitability are sufficiently severe as to render it impractical to proceed with the project.” (*Uphold Our Heritage v. Town of Woodside* [(2007)] 147 Cal.App. 4<sup>th</sup> [587,] 599 [(review denied)]; see *Citizens of Goleta Valley v. Board of Supervisors* (1988) 197 Cal.App.3d 1167, 1181 ...) Thus, when the cost of an alternative exceeds the cost of the proposed project, “it is the magnitude of the difference that will determine the feasibility of this alternative.” (*Uphold Our Heritage v. Town of Woodside, supra*, at p. 599.)

ORG 2-11

*Center for Biological Diversity v. County of San Bernardino* (2010) 185 Cal. App. 4th 866, 883. See also, *Watsonville Pilots Assn. v. City of Watsonville* (2010) 183 Cal.App.4th 1059, 1089. *Uphold Our Heritage* held that “[t]he willingness of the applicant to accept a feasible alternative, however, is no more relevant than the financial ability of the applicant to complete the alternative. To define feasible as appellants suggest would render CEQA meaningless.” *Uphold Our Heritage v. Town of Woodside, supra*, 147 Cal.App.4th at 602. The fact that an alternative purportedly may cost more or cause more time to build does not render it infeasible.

This is also relevant to the alternatives that are evaluated, but clearly set up by UCSC to be discarded as infeasible based on costs and time delays, or for not meeting the Project Objectives. For instance, the Reduced Project Alternative, with its reduced number of beds, takes less time to build than the proposed project. (RDEIR 5.0-30, 5.0-31.) However, the RDEIR then criticizes the Alternative as not meeting the Project Objectives. UCSC is setting up straw alternatives that can then be justified for rejection due to flimsy arguments of infeasibility or because they do not meet Project Objectives. However, this is contrary to law.

ORG 2-12

We reject the City's claim that the FEIR could omit consideration of a reduced development alternative simply because such an alternative would not fully satisfy each and every one of the City's objectives.

*Watsonville Pilots Assn. v. City of Watsonville, supra*, 183 Cal.App.4th at 1088.

7) The project objectives were defined too narrowly. For instance, the objectives include “Develop new housing while minimizing displacement impacts on students with families,” and “Provide a childcare facility to serve both students and employees in a location that maximizes its accessibility to families living on and off campus.” (RDEIR, 2.0-4.) While minimizing displacement impacts is a noble goal, it intentionally limits long-term desirability for short-term gain. Indeed, the LRDP EIR considered long-term goals to be more important.

The Family Student Housing Redevelopment Project would temporarily (for about 2 years) remove about 100 units on the campus. However, this housing would be replaced with twice the number of housing units over a period of about two years . . . . Because the affected housing would be replaced, there would be no long-term impact relative to displacement of housing.

(LRDP EIR, 4.11-14.) Moreover, a childcare facility that is located close to families living on campus will be convenient for employees and students that live on campus. To say that the location must also be convenient to off campus families is a ruse, particularly since those living off-campus travel to campus for school and work, and because the RDEIR takes great pains to say that families cannot be located off-campus for an interim period while housing is being built on campus under the other alternatives. Indeed, the LRDP EIR stated that “West side campus locations, in proximity to existing facilities including recreation and child care, would continue to be preferred for family student housing.” (LRDP EIR, 2-23.) Moreover, the current plan separates general graduate housing that will be located at the Heller site from Family Student Housing. However, the LRDP EIR said it was better to locate them both within the same location. “The majority of [graduate student] housing would be apartment-style. If possible, this housing, as many graduate students have families and would require family-related services.” (LRDP EIR, 3-23.) The RDEIR has set up straw alternatives so that the proposed project is favored and ultimately chosen. The objectives are so narrowly tailored that viable alternatives become “infeasible” in the RDEIR’s analysis.

ORG 2-13

When agencies have excluded consideration of, or dismissed a project alternative on the basis of such a narrow project description, the courts have found such a position untenable. *Kings County Farm Bureau v. City of Hanford* (1990) 221 Cal.App.3d 692, 735-737. In *Kings County Farm Bureau*, the court found that the agency’s preordained contractual arrangement cannot be the basis to exclude consideration of alternatives.

ORG 2-14

An environmentally superior alternative cannot be deemed infeasible absent evidence the additional costs or lost profits are so severe the project would become impractical. (*Citizens of Goleta Valley v. Board of Supervisors* [(1988)] 197 Cal.App.3d [1167,] 1181.) Nor can an agency avoid an objective consideration of an alternative simply because, prior to commencing CEQA review, an applicant made substantial investments in the hope of gaining approval for a particular alternative. (*Laurel Heights Improvement Assn. v. Regents of University of California* [(1988)] 47 Cal.3d [376,] 425.)

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Since CEQA charges the agency, not the applicant, with the task of determining whether alternatives are feasible, the circumstances that led the applicant in the planning stage to select the project for which approval is sought and to reject alternatives cannot be determinative of their feasibility. ...

“The CEQA reporting process is not designed to freeze the ultimate proposal in the precise mold of the initial project; indeed, new and unforeseen insights may emerge during investigation, evoking revision of the original proposal.” [Citation]. Otherwise, CEQA’s mandate to consider alternatives would be meaningless. ...

*Kings County Farm Bureau v. City of Hanford*, supra, 221 Cal. App. 3d at 737. Unfortunately, this is exactly what we expect the findings of infeasibility provided to the Regents will do here.

The purpose of an EIR is not to identify alleged alternatives that meet few if any of the project’s objectives so that these alleged alternatives may be readily eliminated. Since the purpose of an alternatives analysis is to allow the decision maker to determine whether there is an environmentally superior alternative that will meet most of the project’s objectives, the key to the selection of the range of alternatives is to identify alternatives that meet most of the project’s objectives but have a reduced level of environmental impacts.

ORG 2-14

*Watsonville Pilots Assn. v. City of Watsonville*, supra, 183 Cal.App.4th at 1089.

8) CEQA requires that the Regents be given the ability to make a reasoned choice among the alternatives. *San Bernardino Valley Audubon Society, Inc. v. County of San Bernardino* (1984) 155 Cal.App.3d 738, 750-751.

The core of an EIR is the mitigation and alternatives sections. The Legislature has declared it the policy of the State to “consider alternatives to proposed actions affecting the environment.” ... . [I]t is the policy of the state that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects ... .

ORG 2-15

*Preservation Action Council v. City of San Jose*, supra, 141 Cal. App. 4th at 1350-1351.

“An EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives. An EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decisionmaking and public

participation. An EIR is not required to consider alternatives which are infeasible. The lead agency is responsible for selecting a range of project alternatives for examination and must publicly disclose its reasoning for selecting those alternatives. There is no ironclad rule governing the nature or scope of the alternatives to be discussed other than the rule of reason.” (CEQA Guidelines, § 15126.6, subd. (a).)

*Watsonville Pilots Assn. v. City of Watsonville, supra*, 183 Cal.App.4th at 1086.

CEQA establishes no categorical legal imperative as to the scope of alternatives to be analyzed in an EIR. Each case must be evaluated on its facts, which in turn must be reviewed in light of the statutory purpose. ...

*Preservation Action Council v. City of San Jose, supra*, 141 Cal. App. 4th at 1350-1351 (emphasis added).

The RDEIR has created an artificial construct and sets up rejection of alternatives simply because they are not desired, not because they were **truly infeasible**. *City of Marina v. Board of Trustees of California State University* (2006) 39 Cal. 4th 341, 368-369. Here, the RDEIR proposes Alternative 2, a Reduced Project Alternative, that does

ORG 2-15

not achieve the University’s objectives of providing sufficient and affordable on-campus housing under the UC President’s Housing Initiative; providing housing in a timely manner as related to the Settlement Agreement; relieving overcrowding; replacing housing that has deteriorated; and locating undergraduate housing on campus in order to facilitate convenient access to classrooms and other learning environments, student services, and campus amenities such as retail, restaurants and fitness facilities.

(RDEIR, 5.0-26.) This alternative predictably will be dismissed by the Regents (no doubt based on a staff recommendation) as not meeting the project objectives or being legally infeasible because it does not allegedly comply with the Settlement Agreement. Thus, another replacement alternative, such as the Heller Site and North Campus Development Alternative, must be considered the environmentally superior alternative. It is clear that the Reduced Project Alternative was placed in the DEIR to ensure that the Environmentally Superior Alternative was dismissed.

ORG 2-16

9) Does University Staff intend to recommend, and provide a draft resolution implementing a recommendation, that the Regents find infeasible Alternative 3 (Heller Site Development Only), Alternative 4 (Heller Site and North Remote Site Development), Alternative 5 (Heller Site and East Campus Infill Development), Alternative 6 (Heller, East Campus Infill, and Delaware Site Development), and Alternative 7 (Heller, East Campus Infill, and North Remote Site Development) for not meeting “the objective of developing new housing while minimizing displacement impacts on students with families?”

10) Alternatives that avoid building at Hagar reduce the aesthetic impacts of a significant and unavoidable impact of developing in the East Meadow. These alternatives cannot be rejected simply because they do not meet all the project objectives. As stated above,

[A] reduced development alternative could have fully satisfied all of the other objectives identified by the City. We reject the City’s claim that the FEIR could omit consideration of a reduced development alternative simply because such an alternative would not fully satisfy each and every one of the City’s objectives.

*Watsonville Pilots Assn. v. City of Watsonville, supra*, 183 Cal.App.4th at 1088.

The California Supreme Court stated that CEQA requires agencies to adopt feasible alternatives when there are unavoidable impacts of a proposed project.

CEQA does not authorize an agency to proceed with a project that will have significant, unmitigated effects on the environment, based simply on a weighing of those effects against the project's benefits, **unless the measures necessary to mitigate those effects are truly infeasible**. Such a rule, even were it not wholly inconsistent with the relevant statute (*id.*, § 21081, subd. (b)), would tend to displace the fundamental obligation of “[e]ach public agency [to] mitigate or avoid the significant effects on the environment of projects that it carries out or approves whenever it is feasible to do so” (*id.*, § 21002.1, subd. (b)).

ORG 2-17

*City of Marina v. Board of Trustees of California State University* (2006) 39 Cal. 4th 341, 368-369 (emphasis added); see also *County of San Diego v. Grossmont-Cuyamaca Community College Dist.* (2006) 141 Cal.App.4th 86, 98, 108, fn.18. Employing mitigations and alternatives are substantive mandates, not mere perfunctory informational requirements which UCSC can ignore by simply finding that the benefits outweigh the harm. A Court of Appeal echoed the holding of the Supreme Court:

Further, the Legislature has also declared it to be the policy of the state “that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects . . . .” (§ 21002.) “Our Supreme Court has described the alternatives and mitigation sections as ‘the core’ of an EIR.” (*Los Angeles Unified School Dist. v. City of Los Angeles* (1997) 58 Cal.App.4th 1019, 1029.) In furtherance of this policy, section 21081, subdivision (a), “contains a ‘substantive mandate’ requiring public agencies to refrain from approving projects with significant environmental effects if ‘there are feasible alternatives or mitigation measures’ that can substantially lessen or avoid those effects.” (*County of San Diego v. Grossmont-Cuyamaca Community College Dist.* (2006) 141 Cal.App.4th 86, 98, italics omitted; *Mountain Lion Foundation v. Fish & Game Com.* (1997) 16 Cal.4th 105, 134.)



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*Uphold Our Heritage v. Town of Woodside* (2007) 147 Cal.App. 4th 587, 597-598 (review denied); *Center for Biological Diversity v. County of San Bernardino, supra*, 185 Cal. App. 4th at 883.

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Finally, as discussed above, the LRDP EIR considered long-term goals to be more important than short term inconvenience when it considered reconstruction of family student housing at the Heller site.

The Family Student Housing Redevelopment Project would temporarily (for about 2 years) remove about 100 units on the campus. However, this housing would be replaced with twice the number of housing units over a period of about two years ... . Because the affected housing would be replaced, there would be no long-term impact relative to displacement of housing.

ORG 2-18

(LRDP EIR, 4.11-14.)

11) The California Supreme Court has stated that the alternatives and mitigation sections are “the core” of an EIR. *Citizens of Goleta Valley v. Board of Supervisors, supra*, 52 Cal.3d at 564; *Los Angeles Unified School Dist. v. City of Los Angeles* (1997) 58 Cal.App.4th 1019, 1029; *Preservation Action Council v. City of San Jose, supra*, 141 Cal.App.4th at 1350. Public Resources Code Section 21002 states:

The legislature finds and declares that it is the policy of the state that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects... .

ORG 2-19

Public Resources Code Section 21002.1(b) states that “[e]ach public agency shall mitigate or avoid the significant effects on the environment of projects that it carries out or approves whenever it is feasible to do so.” Public Resources Code Section 21002.1(b).

Public Resources Code Section 21081 encapsulates these mandates as follows:

Pursuant to the policy stated in Sections 21002 and 21002.1, no public agency shall approve or carry out a project for which an environmental impact report has been certified which identifies one or more significant effects on the environment that would occur if the project is approved or carried out unless both of the following occur:

(a) The public agency makes one or more of the following findings with respect to each significant effect:

(1) Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment.

(2) Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.

(3) Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report.

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(b) With respect to significant effects which were subject to a finding under paragraph (3) of subdivision (a), the public agency finds that specific overriding economic, legal, social, technological, or other benefits of the project outweigh the significant effects on the environment.

In short, UCSC must adopt feasible alternatives to a project when there are significant and unavoidable impacts unless it is infeasible to do so. Only when the alternatives are infeasible may the Regents adopt a Statement of Overriding Considerations finding that the benefits of the project outweigh the significant effects on the environment. This reading of CEQA’s requirement to adopt feasible alternatives is supported by caselaw. *City of Marina* (2006) 39 Cal. 4<sup>th</sup> 341, 368-369; see also *County of San Diego v. Grossmont-Cuyamaca Community College Dist.* (2006) 141 Cal.App.4th 86, 108, fn.18.

Including mitigations and alternatives are substantive mandates, not mere perfunctory informational requirements which the Regents can ignore by simply finding that the benefits outweigh the harm.

Further, the Legislature has also declared it to be the policy of the state “that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects . . . .” (§ 21002.) “Our Supreme Court has described the alternatives and mitigation sections as ‘the core’ of an EIR.” (*Los Angeles Unified School Dist. v. City of Los Angeles* (1997) 58 Cal.App.4th 1019, 1029.) In furtherance of this policy, section 21081, subdivision (a), “contains a ‘substantive mandate’ requiring public agencies to refrain from approving projects with significant environmental effects if ‘there are feasible alternatives or mitigation measures’ that can substantially lessen or avoid those effects.” (*County of San Diego v. Grossmont-Cuyamaca Community College Dist.* (2006) 141 Cal.App.4th 86, 98, italics omitted; *Mountain Lion Foundation v. Fish & Game Com.* (1997) 16 Cal.4th 105, 134.) Subdivision (b) of section 21081, which “codifies an ‘override’ requirement and comes

ORG 2-20

into play where the lead agency has issued an infeasibility finding under section 21081(a)(3)” (*County of San Diego v. Grossmont-Cuyamaca Community College District, supra*, 141 Cal.App.4th at p. 100), allows the lead agency to approve the project if it “finds that specific overriding economic, legal, social, technological, or other benefits of the project outweigh the significant effects on the environment” (§ 21081).

*Uphold Our Heritage v. Town of Woodside* (2007) 147 Cal.App. 4th 587, 597-598 (review denied).

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Here, the RDEIR misapprehends the requirement under CEQA regarding a Statement of Overriding Considerations. The RDEIR states that “This ‘Statement of Overriding Considerations’ would be incorporated into the Findings and would provide the specific reasons why the benefits of implementing the proposed project outweigh the significant avoidable environmental effects that would result from its implementation.” (RDEIR 1.0-8; see also, 4.8-14.) UCSC conflates two concepts. The Regents cannot simply balance the Project against the environmental harm. It must first find that alternatives that reduce significant impacts are infeasible.

12) The RDEIR concludes that the Project “would leave the vast majority of the East Meadow undisturbed.” (RDEIR 4.8-12.) This is untrue. When the Project included development of only 15 acres under the DEIR, the DEIR concluded that the Project “would alter approximately 20 percent of the East Meadow.” (DEIR 4.8-10.) Now that the Project includes development of 17.1 acres, the Project would develop over 21 percent of the East Meadow (17.1 acres / 80 acres = 21.375 percent.)

ORG 2-21

13) The RDEIR fallaciously concludes while the rest of the East Meadow is not protected from future development, that “any future proposal for development would require evaluation of the potential adverse impacts on scenic vistas and scenic resources as part of the CEQA process. It is not foreseeable that there will be a change in the land use designation under the current LRDP.” (RDEIR 4.8-17.) First, the CEQA process is not protecting the East Meadow from development. UCSC has determined that the visual impact to the East Meadow is significant and unavoidable. Yet, it is clear that UCSC is setting the stage for a Statement of Overriding Considerations by finding all alternatives infeasible or that they do not meet the narrow project objectives. Thus, CEQA review will not protect the East Meadow in the future any more than the it is protecting the East Meadow from this Project. Second, the LRDP’s lifespan is 2005 through 2020. There is really not much life left to the current LRDP. Therefore, to state that further development of the East Meadow is not foreseeable under the current LRDP is a ruse.

ORG 2-22

14) The RDEIR concludes that the Ranch View Terrace Phase 2 site is not available for a temporary location for Family Student Housing. (RDEIR 5.0-24.) However, elsewhere in the RDEIR it is stated that “Although the Campus is in the early stages of planning for development of new employee housing, potentially utilizing the Ranch View Terrace Phase 2 site, the number

ORG 2-23

and types of units and the local have not been determined. Therefore, construction schedule for a potential project at the Ranch View Terrace Phase 2 site is not known at this time and it is highly unlikely that that project would be constructed in the 2019-20, the same time as the project construction at the Hagar site.” (RDEIR 4.11-54.) Why then is the Ranch View Terrace Phase 2 site unavailable for temporary housing while the existing Family Student Housing facilities are demolished and rebuilt at Heller or an alternative location? Please explain in detail the timeline for Phase 2 of Ranch View Terrace.

ORG 2-23

15) Adding to the obstacles placed on the Alternatives, the RDEIR contrives extra parking to further constrain development and inflate costs for development of parking structures. For instance, the Reduced Project Alternative proposes 462 parking spaces compared to 427 for the proposed Project. (RDEIR 5.0-17.) If the Alternative reduces the number of beds, why then does it need more parking? Similarly, parking is increased to 489 spaces for the Heller Site and East Campus Infill Development Alternative, and 529 spaces for the Heller, East Campus Infill, and North Remote Site Development Alternative. (RDEIR 5.0-18.)

ORG 2-24

16) The RDEIR states that for certain alternatives, that there will be delays due to additional design, the need for timberland conversion permits, or the need for a Coastal Development Permit. Again, it appears that UCSC is setting up barriers to meaningful consideration of these alternatives. If the need for additional design or permits was a proper means for discounting alternatives, then a lead agency would never have to choose an alternative that avoids significant environmental impacts. As noted above, the alternatives analysis, and consideration of alternatives that avoid or lessen significant environmental impacts, is not a perfunctory exercise.

ORG 2-25

17) How long would additional design take for Heller Site and North Remote Development, the Heller Site and East Campus Infill Development, Heller, East Campus Infill, and Delaware Site Development, and Heller, East Campus Infill and North Remote Site Development alternatives?

ORG 2-26

18) How long would it take to get a timberland conversion permit?

ORG 2-27

19) How long would it take to get a Coastal Development Permit?

ORG 2-28

20) Since a 2004 study found that there are infill sites available around Rachel Carson and Oakes Colleges for 400 beds (RDEIR 5.0-15.), why is Family Student Housing not feasible at these locations as an alternative to building in the East Meadow?

ORG 2-29

21) The RDEIR states that the Heller Site Development Only Alternative “would increase the severity of the project’s significant and unavoidable impact associated with construction of high-rise buildings, resulting in changes in views from Porter Knoll and the West Entrance” This is because the building under this alternative would be seven to 10 stories high

ORG 2-30

“compared to the maximum building elevation of seven stories under the proposed project.”  
(RDEIR 5.0-32.) The RDEIR continues,

It would also increase the project’s less than significant impacts on visual character and light and glare at the Heller site as several of the undergraduate housing buildings would be taller, compared to the proposed project, resulting in great building mass, reflective surfaces, and glazing and thereby a greater change in the visual character of the site and more light and glare.

(RDEIR 5.0-32.)

The DEIR said something completely different when the Project itself was seven to 10 stories high.

The project site is visible from a limited segment of Empire Grade Road near the West Entrance. However, the site is already developed and does not contain any visual elements that would be considered scenic resources such as scenic trees, rock outcroppings, and historic buildings. As noted above, the view from the West Entrance would change, however it would not be considered an adverse impact to a scenic resource. The impact would be less than significant.

**ORG 2-30**

(DEIR 4.1-25, 4.1-30.) The DEIR also noted that “By employing appropriate lighting design standards and minimizing the quantity of reflective material used in new construction, the proposed buildings’ light and glare impact would be reduced to a less-than-significant level.” (DERI 4.1-34.) Similar mitigations are employed in the RDEIR for the proposed Project resulting in a less-than-significant impact for light and glare. (RDEIR 4.1-30.) However, the Heller Site Development Only Alternative apparently will not employ mitigations that reduce glare, proving again that UCSC is not interested in providing true alternatives that would avoid development in the iconic East Meadow.

**ORG 2-31**

We recognize that the RDEIR now considers the proposed Project to have significant impacts associated with development at the Heller site. However, it is noteworthy that the RDEIR appears to equate that the impact of higher buildings at the Heller site to be on par with the impacts of developing the Hagar site. Therefore, predictably, we expect UCSC to argue that there is no difference between developing the Hagar site and choosing the Heller Site Development Only Alternative. Of course, this is not true. Even under the proposed Project there will be significant visual impacts. And, protection of the undeveloped East Meadow by not building on the Hagar site offers environmental advantages over redeveloping an existing housing site with slightly larger buildings than the proposed Project. This is particularly true since the development proposed at Heller is already very tall.

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For the foregoing reasons, the RDEIR must be substantially revised and recirculated for public review and comment. The RDEIR is inadequate with respect to the proposed project and the changes necessary to make it adequate are substantial.

Pursuant to Public Resources Code § 21167(f), we are requesting that UCSC forward a Notice of Determination to us when the Project is approved. That section provides:

If a person has made a written request to the public agency for a copy of the notice specified in Section 21108 or 21152 prior to the date on which the agency approves or determines to carry out the project, then not later than five days from the date of the agency's action, the public agency shall deposit a written copy of the notice addressed to that person in the United States mail, first class postage prepaid.

Thank you for your consideration of these comments. I look forward to UCSC's written responses.

Very truly yours,  
WITTWER PARKIN LLP



William P. Parkin

cc: client

**Letter ORG-2**                      **Wittwer/Parkin**

**Response ORG 2-1**

The comment is noted.

**Response ORG 2-2**

The comment expresses opposition to the construction of the proposed housing on the Hagar site due to its impact on the East Meadow, summarizing the RDEIR impact conclusions of the Hagar site development on vistas and scenic resources. It presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response ORG 2-3**

The commenter asserts that there are alternatives to placing the proposed family student housing on the Hagar site, and that the RDEIR's alternatives analysis lists temporary inconvenience to student families and costs as factors that make the alternatives infeasible. Please see **Master Response 2, Alternatives**, which provides additional information regarding the alternatives analyzed in the RDEIR.

**Response ORG 2-4**

The RDEIR provides a complete and good faith effort by the University to evaluate and disclose all significant environmental impacts of the project and includes a reasonable range of alternatives that avoid or reduce the projects' significant impacts. The document is not inadequate as the responses set forth below clearly demonstrate.

**Response ORG 2-5**

The footnote cited in this comment informs the reader that the LRDP amendment that was noticed in the April 2017 NOP is no longer needed for the Heller site development, as that west-campus site is completely within an area that has the land use designation Colleges and Student Housing. The revised NOP issued on October 31, 2018 and the RDEIR (p. 3.0-30) state that the 2005 LRDP amendment would instead be needed for the Hagar site development, to change the existing land use designation to allow construction of the proposed housing and childcare facility.

An amendment to change the land use designation of a parcel does not preclude the preparation of a tiered project-level EIR under CEQA, if (as here) the proposed development remains within the scope of

development studied in the initial EIR. The RDEIR analyzes and discloses the site- and project-specific environmental consequences of the proposed change in land use designation of the Hagar site, and does not rely on any prior program-level analysis to characterize the impacts of developing the Hagar site. Please see **Master Response 1: Tiered Analysis**, regarding tiered analysis under CEQA and the manner in which this project-level EIR relies on the prior program-level analysis.

Regarding the commenter's assertion that because the RDEIR includes a Supplement to the LRDP EIR, it cannot be tiered from the 2005 LRDP EIR, as noted in Section 7.2 of the RDEIR, the supplemental LRDP level population and housing analysis was not needed for the proposed SHW project as the project would reduce rather than increase off-campus population and housing impacts (please also see **Chapter 4.0, Revisions to the Revised Draft EIR**, regarding the effects of the SHW project on off-campus population and housing). However, the University decided it would complete the updated analysis to satisfy the Court order. The supplemental water supply assessment is needed for the proposed SHW project; the Court order requires the University to prepare this Supplemental analysis when a project is proposed that would create a substantial demand for water. The RDEIR presents this completed LRDP-level analysis, as well as a project-level water supply impact analysis for the SHW project, and therefore discloses all likely impacts of the project.

#### **Response ORG 2-6**

The commenter is correct in noting that the RDEIR finds the Hagar site development in conflict with some of the guidelines included in the Physical Design Framework (PDF). As discussed in **Master Response 3: Physical Design Framework**, the PDF is an advisory document for use by the UC Santa Cruz Design Advisory Board (DAB) in their conduct of project design reviews. As the document is advisory in nature, projects are not required to be consistent with every guideline included in the PDF.

#### **Response ORG 2-7**

As with all projects, mitigation measures that are set forth in the RDEIR are based on the quality and nature of the resource that would be affected. Preservation of habitats that could potentially be altered or developed is considered adequate mitigation for loss of habitat associated with a proposed project. The use of this approach is supported by federal and state regulatory agencies. Please see **Master Response 6: Biological Resources Surveys and Mitigation Measures**, regarding the changes to the proposed mitigation measures for SHW Impact BIO-1. .

With respect to the commenter's concern regarding cumulative impacts on purple needlegrass grasslands, as noted in **Master Response 5: Biological Resource Impacts on the East Meadow**, with the exception of one project that affected a small area (less than 0.1 acre) of purple needlegrass and other



native grasses, none of the projects that have been constructed under the 2005 LRDP have involved the removal of grasslands, including purple needlegrass grasslands. As far as future projects on the campus are concerned, the list of projects in Table 4.0-1 (RDEIR p. 4.0-6) shows that there are no other reasonably foreseeable projects under the 2005 LRDP that would affect this natural community. Based on the one prior project that has been completed and the projects that may be completed under the 2005 LRDP per Table 4.0-1 including the proposed project, development under the 2005 LRDP will affect no more than 17.1 acres of this natural community which is extant in the remaining 116 acres of the East Meadow as well as the 143-acre Great Meadow. Furthermore, the project will mitigate its impact, rendering its contribution to any historical losses of this natural community (prior to the implementation of the 2005 LRDP) less than cumulatively considerable.

#### **Response ORG 2-8**

The commenter is referred to **Master Response 5: Biological Resource Impacts on the East Meadow** as to why the project would not result in a significant cumulative impact. The 2005 LRDP EIR did evaluate the cumulative loss of annual grassland habitat on the campus site and cumulative impacts on coastal prairie. Note that there is no coastal prairie grassland on the Hagar site. As discussed in **Master Response 5**, coastal prairie is limited to three areas on the campus (Marshal Field, Crown Meadow, and the mima mound area southwest of Empire Grade Road). Due to some grassland restoration work, coastal prairie is now also present on portions of Porter Meadow.

Specifically, with respect to the East Meadow, the LRDP EIR did not claim that the East Meadow would not be developed; it noted that about 80 acres of the East Meadow south of the East Remote parking lot would remain undeveloped, and analyzed the impacts associated with the development of 51 acres of the East Meadow around and north of the parking lot. The project would develop 17 acres. No other projects have been developed on the East Meadow since the approval of the 2005 LRDP that have removed grasslands on the East Meadow. Therefore, the amount of grassland that would be removed on the East Meadow by the project does not exceed the acreage anticipated under the 2005 LRDP.

#### **Response ORG 2-9**

See **Master Response 5: Biological Resource Impacts on the East Meadow**.

#### **Response ORG 2-10**

Please note that although development of the Hagar site was not included in the 2005 LRDP EIR, that EIR did analyze the impacts from developing several acres of land in the East Meadow (see Response ORG 2-8 above).

See **Master Response 1: Tiered Analysis**, which explains why it is appropriate for the SHW project EIR to rely on the LRDP EIR under the tiering provisions of CEQA. Please also note that the RDEIR acknowledges (p. 4.7-45) that while the redevelopment of the Heller site was envisioned in the 2005 LRDP and analyzed in the 2005 LRDP EIR, the development of impervious surfaces on the Hagar site was not foreseen or analyzed in the 2005 LRDP EIR. However, the stormwater management systems for the proposed SHW project at both sites have been designed to comply with the UC Santa Cruz Post Construction Requirements, and would provide water quality treatment, infiltration, and peak flow management, the implementation of these projects would not result in erosion within on- and off-campus watersheds. Furthermore, mitigation measures are included for the Hagar site to ensure that water quality is not affected. For these reasons, the proposed project would not alter the previously evaluated cumulative impacts on hydrology and water quality.

**Response ORG 2-11**

The Heller and North Campus Alternative, which was considered but not analyzed in detail, would develop 590 beds on a site in the North Campus that is designated as CSH in the 2005 LRDP, and the rest of the project on the Heller site. The North Campus site, shown in the RDEIR on Figure 5.0-3, is in an undeveloped part of the campus, approximately 1,000 feet north of existing campus roads and infrastructure. It would require construction of a road and all utilities through undeveloped forested land. Therefore, not only would the cost of the infrastructure render this alternative infeasible, it also has the potential to result in adverse biological resources impacts associated with removal of trees and other vegetation. For these reasons, the detailed evaluation of this alternative is not required.

**Response ORG 2-12**

The RDEIR does not refuse to consider a reduced project alternative, or other alternatives that reduce the significant and unavoidable aesthetic impacts developing in the East Meadow. The RDEIR analyzes an extensive range of alternatives, including the Reduced Project Alternative, that meet at least some of the objectives and notes correctly where they would not meet certain of the project objectives because that is something that the decision makers will need to know in order to make the determination regarding feasibility of alternatives to the proposed project.

**Response ORG 2-13**

The fact that UC Santa Cruz considered temporary relocation of families to be desirable and/or feasible when planning for the redevelopment of the Family Student Housing site in 2005 did not establish a binding rule that applies to all future projects. The objective for the SHW project to minimize disruption to families was developed early in the planning process for the SHW project. A requirement that existing

housing for students with families not be demolished until new beds to accommodate them are constructed was included in the March 2017 Request for Proposals (RFP) from developer teams during the process of planning for the SHW project. Having established this as a project objective, the RDEIR properly points out the relative cost and difficulty of temporary relocation. It is for The Regents to make the final determination with respect to feasibility of the alternatives.

**Response ORG 2-14**

The RDEIR properly uses the project objectives to exclude some alternatives from consideration, but does not exclude all alternatives from consideration, and identifies and analyzes a reasonable range of six alternatives that meet most project objectives while reducing or avoiding at least one of the significant effects of the proposed project.

**Response ORG 2-15**

The RDEIR appropriately considers a reduced project alternative as part of the range of reasonable alternatives that the EIR evaluates. There is no requirement that a reduced project alternative be determined to satisfy all project objectives. Nor is there a requirement for the EIR to identify another environmentally superior alternative if the EIR determines that the reduced project alternative is the environmentally superior alternative.

**Response ORG 2-16**

The RDEIR provides evidence and analysis for the decision makers to reach their own decision on the feasibility of alternatives.

**Response ORG 2-17**

The RDEIR considers multiple alternatives that both reduce the significant and unavoidable aesthetic impacts of developing in the East Meadow and meet at least some of the objectives. The EIR notes correctly where those alternatives would not meet certain of the project objectives, because that is something that the decision makers will need to know in order to make the determination regarding alternatives to the proposed project.

**Response ORG 2-18**

See Response ORG 2-13 above.

**Response ORG 2-19**

The commenter summarizes CEQA requirements with respect to mitigation and avoidance of a project's significant impacts on the environment by way of mitigation measures or adoption of alternatives that reduce or avoid impacts. The RDEIR fully addresses these requirements and sets forth both mitigation measures and a reasonable range of alternatives that would avoid or reduce the project's significant impacts. The RDEIR properly notes where an alternative does not meet all of the objectives or would increase the cost of the project, as necessary to inform the decision makers. The determination regarding infeasibility of alternatives that reduce the significant impacts of the project will be made by The Regents as part of their consideration of approval of project design. CEQA Findings of Fact will be prepared by the University to document whether some or all of the alternatives are infeasible, and a Statement of Overriding Considerations will also be prepared.

**Response ORG 2-20**

The text on RDEIR page 1.0-8, which briefly summarizes the steps associated with the Final EIR and its certification, has been corrected to include CEQA requirements with respect to findings related to alternatives. The revised text is presented in **Chapter 4.0, Revisions to the Revised Draft EIR**.

With respect to the commenter's comment regarding the Statement of Overriding Considerations (SOC), the text in the RDEIR is accurate. According to *CEQA Guidelines*, the SOC is required to simply present why the benefits from the project outweigh its significant environmental impacts. The SOC does not involve any further consideration of alternatives.

**Response ORG 2-21**

The statement in the RDEIR is factually correct. The portion of the East Meadow below the East Remote parking lot is about 82 acres in area. The project would develop about 17 acres and leave the majority of the meadow unchanged. The Hagar site would also be fenced to discourage human intrusion into the adjacent meadow areas.

**Response ORG 2-22**

The RDEIR bases the statements on page 4.8-17 on the fact that there are no projects proposed by the campus under the 2005 LRDP that will develop any other site on the East Meadow. While there is no doubt that additional development will be proposed for the campus under the new LRDP, this EIR cannot speculate as to the location of such proposals. Please also see **Master Response 1: Tiered**

**Analysis**, which explains why the RDEIR does not include an analysis of potential campus development under the successor document to the 2005 LRDP.

**Response ORG 2-23**

Please see **Master Response 2, Alternatives**.

**Response ORG 2-24**

The comment's assertions with regard to the RDEIR's description of the parking infrastructure requirements of project alternatives are incorrect and unfounded. The proposed project includes a total of 427 spaces, with 174 spaces at the Heller site and 253 spaces at the Hagar site. The parking needs of the alternatives were calculated based on the same parking ratios as the proposed project. Alternative 2, Reduced Project, proposes 364 spaces of which 98 would be decked. Alternative 3 proposes 412 spaces of which 98 would be decked; which reduces the number of visitor spaces overall. Alternative 4 proposes a total of 436 spaces overall, a few more than the proposed project as it was judged that the duplication of dining amenities at North Remote site would require some additional service or visitor stalls. Alternative 5 proposes 482 spaces overall, more than the proposed project, to replace the existing surface parking which would be displaced by the project. Alternative 6 used the same approach for Heller and ECI as Alternative 5 and the same number of equivalent graduate parking stalls at 2300 Delaware site that is used for the proposed project. Alternative 7 provides the same number of parking spaces for the Heller and ECI sites as Alternative 5 and adjusts the number for the North Remote site as under Alternative 4.

**Response ORG 2-25**

The determination regarding feasibility of alternatives that would reduce or avoid significant impacts of the project will be made by The Regents as part of their consideration of approval of project design, based on the EIR and other information they may consider. The RDEIR properly notes where the alternatives would not meet certain of the project objectives or would increase the cost of the project, as necessary to inform the decision makers.

**Response ORG 2-26**

Please see **Master Response 2: Alternatives**.

**Response ORG 2-27**

Please see **Master Response 2: Alternatives**.

**Response ORG 2-28**

Please see **Master Response 2: Alternatives**.

**Response ORG 2-29**

Please see **Master Response 2: Alternatives**.

**Response ORG 2-30**

The comment cites the RDEIR analysis of impacts of development at the Heller site on scenic resources, which the RDEIR determined to be less than significant. While the RDEIR analysis did find the impact of Heller site development on *scenic resources* to be less than significant, the RDEIR did identify significant and unavoidable impacts on *scenic vistas*. Therefore, the statement in the RDEIR that the Heller Site Development Only Alternative would result in significant and unavoidable impacts on scenic vistas from Porter Knoll and the West Entrance is consistent with the impact analysis in the RDEIR.

**Response ORG 2-31**

The RDEIR does not suggest that mitigation measures would not be implemented as part of the Heller Site Development Only Alternative. The RDEIR simply points out that due to the larger scale of development (greater building mass, reflective surfaces, and glazing) on the Heller site under this alternative, the light and glare impacts would be greater than what they would be under the proposed project. **Response ORG 2-32**

The RDEIR does not equate the significant visual impact associated with higher buildings at the Heller site under the Heller Site Development Only alternative with the significant visual impacts at the Hagar site under the proposed project. The two impacts are separate. Under the proposed project, the RDEIR finds significant impacts at both sites, whereas under the Heller Site Development Only alternative, it finds a significant impact only at the Heller site, albeit one that is slightly greater than the impact at the Heller site under the proposed project. See text on page 5.0-32 under Aesthetics, which acknowledges that the significant and unavoidable visual impacts at the Hagar site would be avoided by the Heller Site Development Only Alternative.

**Response ORG 2-33**

This comment is a set of general remarks and the opinion that the RDEIR is inadequate. It presents no environmental issues within the meaning of CEQA and no specific response is required. However, the

*3.0 Comments on the Revised Draft EIR  
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comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

The commenter will be included in the list of agencies, organizations, and interested parties that will be notified when the project is approved and the Notice of Determination is filed.



**ORG-3**  
Alisa Klaus <aklaus@ucsc.edu>

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**[eircomment] Comments of HAWC on Student Housing West Project Revised  
Draft Environmental Impact Report, SCH No. 20171102**

1 message

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**Steve Volker** <svolker@volkerlaw.com>  
To: eircomment@ucsc.edu  
Cc: Stephanie Clarke <sclarke@volkerlaw.com>

Thu, Nov 1, 2018 at 11:52 AM

Dear Ms. Klaus,

On behalf of Habitat and Watershed Caretakers (“HAWC”), attached please find our comments opposing the University of California’s Student Housing West Project and objecting to the September 2018 Revised Draft Environmental Impact Report for this project. Our comment letter (including its five exhibits) is provided as a PDF attachment to this email and the original paper document has been sent to you via U.S. Post.

Please include the attached comment letter in the public record for the University’s consideration and decision on the Project and related RDEIR.

Thank you for your attention.

Respectfully submitted,

Stephan C. Volker  
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**ORG-3**

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 **HAWC comments on SHW RDEIR SCH No. 20171102 [11-1-2018].pdf**  
2924K

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November 1, 2018

**VIA EMAIL AND U.S. MAIL**

eircomment@ucsc.edu

Alisa Klaus, Senior Environmental Planner  
 University of California  
 1156 High Street, Mailstop: PPDO  
 Santa Cruz, CA 95064

Re: Comments of Habitat and Watershed Caretakers (HAWC) on the  
 Student Housing West Project Revised Draft Environmental Impact Report,  
 SCH No. 20171102

Dear Ms. Klaus:

**INTRODUCTION**

On behalf of Habitat and Watershed Caretakers (“HAWC”), we respectfully submit the following comments opposing the University of California’s (“University’s” or “UC’s”) Student Housing West Project (“SHW” or “Project”) and objecting to its September 2018 Revised Draft Environmental Impact Report (“RDEIR”). Please include these comments in the public record for the University’s consideration and decision on the Project and related RDEIR.

Despite the “numerous comments” the University received detailing the public’s concerns about the Project, including “among other things, additional analysis and clarification regarding the visual effects and the hydrology and water quality impacts of the Hagar site development; clarification regarding the project’s traffic impacts; and the evaluation of additional alternatives to the proposed project,” the RDEIR still contains many of the same fatal flaws as the original March 2018 DEIR. RDEIR 1.0-1 to 1.0-2.

In fact, among other changes, the RDEIR actually *increases* the Project footprint from 15 acres at the Hagar site (DEIR 2.0-1, 3.0-2) to 17 acres (RDEIR 2.0-2, 3.0-2), and the Hagar site community building from 2,000 square feet (DEIR 2.0-2) to 3,500 square feet (RDEIR 2.0-3). Furthermore, the construction activity would take place over three phases – instead of two – and be completed one year later than initially suggested. DEIR 2.0-3; RDEIR 2.0-3.

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## 1. The Proposed Project Opens the Campus to Unanalyzed and Unapproved Growth

The 2005 University of Santa Cruz (“UCSC”) Long Range Development Plan (“LRDP”) “provides a comprehensive framework for the physical development of the UC Santa Cruz campus . . . to accommodate an on-campus three-quarter-average enrollment of 19,500 full time equivalent (FTE) students by 2020-21.” RDEIR 1.0-3. However, the SHW Project is not necessary for these accommodations. As discussed below, there are other alternatives – such as expansion within the current footprint or repurposing other campus buildings – that could accommodate the 19,500 students projected by the 2005 LRDP. Yet, UC is still proposing this Project that would destroy the extraordinary and irreplaceable aesthetic and biological resources of the pristine East Meadow.

ORG 3-2

It appears that the unstated purpose behind the SHW Project is to preemptively open the door to future growth on campus beyond the current 19,500 FTE student projection. Indeed, the RDEIR identifies “[c]oncerns about the potential for the project to be precedent setting such that more of the East Meadow would be developed,” as an area of controversy. RDEIR 2.0-15. And in January of this year, the Chancellor indicated his desire to expand the campus by approximately 10,000 FTE students, to “28,000 students by 2040” “from the roughly 18,000 students [UCSC] accommodate[s] today.” Chancellor George Blumenthal, *2020 Long Range Development Plan update*, January 12, 2018, attached hereto as **Exhibit 1**. And the Project’s Hagar site footprint has already increased from 15 to 17.3 acres. *Compare* DEIR 3.0-2 with RDEIR 3.0-2. Expanding the University’s footprint now opens up the biologically and aesthetically sensitive and unique East Meadow to development, and paves the way for growth that has neither been analyzed nor approved.

ORG 3-3

The University should not use the Project to engage in piecemeal approval of the University’s plans to develop the proposed – but not yet analyzed – 2020 LRDP. When evaluating a Project under CEQA, an agency must review the entire activity as a whole, and may not segment it into smaller parts. *Tuolumne County Citizens for Responsible Growth, Inc. v. City of Sonora* (“*Tuolumne County Citizens*”) (2007) 155 Cal.App.4th 1214, 1230; *Laurel Heights Improvement Association v. UC Regents* (1988) 47 Cal.3d 376, 406 (“*Laurel Heights*”); Guidelines § 15378(a), (c), (d). In *Tuolumne County Citizens*, the court observed that “segmenting the environmental analysis . . . runs the risk that some environmental impacts produced by the way the two matters combine or interact might not be analyzed in the separate environmental reviews.” 155 Cal.App.4th at 1230. By studying and implementing these actions separately, the University risks incomplete environmental analysis that fails to account for the long-term impacts of potentially housing 10,000 new FTE students on the pristine East Meadow. The University must address these interrelated actions together, as one integrated project. *Id.*

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## 2. The Public-Private Partnership Model Undermines the University's Public Values

The entirety of this Project will be completed “via a public-private partnership (P3) delivery method” (“PPP”), which raises numerous unanswered questions and apparent problems that must be addressed in order to understand and evaluate the impacts of the Project. RDEIR 3.0-1. The UC system is a public education and research institution that is “driven by values of public service.”<sup>1</sup> UCSC specifically prides itself on its “uncommon commitment to . . . public service.”<sup>2</sup> Yet, this Project will interpose private, profit-driven motivations and corporate management biases into the decisionmaking process of this supposedly public service-driven educational institution. Under the PPP model, the private developer – Capstone Partners – will provide the capital, design and build the buildings, set rent and fees, and make a profit, on all of the new development. This privatization of on-campus housing directly undermines the University's public service-driven decisionmaking by injecting private, profit-driven priorities and prejudices into the planning process.

ORG 3-5

The University admits that there is direct competition between these private, profit-driven motivations and the University's objectives. It states that “the use of a PPP is most effective for projects that . . . [a]re situated *off-campus* on land *not* owned by [the University]” because projects on University owned land often “constrain contracting options available to private sector developers” and limit their ability to make a profit.<sup>3</sup> This direct competition between these public and private decision-making paradigms raises numerous questions about whose goals will prevail in the planning process – the University's public-service objectives, or the developer's private profit-driven bottomline. In order to assess the impact that this privatization will have on the University's decisionmaking process, the RDEIR must identify and analyze all of the components of the PPP model and answer the following questions, among others:

1. Was it originally Capstone Partners' idea to locate the family housing Project in the East Meadow? Did this influence UCSC's decision to choose this location rather than alternative sites?

ORG 3-6

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<sup>1</sup> University of California, *The University of California At A Glance*, February 2018, available at: <https://www.universityofcalifornia.edu/sites/default/files/uc-at-a-glance-feb-2018-final.pdf> (last accessed May 9, 2018), attached hereto as **Exhibit 2**.

<sup>2</sup> UCSC, *Campus Overview: About UC Santa Cruz*, available at: <https://www.ucsc.edu/about/campus-overview.html> (last accessed October 29, 2018).

<sup>3</sup> University of California Office of the President, Budget and Capital Resources, *Private Public Partnerships at the University of California*, July 12, 2010, revised June 10, 2013, p. 2, available at: [http://www.ucop.edu/real-estate-services/\\_files/documents/ppp\\_at\\_uc.pdf](http://www.ucop.edu/real-estate-services/_files/documents/ppp_at_uc.pdf) (last accessed May 9, 2018), attached hereto as **Exhibit 3** (emphasis added).

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- |     |  |                      |
|-----|--|----------------------|
| 2.  | Does locating the Project in the East Meadow potentially lower construction costs? If so, does Capstone Partners reap any additional financial benefit as a result? What are the costs for development of each alternative site compared to the cost of building student housing on the East Meadow?                               | ORG 3-7              |
| 3.  | Does the cost of construction affect Capstone’s profit? How is Capstone’s ultimate amount of profit determined? Will any other entities make a profit on the Project?  | ORG 3-8              |
| 4.  | Who will seek the financing for the Project? Who will be the guarantors for the financing of the Project? What rights or recourse will each entity have? What is the debt repayment formula?   | ORG 3-9              |
| 5.  | Is the Project subject to taxation? Has Capstone ever developed a housing project under the PPP model that was determined to be subject to taxation? If so, please identify what State, location, and educational institutions, and describe the resulting impacts on rental rates and occupancy.                                  | ORG 3-10             |
| 6.  | What is the projected rent of the various housing units to student renters? Will the rents change based on occupancy or over time? What will those changes be? How will these rents affect demand for these units, and the off campus housing market? The projected rents should have been included in the RDEIR housing analysis. | ORG 3-11<br>ORG 3-12 |
| 7.  | Who will own the buildings? Who will manage the buildings? What is the relationship between Capstone and these entities?   |                      |
| 8.  | Will Capstone Partners or the management entity working with Capstone on this project have a “possessory interest” in the master lease with UCSC or the individual rental contracts with renters?  |                      |
| 9.  | Is there any provision in any of the existing documents that would allow for a person who is not a student to rent a housing unit?   | ORG 3-13             |
| 10. | Will a for-profit entity be operating the child care center? What is the projected lease rate for that space? Will the rate be a market rate? Will the private operator have a possessory interest in a long term lease? Will the private operator be able to profit from operating the child care facility?                       |                      |

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11. Does UCSC have any agreements for future projects with Capstone?

To help understand these issues and provide both the public and decisionmakers with all of the information necessary to determine the impacts of this Project and what potential alternatives or mitigations are available, the University must provide all contracts and pertinent documents between Capstone and UCSC or the University of California Office of the President (“UCOP”) for public review. Public Resources Code § 21061. These documents are necessary to allow the public to understand how these financial relationships might have affected the selection of the East Meadow as a building site, the scope, nature and density of the housing to be provided, and how this housing will be managed for a profit in the future.

ORG 3-14

**3. The Project Description Is Inadequate**

Like the DEIR, the RDEIR’s Project description is inadequate. An adequate project description is an essential starting point for analysis of a project’s environmental impacts, and all environmental impact reports must provide one. 14 California Code of Regulations [“CEQA Guidelines”] § 15124. As directed by the CEQA Guidelines, the project description “shall contain the following information:”

- (a) The precise location and boundaries of the proposed project . . . shown on a detailed map.
- (b) A statement of objectives sought by the proposed project[, which] will help the Lead Agency develop a reasonable range of alternatives to evaluate in the EIR . . . . The statement of objectives should include the underlying purpose of the project.
- (c) A general description of the project’s technical, economic, and environmental characteristics . . . .

ORG 3-15

*Id.*

“An accurate, stable and finite project description is the *sine qua non* of an informative and legally sufficient EIR.” *County of Inyo v. City of Los Angeles* (“*County of Inyo*”) (1977) 71 Cal.App.3d 185, 193. By contrast,

[a] curtailed or distorted project description may stultify the objectives of the reporting process. Only through an accurate view of the project may affected outsiders and public decision-makers balance the proposal’s benefits against its environmental cost, consider mitigation measures, assess the advantage of

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terminating the proposal (i.e. the “no project” alternative) and weigh other alternatives in the balance.

ORG 3-15

*Id.* at 192-193.

Here, the RDEIR’s Project objectives state that the Project is needed to “[s]upport the development of sufficient and affordable, on-campus student housing under the UC President’s Housing Initiative.” RDEIR 3.0-7. The President’s Housing Initiative is a statewide program that favors and promotes privatization of the University’s development planning process. Under this initiative, “the Office of the President led an effort to identify housing developers . . . that would be eligible to respond to Requests for Proposals (RFPs) for campus-specific student housing projects.”<sup>4</sup>

ORG 3-16

But the RDEIR fails to explain the three unexamined central premises of this initiative that preordain its direction and impacts: (1) that statewide campus growth be imposed on all campuses at the same rapid pace regardless of each campus’ environmental carrying capacity (i.e., one size fits all), (2) that private profit-driven decisionmaking ultimately determines the size, density, pace and quality of all on-campus housing development, and (3) that on-campus housing is the only means of achieving “convenient access to” campus and of “reduc[ing] the growth in vehicle trips to the campus.” RDEIR 3.0-7. The RDEIR never addresses, let alone questions, these threshold premises. It should.

Why should UCSC bear the same burden of statewide University student growth as the other campuses regardless of the severe local environmental impacts that this “one size fits all” imperative unleashes? Indeed, as the RDEIR admits, only 726 new beds are needed to accomplish the goals set forth in the 2008 Comprehensive Settlement Agreement (“CSA”). RDEIR 3.0-8. Additional growth that follows the University-wide “one size fits all” approach should not be the guiding principle here. As discussed below, UCSC faces water supply shortfalls, massive defacement of a world-renowned iconic landscape, and significant biological impacts from placement of the SHW Project on the East Meadow.

ORG 3-17

Furthermore, why is this growth dictated by private interests rather than the public goals of the University? As discussed above, the privatization of the University undermines these important goals and should not dictate housing policy.

ORG 3-18

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<sup>4</sup> University of California Office of the President, *Student Housing Initiative*, available at: <https://www.ucop.edu/student-housing-initiative/> (last accessed October 30, 2018).

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Lastly, contrary to the assumptions in the RDEIR, on-campus housing is not the only means “to facilitate convenient access to classrooms and other learning environments; student services; campus amenities such as retail, restaurants and fitness facilities; and reduce the growth in vehicle trips to the campus.” RDEIR 3.0-7. Rather, these objectives could be encouraged and accomplished through increased shuttle access, better online and electronic access, incentives and infrastructure for carpooling, and greater pedestrian and bicycle access coupled with greater restrictions on campus vehicular use and parking.

ORG 3-19

Yet, the RDEIR objectives describe the Project as a forgone conclusion because they presume that this privatization and housing growth must occur at UCSC. And as further discussed below, even if housing growth on the UCSC campus is justified, the RDEIR fails to address why it cannot be accommodated largely – if not wholly – within the current building footprint.

ORG 3-20

#### 4. The RDEIR Fails to Consider a Reasonable Range of Alternatives

CEQA mandates that an EIR must provide the public with a full assessment of alternatives to the proposed project. Public Resources Code § 21001(g). CEQA confirms “it is the policy of the state that public agencies should not approve projects as proposed if there are feasible alternatives . . . available which would substantially lessen the significant environmental effects of such projects . . .” Public Resources Code § 21002. The Legislature directed that an “[EIR] shall include a detailed statement setting forth . . . [a]lternatives to the proposed project,” and declared that one of “[t]he purpose[s] of an [EIR] is . . . to identify alternatives to the project.” Public Resources Code §§ 21002.1(a) (second quote), 21061, 21100(b)(4) (first quote).

ORG 3-21

CEQA requires an EIR to describe a reasonable range of alternatives that could feasibly attain most of the basic objectives of the project while avoiding or substantially lessening any of its significant effects. CEQA Guidelines § 15126.6(a) and (f). “An EIR’s discussion of alternatives must contain analysis sufficient to allow informed decision making.” *Laurel Heights Improvement Association v. Regents of the University of California* (“*Laurel Heights*”) (1988) 47 Cal.3d 376, 404. An alternative may “not be eliminated from consideration solely because it would impede to some extent the attainment of the project’s objectives.” *Habitat and Watershed Caretakers v. City of Santa Cruz* (“*HAWC*”) (2013) 213 Cal.App.4th 1277, 1304; CEQA Guidelines § 15126.6(b). “The EIR is required to make an in-depth discussion of those alternatives identified as at least potentially feasible.” *HAWC*, 213 Cal.App.4th at 1303 (emphasis and quotation omitted).

Despite revision of the University’s alternatives analysis from the DEIR to the RDEIR, the RDEIR still fails to identify and evaluate a reasonable range of alternatives to the proposed Project. RDEIR 5.0-1. The alternatives that were examined by the RDEIR were not reasonably calculated to significantly reduce the Project’s adverse impacts. The RDEIR analyzes seven alternatives – a No Project Alternative, and six alternatives that *all* develop the Heller Site.



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RDEIR 5.0-16 to 5.0-83. The University should consider alternatives that achieve most of the Project's objectives without developing Heller Site.

ORG 3-21

Moreover, none of these alternatives considered shifting some of the proposed student growth to other UC campuses that have greater carrying capacities, such as larger water supplies or fewer environmental impacts. Instead, the Project assumes that UCSC must be expanded, and keep expanding, to accommodate more and more students on a campus that cannot support that growth. Only one campus has been added to the UC system in more than 50 years, while the population of California has more than doubled. And UCSC is unreasonably expected to bear this growth. Yet there is nothing inherently infeasible about an alternative that limits growth on the UCSC campus while accommodating that growth at other U.C. campuses, new or existing. As noted, an alternative may "not be eliminated from consideration solely because it would impede to some extent the attainment of the project's objectives." *HAWC*, 213 Cal.App.4th at 1304.

ORG 3-22

Nor did any of the alternatives considered by the University analyze repurposing buildings – including buildings not currently used for housing – already on campus to meet the University's housing goals. *Id.*; see also RDEIR 5.0-15. The only mention of repurposing current infrastructure is a brief discussion in the section on Alternatives Considered But Not Evaluated In Detail that states that the University "has already implemented a number of projects to increase the density of occupancy of *existing housing*," and a conclusory claim in the discussion of the No Project alternative that states that "[m]ore beds cannot be added to the existing colleges on the campus without new construction." RDEIR 2.0-5 (second quote), 5.0-15 (first quote), 5.0-19. But dismissing an alternative that would repurpose buildings not currently used for housing without analysis violates CEQA. "A potentially feasible alternative that might avoid a significant impact must be *discussed* and *analyzed* in an EIR so as to provide information to the decision makers about the alternative's potential for reducing environmental impacts." *HAWC*, 213 Cal.App.4th at 1304 (emphasis in original); *Laurel Heights*, 47 Cal.3d at 404.

ORG 3-23

Furthermore, the RDEIR fails to analyze any alternative that maintains the current footprint and simply adds floors to – or redesigns or repurposes existing floors within – existing structures. RDEIR 5.0-11 to 5.0-83. All of the action alternatives contemplate construction of entirely new buildings, but many of the Project's impacts could be avoided by expanding or better utilizing the existing infrastructure within the same footprint. The RDEIR's failure to consider this alternative violates CEQA's demand for a reasonable range of alternatives. CEQA Guidelines § 15126.6; *HAWC*, 213 Cal.App.4th at 1304.

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## 5. The DEIR's Discussion of Impacts Is Inadequate

CEQA mandates that the RDEIR adequately analyze a project's effects to foster informed decisionmaking and allow the public to understand those impacts. Public Resources Code § 21002.1; CEQA Guidelines §§ 15121, 15126, 15126.2. Where possible, the lead agency must employ feasible mitigation measures that could minimize the project's significant adverse impacts. Public Resources Code § 21002; Guidelines §§ 15121, 15126.4. As shown below, the RDEIR fails to adequately address the Project's impacts. Its failure to provide information in an organized, concise, and accurate manner violates CEQA's informational purpose and prevents the public and decisionmakers from fully considering those impacts. CEQA Guidelines §§ 15121, 15144; *Vineyard Area Citizens for Responsible Growth, Inc. v. City of Rancho Cordova* ("Vineyard") (2007) 40 Cal.4th 412, 428; *Berkeley Keep Jets Over the Bay Committee v. Board Port of Commissioners* ("Berkeley Keep Jets") (2001) 91 Cal.App.4th 1344, 1355-1356.

ORG 3-25

### A. Aesthetics

The RDEIR downplays the impact of the SHW development on the pristine East Meadow (the Hagar site). While the RDEIR admits that impacts are significant and unavoidable, the information presented is misleading and fails to provide the public and decisionmakers with an accurate understanding of the magnitude and severity of the Project's impacts. For example, the RDEIR understates the impact at the Hagar site, claiming that the slope, two-story construction, and use of site-appropriate colors for the buildings would "minimize the obtrusion of the development in the view from this location and the rest of the East Meadow would still be visible." RDEIR 4.1-24 to 4.1-25. But that claim is highly misleading. As Figures 4.1-15 through 4.1-20 show, the gently sloping Meadow is highly visible and the Project will permanently mar that view. RDEIR 4.1-55 to 4.1-63. Even the UCSC Design Advisory Board unanimously voted to *oppose* developing the meadow.<sup>5</sup>

ORG 3-26

Similarly, the RDEIR trivializes the impacts from the Heller site development, claiming that the views of the bay would only be partially obstructed and "the stepping of the building heights, the selection of appropriate colors and materials . . . and new landscaping . . . would soften the appearance of the new development." RDEIR 4.1-21 to 4.1-22. But these claims are patently untrue. The large buildings proposed for development on the Heller site would obstruct the views and significantly impair the extraordinary natural beauty of the area. RDEIR 4.1-39 to 4.1-42 (Figures 4.1-2 to 4.1-5). They would also violate the 2005 LRDP Planning Principles and Guidelines ("LRDP Guidelines"). The LRDP Guidelines require that the University

ORG 3-27

ORG 3-28

<sup>5</sup> Ibarra, Nicholas, *UCSC: Meadow development opponents mull legal action*, Santa Cruz Sentinel, April 25, 2018, available at: <http://www.santacruzsentinel.com/social-affairs/20180425/ucsc-meadow-development-opponent-s-mull-legal-action> (last accessed May 10, 2018), attached hereto as **Exhibit 4**.

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“[i]ntegrate the natural and built environment: New development will respond to the aesthetic qualities of UCSC’s unique natural environment through siting, development patterns and architecture that are sensitive to the natural setting. In forested areas, buildings generally should not protrude above the surrounding tree canopy; in visually sensitive areas, interruption of prime viewsheds and viewpoints will be minimized.”

2005 LRDP 49. The proposed development at the Heller site, by contrast, severely “interrupts” and degrades this visually sensitive area. The Heller development deviates dramatically from – rather than adhering to – the LRDP Guidelines, as shown in the visual simulations. RDEIR 4.1-39 to 4.1-42 (Figures 4.1-2 to 4.1-5). The RDEIR claims that the Project “has been designed to address these recommendations” through clustering of buildings, increased building height to reduce footprint, and use of certain materials and colors. RDEIR 4.1-30. The RDEIR also claims that the buildings would be “below or close to the tree canopy of the adjoining forest.” *Id.* But the visual simulations that the RDEIR points to as evidence of compliance with these recommendations shows the exact opposite: Buildings that well exceed the tree canopy and stick out like sore thumbs against the surrounding forested landscape. RDEIR 4.1-40 (Figure 4.1-3), 4.1-42 (Figure 4.1-5).

ORG 3-28

ORG 3-29

By downplaying these aesthetic impacts, the RDEIR misleads the public and decisionmakers, and fails to provide an accurate assessment of the Project’s impacts. This violates CEQA. CEQA Guidelines §§ 15121, 15144; *Berkeley Keep Jets*, 91 Cal.App.4th at 1355-1356. Without an accurate assessment of these impacts, it is impossible for the public and decisionmakers to make an informed evaluation of the need for alternatives and mitigation measures to avoid or reduce them.

ORG 3-30

## **B. Biological Resources**

The RDEIR’s analysis of biological impacts is insufficient. The public and decisionmakers need significantly more detail regarding the Project’s impacts to wildlife and vegetation in order to make an informed decision, as CEQA requires. The University must perform additional studies to identify and evaluate the Project’s impacts to biological resources, as the few surveys that were completed are inadequate.

For example, only three biological surveys were completed for each of the sites. RDEIR 4.3-5. And all were performed without regard to the standard protocol of conducting species inventories in every season to assure that all affected species are in fact identified and evaluated. The May 2, 2017, June 24, 2017, and August 17, 2018 surveys at the Heller site were performed only in the spring and summer, and thus were insufficient to determine the environmental setting in the fall and winter. RDEIR 4.3-5. Likewise, the October 5, 2017, December 7, 2017, and July 31, 2018 surveys of the Hagar site were performed only in the fall, winter, and summer and thus were insufficient to determine the environmental setting during the spring. RDEIR 4.3-5.

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Therefore they fail to meet CEQA's informational demands.

Without an understanding of all of the species that utilize the Project site – and especially the East Meadow – the public and decisionmakers cannot accurately determine the Project's impacts on biological resources. These deficiencies must be rectified because they preclude informed decisionmaking. As the courts have explained, “[a] clearly inadequate or unsupported study is entitled to no judicial deference,” and does not constitute substantial evidence supporting an agency's finding. *Laurel Heights*, 47 Cal.3d at 409 n.12. More thorough surveys in each season must be completed.

ORG 3-31

The RDEIR also fails to provide sufficient information on the Project's impacts to the California red-legged frog (“CRLF”). CEQA Guidelines §§ 15121, 15144; *Vineyard*, 40 Cal.4th at 448-449 (EIRs must examine seasonally-changing impacts on imperiled species); *Berkeley Keep Jets*, 91 Cal.App.4th at 1355-1356. The University recognizes that “[b]ased on the known occurrences of the species in the project vicinity, and the manner in which the species is known to disperse and move between drainages and breeding sites, the Heller site and off-site improvements are located in an area that could provide suitable upland and dispersal habitat for CRLF,” and that the “area surrounding the Heller site has also been mapped as designed critical habitat.” RDEIR 4.3-41. It also admits that “construction activities at the Heller site, including the proposed off-site utilities, could directly impact CRLF.” RDEIR 4.3-42. Yet it fails to even consider the potentially devastating impact to CRLF from the enormous increase in the number of students that will live at the Heller site. The Heller site currently houses 199 two-bedroom townhouses. RDEIR 3.0-2. The Project will increase the number of beds threefold – to 2,932. RDEIR 3.0-9. Adding more than 2,000 residents to this location has the potential to significantly impact CRLF and their habitat. And unlike the construction impacts that the RDEIR admits, these operational impacts are *permanent*.

ORG 3-32

Similarly, the RDEIR's analysis of Project impacts to the western burrowing owl is insufficient. RDEIR 4.3-46 to 4.3-47. Again, the RDEIR only considers the construction impacts of the Project, ignoring the ongoing impacts created by increasing the resident population in the area. *Id.* And, even the discussion of construction impacts underestimates the severity of the harm that the Project will cause to this important species. The RDEIR fails to account for the potential to permanently remove burrows and prey for the western burrowing owls that overwinter there. *Id.* It erroneously claims that because “burrowing owls are known to overwinter within the upper East Meadow” and the “proposed Hagar site development would be located in the southern portion of the East Meadow,” that the Project's impacts to this important species would be less than significant. However, this claim underestimates the potential impact to burrowing owls, which have been recently spotted on the east meadow.<sup>6</sup>

ORG 3-33

<sup>6</sup> October 5, 2018 photos showing burrowing owls on the UCSC East Meadow, available at: <https://ebird.org/view/checklist/S48955832> (last accessed October 31, 2018).

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The RDEIR's discussion of golden eagles is also insufficient. RDEIR 4.3-46. Despite recent golden eagle sightings on the East Meadow,<sup>7</sup> the RDEIR erroneously concludes that with implementation of "LRDP Mitigation BIO-11, which sets forth measures that the Campus requires all projects to implement during construction to avoid impacts to nesting birds, including preconstruction surveys of all potential nesting habitats at and within 200 feet of the project work areas, and establishment of appropriately sized buffer zones in the event that active nests are observed," the Project's impacts will be less than significant. But this is problematic for multiple reasons. First, as further discussed below, LRDP Mitigation BIO-11 is not defined anywhere in the RDEIR. RDEIR 4.3-29 to 4.3-31.<sup>8</sup> Second, even if LRDP Mitigation BIO-11 were defined, it is not sufficient to mitigate the impacts to special status species known to occur and forage in the area. RDEIR 4.3-20.

ORG 3-34

Likewise, the RDEIR ignores ongoing operational impacts from the increased resident population on numerous other species, including special status birds, special status bats and the San Francisco dusky-footed woodrat. RDEIR 4.3-46 to 4.3-48. These impacts must be addressed under CEQA. CEQA Guidelines §§ 15121, 15144; *Vineyard*, 40 Cal.4th at 448-449 (requiring examination of seasonal impacts on imperiled species); *Berkeley Keep Jets*, 91 Cal.App.4th at 1355-1356.

ORG 3-35

### C. Hydrology and Water Quality

The RDEIR also fails to adequately analyze the Project's runoff impacts. The Hagar site is "currently an undeveloped hillside" but will be developed with 6.32 acres, or 50 percent, of "impervious surfaces on the site after project construction." RDEIR 4.7-34. By covering half of the Hagar site on the East Meadow with impervious surfaces, the Project creates a significant runoff impact. Yet the RDEIR claims that this impact is less than significant because all new runoff from the site would be directed "into storm drains located in the proposed roadways" and treated to remove pollutants. RDEIR 4.7-33 to 4.7-34.

ORG 3-36

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<sup>7</sup> September 29, 2018 photos showing a golden eagle at the UCSC East Meadow, available at: <https://macaulaylibrary.org/asset/116764871> and <https://macaulaylibrary.org/asset/116764881> (last accessed October 31, 2018).

<sup>8</sup> LRDP Mitigation BIO-10 does discuss nest surveys for golden eagles. If the University is referring to LRDP Mitigation BIO-10, and not BIO-11, the RDEIR must be revised. Furthermore, the surveys contemplated in LRDP Mitigation BIO-10 do not account for foraging activities that might occur at the Project site.

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But that conclusion is not supported by the facts. If there were no impervious surface, much – perhaps most – of the rain falling on the site would percolate through the soil and recharge the underlying aquifer. That groundwater, in turn, feeds downgradient waterbodies such as Kalkar Quarry Spring, West Lake Pond Spring, Messiah Lutheran Spring, Bay Street Spring and their associated streams, and Moore and Wilder creeks to the west. That recharged groundwater would then support the plants, birds, fish and other wildlife that inhabit these springs and creeks and their associated riparian areas. Thus, the Project’s impervious surfaces would remove water that would otherwise recharge the groundwater and support these downgradient waterbodies and their vegetation and wildlife. This impact should be examined and mitigated.

ORG 3-36

The fact that the “complexity of the underlying karst system” may make runoff impacts “difficult to predict” (RDEIR 4.7-39) does not excuse the University from examining and attempting to mitigate them. The loss of groundwater may not be dismissed as a mere storm water removal issue. CEQA requires the University to “use its best efforts to find out and disclose all that it can” regarding this significant impact. CEQA Guidelines §§ 15121, 15144; *Vineyard*, 40 Cal.4th at 440 (EIRs must provide an “analytically complete and coherent explanation” of impacts); *Berkeley Keep Jets*, 91 Cal.App.4th at 1355-1356; *Laurel Heights*, 47 Cal.3d at 409 n.12.

ORG 3-37

#### **D. Land Use and Planning**

The Project also conflicts with existing and future land use plans for the area. CEQA requires examination of “any inconsistencies between the proposed project and applicable [land use] plans.” CEQA Guidelines § 15125(d). And the Project’s proposed development is plainly inconsistent with the 2005 LRDP.

As discussed above, the aesthetic impact of the Project would be significant (RDEIR 4.1-20 to 4.1-34) because of the new development at the Hagar site and the dramatically increased size of development at the Heller site. While the Project proposes an amendment for the LRDP’s land use designation at the Hagar site, this attempt at piecemeal revision and weakening of the LRDP violates CEQA’s mandate that cumulative impacts, including both direct and indirect impacts, be examined. CEQA Guidelines §§ 15130, 15355. Nothing in the RDEIR explains the inconsistency of this amendment with other principles outlined in the 2005 LRDP, as required by CEQA Guidelines section 15125(d).

ORG 3-38

That LRDP calls for maintenance of the “unique character of the UC Santa Cruz campus,” “preserv[ation of] open space,” and integration of “the natural and built and environment.” RDEIR 4.8-9. Furthermore, the 2005 LRDP directs that “[n]ew development in the lower East Meadow between Hagar Drive and Coolidge Drive will be minimized to maintain the overall sense of an open meadow landscape.” 2005 LRDP 74. The Project conflicts with each one of these land use standards and guidelines. Yet the RDEIR ignores these conflicts. The

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Project proposes to develop the currently undeveloped and ecologically important East Meadow, opening it for future growth. This directly violates the LRDP's mandate that UCSC "preserve open space," and the "overall sense of an open meadow landscape." RDEIR 4.8-9; 2005 LRDP 74. And the sizeable buildings proposed for the Heller site fail to maintain the "unique character" of the UCSC campus, nor do they "[i]ntegrate the natural and built environment." *Id.*

ORG 3-39

Indeed, the RDEIR falsely claims that the "proposed project would not conflict with the UC Santa Cruz 2005 LRDP once amended." RDEIR 4.8-12. The RDEIR asserts that the Project is consistent because the new development would "remain almost completely within the boundary of existing development" or "would be clustered adjacent to existing housing." RDEIR 4.8-12. Not so. These claims ignore the fact that the proposed development would significantly degrade the scenic and environmental resources of the campus. The RDEIR must disclose, discuss and fully and fairly analyze these impacts as required by CEQA.

#### **E. Noise**

The RDEIR's noise analysis entirely fails to consider the impact of housing thousands more students in previously quiet, undeveloped areas of the campus. RDEIR 4.9-10 to 4.9-22. Despite recognizing the public's concern about this inadequacy, the RDEIR fails to remedy the DEIR's failure to analyze this significant impact. RDEIR 4.9-1 (this "section is substantially the same as the section in the [DEIR]" despite the public's comments), 4.9-10 to 4.9-22. Rather, the RDEIR only discusses the noise impacts of traffic and construction. But the thousands of additional students themselves will create noise and its attendant impacts on wildlife, and that noise impact must be analyzed under CEQA. *Id.*

ORG 3-40

#### **F. Public Services**

The RDEIR admits that the Project "could not be served [by the Santa Cruz Fire Department ("SCFD")] at the existing level of service." RDEIR 4.10-13. The SCFD determined that to serve the new development it would need additional staff, and construction of a new engine bay. *Id.* Yet the RDEIR astonishingly claims this impact is less than significant and that no mitigation is required. RDEIR 4.10-13 to 4.10-14. The RDEIR appears to base this erroneous conclusion on the fact that SCFD expansion was considered in the 2005 LRDP, but there is no evidence that such an expansion is ever going to occur. RDEIR 4.10-13. That expansion is absolutely necessary for the SHW Project and must be considered in the RDEIR as part of the Project itself. CEQA Guidelines § 15130 (requiring discussion of cumulative impacts). Without such an analysis, the public and decisionmakers are left unaware of the costs and impacts of this consequential expansion and therefore cannot make an informed evaluation of those costs and impacts, let alone the mitigations or alternatives to the SHW Project that would be needed to avoid or reduce them.

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## G. Utilities and Service Systems

### i. The City's Water Supply Is Insufficient

UCSC “receives potable water for use on the main campus from the City of Santa Cruz Water Department” (“SCWD”). RDEIR 4.13-2. The RDEIR admits that the Project “would increase the amount of water used” on the campus and would therefore not be served by existing entitlements “under multiple dry year conditions.” RDEIR 4.13-21. But the SCWD does not have an adequate water supply to meet current demands. According to the City’s Urban Water Management Plan (“UWMP”), “the City has had to declare a water shortage in five of the . . . seven years” between 2009 and 2015.<sup>9</sup> Indeed, the RDEIR admits in the Water Supply Impact Assessment (“WSA”) that SCWD “is facing several obstacles in meeting its present and future water supply needs.” RDEIR 7.1-12. It concludes that “a small shortage (1 to 3 percent) can be expected in future normal water years,” “annual shortages of 16 to 21 percent are predicted” during a single dry year, and shortages over 50 percent will occur after three dry years. RDEIR 7.1-32 to 7.1-33 (Table 7.1-10).

ORG 3-42

While UCSC has included an MBR wastewater treatment plant at the Hagar site, which would generate recycled water for toilet flushing and landscaping (RDEIR 4.13-1), the Project’s water demands still would be more than SCWD has the ability to supply. RDEIR 7.1-32 to 7.1-33 (Table 7.1-10). The Project, in conjunction with other reasonably foreseeable developments, “would generate increased demand for water during normal and drought years,” creating significant and unavoidable water supply impacts. RDEIR 4.13-26, 7.1-27.

Despite these significant and unavoidable impacts, and the documented lack of available water from SCWD, the RDEIR states that the City will be able to serve the Project. RDEIR 7.1-52 to 7.1-53. But given the precarious nature of the water supply, it would be irresponsible for the City to commit to providing water to the Project when it does not even have adequate water supply for its current commitments. And, it is a violation of CEQA for the RDEIR to imply that the City can provide this additional water when the undisputed facts show otherwise. *Vineyard*, 40 Cal.4th at 438-447.

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<sup>9</sup> City of Santa Cruz, *2015 Urban Water Management Plan*, August 2016, p. 8-1, available at: [www.cityofsantacruz.com/home/showdocument?id=55168](http://www.cityofsantacruz.com/home/showdocument?id=55168) (last accessed October 30, 2018), excerpts attached hereto as **Exhibit 5**.



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**ii. Increased Water Demand Will Be Detrimental to Special-Status Fish Species**

The City's water sources support populations of Central California Coast ("CCC") Distinct Population Segment steelhead (*Oncorhynchus mykiss*), a threatened species (62 Fed. Reg. 43937 (August 18, 1997)), and CCC Evolutionarily Significant Unit (ESU) coho salmon (*Oncorhynchus kisutch*), an endangered species. 70 Fed.Reg. 37160 (June 28, 2005); 64 Fed.Reg. 24049 (May 5, 1999); RDEIR 7.1-8. The endangered CCC coho relies on the San Lorenzo River watershed for recovery. 64 Fed.Reg. 24049; RDEIR 7.1-32. The prospects for recovery of the CCC steelhead and coho are dependent on suitable habitat being restored and maintained. Certain minimum levels of flow and temperature are required in streams for the proper development, growth and spawning of salmonids.

Currently, in critically dry years, the City does not have enough water to meet the City's existing needs, including the instream needs for fish. RDEIR 7.1-32. During these dry years maintenance of instream flow is critically important for the survival of the salmonids as rearing juveniles are typically unable to rear in small tributaries and will need adequate water flow in the main stem of the San Lorenzo River. As climate change continues to alter ambient temperatures, the need for cool water flows will increase, requiring corresponding reductions in water supplies for human uses, further limiting the City's ability to meet water demands. Both the RDEIR and the WSA must address this when calculating the City's ability to meet water demand. *Friends of the Eel River v. Sonoma County Water Agency* (2003) 108 Cal.App.4th 859, 874-875 (EIR must address cumulative impacts of upstream and downstream diversions of water for human uses on salmonid species in the river); *Vineyard*, 40 Cal.4th at 448-449 (EIR must examine impact of seasonal reductions in river flow on both salmon and human water supply).

ORG 3-43

Furthermore, the RDEIR and the WSA should also analyze the impacts that would occur if the City were forced to pump groundwater to make up for reduced surface water supplies in the future. *Vineyard*, 40 Cal.4th at 438-447.

ORG 3-44

**iii. Alternative Water Supplies Analyzed in the RDEIR and the WSA Are Not Sufficient To Meet Water Demand**

The WSA suggests four alternative sources of water, including In Lieu Transfers (Passive Recharge), Aquifer Storage and Recovery (Active Recharge) ("ASR"), the Regional Recycled Water Facilities Project, and the City Seawater Desalination Project. All of these alternative water sources are speculative, their feasibility is still being evaluated, and each has its own set of

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unstudied environmental impacts that neither the City nor any other agency has yet evaluated under CEQA.<sup>10</sup> RDEIR 7.1-13 to 7.1-14, 7.1-38 to 7.1-39, 7.1-42, 7.1-45.

The City has concluded that “it cannot confidently determine that these source options are ‘likely future water sources,’ the impacts of which an EIR must analyze, ‘to the extent reasonably possible,’ under *Vineyard Area Citizens et al. v. City of Rancho Cordova* (2007) 40 Cal.4th 412. However, because these are under consideration by the City and none of these options has been determined to be infeasible at this time, all four water supply augmentation options . . . are briefly described.” RDEIR 7.1-38.

While the City approved a pilot project for the in lieu transfers and ASR, the larger-scale feasibility of those projects is uncertain. RDEIR 7.1-39. And as the WSA admits, “[b]ecause no CEQA review has been undertaken and neither project has been developed to a level that its environmental impacts may be ascertained, this [RDEIR] cannot reasonably present the environmental impacts of [those projects], although it is acknowledged that such projects would likely result in environmental impacts.” RDEIR 7.1-39 to 7.1-40.

ORG 3-45

Similarly, the WSA only discusses the impacts of the Regional Recycled Water Facilities Project “generically” because no CEQA review has been completed. RDEIR 7.1-42. The City is also considering a “future 3.3 million gallons per day (mgd) desalination plant.” RDEIR 7.1-45. As the WSA admits, “there is substantial uncertainty regarding approval and timing of the desalination water supply option,” and it will present a whole new realm of environmental consequences to Monterey Bay and the adjacent counties and cities. RDEIR 7.1-45 to 7.1-49. Seawater desalination is not only expensive, it also uses massive amounts of energy, contributes to global warming due to its huge energy consumption, and will likely be detrimental to the area’s biological resources both through entrainment of tiny marine organisms and nutrients, and the discharge of highly saline effluent. RDEIR 7.1-47 to 7.1-49.

Since the possibility of developing each of these four alternative water supply options remains uncertain, the City has no certain source of the additional water which the City will need to carry out the Project. Without an adequate supply of water to meet all of its demands, neither UCSC nor the City can proceed with the Project without further, detailed environmental analysis of the feasibility and impacts of doing so.

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<sup>10</sup> The City prepared a Draft EIR for the desalination plant but it was never certified. RDEIR 7.1-45 to 7.1-46.

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## 6. The Proposed Mitigation Measures Are Inadequate Under CEQA

CEQA directs that “agencies shall not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects . . . .” Public Resources Code § 21002; CEQA Guidelines § 15126.4. Furthermore, “[f]ormulation of mitigation measures should not be deferred until some future time,” unless specific performance standards are specified. CEQA Guidelines § 15126.4(a)(1)(B). “[M]itigation measure[s] [that do] no more than require a report be prepared and followed” do not provide adequate information for informed decisionmaking under CEQA. *Endangered Habitats League, Inc. v. County of Orange* (“*Endangered Habitats League*”) (2005) 131 Cal.App.4th 777, 794; CEQA Guidelines § 15126.4(a)(1)(B). The RDEIR does not comply with these CEQA requirements for mitigation measures.

Many of the mitigation measures proposed are inadequate because they are too vague, incomplete, ineffective or unenforceable. The RDEIR relies on numerous mitigation measures from the 2005 LRDP that are vague, such as mitigation measures AES-5A and AES-6C, which call for the Design Review Board to “review project designs for consistency with the valued elements of the visual landscape” and “require the incorporation of measures into the project design to limit” light and glare. RDEIR 4.1-19 to 4.1-20. These measures are too broad to be informative or enforceable.

ORG 3-46

Other proposed mitigation measures are ineffective. For example, SHW Mitigation BIO-1B requires the replacement of lost purple needlegrass grassland at a ratio of 1:1. RDEIR 4.3-34. Loss of grassland and habitat is a permanent impact that cannot be effectively remedied or mitigated at all. Planting new vegetation cannot make up for the loss of well-established populations of sensitive species. It is at best problematic. Therefore the replacement areas must be at least three times greater than the areas impacted for the species to even have a chance at recovery years later. Despite the fact that the University received numerous comments identifying this failure of the DEIR, the RDEIR fails to remedy this inadequacy. RDEIR 4.3-2, 4.3-34.

ORG 3-47

Further, many of the mitigation measures are improperly deferred. Guidelines § 15126.4(a)(1)(B). For example, SHW Mitigation measure BIO-1A calls for the future development of a mitigation and monitoring plan for vegetation restoration (RDEIR 4.3-34), 2005 LRDP Mitigation CULT-5B calls for a paleontologist to “to develop a paleontological monitoring and data recovery plan” if necessary (RDEIR 4.4-25), and 2005 LRDP Mitigation measure GEO-1 suggests that geotechnical studies should be developed in the future (RDEIR 4.5-11). None of these deferred mitigations includes any specific performance standards and therefore, all are inadequate under CEQA. Guidelines § 15126.4(a)(1)(B); *Endangered Habitats League*, 131 Cal.App.4th at 794.

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Finally, the RDEIR relies on non-existent mitigation measures as means of lessening impacts of some of the identified alternatives. The RDEIR references SHW Mitigation BIO-2 to address the potentially significant impacts to special-status plants under Alternative 4. RDEIR 5.0-43. But SHW Mitigation BIO-2 has been entirely removed from the RDEIR. RDEIR 4.3-38; *see also* DEIR 4.3-32. Likewise, the RDEIR's reliance on LRDP Mitigation measure BIO-11 is problematic, because that mitigation measure is not defined in the RDEIR. RDEIR 4.3-29-4.3-31, 5.0-44, 4.3-46, 4.3-54, 5.0-55. Therefore, even if SHW Mitigation BIO-2 and LRDP Mitigation BIO-11 were adequate mitigation measures – which they are not – they are not included as part of the currently proposed Project.

ORG 3-49

The mitigation measures identified above, as well as many others, are toothless, committing the University to do nothing more than conduct more studies, review further designs and implement vague future strategies. These mitigation measures include *no* mandatory actions to be taken if the studies demonstrate that a significant environmental impact exists. Without mitigation measures that require actual reductions in Project impacts, and measurable achievement of environmental standards, CEQA's mandates are not met and the Project cannot be approved.

ORG 3-50

#### **7. The University's Inclusion of Supplements to the 2005 LRDP in a Project Level EIR Is Inappropriate Under CEQA**

The University attempts to evade the limitations on development set forth in the 2005 LRDP, and the 2008 CSA that resulted from the litigation challenging that plan, by including "supplements" to the 2005 LRDP EIR. RDEIR 1.0-3 (the 2005 LRDP "supplemental analysis is also included in this [RDEIR]), 2.0-16 to 2.0-17, 7.0-1 to 7.2-42. The University attempts to include EIR supplements to purportedly enable modifications of both the WSA and the Population and Housing Impact Assessment. RDEIR 7.1-1 to 7.1-55, 7.2-1 to 7.2-42. But a supplement to an EIR is inappropriate here. CEQA Guidelines § 15163. Supplements to EIRs are only allowed where there have been changes to the project, changes to the circumstances surrounding the project, or new information arises, and those supplements must be separately noticed and approved. *Id.* Purporting to attach these supplements to a *different* project's EIR creates confusion, ignores cumulative impacts, and violates CEQA's prescribed procedures.

ORG 3-51

The RDEIR claims that these supplements are included so that "the University can complete a streamlined review of subsequent projects proposed for development under the 2005 LRDP" under the CEQA Program EIR tiering model. RDEIR 1.0-2; CEQA Guidelines § 15168. But this presents numerous problems. First, the RDEIR at issue here is a project-level RDEIR for the SHW Project, subject to different standards than a Program EIR. CEQA Guidelines §§ 15161, 15168. Second, the CSA states that "for future projects under the 2005 LRDP, UCSC will not 'tier' from or otherwise rely on the water or housing analysis in the [2005] LRDP EIR

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invalidated by the Santa Cruz Superior Court to obtain CEQA compliance.” CSA 20-21. The inclusion of these supplements here is invalid because it violates both the letter and the spirit of CEQA and the CSA.

ORG 3-52

### CONCLUSION

The RDEIR violates CEQA because it ignores or downplays the SHW Project’s broad ranging, far-reaching and, in many respects, severe environmental impacts. Therefore it must be substantially revised to address the numerous problems identified above. And, because this Project’s impacts are profoundly and needlessly harmful, and its water supply needs cannot be met with the measures considered, the Project must be rejected.

ORG 3-51

Respectfully submitted,

  
 Stephan C. Volker

Attorney for Habitat and Watershed Caretakers

SCV:taf

#### Attachments:

- Exhibit 1: Chancellor George Blumenthal, *2020 Long Range Development Plan update*, January 12, 2018;
- Exhibit 2: University of California, *The University of California At A Glance*, February 2018, available at: <https://www.universityofcalifornia.edu/sites/default/files/uc-at-a-glance-feb-2018-final.pdf> (last accessed May 9, 2018);
- Exhibit 3: University of California Office of the President, Budget and Capital Resources, *Private Public Partnerships at the University of California*, July 12, 2010, revised June 10, 2013, p. 2, available at: [http://www.ucop.edu/real-estate-services/\\_files/documents/ppp\\_at\\_uc.pdf](http://www.ucop.edu/real-estate-services/_files/documents/ppp_at_uc.pdf) (last accessed May 9, 2018);
- Exhibit 4: Ibarra, Nicholas, *UCSC: Meadow development opponents mull legal action*, Santa Cruz Sentinel, April 25, 2018, available at: <http://www.santacruzsentinel.com/social-affairs/20180425/ucsc-meadow-development-opponents-mull-legal-action> (last accessed May 10, 2018);
- Exhibit 5: City of Santa Cruz, *2015 Urban Water Management Plan*, August 2016, p. 8-1, available at: [www.cityofsantacruz.com/home/showdocument?id=55168](http://www.cityofsantacruz.com/home/showdocument?id=55168) (last accessed October 30, 2018)

# EXHIBIT

1

# NEWSCENTER

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## 2020 Long Range Development Plan update

**To:** UC Santa Cruz Community

**From:** Chancellor George Blumenthal

January 12, 2018

As we spend 2018 celebrating the Year of Alumni, I'd like to talk to you about what we're doing to prepare ourselves to teach the next generation of students—our future graduates.

Last spring, I brought together a group of campus constituents and members of the greater Santa Cruz community to begin creating our 2020 Long Range Development Plan. These leaders, with input from you and the community as a whole, aim to have a draft of this plan in hand later this year, at which point it will undergo a rigorous environmental review.

An LRDP is like a city's general plan. It designates areas of campus for certain types of use: open space, for example, or housing. It does not mandate growth. It simply provides a blueprint for it when it's needed and when there's funding available. It's an extremely effective, proactive planning tool as we look two decades down the road and contemplate how best to educate our future students.

Earlier today I met with a group of community appointees who were convened as part of an advisory group to make sure we gather multiple perspectives on the plan. Hearing different viewpoints is important because the LRDP touches on issues that affect all of us who live and work in this community: water use, traffic, and housing.

As I mentioned above, the LRDP is not an OK for enrollment growth. However, we need to have an enrollment target to determine our space and facilities needs. This includes classrooms, lab spaces, housing, student-support services, and other facilities critical to a university experience. The number I have asked the LRDP planners to consider is 28,000 students by 2040. I have no doubt this figure will trigger some conversations, so I want to share with you the reasoning behind my request.

This number does not come out of thin air. It makes sense for a host of reasons.

It walks us out two decades, to the year 2040, using a growth rate of 1.5 to 2 percent a year. That's about 400 students annually. This is the rate at which we have been growing. We would see an increase in undergraduates—with special focus on transfer students—and, more substantially, those in doctoral and master's programs.

The figure has actually been public for nearly 60 years. Roughly 28,000 students has long been the enrollment vision for UC Santa Cruz, outlined in our very first LRDP in 1963, created not too long after the city of Santa Cruz approached UC about building a campus here.

Importantly, I am asking for a strategy of phased investments to accommodate future growth. In other words, there would be no sudden jump from the roughly 18,000 students we accommodate today to 28,000. Growth would be incremental, proceeding only if identified impacts are mitigated. Maybe that will be water use, vehicle trips to campus, or the number of on-campus beds we provide.

I believe this approach will allow us to keep our campus values front and center. Structured correctly, a plan with strong mitigations will allow us to grow larger, while actually reducing our impacts.

Some will question our need to grow at all. I'd remind them that the University of California is facing unprecedented enrollment pressure. More than 56,000 people — a new record — applied to UC Santa Cruz to be first-year students this

coming fall. We also saw 11,300 students apply to transfer here from community colleges. We're seeing this type of demand systemwide, and it's our institutional mission to provide educational opportunity to this state's growing, increasingly diverse population. We have an obligation to these students, just as we have served today's students and the generations before them.

So what's next? Later this month, on Jan. 18, a special interactive LRDP forum for students will take place at 5:30 p.m. at Kresge Town Hall. Interactive forums for faculty and staff took place in November and December. Forums for the broader Santa Cruz community are currently in the works, and details on the events will be published soon on our LRDP website.

A good plan requires a wide range of input, so please join me in this process. If you have any questions, ideas, or suggestions, feel free to email me at [chancellor@ucsc.edu](mailto:chancellor@ucsc.edu).

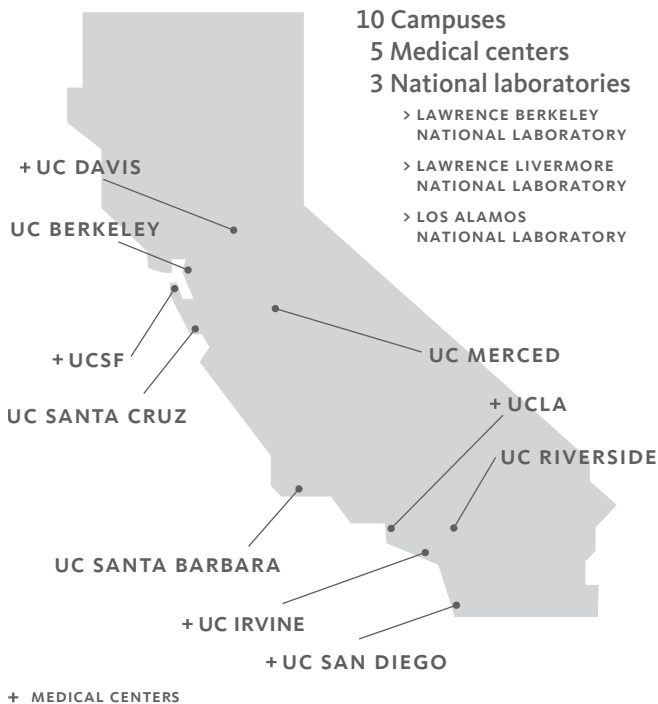


# EXHIBIT

2

The University of California improves the lives of people in California and around the world through world-class educational opportunities, groundbreaking research, top-rated health care and agricultural expertise. We are driven by values of public service in all we do.

**UC SYSTEM**



**EDUCATION**

Total enrollment	<b>273,179</b>
Undergraduate students	<b>216,747</b>
Graduate students	<b>56,432</b>
Alumni	<b>2.0 M</b>

More than 160 academic disciplines  
 More than 800 graduate degree programs

UNDERGRADUATE APPLICATIONS HAVE INCREASED EVERY YEAR FOR MORE THAN A DECADE; MORE THAN 207,000 STUDENTS APPLIED FOR FALL 2016 UNDERGRADUATE ADMISSION.

**FACULTY AND STAFF**

Faculty	<b>22,700</b>
Other academic (postdocs, etc)	<b>45,700</b>
Staff	<b>154,900</b>
Represented employees	<b>59%</b>

UC IS THE STATE'S THIRD LARGEST EMPLOYER.

**UNDERGRADUATE SNAPSHOT**

California resident	<b>82.8%</b>
Nonresident	<b>17.2%</b>
Community college transfer	<b>28%</b>
First-generation students	<b>42%</b>
African American	<b>4%</b>
Latino	<b>24%</b>
White	<b>22%</b>
Asian American	<b>34%</b>
Graduation rate	4-YEAR 5-YEAR 6-YEAR
ALL STUDENTS	<b>64%</b> <b>82%</b> <b>85%</b>
PELL STUDENTS	<b>58%</b> <b>79%</b> <b>82%</b>

**STUDENT FINANCIAL AID**

Total financial aid	<b>\$4.3 B</b>
Federal aid	<b>\$1.65 B</b>
> Federal Pell grants	<b>\$381 M</b>
> Undergrads who qualify for Pell grants	<b>38%</b>
University aid	<b>\$1.53 B</b>
State aid	<b>\$914 M</b>
Private aid	<b>\$161 M</b>
CA undergrads with tuition fully covered	<b>56%</b>
Undergrads without loans at graduation	<b>50%</b>
UC student debt at graduation (avg.)	<b>\$20,600</b>
National student loan debt (avg.)	<b>\$30,100</b>

THE UNIVERSITY OF CALIFORNIA OFFERS ONE OF THE NATION'S STRONGEST FINANCIAL AID PROGRAMS.

**HONORS AND AWARDS**

Nobel Prize winners	<b>61</b>
MacArthur "Genius" grants	<b>90</b>
National Medal of Science winners	<b>67</b>
Fulbright Award recipients	<b>264</b>
Pulitzer Prize winners	<b>16</b>

SIX OF UC'S 10 CAMPUSES ARE MEMBERS OF THE PRESTIGIOUS 62-MEMBER ASSOCIATION OF AMERICAN UNIVERSITIES (AAU), A REPRESENTATION NO OTHER STATE SYSTEM CAN MATCH.

**RESEARCH IMPACT**

Inventions per day (avg.)	5
Inventions	1,803
Startups founded on UC patents (TO DATE)	1029
Active patents	12,420

MANY OF THE CALIFORNIA'S LEADING INDUSTRIES GREW FROM UC RESEARCH, INCLUDING BIOTECHNOLOGY, COMPUTING, SEMICONDUCTORS, TELECOMMUNICATIONS AND AGRICULTURE.

**RESEARCH FUNDING**

Research awards	\$4.97 B
Federal research awards	\$2.88 B
Federal research contracts/grants	6,500

UC IS AWARDED MORE NIH AND NSF FUNDING THAN ANY OTHER INSTITUTION IN THE COUNTRY.

**K-12 EDUCATIONAL OUTREACH**

Schools and Departments of Education	8
K-12 school partnerships	400
Students reached by UC programs	100,000
Participants who go on to college	70%

UC PLAYS A ROLE IN THE EDUCATION OF MILLIONS OF CALIFORNIA K-12 STUDENTS, WHETHER OR NOT THEY ARE UC-BOUND.

**AGRICULTURE AND NATURAL RESOURCES DIVISION**

Cooperative Extension offices	57
Campus-based advisors and specialists	130
Local agricultural advisors and specialists	200
Academic researchers	700

UC HAS HELPED CALIFORNIA BECOME THE NATION'S TOP AGRICULTURAL STATE WITH FARM REVENUES THAT EXCEED \$42 BILLION.

**MEDICAL CENTERS AND CLINICS**

Outpatient visits	4.9 M
Emergency room visits	368,000
Inpatient admissions	167,000
Medicare, Medi-Cal and uninsured patients	60%

UC MEDICAL CENTERS PERFORM HUNDREDS OF CLINICAL TRIALS EACH YEAR, RESULTING IN NEW DRUGS AND DISEASE TREATMENTS.

**HEALTH SCIENCES TRAINING PROGRAM**

Health professional schools	18
Health science students	14,000

UC TRAINS NEARLY HALF THE MEDICAL STUDENTS AND MEDICAL RESIDENTS IN CALIFORNIA.

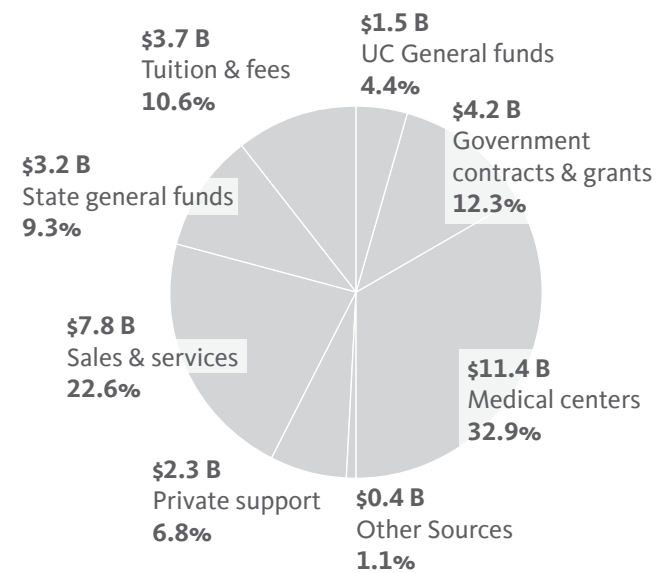
**ECONOMIC IMPACT**

CA jobs supported by UC operations	430,000 (1 in 46)
Economic impact of UC activities	\$46.3 B
Contributions to gross state product	\$32.8 B

UC RESEARCH IN NANOTECHNOLOGY, CLEAN ENERGY, NEUROSCIENCE, GENOMICS AND MEDICINE IS HELPING DRIVE THE NEXT WAVE OF CALIFORNIA ECONOMIC GROWTH.

**UC REVENUE SOURCES**

Total operating budget	\$34.5 B
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# EXHIBIT

3



## **PRIVATE PUBLIC PARTNERSHIPS AT THE UNIVERSITY OF CALIFORNIA**

Prepared by  
Gordon Schanck, Tara Lamont  
Capital Resources Management

**Budget and Capital Resources  
University of California Office of the President**

July 12, 2010  
Revised June 10, 2013

## INTRODUCTION

The University of California has successfully employed or is the process of planning 81 Public Private Partnerships (PPP) ranging from medical office buildings and research facilities to student apartments and hotels. The UCSF Neurosciences project completed in 2012 on the Mission Bay campus has provided valuable lessons on utilizing a PPP approach to deliver facilities for programmatic (i.e., mission-serving) use. The West Village project at UC Davis is a large-scale application of a PPP to deliver a new residential community for auxiliary (i.e., revenue-generating) uses. Another application of PPP is the implementation of energy projects in support of UC's sustainability goals.

For institutions and governmental entities a primary motivation for utilizing PPPs is access to capital. UC, however, has robust financing capability. Thus the University's focus, when considering PPPs, is on other beneficial aspects, including risk allocation and the management efficiencies intrinsic to experienced private development teams, particularly those that specialize in a particular building type. Even for capital projects on campus, PPPs are now considered as one method for delivering UC capital solutions.

## CRITICAL FACTORS

For UC, the use of a PPP is most effective for projects that:

- Are situated off-campus on land not owned by UC; and/or
- Generate stable income; and/or
- Represent a building type commonly developed privately, such as rental and for-sale housing, commercial and medical office buildings, hotels, and generic laboratory facilities.

Programmatic projects located on-campus or on UC-owned land off-campus, as well as highly complex projects, may also benefit from the use of a PPP, but the advantages are more limited for the following reasons:

- Many projects on UC-owned land must comply with requirements of the Public Contract Code, which constrain contracting options available to private sector developers.
- Projects that are highly complex require substantial technical input from user groups and more prescriptive specifications. The resulting UC oversight limits opportunities to achieve PPP efficiencies in managing schedule and cost.

To succeed, projects delivered under a PPP, especially programmatic projects, require a well-thought through "Basis of Design" document (BOD) that delineates design specifications and operating parameters. Also critical is a thoroughly vetted set of transaction documents that effectively represent both parties' interests.

## MECHANISMS FOR IMPLEMENTATION

PPPs at UC have been structured in a variety of transaction forms:

- Ground Lease (auxiliary use, third party users).
- Ground Lease-Leasebacks (programmatic use, UC is the user).
- Developer Build-to-Suit for purchase by UC on completion (also known as Turnkey projects).
- Variants on Ground Lease-Leasebacks and Developer Build-to-Suit projects unique to UC (Space for Lease and Donor Development transactions respectively).
- Master Lease or Lease with Option to Purchase.

Of these mechanisms, developer build-to-suit on private land, ground-lease housing transactions on UC land, and donor developments have proven to be the most effective. A recently-developed form of ground lease-leaseback with tax exempt financing appears promising as an alternative delivery method for programmatic projects on campus.

## KEY DECISION POINTS

Key issues to be considered in the evaluation of a PPP are listed below.

### General Issues Applicable to All Project Types:

- Is this a use or project type with which the private sector has significant development and operating expertise?
- If on UC land, is the University willing to make a long-term commitment of that land to a private developer?
- Utilizing a PPP, can UC reasonably expect to manage and meet its goals for this project i.e. maintain sufficient control of the desired outcome?
- Are UC's design and functionality requirements thoroughly vetted and sufficiently detailed to make commitments to a PPP delivery team?
- Is transferring the risk, inherent in construction and/or facility operations to another party, necessary or desired?
- Does the preferred PPP delivery approach afford sufficient long-term savings to offset the UC financing advantage and PPP profit requirements?

### Issues Applicable to "Programmatic Use" Projects:

- If developed on UC land, what difficulties will be encountered in creating a legal transaction structure, while still achieving the potential benefits afforded by PPP delivery?
- Does the project include third-party users and/or donor-driven concerns that favor PPP delivery?

### Issues Applicable to "Auxiliary Use" Projects:

- Is there sufficient project demand and potential net income for a financially feasible project?
- Does UC have a need to isolate the financial operations of the new project from existing operations (e.g., existing UC rental housing or parking); can UC accept that a PPP product may charge different rates than competing campus product?

- Does UC seek to have the project off of its balance sheet, and can that goal be achieved with PPP delivery while meeting other project goals?
- Can UC structure a PPP transaction in such a manner as to preserve UC's project entitlement advantages and property tax exemption?

The success of a PPP is dependent on utilizing an organized dedicated team of experienced personnel, a detailed business plan, a bankable revenue/funding source, and stakeholder and senior campus leadership support for the PPP drivers and principles.

### **EVALUATION OF A PPP IN THE BUSINESS CASE ANALYSIS**

Consideration of PPPs can occur at two levels. First, as part of the Business Case Analysis (BCA), Master Leases, Lease Options and Developer Build-to-Suits off campus may be considered along with purchases of existing buildings as alternatives to developing a capital project on campus. If the result of the BCA is to develop an on-campus solution, then a PPP transaction structure based on a Ground Lease (Auxiliary) or Ground Lease-Leaseback (Programmatic) should be considered as one capital project delivery alternative alongside design-bid-build; CM at risk, design build, and best value.

### **CASE STUDIES**

Three case studies have been provided to illustrate the use of PPPs at UC:

- a student rental housing project utilizing a ground lease;
- a research laboratory building utilizing a ground lease-leaseback with tax exempt financing ; and
- a medical office building utilizing a build-to-suit mechanism.

As can be seen, the use of PPPs in the delivery of generic projects for auxiliary use, such as student housing and medical office buildings, has proven effective and beneficial to the University. The programmatic use research laboratory project has been less successful in schedule and cost savings primarily because as the first project of its kind, new contractual and legal documents had to be developed. This experience and documentation could expedite schedules of future projects using this approach.

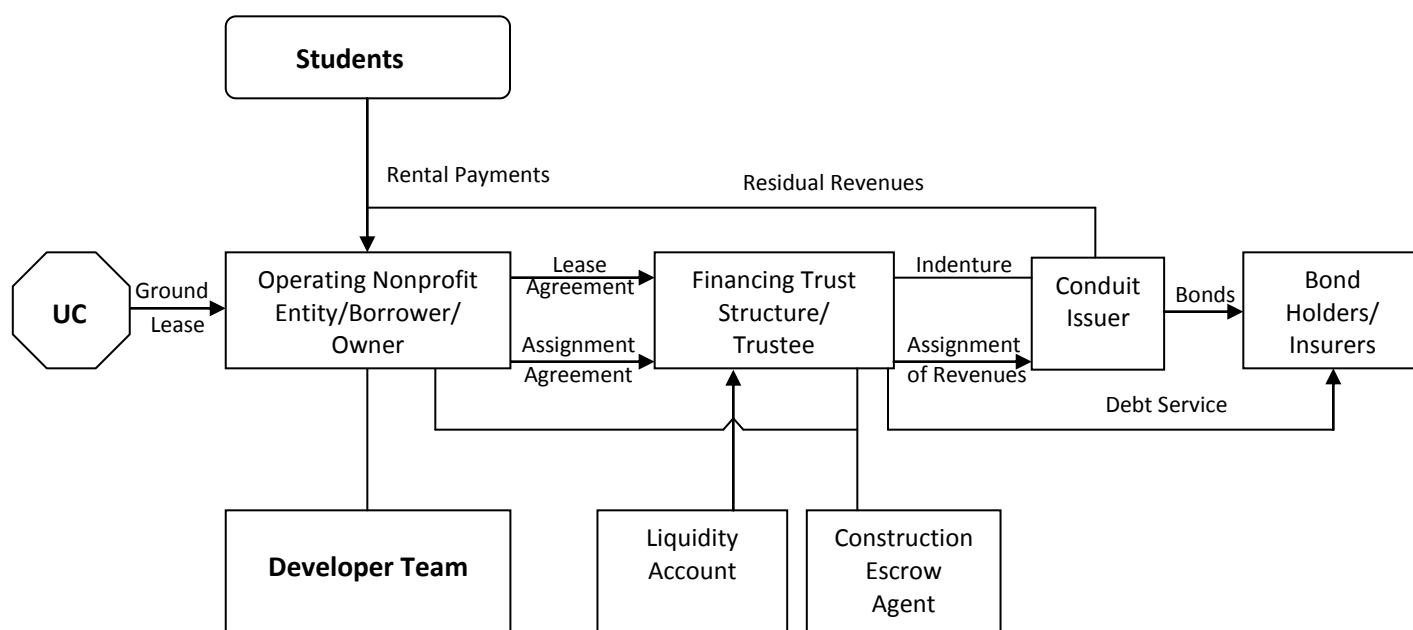
### **EXHIBITS**

- Exhibit 1A: Ground Lease Transaction Structure & Case Study—UCI East Campus II Student Housing
- Exhibit 1B: Ground Lease-Leaseback Transaction Structure & Case Study—UCSF Neurosciences Building
- Exhibit 1C: Developer Build-to-Suit Structure & Case Study—UCSF Medical Office Building
- Exhibit 2: Listing of UC PPP Projects Completed or in Development



**EXHIBIT 1A: GROUND LEASE TRANSACTION STRUCTURE**

- Private Party designed, “financed”, constructed, owned and operated
- May be taxable or tax exempt
- Taxable with private equity at risk may be off balance sheet
- Tax exempt may revert to UC when debt is repaid typically at the end of a 30-year period vs. 55-65 years if developed for profit
- Financing Trust Structure (FTS)<sup>1</sup> financing available for tax exempt transactions.



<sup>1</sup> FTS is not a University financing but a pooled project concept available system-wide to lower reserve requirements and enhance the credit of PPP housing projects financed in this manner without significant University guarantees.

**CASE STUDY 1: GROUND LEASE: EAST CAMPUS II STUDENT HOUSING, VISTA DEL NORTE, UC IRVINE**

**Project Type:** Student Rental Housing

**Project Goal:** To deliver a large number of beds at a competitive rate without any effect on rates for existing UCI housing or significant impact on debt capacity.

**Land Area:** 24 acres.

**Unit Mix:** 545 units, 1,564 beds. The 404 unit undergraduate community comprises a mix of three-bedroom and one-bedroom units. The 141 unit graduate community comprises a mix of two-bedroom and one-bedroom units.

**Target Market:** Single sophomore, upper-division and graduate students.

**Student & Ground Rents:** In 2008/09 these units were priced at over 20% in excess of comparable campus-owned bed rates for shared and single units averaging \$522/bed/month for multiple bed units and \$916/bed/month for single bed units. The Project pays ground rent (\$1.0 million in 2008/09) and potentially accelerated debt reduction as the project matures.

**Lease Term:** 40 years, subject to earlier or later termination upon payoff of bonds (amortized over 30 years following completion).

**Commencement:** December 1, 2004. In service in 2006.

**Tenant:** Collegiate Housing Foundation, Irvine, L.L.C., (CHF), a non-profit owner of student rental housing.

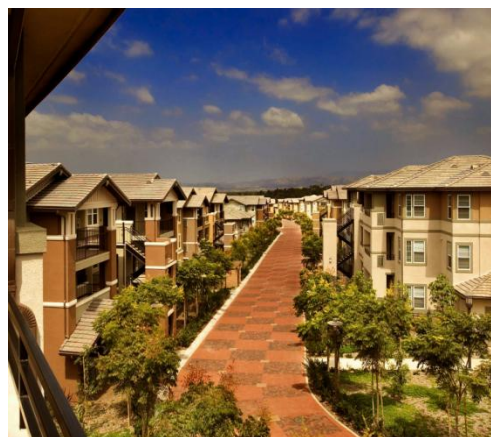
**Financing:** Tax-Exempt Bonds issued on behalf of an unrelated non-profit buyer through a conduit issuer.

**Comparator:** Total project cost (excluding underwriting and reserves) of \$91,016,466 or \$58,195/bed. This is significantly less than the cost of a comparable University-developed project in the same period.

**Analysis:**

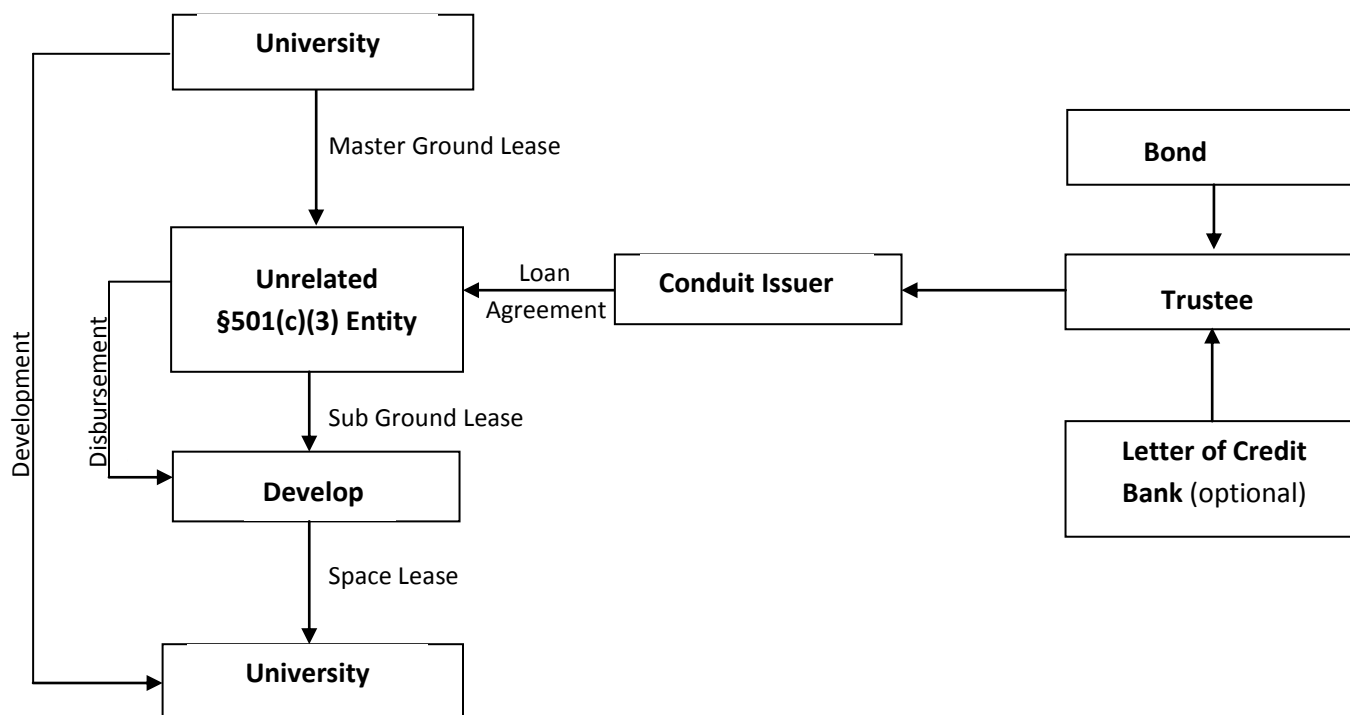
The project was developed by ACC SC Development (UCI II) LLC, under contract with CHF. American Campus Management, California, LLC, under contract with CHF, currently manages the project. The Project was financed with a 30-year tax exempt bond issue, uninsured, rated "Baa3" (Moody's) and was placed in the University's Financing Trust Structure (FTS). The only University commitment was a three-year occupancy guarantee. Under the specific circumstances of this project, prevailing wages were not required to be paid.

Student bed rents were required to be maintained at no less than 100% of rents for comparable on-campus (UC) housing, and no more than 90% of rents for comparable off-campus (private) housing. Ground rent is initially \$1,000,000/year, subject to CPI and periodic reappraisal adjustments (appraisal reflects rent restrictions). Payment of ground rent is subject to Project maintaining certain financial covenants. The Project's excess cash flow is distributed to campus. UC was contingently obligated to lease sufficient beds to bring Project to break-even occupancy, for first three operating years, if student demand was insufficient. The units were fully leased at opening.



**EXHIBIT 1B: GROUND LEASE-LEASEBACK WITH TAX EXEMPT FINANCING**

- Most applicable to “Commercial” Projects
- UC may have first rights of offer/refusal & possibly options but developer must bear risk in transaction
- Set price/rent early based on Performance Specifications --or-- Compete fees, UC at risk for pricing & rent resulting from subcontractor bids.
- Potentially costly carrying cost for developer financing and equity until option exercised unless tax exempt financing employed.



**CASE STUDY 2: NEUROSCIENCES BUILDING, MISSION BAY CAMPUS, UC SAN FRANCISCO**

**Project Type:** A major research building with laboratories, vivarium, and clinical spaces.

**Project Goals:** A ground lease leaseback approach was chosen in order to reduce delivery and operating cost. This is the first such development on UC land for UC's exclusive use.

**Land Area:** The building footprint comprises approximately 35,000 SF on Block 19A.

**Configuration & Use:** The project consists of a six story research building including a full build out of user-specified tenant improvements. The campus is

responsible for developing on-site utilities and the landscaping and related features on the grounds outside the building envelope. The campus will also equip and furnish the property consistent with its research requirements.

**Completion Date:** Projected for Spring 2012

**Financing:** A hybrid tax exempt finance model made available through a nonprofit and a conduit issuer based on the University's use and eventual ownership. The financing was accomplished as a condition to the start of construction. The campus was at risk for cumulative design costs in the event final Regental approval was not obtained or the financing could not be consummated.

**Comparator:** The essential trade off for this project was giving up control in order to reduce risk and manage user expectations through the design process. Despite the tax exempt financing facility, the front end capitalized interest was substantially higher than in UC's conventional approach and the long term interest rate diluted the University's underlying credit on the order of 30 basis points.

**Analysis:**

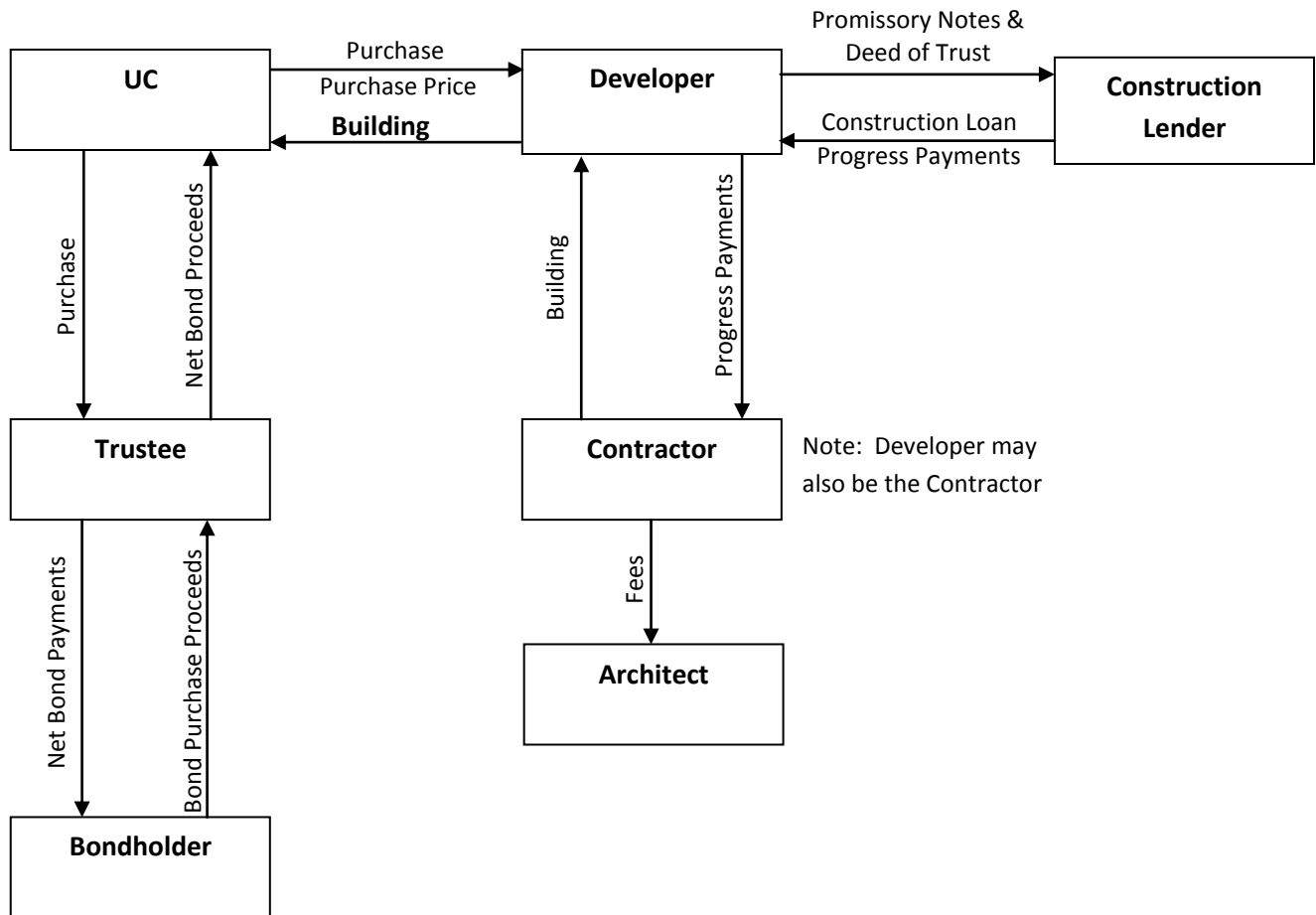
This project did not achieve expected time savings because it was the first of its kind and legal opinions confirming the viability of the approach and documents confirming the parties' rights and responsibilities were developed as the project was negotiated. These documents will expedite schedules of future projects using this approach. Also, changes to the senior leadership of the campus during this process necessitated additional review and consideration. The project required a substantial subsidy from School of Medicine and is further reliant on a gift program to be raised on the order of \$100MM.

Another major concern for the University was that the developer be provided with the freedom to produce a cost effective project that would comply with the campus' Basis of Design (BOD) documents. The final design met with unanimous approval from the campus and user groups in areas such as urban design and context, aesthetics, material and building system choices and spatial configuration. The project is under construction. A post occupancy evaluation will provide additional data as to the success of the PPP for this type of project.



**EXHIBIT 1C: DEVELOPER BUILD-TO-SUIT**

- Most applicable to “Commercial” Projects.
- Analogous to Design-Build Delivery.
- Good technique for PPP Development on Private Land.
- Possible on UC land but challenging solicitation process/requirements in public contract code.



**CASE STUDY 3: MT. ZION MEDICAL OFFICE BUILDING , UC SAN FRANCISCO**

**Project Type:** A medical office building on private land proximate to UCSF's Mt. Zion Hospital.

**Project Goals:** A developer turnkey for conventional delivery at competitive rate on private land. Developer was responsible for securing and entitling the site, as well as for the design, financing and construction of the facility for a fixed price. The Developer also bore the construction and construction financing risk.

**Land Area:** 13,750 GSF at the NW Corner of Divisadero and Sutter Streets, San Francisco.

**Configuration:** The project consists of a medical office building of approximately 49,000 rentable square feet over a multilevel 150 space subterranean garage.

**Use:** Clinical space and physicians offices.

**Completion Date:** circa 1995.

**Lender(s):** Taxable construction debt obtained by developer; UC GRB ultimately financed the purchase.

**Analysis:**

Because this project was always envisioned as an off campus turnkey , no development cost for UC were prepared to allow for cost comparisons. Project costs were evaluated by an independent cost estimator and were determined to be in line with private delivery of similar buildings. The price included entitled land for the development. Savings in the overall cost were achieved by allowing the developer to use commercial specifications with broad UC parameters. Accordingly, the building systems are not as robust as those typically found in a comparable UC-developed facility.

This project on Divisadero, and a second one on Post Street on ground leased land, were solicited from an open competition to provide needed medical office space and parking proximate to the Mt. Zion Hospital. The campus did not have land on which to develop these facilities and thus it was beneficial to the campus to employ a PPP-style approach to achieve a timely delivery of needed space with reduced risk and an expedited time schedule.

**EXHIBIT 2: UC PPP PROJECTS COMPLETED OR IN DEVELOPMENT**

PROJECT	TRANSACTION TYPE	PROJECT COST/YEAR IN SERVICE
<b>STUDENT RENTAL HOUSING</b>		
La Rue Apartments (UCD)	Ground lease	NA/1986
Russell Park Apartments (UCD)	Ground lease	NA/1986
Primero Grove (UCD )	Ground lease	NA/1998
Colleges at La Rue (UCD)	Ground lease	NA/2000
Stonehaven (UCR)	Ground lease	~\$8.5MM/2000
International Village UCR (UCR)	Ground lease	~\$11MM/2002
Holiday Inn Dormitory (UCSC)	Master lease	\$16.2MM (10 Yr. Rent PV)/2001
Vista Del Campo I (UCI )	Ground lease	\$76.7MM/2004
Vista Del Campo II (UCI)	Ground lease	\$91.0MM/2006
East Campus III (UCI)	Ground lease	\$172.5MM/2010
West Village Student Housing (UCD)	Ground lease	\$112.7MM/2011 (1 <sup>st</sup> phases)
Castilian Apartments (UCD)	Ground lease	\$24mm/2014
Orchard Park Apartments (UCD)	Ground lease	TBD
Bowles Hall (UCB)	Ground lease	\$32MM/TBD
MultiPhase Apartments (UCM)	Ground lease	TBD
<b>FACULTY FOR SALE HOUSING</b>		
Irvine Campus Housing Authority (UCI)	Ground lease	Multiple phases of single family homes, town homes & apartments/1985
Levering Condominiums (UCLA)	Build-to-suit	\$9.5MM/1992
Aggie Village (UCD)	Ground lease	\$6.9MM/1997
Ranch View Terrace (UCSC)	Ground lease	\$30.0MM/2008
West Village Faculty Homes (UCD)	Ground lease	Est. \$112MM/TBD
North Campus Homes (UCSB)	Ground lease	Ph 1 \$9.5MM/2011 (Subsequent phases \$60.0MM/TBD)
<b>HOTELS</b>		
Camellia Inn and Suites (UCDMC)	Ground lease	~\$20MM/2001
Estancia La Jolla Hotel & Spa (UCSD)	Ground lease	~\$60MM/2004
Ronald McDonald House (UCDMC)	Ground lease	NA/~1999
Family House (UCDMC)	Ground lease/ Build-to-suit	\$3.3MM/2006
Davis Campus Hotel (UCD)	Ground lease	\$11.1MM/2010
Davis Hotel Phase 2 (UCD)	Ground lease	TBD/2014
KITP Guest House (UCSB)	Donor development	\$12MM/TBD
<b>OFFICEBUILDINGS/INSTRUCTIONAL SPACE</b>		
Hollister Research Center (UCSB)	Build-to-suit/Leaseback	\$6.3MM/1987
Berkeley Way (UCI)	Ground lease/ Build-to-suit/Leaseback	~\$18MM/1988
Institute for Americas Phases I-III (UCSD)	Donor development	NA/1983 & 2001
UCOPHQ (UCOP)	Build-to-suit	\$37MM/1998
Heckman Center (UCR)	Donor development	\$6.5MM/2003

PROJECT	TRANSACTION TYPE	PROJECT COST/YEAR IN SERVICE
University Town Center (UCR)	Master lease	\$1.0MM(Prepaid Master Lease)/~1998
Tipton Center @ Sedgwick Reserve (UCSB/NRS)	Donor development	\$2.5MM/2009
Gateway Office Building (UCB)	Ground lease/Leaseback	Est. \$65MM/TBD
Haas Renovation and Addition(UCB)	Donor development	\$60MM/TBD
Blum Center Renovation and Addition (UCB)	Donor development	TBD/2011
Mission Bay Office Building (UCSF)	Build-to-suit	TBD
DANR Davis HQ (UCD)	Build-to-suit	\$8.3MM/2013
2020 Office/Research Buildings (UCM)	Ground lease/Leaseback	TBD
<b>MEDICAL OFFICE &amp; CLINICAL RESEARCH</b>		
100 UCLA Medical Plaza (UCLA)	Ground lease/Air lot	~28MM/1989
Mann Center (UCLA)(note 2)	Donor development	NA
Venice Dental Clinic (UCLA)(note2)	Donor development	\$340K/1997
4156 Front Street (UCSD)	Build-to-suit	\$9.3MM/1989
2330 Post Street (UCSF)	Build-to-suit	\$10.8MM/1995
1701 Divisadero (UCSF)	Build-to-suit	\$147MM/1996
Osher Center for Integrative Medicine (UCSF)	Build-to-suit (on campus)	~\$34MM/2010
Stewart House (UCLA)	Donor development	Est. \$10MM/TBD
1223 16th Street OSC (UCLA)	Master Lease	\$65MM/2012
Palm Desert MOB – Surgery Center (UCR)	Ground Lease	TBD
<b>RESEARCH BUILDINGS</b>		
Nelson Research (UCI)	Ground lease/ Build-to-suit	NA/1983
Super Computer Center (UCSD)	Ground lease/ Space-for-lease	~14MM/1987
Plum Wood House (UCI)	Ground lease/ Space-for-lease	\$25+MM/1989
Dorris Stein Eye Institute (UCLA)	Donor development	Ph. 3 \$60MM/2012
Oiled Wildlife Recovery Center (UCSC)	Ground lease/ Space-for-lease	~\$6MM/1996
Tahoe Environmental Science Center (UCD)	Build-to-suit/Space-for-lease/Lease with purchase option	\$21.4MM/2006
Sanford Consortium for Regenerative Medicine (UCSD)	Ground Lease/Leaseback	\$111.8MM/2011
University Research Park (UCI)	Ground lease	NA (The Irvine Company built out 85 acres)/1999+
EPA Building – Richmond Field Station (UCB)	Ground lease	\$11.0MM/1994
BRAIN Mapping Suites I-III (UCLA)(note 2)	Donor development	3 Phases \$370-\$500K/2003-2008
Neurosciences Building (UCSF)	Ground lease/Leaseback	~\$198MM/2012



PROJECT	TRANSACTION TYPE	PROJECT COST/YEAR IN SERVICE
Community Health Campus Phase 1 (UCB)	Ground lease/Leaseback	Est. \$75MM/TBD
Center for Novel Therapeutics (UCSD)	Ground lease/leaseback	TBD
Packard Humanities Inst. Off. & Research	Donor development	TBD/2014
<b>CHILD CARE CENTER / K-12 School</b>		
Montessori (UCI)	Ground lease	\$1.7MM/1987
Russell Childcare Center (UCD)	Ground lease	NA
Special Needs School (UCI)	Donor development	\$350K/2013
<b>THEATRES/RETAIL</b>		
La Jolla Playhouse (UCSD)	Ground lease/ Space-for- lease	~\$20MM/2005
Irvine City Theatre (UCI)	Ground lease/ Space-for- lease	\$8MM/1991
Geffen Playhouse (UCLA)(note 2)	Master lease/ Donor development (UC as lessor)	NA
West Village Retail (UCD)	Ground lease	\$11.8MM/2011
Sprouts Market Shopping Center (UCB)	Ground lease	TBD
<b>PARKING</b>		
Mt. Zion Parking Lot (UCSF)	Build-to-suit	\$16.1MM/2012
Maxwell Field Garage (UCB)	Ground lease	TBD
<b>OTHER</b>		
Cal Crew Facility (UCB)	Donor development	\$5MM/2004
Cogeneration Facility (UCLA)	Ground lease	\$188MM/1993
Packard Humanities Institute Film Archives (UCLA)	Donor development (off campus)	\$39MM/2008
Albany Senior Housing Project (UCB)	Ground Lease	TBD
Berkeley Aquatic Center (UCB)	Donor development	\$15MM/2014
C-Center Multi-Purpose Events Venue (UCR)	Space for Lease	TBD

**NOTES:**

- (1) Public Private Partnership (PPP) development as used here refers to projects where the University has contracted either to lease its land to another party to develop a project which has programmatic benefits or serves auxiliary needs (Ground Lease) or contracts to purchase a build-to-suit facility in the community or on campus (Build-to-Suit) on a turnkey basis. Other variants include Donor Development where a donor develops a facility on UC land for donation to UC upon completion (Donor Development); Space for Lease deals where in exchange for providing an entitled on campus site, the University receives a significant dedication of space in the building in lieu of ground rent (Space-for-Lease); Master Lease Arrangements (Master Lease); and transactions where the University leases (Lease with Purchase Option)

a facility with an option to purchase (or leases back the facility in the case of a project on Regents land—Ground Lease-Leaseback).

- (2) Unless otherwise indicated, the Project Cost amount represents the estimated total project cost at the time of development. As the University does not always have access to the developer's costs some amounts listed are estimates (~). Projects planned as PPP deliveries but for which the schedule for construction is not yet known are listed as TBD—to be determined. The Year in Service is the completion date or projected completion date.

# EXHIBIT

4

# UCSC: Meadow development opponents mull legal action

 [santacruzsentinel.com/social-affairs/20180425/ucsc-meadow-development-opponents-mull-legal-action](http://santacruzsentinel.com/social-affairs/20180425/ucsc-meadow-development-opponents-mull-legal-action)

By [Nicholas Ibarra](#), Santa Cruz Sentinel

Posted: 04/25/18, 8:25 PM PDT | Updated: 2 weeks ago



Led by UC Santa Cruz faculty, members of the East Meadow Action Committee are hoping to stop a development on UCSC's East Meadow. (Dan Coyro -- Santa Cruz Sentinel)

## PUBLIC COMMENTS

Members of the public may learn about the draft Environmental Impact Report on Student Housing West and submit comments at two upcoming meetings. Comments may also be submitted via mail and email through May 11.

- 6:30-8:30 p.m. Wednesday, Loudon Nelson Community Center, 301 Center St., Santa Cruz.
- 5-7 p.m. May 3, Hotel Paradox, 611 Ocean St., Santa Cruz.

Info: [ches.ucsc.edu/studenthousingwest](http://ches.ucsc.edu/studenthousingwest)

SANTA CRUZ >> Opposition to developing part of an iconic UC Santa Cruz meadow is heating up, with a faculty-led group announcing it has retained legal counsel to help sift through an environmental report and “prepare for the possibility of eventual litigation.”

By Wednesday afternoon, more than 57,000 people had signed a separately organized online petition against the project that was created by an alumnus of the school's first graduating class.

The campus's Design Advisory Board also unanimously opposed developing the meadow at its February meeting, according to notes from the meeting.

“The negative reaction to this idea has been overwhelming,” said Paul Schoellhamer, an alumnus of UCSC's first graduating class of 1969 who lives in Watsonville with his family and is an organizer of East Meadow Action Committee opposition group.

The development plan is part of UCSC's Student Housing West project to add 3,000 new beds, a chief concern for a campus situated in one of the nation's most expensive rental markets that is experiencing a crisis in availability and cost of housing.

More than half of about UCSC's some 18,500 students live on campus, but that leaves more than 8,500 students competing with residents for scarce rentals, and the campus is taking steps to prepare for the possible addition of almost 10,000 more students by the year 2040.

But contention has focused on a second, smaller site added to the project in the fall on the southern corner of UCSC's iconic East Meadow that, stretching north from the main entrance, serves as a sprawling welcome-mat to campus visitors. Designed to house students with families, the East Meadow site would have 148 beds — about 5 percent of the project total — and a childcare center for students and staff.

Building on that site would require an amendment to the meadow's land-use designation that would require sign-off from UC regents. As it stands, the meadow is designated as Campus Resource Land, which is not designated for development. The amendment is expected to be brought to the regents in July, according to UCSC spokesman Scott Hernandez-Jason.

If approved, construction is scheduled to begin in September.

## 'DIFFICULT CHOICES'

Announced in 2016, Student Housing West was originally planned for a single site along Heller Drive to the campus's west. But an initial environmental review revealed potential impacts to the red-legged frog, according to Dan Killam, a graduate student involved in the planning process.

University leaders instead chose the 13-acre plot of the East Meadow at Hagar and Coolidge drives as the most feasible site for relocation due to its proximity to faculty housing and to the campus's entrance, according to a March 21 message to the campus community penned by Chancellor George Blumenthal and Provost Marlene Tromp titled "Making difficult choices to provide campus housing."

## Advertisement

Critics of developing the meadow respond by pointing three alternative sites outlined in the recently released draft environmental impact report, including a smaller or redesigned project at the original site or building a portion of the housing on a northern site.

"We would be happy with any of the alternatives that get to the required housing," Schoellhamer said.

## ENVIRONMENTAL REVIEW

Comments on the draft environmental impact report on both Student Housing West sites may be submitted through May 11, and UCSC is hosting two public meetings to solicit input in person May 2 at Loudon Nelson Community Center and May 3 at Paradox Hotel.

The latter meeting had originally been scheduled to take place on campus but was moved out of concern that access to campus could be disrupted by a protest, according to Hernandez-Jason.

A final version of the environmental report would be released in mid-June. The East Meadow Action Committee would then consider filing a lawsuit depending on how, and if, its concerns are addressed, according to UC Santa Cruz Professor emeritus Jim Clifford, one of the committee's organizers.

"At that point we will have an important decision to make," Clifford said.

## PUBLIC COMMENTS

Members of the public may learn about the draft Environmental Impact Report on Student Housing West and submit comments at two upcoming meetings. Comments may also be submitted via mail and email through May 11.

6:30-8:30 p.m. Wednesday, Loudon Nelson Community Center, 301 Center St., Santa Cruz.

5-7 p.m. May 3, Hotel Paradox, 611 Ocean St., Santa Cruz.

Info: [ches.ucsc.edu/studenthousingwest](https://ches.ucsc.edu/studenthousingwest)

## About the Author

Nicholas Ibarra covers government, education, cannabis and agriculture for the Sentinel. Raised in the Santa Cruz Mountains, Nicholas has earned multiple statewide awards for his writing, which has appeared throughout numerous Bay Area newspapers including the Mercury News and East Bay Times. He has also contributed reporting to publications including KQED Radio, Scientific American and Sierra Magazine. Nicholas earned a B.S. in journalism from San Jose State University. Reach the author at [nibarra@santacruzsentinel.com](mailto:nibarra@santacruzsentinel.com) or follow Nicholas on Twitter: [@nickmibarra](https://twitter.com/nickmibarra).

Nicholas Ibarra

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# EXHIBIT

5



# City of Santa Cruz

## 2015 Urban Water Management Plan







City of Santa Cruz Water Department

## 2015 Urban Water Management Plan

### Santa Cruz City Council

Cynthia Mathews, Mayor  
Cynthia Chase, Vice Mayor  
Pamela Comstock  
Don Lane  
Richelle Noroyan  
Micah Posner  
David Terrazas

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August 2016

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## Chapter 8

### WATER SHORTAGE CONTINGENCY PLANNING

This chapter presents information about how the City of Santa Cruz manages the water system during a water shortage emergency that arises as a result of drought. It also describes actions that would be undertaken in response to a catastrophic interruption of water supplies, including a regional power outage, earthquake, or other emergency situation.

#### 8.1 Background

In 2009, the City of Santa Cruz completed a comprehensive update of its [Water Shortage Contingency Plan](#). This project was an outgrowth of a previous Urban Water Management Plan, which recognized the many changes in regional conditions and local water supply planning that had taken place over the previous decade and identified a need to better prepare for the possibility of future water shortages in advance of the next major drought. Since then, the City has had to declare a water shortage in five of the past seven years, including a Stage 3 Water Shortage Emergency in both 2014 and 2015.

The City's Water Shortage Contingency Plan describes the conditions which constitute a water shortage and provides guidelines, actions, and procedures for managing water supply and demands during a declared water shortage. The primary focus of the plan is on measures that reduce customer demand for water, but it also covers actions that can be implemented to stretch or increase the water supply.

The overarching goals of this plan are as follows:

1. to conserve the water supply of the City for the greatest public benefit,
2. to mitigate the effects of a water supply shortage on public health and safety, economic activity, and customer lifestyle, and
3. to budget water use so that a reliable and sustainable minimum supply will be available for the most essential purposes for the entire duration of the water shortage.

Development of the City's Water Shortage Contingency Plan was a collaborative effort among the City Water Department staff, the City's Water Commission, City Council, and the public over a three year period beginning in 2006. Research involved reviewing state regulations and legal requirements ([Water Code section 350](#) et seq.) and the water shortage plans of 21 other urban water utilities from throughout California, and from selected cities in the western United States and across the country. The Water Commission provided its input and recommendations throughout the process.

The plan is based on lessons learned here and from other water agencies during past droughts. Nevertheless, it is important to note that every drought will evolve differently and that it is not practical to develop a set of hard and fast rules that apply to all situations. The plan should be thought of as a general framework that will need to be adjusted and refined based on actual conditions.

Early in the planning process, staff and the Water Commission developed a set of principles to guide the water shortage planning process. These principles are as follows:

- **Shared contribution.** All customers will be asked to save their share in order to meet necessary reduction goals during water shortages.
- **Reduce non-essential uses first.** The plan concentrates on the elimination of non-essential water uses and on outdoor reductions, and gives the highest priority to essential health and safety uses.
- **Preserve jobs and protect the local economy.** The plan minimizes actions that would have substantial impact on the community's economy and provides large users the flexibility to determine their own reduction strategies within a water budget.
- **Existing conservation measures recognized.** Customers that have already implemented water conservation measures are acknowledged to have less potential for reduction and should not be penalized for conserving.
- **Communication at every stage.** A public information campaign at every level of shortage is essential for customer preparation and will encourage confidence in the City's ability to respond to water shortages.
- **Public participation.** Public participation in the development and implementation of the plan will help to ensure fairness, encourage cooperation, and facilitate implementation and with demand reduction measures in times of shortage.



The final [Water Shortage Contingency Plan](#) was adopted by resolution of the City Council of the City of Santa Cruz in March 2009 as an amendment to the City’s Urban Water Management Plan (Appendix L) and is adopted herein by reference. Subsequently, the City Council adopted an ordinance implementing the water shortage regulations and restrictions contained in the plan ([Santa Cruz Municipal Code Chapter 16.01](#), Appendix M). The water shortage regulations and restrictions were updated in early 2015 to integrate some changes recognized as being needed during implementation of rationing in 2014.

Portions of the City’s Water Shortage Contingency Plan have since been published and highlighted by the American Water Works Association in its new Manual of Water Supply Practices, [M60: Drought Preparedness and Response](#) as an example of a model staged demand reduction program (AWWA, 2011).

## 8.2 Stages of Action

The updated Water Shortage Contingency Plan uses a staged approach that classifies a shortage event into one of five levels spanning a range from less than 5 percent up to 50 percent (Table 8-1).

Table 8-1. Stages of Water Shortage Contingency Plan		
Stage	Percent Supply Reduction <sup>1</sup> <i>Numerical value as a percent</i>	Water Supply Condition
1	0-5%	Water Shortage Alert
2	5-15%	Water Shortage Warning
3	15-25%	Water Shortage Emergency
4	25-35%	Severe Water Shortage Emergency
5	35-50%	Critical Water Shortage Emergency
<sup>1</sup> One stage in the Water Shortage Contingency Plan must address a water shortage of 50%.		
NOTES:		

The overall concept is that water shortages of different magnitudes require different measures to overcome the deficiency. Because there is so little the City can do in the short run to increase the supply of water, the focus of this plan is primarily on measures that reduce demand. Each stage includes a set of demand reduction measures that

become progressively more stringent as the shortage condition escalates. When a demand reduction is necessary, typically one of these five stages would be put into effect by a resolution of the Santa Cruz City Council at the recommendation of the Water Director in the spring and remain in force for the entire dry season.

### **8.2.1 Assessing Water Supply and Demand**

There is no one single criterion, trigger, or definition that is used to determine if a water shortage exists. The determination of a shortfall involves consideration of multiple indicators of water supply, as well as expected system demand.

Rainfall, runoff, reservoir storage, and water year classification are the key hydrologic indicators used by the City to evaluate water conditions. The plan describes these factors affecting the City's water supply and discusses the forecasting process and management considerations used in dry years to determine whether a water shortage is expected for the year ahead and how much water use must be cut back system-wide in response. In recent years, the City has also considered statewide drought intensity, long-range weather predictions, and local instream flow requirements in its analysis.

In Santa Cruz, a water shortage occurs when the combination of low surface flows in the coast and river sources and depleted surface water storage in Loch Lomond Reservoir reduces the available supply to a level that cannot support existing demand.

After an unusually dry winter or period of consecutive dry years, when a lack of supply appears possible, the Water Department undertakes an analysis to determine whether water supplies will be deficient relative to estimated water needs for the coming dry season. This analysis involves first comparing projected water supply and demand on a monthly basis, assuming no restriction on water use, to forecast the end of season water level and storage volume in Loch Lomond Reservoir. The Department then evaluates whether the amount of carryover storage in Loch Lomond at the end of the year will be sufficient to meet essential health and safety needs in case the dry weather pattern continues into the following year. If this analysis shows that Loch Lomond Reservoir would be depleted to a dangerously low level, then a decision is made regarding how much reservoir water is available to use in the current year and how much should be banked as a safeguard against the possibility of another dry year. The amount of cutback in demand needed to reduce the rate of reservoir depletion and end the year at a safer level of storage is then determined. If necessary, cutbacks would go into effect in late April/early May and span the entire dry season, typically through late

October. A hypothetical situation is provided in the full plan to illustrate this decision-making process.

The degree of shortage is normally defined as the supply deficiency in relation to normal water use over a given period of time, and expressed as a percentage. For example, a 25 percent shortage means the City has one-quarter less water supply available than what is normally used during the seven-month long dry season.

### 8.2.2 Timeline for Declaring Water Shortage

The timeline showing when the City evaluates water supply conditions and, if necessary, declares a water shortage is presented in Table 8-2 below.

Table 8-2. Calendar for Declaring Water Shortage	
Target Date	Action
Months of Oct -Dec	Monitor rainfall, reservoir level, and runoff amounts
Late January	Prepare written status report on water supply conditions
Early February	Present initial estimate of water supply availability for year ahead
Early March	Present revised estimate of water supply availability for year ahead
Mid-March	SCWD announces existence of water shortage (if applicable)
Mid to late March	SCWD determines monthly water production budget and need for voluntary or mandatory response.
Early April	Present shortage response recommendation to Water Commission; notice of public hearing published
Mid-April	City Council formally declares a water shortage, adopts emergency ordinance
May	Water shortage regulations become effective
NOTES:	

### 8.2.3 Process for Declaring Water Shortage

Once the water shortage condition has been defined (as soon as reasonably certain), recommendations regarding water shortage rules and regulations consistent with this contingency plan are discussed with the City Water Commission. Monthly Water Commission meetings serve as a public forum for discussing water conditions and for hearing issues associated with implementation of the water shortage ordinance throughout the entire duration of the water shortage event.

Following consideration by the Water Commission, a declaration of water shortage is made by a resolution of the City Council. The legal requirements for such action are covered in Section 350 et seq. of the California Water Code. The code requires the following process be followed:

- That City Council hold a public hearing on the matter;
- That the public hearing be properly noticed (minimum of publishing once in newspaper at least seven days prior to the date of the hearing);
- Upon determining and declaring the existence of a water shortage, City Council may then adopt regulations and restrictions governing the use and delivery of water.

In accordance with Municipal Code section 16.04.480, rules adopted by the City Council establishing water use regulations become effective immediately after their publication in a newspaper of general circulation published in the City of Santa Cruz.

### **8.3 Demand Reduction Strategy**

The City's strategy for dealing with water shortages of all levels involves the following four interrelated components:

1. An allocation system to establish reduction goals for different customer groups
2. Demand reduction measures
3. Publicity and communications
4. Operating actions

These four components are summarized below.

#### **8.3.1 Allocation System**

A fundamental issue any water supplier faces in managing a water shortage involves the allocation of water and how to distribute the available supply among customer categories when supplies fall short. In the process of updating this plan, various options and alternatives were reviewed and a priority-based allocation system was selected. This allocation system produces specific demand reduction goals for each major customer category at various levels of shortfall based on the unique usage characteristics of each customer category.

Customer reduction goals for all but the first stage were developed by evaluating the composition of demand for each major group and dividing it into three usage priorities. These priorities are, from highest to lowest, 1) health/safety, i.e., all domestic and sanitary uses, 2) business and industrial uses and, 3) irrigation and other outdoor uses. Normal demands were then scaled back in accordance with the schedule presented in Table 8-3.

Stage	Magnitude of Water Shortage:	Health/Safety	Business	Irrigation
2	15%	95	95	64
3	25%	95	90	34
4	35%	90	85	12
5	50%	75	67	0

In essence, this allocation system strives to balance available supplies in times of drought as much as possible through cutbacks in outdoor water use. At each level of shortfall, public health and sanitation usage is afforded the highest priority by cutting back on interior usage the least. The importance of water in protecting the City's employment base is also acknowledged through disproportionate, modest cutbacks to the commercial sector as compared to the overall system shortfall. Irrigation and other outdoor uses are cut back the most. The larger the water shortage, the greater the cutbacks, but this same order of priorities is maintained throughout the range of potential shortages.

The heavy reliance on outdoor use reductions makes sense, both from a water system perspective because it reduces peak demands, which is important to preserving storage in Loch Lomond Reservoir, and from a public health and welfare perspective, because irrigation and other outdoor uses are the most discretionary of all uses when drinking water is in short supply. It also makes sense from an operational perspective because outdoor water use cutback can be achieved relatively quickly. From a legal perspective, this allocation system is consistent with the priorities and requirements of Water Code section 354. The resulting water supply allocation and customer reduction goals are presented in Table 8-4.

Because both total and categorical water demand has undergone a significant decline in the intervening time since this allocation was initially developed in 2009, it is recommended that this schedule and the monthly rationing allotments be revised once demand stabilizes again following the 2014-2015 implementation of residential/irrigation water rationing.

<b>Table 8-4. Water Supply Allocation and Customer Reduction Goals</b>										
Normal Peak Season Demand = 2,473 mil gal	No Deficiency		Stage 2 15% Deficiency		Stage 3 25% Deficiency		Stage 4 35% Deficiency		Stage 5 50% Deficiency	
	Delivery		Delivery		Delivery		Delivery		Delivery	
Customer Category:	%	Volume (mil gal)	%	Volume (mil gal)	%	Volume (mil gal)	%	Volume (mil gal)	%	Volume (mil gal)
Single Family Residential	100	1,031	84%	864	73%	753	62%	639	48%	495
Multiple Residential	100	524	87%	454	78%	411	69%	361	55%	287
Business	100	438	95%	416	92%	402	87%	381	70%	307
UC Santa Cruz	100	132	85%	113	76%	100	66%	87	52%	68
Other Industrial	100	23	95%	22	90%	21	85%	20	67%	15
Municipal	100	48	76%	36	57%	27	41%	20	28%	14
Irrigation	100	110	64%	70	34%	37	12%	13	0%	0
Golf Course Irrigation	100	106	73%	78	51%	54	34%	36	20%	21
Coast Agriculture	100	59	95%	56	90%	53	85%	50	67%	40
Other	100	2	95%	2	90%	2	50%	1	50%	1
<b>Total</b>	<b>100</b>	<b>2,473</b>	<b>85%</b>	<b>2,111</b>	<b>75%</b>	<b>1,861</b>	<b>65%</b>	<b>1,607</b>	<b>50%</b>	<b>1,247</b>
<b>Demand Reduction %, Million gallons</b>	<b>0</b>	<b>0</b>	<b>15%</b>	<b>-362</b>	<b>25%</b>	<b>-612</b>	<b>35%</b>	<b>-866</b>	<b>50%</b>	<b>-1,226</b>

### 8.3.2 Demand Reduction Measures

The City's Water Shortage Contingency Plan uses a combination of voluntary and mandatory demand reduction measures, which vary depending on level of cutback. As mentioned earlier, the regulations against water waste are in effect in Santa Cruz on a permanent basis. Once a water shortage is declared, however, enforcement of this ordinance is increased and enhanced by the use of fines.

The primary demand reduction measures used in **Stage 1** are to restrict all landscape irrigation to certain hours of the day and to prohibit certain uses defined as non-essential.

The main approach to reducing water use in **Stage 2** involves expanding mandatory water restrictions and limiting landscape irrigation to specified days, times, and durations. Large landscape users are required to adhere to water budgets.

A **Stage 3** water shortage constitutes an emergency situation. The three primary measures to meet this emergency reduction goal are 1) residential water rationing, 2) mandatory water shortage signage in all commercial buildings, and 3) reduced water budgets for large landscapes. Single family residential customers are rationed using a hybrid approach that provides a base allocation for a family of four and an additional amount per person for larger households. Multi-family residential accounts are rationed based on the number of dwelling units at an account.

A **Stage 4** water shortage requires expanding water rationing to cover all water customers, including business, and reducing residential allocations. At this severe level of shortage, only minimal water is available for outdoor purposes.

**Stage 5** represents an extraordinary crisis threatening health, safety, and security of the community. It would involve reduced rationing levels for all customers and a ban on outdoor uses to cut back normal water use by half.

A summary of the demand reduction methods and mandatory prohibitions against specific water use practices is provided in Table 8-5.

### 8.3.3 Publicity and Communications

Effective communication is essential to the success of any water shortage contingency plan in achieving the desired water use reductions. All customers need to be adequately

informed about water supply conditions, understand the need to conserve, and know what actions they are being requested or required to take to mitigate the shortage. The full Water Shortage Contingency Plan articulates the City's communications strategy, identifies the main customers and groups that need to be kept updated, advised, and informed, and outlines various communication and public outreach measures to employ in a water shortage. The plan also provides prepared public statements for each of the 5 stages that are intended to help communications stay on message and set the tone for subsequent communications through the duration of the incident.

### **8.3.4 Operating Actions**

The City's Water Shortage Contingency Plan outlines the added responsibilities and internal actions taken Water Department when a water shortage arises. Many represent increased costs to the Department for additional personnel, services, and supplies. An important initial step is to designate a working group consisting of the Water Director and senior staff to lead and manage the Department's internal and external water shortage response. The Water Department then must mobilize the necessary personnel, resources, and equipment to undertake the various activities that are critical to implementing an effective response. These initial actions may include, among other things:

- Establishing water production budgets
- Coordinating with other city departments and affected public agencies
- Establishing a public communications program to publicize use restrictions and to engage and involve the community and key water-using sectors in curtailing their demand
- Ensuring adequate staff and training to effectively respond to customer inquiries and enforce water shortage regulations
- Adapting utility billing format and database capabilities
- Expanding water conservation assistance, outreach, and education
- Instituting a system for processing exception requests and appeals
- Addressing policy issues and updating status with decision makers
- Implementing monitoring mechanisms to track actual usage and measure performance

A summary of these key operating and communications actions is provided in Table 8-5.



<b>Table 8-5. Summary of Demand Reduction Actions and Measures</b>		
<b>Water Shortage Condition</b>	<b>Key Water Department Communication and Operating Actions</b>	<b>Customer Demand Reduction Measures</b>
<b>Stage 1:</b>  <b>Water Shortage Alert</b>  <b>(0-5%)</b>	<ul style="list-style-type: none"> <li>• Initiate public information and advertising campaign</li> <li>• Publicize suggestions and requirements to reduce water use</li> <li>• Adopt water shortage ordinance prohibiting nonessential uses</li> <li>• Step up enforcement of water waste</li> <li>• Coordinate conservation actions with other City Departments, green industry</li> </ul>	<ul style="list-style-type: none"> <li>• Voluntary water conservation requested of all customers</li> <li>• Adhere to water waste ordinance</li> <li>• Landscape irrigation restricted to early morning and evening</li> <li>• Non-essential water uses banned</li> <li>• Shutoff nozzles on all hoses used for any purpose</li> <li>• Encourage conversion to drip, low volume irrigation</li> </ul>
<b>Stage 2:</b>  <b>Water Shortage Warning</b>  <b>(5-15%)</b>	<ul style="list-style-type: none"> <li>• Intensify public information campaign</li> <li>• Send direct notices to all customers</li> <li>• Establish conservation hotline</li> <li>• Conduct workshops on large landscape requirements</li> <li>• Optimize existing water sources; intensify system leak detection and repair; suspend flushing</li> <li>• Increase water waste patrol</li> <li>• Convene and staff appeals board</li> </ul>	<ul style="list-style-type: none"> <li>• Continue all Stage 1 measures</li> <li>• Landscape irrigation restricted to designated watering days and times</li> <li>• Require large landscapes to adhere to water budgets</li> <li>• Prohibit exterior washing of structures</li> <li>• Require large users to audit premises and repair leaks</li> <li>• Encourage regular household meter reading and leak detection</li> </ul>
<b>Stage 3:</b>  <b>Emergency Water Shortage</b>  <b>(15-25%)</b>	<ul style="list-style-type: none"> <li>• Expand, intensify public information campaign</li> <li>• Provide regular media briefings; publish weekly consumption reports</li> <li>• Modify utility billing system and bill format to accommodate residential rationing, add penalty rates</li> <li>• Convert outside-City customers to monthly billing</li> <li>• Hire additional temporary staff in customer service, conservation, and water distribution</li> <li>• Give advance notice of possible moratorium on new connections if shortage continues</li> </ul>	<ul style="list-style-type: none"> <li>• Institute water rationing for residential customers</li> <li>• Reduce water budgets for large landscapes</li> <li>• Require all commercial customers to prominently display “save water” signage and develop conservation plans</li> <li>• Maintain restrictions on exterior washing</li> <li>• Continue to promote regular household meter reading and leak detection</li> </ul>
<b>Stage 4:</b>  <b>Severe Water Shortage Emergency</b>  <b>(25-35%)</b>	<ul style="list-style-type: none"> <li>• Contract with advertising agency to carry out major publicity campaign</li> <li>• Continue to provide regular media briefings</li> <li>• Open centralized drought information center</li> <li>• Promote gray water use to save landscaping</li> <li>• Scale up appeals staff and frequency of hearings</li> <li>• Expand water waste enforcement to 24/7</li> <li>• Develop strategy to mitigate revenue losses and plan for continuing/escalating shortage</li> </ul>	<ul style="list-style-type: none"> <li>• Reduce residential water allocations</li> <li>• Institute water rationing for commercial customers</li> <li>• Minimal water budgets for large landscape customers</li> <li>• Prohibit turf irrigation, installation in new development</li> <li>• Prohibition on on-site vehicle washing</li> <li>• Rescind hydrant and bulk water permits</li> </ul>
<b>Stage 5:</b>  <b>Critical Water Shortage Emergency</b>  <b>(35-50%)</b>	<ul style="list-style-type: none"> <li>• Continue all previous actions</li> <li>• Implement crisis communications plan and campaign</li> <li>• Activate emergency notification lists</li> <li>• Coordinate with CA Department of Public Health regarding water quality, public health issues and with law enforcement and other emergency response agencies to address enforcement challenges</li> <li>• Continue water waster enforcement 24/7</li> </ul>	<ul style="list-style-type: none"> <li>• Further reduce residential water allocations</li> <li>• Reduce commercial water allocations</li> <li>• Prohibit outdoor irrigation</li> <li>• No water for recreational purposes, close pools</li> <li>• Continue all measures initiated in prior stages as appropriate</li> </ul>

## 8.4 Prohibitions on End Uses

As identified above, the City's water shortage regulations and restrictions include a variety of temporary prohibitions on various end uses of water, which vary according to the stage of shortage. These prohibitions fall into four main categories:

- Landscape irrigation
- Washing of outdoor surfaces, structures, and vehicles
- Commercial end uses
- Swimming pools, spas and water features

These restriction and prohibitions are summarized in Table 8-6 below:

Table 8-6. Restrictions and Prohibitions on End Uses (continues on next page)			
Stage	Restrictions and Prohibitions on End Uses	Additional Explanation or Reference	Penalty, Charge, or Other Enforcement?
1-3	Landscape - Limit landscape irrigation to specific times		Yes
1-3	Landscape - Restrict or prohibit runoff from landscape irrigation		Yes
2,3	Landscape - Limit landscape irrigation to specific days	1-2 days per week	Yes
2-4	Landscape - Other landscape restriction or prohibition	Limit on duration of watering with automatic irrigation systems	Yes
4	Landscape - Prohibit certain types of landscape irrigation		Yes
5	Landscape - Prohibit all landscape irrigation		Yes
3	Landscape - Other landscape restriction or prohibition	within 48 hours of measureable rainfall	
2-4	Landscape - Other landscape restriction or prohibition	Require large landscapes to adhere to water budgets	Yes
4,5	Landscape - Other landscape restriction or prohibition	Prohibit installation in new development	Yes
1-5	CII - Lodging establishment must offer opt out of linen service		Yes
1-5	CII - Restaurants may only serve water upon request		Yes

Stage	Restrictions and Prohibitions on End Uses	Additional Explanation or Reference	Penalty, Charge, or Other Enforcement?
2-5	CII - Other CII restriction or prohibition	Mandatory water conservation plans for large businesses	
3-5	CII - Other CII restriction or prohibition	Business water conservation plans required	Yes
3-5	CII - Other CII restriction or prohibition	Mandatory water waste signage for all business establishments	Yes
1-2	Other water feature or swimming pool restriction	Prohibit initial filling or draining and refilling of residential swimming pools	Yes
2-5	Water Features - Restrict water use for decorative water features, such as fountains		Yes
3	Other water feature or swimming pool restriction	Prohibit initial filling or draining and refilling of all swimming pools	Yes
4-5	Other water feature or swimming pool restriction	Prohibit filling or topping off swimming pools and outdoor spas	Yes
1-5	Other - Customers must repair leaks, breaks, and malfunctions in a timely manner		Yes
1-5	Other - Require automatic shut of hoses		Yes
4-5	Other - Prohibit use of potable water for construction and dust control		Yes
4,5	Other	Prohibit vehicle washing, except at commercial car washes that use recycled water	Yes

**8.5 Penalties, Charges, Other Enforcement of Prohibitions**

The City’s water shortage regulations and restrictions ordinance contains provisions for enforcing water use rules and regulations, and processes for issuing exceptions and hearing appeals. Administrative enforcement methods include the following:

Administrative Penalties These penalties are for failure to comply with water waste prohibitions and mandatory water use restrictions and are applied to the customer’s

next utility bill. The object of imposing increasingly significant penalties is to assure compliance by creating a meaningful disincentive to commit future code violations. When a violation occurs, the Water Department first provides a written notice and gives the customer an opportunity to correct the situation. Additional violations are penalized as follows:

2<sup>nd</sup> Violation \$100

3<sup>rd</sup> Violation \$250

4<sup>th</sup> Violation \$500

Large users (defined as using over a million gallons per year) are penalized at triple the amounts listed above.

Excessive Water Use Penalties These penalties are assessed when a customer uses more water in a given billing cycle than their rationing allocation provides. Excessive use penalties are in addition to ordinary water consumption charges, as follows:

1% to 10% over customer rationing allotment: \$25.00/CCF

More than 10% over customer rationing allotment: \$50.00/CCF

In addition to any administrative penalties and excess water use penalties, a flow restrictor and/or discontinuation of service may be ordered for willful violations of the City's water shortage regulations and restrictions ordinance.

The ordinance contains an exception process and that allows the Water Department, upon making specified findings, to provide for special or exceptional circumstances that otherwise would create undue hardship for an individual customer or class of customers. It also allows any water service customer who considers an enforcement action to have been erroneously undertaken to appeal their case before an independent hearing officer. The hearing officer considers the evidence presented by the customer and by the City and decides whether to uphold the enforcement action or to provide relief.

In 2014 and 2015, the City created and administered a "Water School" to provide one-time relief from excessive use penalties in exchange for customers attending a 2-hour evening class about the drought and ways to save water. More than 1,200 penalties totaling over \$800,000 were waived through Water School during this time.

## 8.6 Consumption Reduction Methods

Refer to Section 8.3.2 and Table 8.5 above for a discussion and summary of the primary consumption reduction methods used by the City at various stages of water shortage. The City also implements measures listed in Table 8-7 below:

Table 8-7. Stages of Water Shortage Contingency Plan - Consumption Reduction Methods		
Stage	Consumption Reduction Methods by Water Supplier	Additional Explanation or Reference <i>(optional)</i>
1-5	Expand Public Information Campaign	
3	Increase Frequency of Meter Reading	The City permanently changed to monthly meter reading in 2014 to facilitate water rationing
1-5	Provide Rebates on Plumbing Fixtures and Devices	Increased marketing of ongoing programs
1-5	Provide Rebates for Landscape Irrigation Efficiency	Increased marketing of ongoing programs
1-5	Provide Rebates for Turf Replacement	Increased marketing of ongoing programs
1-5	Decrease Line Flushing	
1-5	Increase Water Waste Patrols	
5-Mar	Implement or Modify Drought Rate Structure or Surcharge	
NOTES:		

## 8.7 Determining Water Shortage Reductions

Under normal water supply conditions, water production and gross consumption are recorded daily and monthly by treatment plant operators and reported to the Production Superintendent. Metered water consumption is reported on a monthly basis through automated sales reports generated by the utility billing system.

During a water shortage, a monthly production forecast and budget are developed for each source of supply. Actual production and the lake level are closely monitored on a daily and weekly basis to verify that the budgeted goals are being met. Consumption by large users is monitored and reported on a frequent basis. In severe stages of a water shortage, production and consumption data would be evaluated daily and the status reported to the Water Director's office. If the trend in consumption is such that the rate of drawdown at Loch Lomond is greater than anticipated, the City Manager and Council

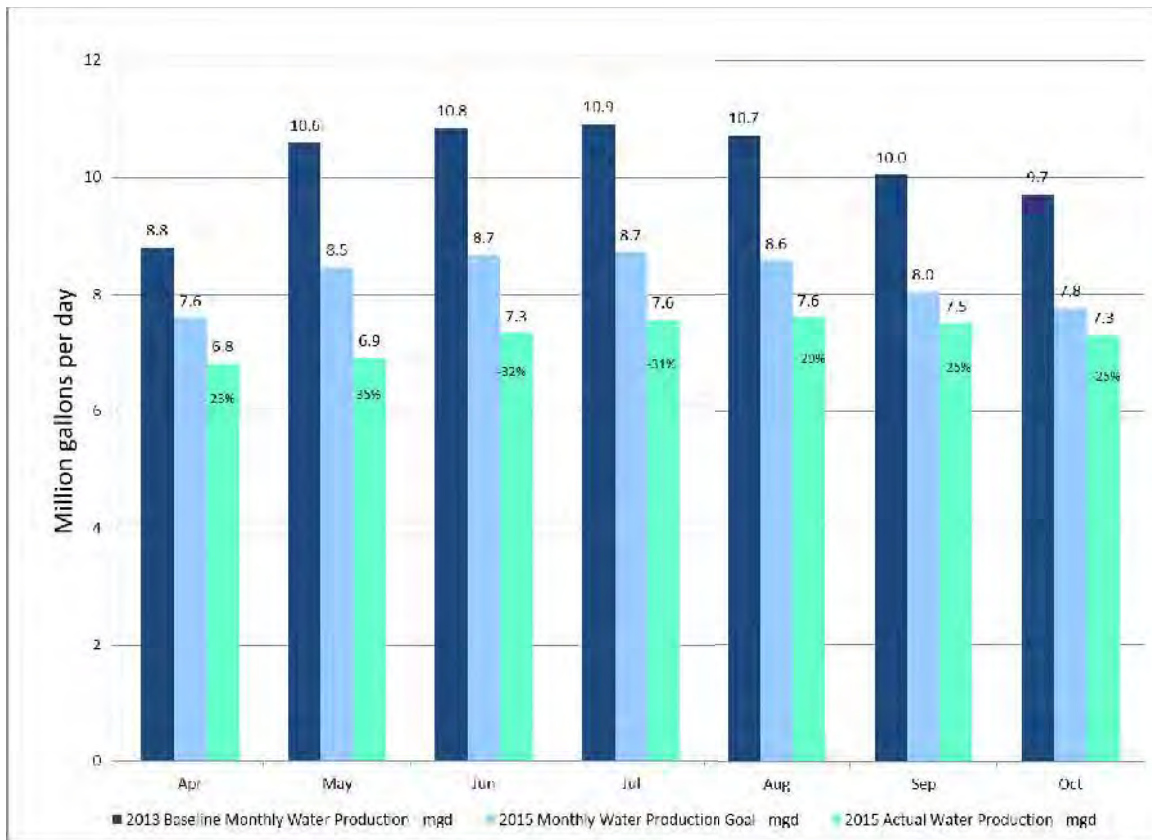
are notified so that corrective action (such as increased publicity and enforcement or consideration of declaring the next higher stage) can be taken.

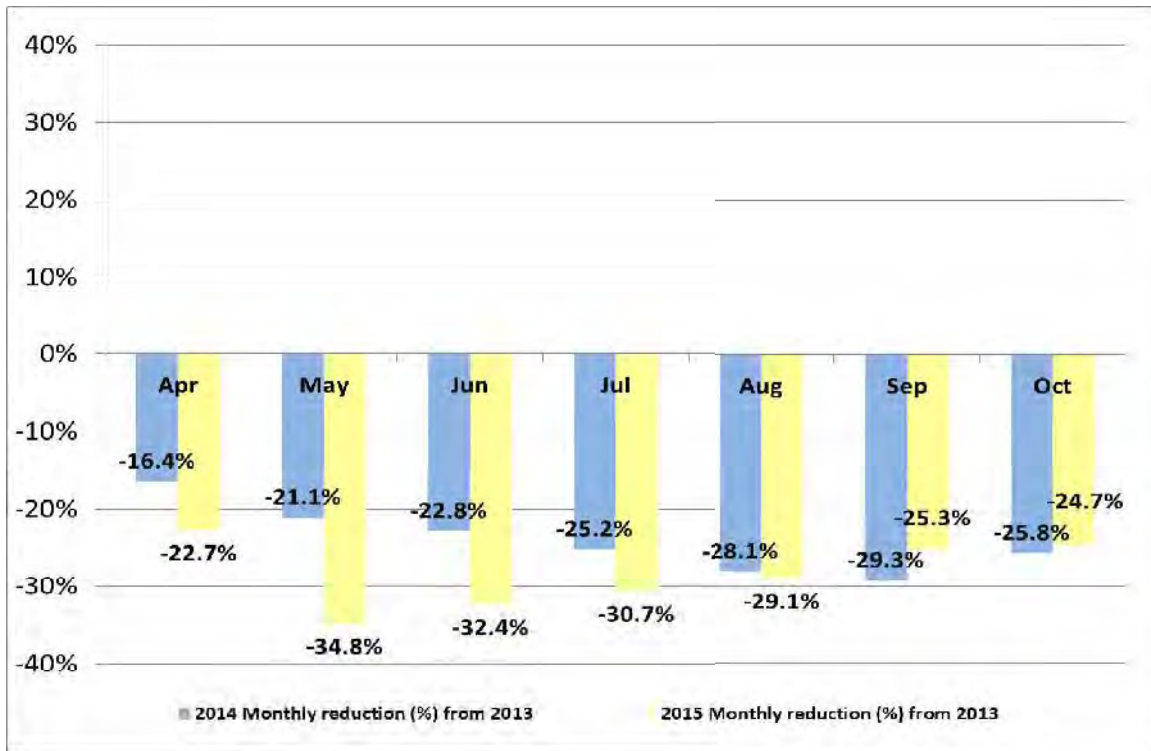
Beginning in August 2014, the Water Department began reporting its monthly water production on a statewide database used to keep track of urban water use in response to emergency water conservation regulations. These reports include the amount of potable water produced in the preceding month, an estimate of the gallons of water used per person per day by its residential customers, and various enforcement statistics. This reporting is expected to become a permanent requirement in 2016.

The University of California, the City’s largest customer, closely tracks its consumption on campus and meets regularly with the City to ensure it is meeting its reduction target.

Figures 8-1 and 8-2 below show two examples of charts used by the Water Department to track production and water savings goals in the 2014 and 2015 drought and to publicize the community’s success in meeting water reduction goals.

**Figure 8-1. 2015 Water Production Goals (mgd)**



**Figure 2. Monthly Water Savings Compared to 2013 (%)**

## 8.8 Revenue and Expenditure Impacts

One of the negative consequences of using demand reduction to deal with water shortages is the corresponding reduction in revenue that occurs to the City's Water Fund as a result of reduced water sales. The full plan provides an analysis of the magnitude of revenue losses that the Water Fund might experience for each of the five stages, based on annual revenues at the time of just over \$22 million.

The analysis assumes the "ready-to-serve" or fixed monthly service charge that is based on meter size would remain unaffected while the volumetric portion of the Department's revenue derived from water sales would vary by customer class in accordance with the allocation presented in Table 8-4 over the seven month period in which water shortage regulations are likely to be in effect.

The analysis shows revenue losses ranging from just under \$0.6 million in a 5 percent water shortage situation to almost \$5.8 million in a critical 50 percent water shortage. These estimates of losses were considered ballpark figures only and probably underestimate the problem. Actual revenue losses would be different for the following reasons:

- The spreadsheet did not model the effect of tiered pricing in the single family residential category, which would exacerbate revenue losses from this group;
- It is unlikely that system water use would immediately recover to normal levels in the months following a period of curtailment as modeled, thereby further depressing income;
- The table above does not include added operating costs of staff, equipment, and materials related to the water shortage response.

On the other hand, the time of year in which regulations would take effect is spread over two fiscal years, so the full effect of revenue losses of a single year drought would not impact the Department's annual budget to such a large degree. In addition, there would be relatively minor cost savings associated with reduced power and chemical usage at the Graham Hill water treatment plant, ranging from <\$0.1 million in Stage 1 to about \$0.4 million in Stage 5. Finally, some of the revenue loss would be offset by penalty and/or excess use fees. On the expenditure side, the major expense of implementing the water shortage plan identified was for added personnel costs for temporary field and office positions, which were estimated to range from approximately \$100,000 in Stage 1 to \$600,000 in Stage 5, and power cost for pumping water from Felton to Loch Lomond.

The Water Department's total annual revenue has increased somewhat since the Water Shortage Contingency Plan was prepared in 2009, but the actual revenue impact of the recent drought was fairly close to the \$2.9 million projected annual loss estimated for Stage 3.

To address this problem, the City in 2014 instituted a new Drought Cost Recovery Fee, which is a surcharge that is automatically triggered by City Council action declaring a water shortage and continues through the end of the fiscal year following the shortage (Appendix N). The fee is a fixed monthly amount that varies by meter size and stage of shortage. It is designed to mitigate the risk of revenue shortfalls associated with usage curtailment events. The maximum targeted cost recovery amount ranges from \$1.0 million in Stage 1 to \$7.5 million in Stage 5. Table 9-4 below shows the Drought Cost Recovery fees in effect in 2015 and 2016.



Meter Size	Inside & Outside City (monthly)
5/8 & 3/4"	\$7.37
1"	\$18.43
1.5"	\$36.85
2"	\$58.96
3"	\$110.55
4"	\$184.25
6"	\$368.50
8"	\$847.55
10"	\$1,046.54

## 8.9 Resolution or Ordinance

The City's water shortage regulations and restrictions were adopted as an ordinance and codified as [Santa Cruz Municipal Code Chapter 16.01](#) (Appendix M). The water shortage regulations and restrictions were last updated in early 2015.

## 8.10 Plan Evaluation

In 2009, after a year's experience implementing a Stage 2 Water Shortage Warning, Water Department staff prepared a report to document the response and compile records for future reference. This report, entitled: [The 2009 Water Shortage: An Evaluation of Water Management Strategies, Actions, and Results](#) evaluates which aspects of the plan succeeded and which didn't, and why, and makes recommendations and refinements to the plan for the next time a water shortage occurs. Much progress was made with putting enforcement systems, procedures, and tools in place that were not in place prior to 2009 and will help in future events. Even so, there were numerous lessons learned from this experience and several areas where improvements could be made to better manage water shortages in the future.

It is recommended that the Water Department conduct a similar review and prepare an "After Action" report based on the lessons learned during the recent 2014/15 Stage 3 Water Shortage Emergency.

## 8.11 Catastrophic Supply Interruption

### *CWC 10632*

*(a)(3) Actions to be undertaken by the urban water supplier to prepare for, and implement during, a catastrophic interruption of water supplies including, but not limited to, a regional power outage, an earthquake, or other disaster.*

The City plans for and responds to emergency incidents, including floods, earthquakes, fires, and hazardous materials incidents in accordance with the Santa Cruz County Operational Area Memorandum of Understanding (MOU). The MOU ratifies local government agreements to follow the Standardized Emergency Management System or SEMS, as mandated under California law. The City maintains an Emergency Management Plan, which defines and describes the emergency management organization and guides the response of appropriate personnel to a major emergency. The City Manager, functioning as the City's Director of Emergency Services, would coordinate the emergency response to maintain water delivery and/or restore service as necessary. The Emergency Management Plan also addresses the integration and coordination with other government agencies and levels when required.

The Water Department maintains a mutual assistance agreement with other water agencies through the Water/Wastewater Agency Response Network (WARN) to share equipment, personnel, and supplies in times of an emergency. The City is within the California Office of Emergency Services Coastal Region II, which includes the counties in the San Francisco Bay region and northern California coast.

The Water Department has its own **General Emergency Plan and Emergency Response Plan for Terrorist Activity and Natural Disasters** in accordance with state and federal laws. This document sets forth the primary objectives of the Department in an emergency as follows:

- Maintain water service for domestic and firefighting purposes,
- Protect the water supply from possible contamination,
- Control the loss of water, and
- Keep the public informed

The plan outlines the roles and responsibilities of key Departmental personnel during an emergency at both the City Emergency Operations Center and Water Department

Operations Center. It also describes general actions to be taken to 1) assess situation status and extent of damage to the water system, 2) prevent contamination and loss of water, and 3) restore water service in response to the following types of emergencies:

- Earthquake
- Tsunami
- Flood
- Fire
- Suspected Contamination of Water Supply
- Civil Disorder
- Power Outage
- Treatment Plant Failure
- Damage to Distribution Storage Reservoirs or Booster Pumping Station
- Telecommunications Failure

The plan contains an emergency water rationing plan intended to preserve treated water supplies in the event a catastrophe results in impairment of the water system. The emergency rationing plan has two stages, which are defined as follows:

**Serious shortage:** This condition exists when the system is unable to meet normal demand, but can supply enough water for basic public health and safety needs. In this situation, not taking swift action to ration water could jeopardize available water in storage, or could leave the City vulnerable in the event of further outages.

**Critical shortage:** This condition exists when production facilities are rendered incapable of meeting 50% or less of normal daily production levels and the current rate of consumption poses an immediate threat of draining Bay Street reservoir or other storage tank.

The restrictions that would be instituted in a serious or critical shortage are summarized in Table 8-9.

The City has four portable auxiliary generators to run booster pumps in case of an extended power outage. In addition, the treatment plant and major pump stations have stationary diesel-powered electrical generators as a stand-by source of power in case of a local or regional power outage.

<b>Table 8-9. Emergency Water Rationing Plan</b>	
<b>Serious Shortage</b>	
<i>Prohibited Uses:</i>	<i>Permitted Uses:</i>
<ol style="list-style-type: none"> <li>1. Watering lawns, gardens or landscaping</li> <li>2. Washing cars, boats, building exteriors</li> <li>3. Washing sidewalks, driveways, or any exterior surfaces</li> <li>4. No outdoor use for any reason</li> <li>5. Car washes closed</li> <li>6. Watering plants at nurseries, garden centers</li> <li>7. Filling of swimming pools, hot tubs, decorative pools, or fountains (must be turned off)</li> <li>8. Public showers closed</li> </ol>	<ol style="list-style-type: none"> <li>1. Normal domestic uses: drinking, cooking (paper plates and plastic utensils requested)</li> <li>2. Toilet flushing, only when necessary</li> <li>3. Limit showers to three minutes</li> <li>4. Bathing only if absolutely necessary (no more than half full)</li> <li>5. Minimize clothes and dish washing</li> </ol>
<b>Critical Shortage</b>	
<i>Prohibited Uses:</i>	<i>Permitted Uses:</i>
<ol style="list-style-type: none"> <li>1. Outdoor water use for any reason (garden, landscape, car washing, cleaning, maintenance)</li> <li>2. Clothes washing and commercial laundering, except for health reasons</li> <li>3. Janitorial cleaning</li> <li>4. Businesses and institutions that use water in their operations may be forced to close or restrict operations:                         <ul style="list-style-type: none"> <li>- Restaurants, bars, and coffee shops</li> <li>- Laundromats</li> <li>- Public and Private Schools</li> <li>- Manufacturing</li> <li>- Gyms and health spas</li> <li>- Beauty salons and barber shops</li> </ul> </li> <li>5. No water for construction</li> <li>6. No water for crop irrigation</li> </ol>	<ol style="list-style-type: none"> <li>1. Water limited to health and safety only: drinking and cooking (paper plates and plastic utensils required)</li> <li>2. Toilet flushing for solid waste only</li> <li>3. Shower/bathing should be limited to every other day</li> <li>4. Use water only when absolutely necessary</li> </ol>

A separate Emergency Response and Public Notification Plan was developed in 2007 in anticipation of the deconstruction of Bay Street Reservoir. As part of this plan, communication and standard public notification procedures were put in place in the event a water emergency arose. This plan included developing the capability to trigger an automated call-out notification system (Reverse 911) to rapidly disseminate a generalized water emergency warning throughout the Santa Cruz water service area.

Finally, the Water Department has separate earthquake response procedures that outline responsibilities for inspection and reporting the status of critical structures, including Newell Creek Dam and other major water production facilities following an earthquake.

### 8.12 Minimum Supply Next Three Years

**CWC 10632**  
*(a)(2) An estimate of the minimum water supply available during each of the next three water years based on the driest three-year historic sequence for the agency's water supply.*

For this exercise, it is assumed that the next three water years spans the period 2016-2018. For water year 2016, more than half the year has already passed and conditions are fairly well known. The reservoir is currently at full capacity and the water year is classified as Normal. Accordingly, no water shortage is expected for the remainder of the 2016. It is assumed that the supply available under this circumstance is the same as in an Average year as listed in Table 7-1. But because system water demand continues to be low, the total annual supply available, 3.2 billion gallons, likely overstates actual production the City expects to see through the remainder of 2016.

For 2017 and 2018, water conditions are assumed to be as dry as they were in 1976 and 1977, corresponding with the first two years of the 3-year, multiple dry year sequence listed in Table 7-1. The supply available for those two years is substantially lower, and would likely require significant cutbacks to balance supply and demand, especially in 2018. For 2017, a production level of 2.4 billion gallons is close to what the City actually experienced in 2015 with a declared Stage 3 Water Shortage Emergency in place. For 2018, an annual production level of 1.9 billion gallons would represent a critical water shortage emergency and require a tough decision about whether to tap the 1.0 billion gallon reserve in Loch Lomond Reservoir to meet essential public health needs.

<b>Table 8-10. Minimum Supply Next Three Years (mg)</b>			
	2016	2017	2018
Available Water Supply	3,252	2,430	1,969
NOTES: Reference Table 7-1.			

**Letter ORG-3**

**Stephan C. Volker, Attorney for Habitat and Watershed Caretakers**

**Response ORG 3-1**

This comment is a set of general introductory remarks expressing opposition to the proposed project. It presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response ORG 3-2**

As stated in RDEIR Section 1.2, Project Background and Need, which documents all the reasons why the project is proposed, and Section 3.0 Project Description which lists the objectives of the project, the project is proposed to address the terms of the 2008 Settlement Agreement, relieve overcrowding, replace housing that has reached its useful life, and make more affordable housing available to the students in compliance with the UC President's Housing Initiative. Although historically, the demand for on-campus housing was low and many students preferred to live off campus, in recent years, due to both limited availability and high cost of off-campus housing, more students are seeking on-campus housing. Table 7.2-3 in the RDEIR shows the historical and recent occupancy rates for University-controlled housing. In 2016, the average occupancy level of student housing was 95.5 percent. The 5-year average occupancy rate for student housing was 97 percent. According to the 2018 Brailsford & Dunlavey study cited on page 3.0-6 of the RDEIR and included in Appendix 3.0, the availability of off-campus housing is low (the average vacancy rate for the surveyed properties was around 3 percent), and the cost of rental housing is high, forcing students to share bedrooms with one or more persons. The demand for on-campus housing is expected to continue in the near term because the supply of off-campus housing is not expected to increase substantially. As stated in the RDEIR, according to the City's Housing Element, about 875 new dwelling units are likely to be added to the City's housing stock between 2014 and 2023. The limited supply of off-campus housing will continue to keep the cost of rentals high. The Brailsford & Dunlavey study shows that at an enrollment level of 19,500 students, demand exists for 13,102 students to live on the campus, which includes 11,626 undergraduate beds, 1,066 graduate beds, and 310 family units. Even with the addition of 3,072 beds under the SHW project and the de-densification of the existing housing, there would be an unmet demand of 1,660 beds. Therefore, contrary to the commenter's assertion that the project is intended to support enrollment growth beyond 19,500 students, the project is designed to serve the projected enrollment under the 2005 LRDP. Please note the SHW project does not authorize or allow development beyond the project scope identified in the RDEIR.

Please see **Master Response 1: Tiered Analysis**, regarding the Chancellor's statement about the potential enrollment increase. As noted there, the potential enrollment is only a forecast for purposes of planning to develop the successor document to the 2005 LRDP. **Response ORG 3-3**

Please see **Master Response 1: Tiered Analysis**, regarding concerns about development of the East Meadow beyond the footprint of the SHW project.

**Response ORG 3-4**

Please see Response IND 100-5 regarding the piecemealing concern raised in this comment.

**Response ORG 3-5**

This comment is a set of general introductory remarks asserting that there could be a conflict between the University's public service objectives and the private profit-driven objectives of the P3 developer. It presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response ORG 3-6**

The RDEIR acknowledges, and the University has also noted this in other settings, that the proposal to develop a portion of the proposed project on the Hagar site was put forth by the P3 developer in order to address the logistical problem of continuing to house the student families on the campus without substantially delaying the start of construction of undergraduate housing on the Heller site and allow for a reduction in the scale and density of undergraduate housing on the Heller site. The origin of that proposal presents no environmental issues within the meaning of CEQA and no further response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response ORG 3-7**

This comment presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration. As explained in the RDEIR Section 5.2, the Hagar site was identified as an option for development of family housing in part because it would result in substantial construction cost savings, but also because it would allow for a reduction in the scale and density of undergraduate housing, significantly reduce the number of student families who would otherwise be displaced, and locate student families in a neighborhood that would be more appropriate for families. In

Fall, 2017, after selecting the Capstone team as its preferred development partner, the Campus conducted a review of options for developing the full 3,000-bed project while working within the newly identified constraints on development on the west campus. This review included an assessment of the potential for other sites throughout the campus to accommodate a portion of the SHW project program, either temporarily or permanently, as well as a review of Capstone's proposal for developing student family housing at the Hagar site. In October 2017, the Campus decided to develop family student housing and the childcare facility on the Hagar site, and the undergraduate and graduate student beds on the Heller site.

**Response ORG 3-8**

See Response ORG 3-7. This comment presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response ORG 3-9**

See Response ORG 3-7. This comment presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response ORG 3-10**

See Response ORG 3-7. This comment presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response ORG 3-11**

See Response ORG 3-7. This comment presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response ORG 3-12**

The rates that will be charged to students are not relevant to the environmental impacts of the proposed project. The RDEIR therefore appropriately does not include any discussion of rates at which this housing will be provided to the students. Note that the Campus is working hard to keep the cost of the project as



low as reasonably possible in order to keep the housing affordable for students as directed by the UC President.

**Response ORG 3-13**

This comment presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response ORG 3-14**

This comment presents no environmental issues within the meaning of CEQA and no specific response is required. The documents requested by the commenter have no bearing on the selection of the Hagar site for the development of the family student housing and childcare facility or the environmental impacts of the proposed project. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response ORG 3-15**

This comment simply quotes sections from the *CEQA Guidelines* and case law pertaining to the project description in a CEQA document. No specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response ORG 3-16**

The commenter puts forth what he terms as three “threshold premises” about the UC President’s Housing Initiative. These premises are of the commenter’s own development/interpretation and are not contained in the Housing Initiative.

Regarding these threshold premises asserted by the commenter, please note that this housing project does not have anything to do with enrollment growth beyond that projected in the 2005 LRDP and analyzed in the EIR for that LRDP. The commenter is referred to RDEIR Chapter 1.0 and Chapter 3.0, both of which set forth the objectives of the project and clearly demonstrate that additional student housing is needed at UC Santa Cruz to *serve* an enrollment level of 19,500 students. Also see Response ORG 3-2 above which shows that more and affordable housing is needed at UC Santa Cruz to house the projected enrollment under the 2005 LRDP, an enrollment level that was agreed to by all parties in the 2008 Settlement Agreement. As noted in Response ORG 3-2 above, even with the addition of 3,072 beds under the SHW project and the de-densification of the existing housing, there would be an unmet demand of 1,660 beds.

Therefore the project is expected to be fully occupied by students within the 19,500 enrollment level. As the project does not support enrollment growth beyond 19,500 students, the RDEIR does not need to include a discussion of why enrollment growth is being imposed on all campuses equally, to the extent that this statement by the commenter is accurate.

The size, density, pace, and quality of the project are being dictated by the University and not by the developer. The RDEIR, therefore, does not have to include any discussion of the contractual arrangement between the University and the developer, which do not raise any environmental issues.

On-campus housing is indeed one of the most effective ways to *further* reduce vehicle trips to the campus, beyond the measures the Campus has already successfully implemented under the 2005 LRDP. Note that UC Santa Cruz does offer distance learning programs and these may reduce trip generation by enrolled students in the future, but these do not fully replace the education that is imparted on a campus. Such programs don't provide the opportunities for laboratory work, face-to-face discussion and collaboration, or the educational community environment that can be obtained at a UC campus, and thus do not meet the LRDP objective of fostering a dynamic intellectual and social community. The in-residence educational experience and access to University human capital and facilities are a key part of a UC education. The RDEIR does not need to evaluate distance learning programs or a satellite campus as alternative ways to reduce trips to the campus, since both alternatives were evaluated in the 2005 LRDP EIR and were rejected as they did not meet the objectives of the 2005 LRDP.

**Response ORG 3-17**

Please see Responses ORG 3-2 and ORG 3-16 above.

**Response ORG 3-18**

Please see Response ORG 3-16 above.

**Response ORG 3-19**

Please see Response ORG 3-16 above about distance learning programs. With regard to vehicle trip reduction by providing shuttle access, incentives for carpooling, better pedestrian facilities, and restrictions on parking, all of these measures and programs are currently being implemented by the Campus and have been effective in reducing the daily and peak hour trips to the campus. The commenter is referred to Figure 4.11-4 in the RDEIR that shows that although enrollment at UC Santa Cruz increased between 2006 and 2017, the student trip rate declined over this period from a high of 1.34 daily trips per student in 2006 to 0.92 daily trips per student in 2017. The Campus will continue to enhance its TDM

program. However, there are limits to the reductions that can be achieved through TDM. By providing on-campus housing, additional peak hour trips will be removed from the City streets, and the burden on the City's housing stock will also be reduced.

**Response ORG 3-20**

Please see preceding responses regarding the need for the project. Regarding the question as to why the needed housing cannot be accommodated largely within the existing footprint of the family student housing complex on the Heller site, please see Section 5.2, Project History and Background which explains why the proposed development program cannot not be accommodated on the constrained Heller site. Also see the discussion and analysis of Alternative 3, Heller Site Development Only and Alternative 2, Reduced Project Alternative, which explain why the entire project or a reduced project would not meet the objectives of the project.

**Response ORG 3-21**

Please see **Master Response 2, Alternatives.**

**Response ORG 3-22**

Please see **Master Response 2, Alternatives.**

**Response ORG 3-23**

Please see **Master Response 2, Alternatives.**

**Response ORG 3-24**

Please see **Master Response 2, Alternatives.**

**Response ORG 3-25**

This is an introductory comment that suggests that the RDEIR fails to provide information on the project's significant environmental impacts in an organized, concise and accurate manner. As the commenter provides no evidence in support of his assertion in this comment, no response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response ORG 3-26**

The commenter is referred to **Master Response 4, Aesthetics and Visual Simulations**, related to the analysis of aesthetic impacts in the RDEIR.

**Response ORG 3-27**

The analysis does not trivialize the impacts of the Heller site development, but rather appropriately assesses those impacts for consistency with the conclusions of the 2005 LRDP EIR based on fact-based visual simulations. With regard to the commenter's assertion that the Heller site development will obstruct views, the commenter is referred to RDEIR Figure 4.1-3 which shows that while the proposed buildings would obstruct views of the bay from the Porter Meadow location looking directly south or southwest, views of the bay would still be available as a viewer looks in the southeasterly direction. Note that the effect of the proposed development on the scenic vistas from the knoll is determined to be a significant impact.

Similarly, the RDEIR notes that a view of the Heller site which is available from near the West Entrance would change as a result of the project. The changes in that view are presented in Figure 4.1-5 (View from West Entrance with Project). As the visual simulation shows, the stepping of the building heights, the selection of appropriate colors and materials for the exterior surfaces to minimize the contrast created by the project, and new landscaping installed as part of the proposed project as well as the retention of existing trees in the southern portion of the Heller site, would soften the appearance of the new development from this vantage point. Furthermore, the buildings would be below or close to the tree canopy of the forest adjoining the site. However, as the project buildings are substantially larger than the existing low-profile Family Student Housing (FSH) complex, the project would substantially change the existing view, and the change to this view is considered a substantial adverse visual impact.

**Response ORG 3-28**

The commenter is referred to pages 4.1-29 and -30 in the RDEIR which describe the various policies and guidelines that are in the 2005 LRDP, the Campus's Physical Design Framework, and the Student Housing West Design Guidelines which the project strives to comply with. While some policies emphasize the integration of the natural and built environment, and state that new development will respond to the aesthetic qualities of UC Santa Cruz's unique natural environment through siting, development patterns, architecture and materials that are sensitive to the natural setting, other policies encourage sustainability and efficiency in building layouts, recommending that buildings be configured simply, to balance programmatic goals with sensitivity to the natural and/or built context, and to reduce building footprints and increase building height, where feasible. The proposed Heller site development

has been designed to address as many of these policies and guidelines as is reasonably possible while meeting the objectives of the project. The project has been designed to remain almost completely within the current boundary of the existing FSH complex. Consistent with LRDP Mitigation Measures AES-3B and AES-5C, the removal of trees has largely been limited to those within the developed complex, and several clusters of trees along Heller Drive and along the southern boundary of the site are planned to be preserved. The project buildings are clustered and the building heights have been raised to reduce the overall building footprint, maximize open space between buildings, and to keep all developed surfaces within the already disturbed Heller site. The building design includes variations in material, texture, and color that create a variegated exterior envelope that helps to provide the necessary articulation to reduce the visual scale of the project. In summary, the project does not violate LRDP planning principles and policies as it incorporates design changes and features to minimize the project's visual impacts to the maximum extent feasible. See also **Master Response 3: LRDP and Physical Design Framework**.

**Response ORG 3-29**

Depending on where the buildings are viewed from, the Heller site Buildings 1 and 3, which are adjacent to the forest edge, would appear at, below or above the tree line. As RDEIR Figure 4.1-3 shows, Building 3 appears to be taller than the adjacent forest, whereas Figure 4.1-5 shows that from this viewpoint near the western entrance of the campus, Building 1 appears shorter than the nearby trees to the east. It is for that reason that the RDEIR states that the buildings will be below or close to the tree canopy of the adjacent forest.

**Response ORG 3-30**

Please see Responses ORG 3-26 to -29 above which provide further explanation as to why the RDEIR does not understate the Heller site development's aesthetic impacts and that the RDEIR documents the efforts made by the Campus to minimize the adverse impacts of the project on scenic vistas and the visual character of the project site and its vicinity through site and building design, while concurrently addressing other policies and guidelines of the campus related to sustainability and the objectives of the project.

**Response ORG 3-31**

The RDEIR provides an accurate characterization of the project sites with respect to the habitats present on the sites and the potential for special-status plant and wildlife species to occur on the sites, and the impact analysis is not based on incomplete information. The habitat present on the Hagar site is limited to annual grasslands. There are no forested areas, wetlands, or riparian areas present on the site. Therefore, plant and wildlife species that could occur on or occupy the site are limited to species that occur or forage

within grassland habitats. Additionally, as noted in Appendix 4.3 of the RDEIR, potential impacts to special-status species that may be impacted by the project are assessed within this RDEIR, regardless of what time of the year they may be present within the project sites. The comment regarding the lack of surveys conducted during all times of the year does not relate to the adequacy of the information or analysis within the RDEIR.

Regarding surveys for special-status plants and burrowing owls, please see **Master Response 6: Biological Resources Surveys and Mitigation Measures**.

**Response ORG 3-32**

As noted on pages 4.3-30 and 4.3-43 to 4.3-45 of the RDEIR, LRDP Mitigation Measure BIO-9 and SHW Mitigation Measures BIO-5A and 5B would be implemented to reduce potential construction-phase impacts to CRLF within the utility corridor. The surrounding habitat is already exposed to students who visit the Porter Meadow. Aquatic habitat for CRLF near the Heller site is located within the West Entrance Fork of Moore Creek. This habitat would not be affected by the students as the Rachel Carson College detention basin is fenced and the adjacent portion of Moore Creek is densely vegetated and does not provide a convenient pedestrian route to other parts of the campus. Students would likely have minimal impact on CRLF dispersal habitat within the Porter Meadow, since CRLF are more likely to disperse through this meadow during the winter months while it is raining (Dodd 2013; Bulger et. al 2003) and during the night when adult CRLF are more active (USFWS 2019), at a time when students are less likely to be present.

**Response ORG 3-33**

See **Master Response 6, Biological Resources Surveys and Mitigation Measures**, regarding the protocol level survey of the Hagar site for burrowing owls. If burrowing owls are found within or adjacent to the Hagar site, mitigation for burrowing owls would be implemented according to the 2012 CDFW Staff Report, as referenced in LRDP Mitigation Measure BIO-12B.

The occupied burrowing owl burrows north of the Hagar site would not be removed by the project. Foraging habitat for the wintering burrowing owls would remain available within the approximate 500 acres of Protected Landscape, which includes the upper East Meadow where the burrowing owls are over-wintering and other suitable foraging habitat in the vicinity, such as in the Great Meadow.

**Response ORG 3-34**

The commenter does not provide any explanation in support of his assertion that the RDEIR's discussion of golden eagles is insufficient. The RDEIR notes that golden eagles may nest near or on the project sites or in the vicinity of the utility corridors and potential impacts from construction activities on all nesting birds, including golden eagles, would be avoided and minimized by the implementation of LRDP Mitigation Measure BIO-11. For the full text of LRDP Mitigation Measure BIO-11, see RDEIR Table 4.3-3. With regard to loss of foraging habitat for the species, please see **Master Response 5, Biological Resource Impacts on the East Meadow**, which shows that ample foraging habitat for all species, including golden eagles, would remain on the remainder of the East Meadow and the adjoining Great Meadow on the campus, as well as the adjoining Pogonip.

The text on page 4.3-46 has been revised to correct the typographic error and state that LRDP Mitigation Measure BIO-11 would be implemented to protect nesting birds. Please see **Chapter 4.0, Revisions to the Revised Draft EIR**.

**Response ORG 3-35**

The East Meadow does not provide suitable habitat for roosting bats and San Francisco dusky-footed woodrat houses, and potential impacts to any special-status birds that may be nesting in the East Meadow, such as northern harriers or grasshopper sparrows, or wintering in the East Meadow, such as burrowing owls, would be reduced by implementing LRDP Mitigation Measures BIO-11, BIO-12A, and 12B. The upper East Meadow adjacent to the Hagar site would be protected from human intrusion by 8-foot tall wire-mesh fencing.

Habitat for special-status birds and bats and the San Francisco dusky-footed woodrat is present in the forested area to the west and north of the Heller site. The increased number of students at the Heller site is not likely to impact any special-status nesting birds, roosting bats, and the San Francisco dusky-footed woodrats because students are expected to remain within the developed areas and designated trails on the campus. Further, birds, bats, and woodrats in the area are likely habituated to the existing resident student population at the campus.

**Response ORG 3-36**

The RDEIR fully analyzes the effects of increased impervious surfaces and runoff on the Hagar site as a result of the project (note that the project will add 6.32 acres of impervious surface on the approximately 17-acre site, which amounts to about 37 percent of the site after project development, and not 50 percent as noted by the commenter). Based on the controls included in the project, stormwater runoff would be

treated to the standards specified in the PCRs before discharge into the existing sinkhole and Jordan Gulch, and therefore the discharge is not expected to adversely affect water quality, although the Campus will, nonetheless, implement a mitigation measure to monitor the quality of water discharged from the project site. The RDEIR notes that the project could affect groundwater quality by resulting in erosion and sinkhole formation in the area where stormwater and recycled water are discharged into Jordan Gulch. Mitigation is provided to mitigate this potentially significant impact of the proposed project.

The RDEIR also analyzes changes to the amount of water that would be discharged via springs downgradient of the project. That analysis, presented on pages 4.7-33 through -44 in the RDEIR, shows that the Hagar site development would not result in an adverse impact related to a reduction in the amount of water received in the Kalkar Quarry Pond or a substantial increase in off-site spring flows. Nor would the project reduce the volume of the underlying aquifer.

Also see **Master Response 7, Water Quality Impacts from Post-Construction Stormwater Runoff**, **Master Response 8, Flooding Impacts in Jordan Gulch Watershed**, and **Master Response 9, Impacts to Kalkar Quarry Pond and Stream**.

**Response ORG 3-37**

The RDEIR fully evaluates all likely impacts to surface and ground waters from runoff that would be generated at both the Hagar and the Heller sites. The RDEIR discusses the complexity of the karst system with the purpose of providing full disclosure regarding the available information about the system.

**Response ORG 3-38**

The potential for the proposed project to conflict with the 2005 LRDP is fully evaluated under SHW Impact LU-1. The commenter is referred to pages 4.8-12 through -15 of the RDEIR. The aesthetic impacts of the project are analyzed and reported in RDEIR Section 4.1. Regarding the commenter's assertion about piecemeal revisions to the LRDP, there are no other projects that are either directly or indirectly related to the project that require LRDP amendments. To the extent that the commenter is referring to a future amendment of land use designations specifically around the Hagar site, please note that there are no foreseeable projects on the campus that would be sited on the East Meadow and would require an LRDP amendment. For a list of foreseeable projects under the 2005 LRDP, please see Table 4.0-1 on page 4.0-6 of the RDEIR. Furthermore, no projects beyond the scope of the 2005 LRDP that would be located on the East Meadow are proposed by the Campus.



**Response ORG 3-39**

The commenter is referred to pages 4.8-12 through -15 which present all the key planning principles in the 2005 LRDP (including those principles identified in the comment) and examines the potential for the project to conflict with those principles. The project has been designed to minimize its effects on open space. For the commenter's concern about the development at the Heller site, please see Response ORG 3-28 above. Regarding the commenter's assertion that the RDEIR makes false claims about staying within the boundary of the existing development at Heller site or the clustering of the development at the Hagar site, the commenter is referred to the site plans for both sites in the RDEIR which show that these statements are not false.

**Response ORG 3-40**

The comment states an opinion concerning an increase in noise due the increase in on-site residents, but does not provide data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to *CEQA Guidelines* Section 15064, an effect shall not be considered significant in the absence of substantial evidence. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

Notwithstanding the above, the following response is provided for the record:

The most audible noise increases for surrounding off-site sensitive receptors will be construction noise and automobile traffic noise. The nearest off-site sensitive receptors is several hundred feet away from the nearest proposed uses, and would be able to detect an audible (3 dBA) increase in sound levels as compared to existing conditions from sources such as students talking. Normal conversation is typically a maximum sound level of approximately 70 dB(A) at 3 feet.<sup>5</sup> As noted in the RDEIR, sound typically attenuates at a rate of approximately 6 dB(A) for each doubling of distance between the receptors and source. At 50 feet, this equates to a maximum noise level of approximately 41 dB(A), which, depending on ambient sound levels, could increase noise by approximately 0 to 0.5 dB(A). This noise level increase is less than 3 dB(A) and would not be audible to off-site receptors.

Specific research has not been completed to confirm the effect of noise level increases of less than 1 dB(A) on nearby wildlife, for years, Caltrans has used a noise threshold of 60 dB(A) for potential impacts to birds due to increased traffic noise (Caltrans 2016). The calculation above shows that at 50 feet, noise levels from normal conversations on the project site would attenuate to about 41 dB(A) at 50 feet, and

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<sup>5</sup> <http://www.dot.ca.gov/dist2/projects/sixer/loud.pdf>

would be well below 60 dB(A). To compare the potential impact from normal human conversation to birds, the receptor would have to be located within 10 feet from the edge of the project site to cause a significant impact.

**Response ORG 3-41**

Please refer to Response LA 2-4.

**Response ORG 3-42**

The analysis in the Water Supply Evaluation, which provides both the LRDP-level analysis of water supply impacts as well as the project-level impacts of the SHW project, is based on the City's adopted UWMP. That analysis provides substantial evidence that an adequate amount of water is included in the City's UWMP to serve the remaining growth of the campus under the 2005 LRDP, including the SHW project, and under normal water conditions for 90 percent of the years there would be no shortage and for 10 percent of the years when deficits are projected to occur, they would be on the order of 1 to 3 percent. This shortfall can be addressed through conservation and curtailment, and the City would be able to serve the Campus, including the SHW project. While the supplies would be insufficient in single dry water years, conservation and curtailment are expected to address most, if not all, of the shortfall. With conservation and some curtailment, there is an adequate supply of water to meet the City and UC Santa Cruz's water demand under normal and single dry years. The RDEIR provides substantial evidence that there is adequate supply for the SHW project under normal and single dry years.

The RDEIR does disclose that there would be a substantial gap between supply and demand during multiple dry years and that the City will need to secure one or more new water sources. The RDEIR presents all the water supply options that the City is evaluating. While the supply options are still being evaluated, implementation of the recycled water facilities projects is expected to proceed. The City is also proceeding to work cooperatively with the Soquel Creek Water District on a recycled water project to recharge groundwater in the Soquel Creek Water District. All of these efforts are intended to close the gap under multiple dry year conditions.

Note that all of the enrollment growth at UC Santa Cruz under the 2005 LRDP to 19,500 students has been accounted for in the City's water planning efforts. Therefore, the water demand associated with the SHW project is also accounted for in the City's UWMP and in the City's efforts to address the shortfall in supply under multiple dry year conditions. The project would, therefore, not add to or exacerbate the projected gap between supply and demand under the multiple dry years. Furthermore, if the SHW project were not built, the enrollment at UC Santa Cruz would still increase to 19,500 students and the additional students that are enrolled would simply live off campus, potentially within the City's service

area and would generate a comparable or greater demand for water than they would if housed by the project. In summary, whether or not the project is approved, the City will need to address the shortfall in supply under multiple dry year conditions.

**Response ORG 3-43**

The RDEIR (p. 7.1-12) notes that since 2002, the City of Santa Cruz has been working toward the development of a Habitat Conservation Plan (HCP) that covers operation and maintenance activities at the North Coast streams and San Lorenzo River diversions as well as other activities which may result in “take” of threatened and/or endangered species. As stated in the 2015 UWMP, although the HCP negotiations are ongoing, ultimate compliance with the state and federal Endangered Species Acts will result in less water being available from the City’s flowing sources for supply in future years compared to the past (City of Santa Cruz 2016).

As explained in the RDEIR (p. 7.1-31), the City of Santa Cruz utilizes the Confluence model to analyze the variability of water supplies to determine whether existing supply would be adequate or whether water supply shortages would occur and if so, what the magnitude of the shortage would be. The City has been utilizing the Confluence model to support water supply planning activities since 2003 and this model was used to generate the results for the 2010 UWMP. The model takes into account the variation in demand both within and between years, the availability of water from various sources, and the capacity of infrastructure to pump and treat the water. As described in Chapter 7 of the City’s 2015 UWMP, the results provide perspective on the City’s water supply reliability based on accepted planning criteria and projected conditions in the water system, concurrently taking into account external factors that could affect the water supply.

The City’s Confluence model takes into account diversions from San Lorenzo River that may be required to protect special-status fish species, such as steelhead and Coho salmon, during critically dry years. The supply shortages that are identified in the UWMP are primarily because of the protections needed to protect the fish. The 2015 UWMP states that historically, in normal water years, the City experienced a slight surplus of supply and this trend can be expected to continue until the HCP agreement is approved and maintenance of higher instream flows goes into effect. With the addition of the ecosystem protection conditions likely to begin prior to 2020, a small shortage (1 to 3 percent) can be expected in future normal water years. The City predicts the supply and demand volumes to be in balance for 90 percent of all normal water years for 2020 through 2035.

The City plans to address the shortfall in supply by implementing a number of recycled water and aquifer storage and recharge projects, which are described in the RDEIR along with a discussion of their

potential environmental impacts. An evaluation of potential effects of reduced river flows on special-status fish species is not required.

**Response ORG 3-44**

Based on reports prepared by the City, the RDEIR presents a detailed analysis of the alternatives that the City is pursuing and/or evaluating to increase its water supply in the future. The City is considering two alternatives that involve groundwater - in lieu transfers (passive recharge) and aquifer storage and recovery (active recharge). Both the alternatives are described in the RDEIR. As noted in Response ORG 3-42 above, the City is also proceeding to work cooperatively with the Soquel Creek Water District on a recycled water project to recharge groundwater in the Soquel Creek Water District. Increased groundwater pumping without recharge is not an alternative that the City is pursuing. Therefore, the RDEIR does not need to analyze the impacts of increased groundwater pumping.

**Response ORG 3-45**

Please see Response ORG 3-42 above regarding the ability of the City to serve the SHW project under normal and single dry year conditions. As noted in that response and in the RDEIR, it is to address the supply shortfall that is projected under multiple dry year conditions that the City will need to secure one or more new water sources. While the supply options are still being evaluated, implementation of the recycled water facilities projects is expected to proceed. The City is also planning to work cooperatively with the Soquel Creek Water District on a recycled water project to recharge groundwater in the Soquel Creek Water District. In fact, the Soquel Creek Water District has published a draft EIR for its proposed recycled water project which discloses the significant environmental impacts of that project. Similarly, the City of Santa Cruz will, as required by law, complete environmental review of its water supply options before proceeding with their implementation.

**Response ORG 3-46**

The commenter asserts that some of the LRDP mitigation measures are too broad to be informative or enforceable and points to LRDP Mitigation Measures AES-5A and AES-6C. Both are program-level mitigation measures that apply to all projects that are proposed under the 2005 LRDP, including the proposed project. Both measures set forth a process that the Campus uses to receive input from the Design Advisory Board (DAB) regarding project design and lighting. The DAB has been effective in guiding the design of campus projects, and design changes can help reduce a project's visual impacts. As discussed in the RDEIR (p. 4.1-28), the Campus has developed the design of the Hagar site to be responsive to comments from the DAB concerning strategies to ensure consistency with the historic aspect of the Cowell Lime Works Historic District. These include modifications to the grading plan to

reduce the overall height of the development as well as a landscape plan designed to relate to the Jordan Gulch natural landscape (thus providing screening while blending with the existing landscape in the project area). The mitigation measures are enforceable and effective.

**Response ORG 3-47**

Regarding SHW Mitigation Measure BIO-1B, the impacted purple needlegrass grasslands would be mitigated by restoring purple needlegrass grasslands at a proposed 1:1 replacement ratio, which provides a no-net-loss of native grasslands. Furthermore, SHW Mitigation Measure BIO-1B states that if restoration does not meet the success criteria after 5 years, restoration shall be remedied (e.g., replanting) or restoration will be attempted on a new, more suitable site. State and federal regulatory agencies consider often prefer preservation and/or restoration/enhancement as acceptable and effective mitigation for loss of sensitive habitats. Please also see **Master Response 6, Biological Resources Surveys and Mitigation Measures**, regarding changes proposed by the Campus to SHW Mitigation Measure BIO-1B to require a higher amount of preservation.

**Response ORG 3-48**

The commenter is incorrect in his assertion that SHW Mitigation Measure BIO-1A, LRDP Mitigation Measure CULT-5B, and LRDP Mitigation Measure GEO-1 are deferred mitigation measures. It is often not practical to specify precise details of mitigation measures at a programmatic level and at the time of project approval. Thus, CEQA permits selection among potential mitigation measures or elements of mitigation measures to be deferred under certain circumstances. Deferred mitigation is allowed where the adopted mitigation measure commits the agency to a realistic performance standard or criterion that will ensure the significant effect is avoided or reduced to less than significant or lists alternative means of mitigating an impact that must be considered, analyzed, and possibly adopted in the future. The *State CEQA Guidelines* Section 15126.4(a)(1)(B) states that “measures may specify performance standards which would mitigate the significant effect of the project and which may be accomplished in more than one specified way.”

SHW Mitigation Measure BIO-1A includes the development of a management and monitoring plan (and not “mitigation and monitoring plan” as stated by the commenter). Consistent with CEQA requirements, SHW Mitigation Measure BIO-1A includes: (a) performance standards to ensure the efficacy of the mitigation; (b) timing requirements; (c) requirements for review and approval of final plans by the Campus as appropriate; (d) specific benchmarks and other criteria that must be met; (e) specific implementing actions; (f) monitoring and maintenance procedures and requirements; (g) qualification requirements for biologists; and (h) other requirements needed to ensure the identified impacts are

mitigated to a less than significant level. For any restoration project, it is necessary that the restored area be managed and monitored for success. Such a plan also provides assurance that if the restoration effort does not meet restoration goals and specific success criteria, changes to the management of the restored area and/or additional restoration efforts are implemented to ensure success. Development and implementation of such a plan is an essential element of mitigation under state and federal policies for habitat restoration. As each plan is site-specific, these plans cannot be developed until the restoration/mitigation site is selected. The Campus will develop the management and monitoring plan, once it identifies a mitigation site for the proposed project.

LRDP Mitigation Measure CULT-5B is not deferred mitigation because it provides for the development of a paleontological monitoring and data recovery plan if the project site is determined to be underlain by formations that could yield fossils. The Heller site is underlain by schist which is unlikely to yield paleontological deposits. Therefore, there is no need to develop such a plan for that site. Although the Hagar site is underlain by marble which is unlikely to yield fossils, the overlying deposits on the site are doline fills and marine terrace deposits which could but have not historically yielded fossils. As stated in the 2005 LRDP EIR, no fossil finds have been documented in doline fills and Quaternary marine terrace deposits in the region or on the campus, despite extensive development in areas with these underlying formations, and the potential to encounter fossils in these deposits is low. No fossils have been encountered since 2005 during construction of projects on the campus, further demonstrating that the potential for paleontological resources to be present on either of the two sites is low. The project at the Hagar site will, nonetheless, implement LRDP Mitigation Measure CULT-5B to check the site and plan to address any inadvertent discoveries, should they be encountered in the doline fills or the marine terrace deposits on the Hagar site.

LRDP Mitigation Measure GEO-1 is a program-level mitigation measure that applies to all projects that are proposed under the 2005 LRDP, including the proposed project. It is not deferred mitigation because a design-phase geotechnical investigation has been completed for each project site and pertinent information from the two investigations has been used to prepare the geology and soils section of the RDEIR and develop project-specific mitigation measures such as SHW Mitigation Measure GEO-3A. Note also that it is standard practice for projects in California to prepare a design phase report first, and a final geotechnical report subsequently, and implement the final report's recommendations during final design and project construction under the supervision of a qualified geotechnical professional.

#### **Response ORG 3-49**

The commenter is correct in noting that there is no SHW Mitigation Measure BIO-2 in the RDEIR, as there had been in the original Draft EIR. This is because appropriately timed surveys for special-status plants

on the Hagar site were conducted and no special-status plants were found. Therefore, there was no need to provide mitigation for removal of special-status plants, and SHW Mitigation Measure BIO-2 in the original Draft EIR was removed. The reference to that mitigation measure in the Alternatives chapter was an inadvertent clerical error and the text has been revised; see **Chapter 4, Revisions to the Revised Draft EIR** in the Final EIR.

Regarding LRDP Mitigation Measure BIO-11, that is applicable to both the project and the alternatives and is appropriately referenced in both Section 4.3, Biological Resources, and Chapter 5.0, Alternatives, in the RDEIR. It has been added to Table 4.4-3, 2005 LRDP EIR Mitigation Measures. See **Chapter 4, Revisions to the Revised Draft EIR** in the Final EIR.

#### **Response ORG 3-50**

Please see Responses ORG 3-46 through -49 above which demonstrate that the mitigation measures set forth in the RDEIR are appropriate and are not future studies or vague strategies. The measures specify the actions that the Campus would take to modify the project to avoid or reduce its significant impacts.

#### **Response ORG 3-51**

The RDEIR is a draft EIR for a proposed development project that includes supplements to the 2005 LRDP EIR for water supply and population and housing impacts. The impacts of the SHW project have been evaluated at a project level, while Section 7.0 presents the program-level impacts from the implementation of the 2005 LRDP as amended by the 2008 Comprehensive Settlement Agreement (CSA). CEQA allows a single EIR to examine a program as a whole at a program-level of detail, while also examining an activity within the program at a project-specific level of detail. (*Mission Bay Alliance v. Office of Community Inv. & Infrastructure* (2016) 6 Cal.App.5th 160.)

The analysis in Section 7.0 of the RDEIR has been prepared as directed by the Santa Cruz County Superior Court in *City of Santa Cruz et. al. v. Regents of the University of California et al.*, and is correctly titled a Supplement to the 2005 LRDP. The Court directed the University to “Supplement the water supply analysis of the 2005 LRDP EIR....” See the direct quote from the court order which is presented on page 7.1-1 in the RDEIR. Similarly, the Court directed the University to “Supplement the LRDP EIR’s population and housing analysis...” See page 7.2-1 in the RDEIR. The University is replacing the prior analysis that appeared in the 2005 LRDP EIR with updated analysis in compliance with the court order and will use it for future tiered analyses. The updated analysis is a supplemental analysis under CEQA also because there have been changes to conditions surrounding the LRDP related to water supply and population and housing. As noted in Section 7.1 (p. 7.1-1), “Since the prior analysis was conducted, several years have elapsed and other changes that have occurred, including the changes in the conditions

in the project area including the completion of a 2015 Urban Water Management Plan (UWMP) by the City, changes to the campus's growth projections (under the 2005 LRDP), and advances in water efficiency of new development." Similarly, as noted in Section 7.2 (p. 7.1-2), "Since the prior analysis was conducted, several years have elapsed, and other changes have occurred, including the changes in the conditions in the project area, changes in the Campus's growth projections (under the 2005 LRDP), and an increase in the amount of on-campus housing that is planned to be provided under the 2005 LRDP."

Regarding notification about the preparation of this analysis, the NOP for the SHW project clearly noted that the Campus planned to include the supplemental analysis in the SHW Project EIR. Further, to avoid any confusion, the supplemental analysis was placed in a separate chapter in the RDEIR, with appropriate cross references to the analysis in the Introduction. Regarding the commenter's assertion that attaching these supplements to a project EIR ignores cumulative impacts, that is not the case. As stated in Section 7.0, these supplemental analyses replace in full the water supply and population and housing impacts of the LRDP which are evaluated for LRDP buildout, taking into account the growth in water demand and supply in the City's service area through 2023, and the growth in population and housing in the study area through 2023. There is no violation of CEQA or the CSA from the inclusion of these analyses in the RDEIR.

**Response ORG 3-52**

The RDEIR does not downplay the SHW project's environmental impacts. The EIR finds that the project would result in significant or potentially significant impacts in eight resource areas: aesthetics, air quality; biological resources; cultural resources; geology and soils; hydrology and water quality; transportation and traffic; and utilities. However, mitigation measures are available to reduce several of the impacts to a less than significant level. The RDEIR does find that the project would have significant and unavoidable impacts in the area of aesthetics on scenic vistas, scenic resources, and visual character/quality, and a significant and unavoidable impact on water supply. Regarding the alleged numerous problems with the RDEIR, the commenter is referred to all of the preceding responses. The RDEIR does not need to be revised.



**Comments to the Revised Draft Environmental Impact Report for the Student Housing West Project (SCH No. 2017092007)**

**Submitted via Email ([eircomment@uscsc.edu](mailto:eircomment@uscsc.edu)) by the East Meadow Action Committee on November 1, 2018**

These comments, and those filed on our behalf by our attorney William Parkin of Wittwer Parkin LLP, together constitute the comments of the East Meadow Action Committee (the Committee).

Introduction/Overview

The Committee is an organization of UCSC faculty (active and emeritus), staff, students, alumni, and donors who are opposed to the portion of the Student Housing West project that would be located in the East Meadow. The Committee does not oppose construction of housing on the west side of the campus and encourages consideration of alternatives that provide the needed housing without building in the East Meadow.

ORG 4-1

The Committee wishes to clearly state that it supports much of what the campus administration is attempting to do in the overall Student Housing West project. The Committee supports the provision of approximately 3000 new beds, the addition of dining hall capacity to serve those additional on-campus students, and the provision of Student Family Housing co-located with a new and larger childcare facility. The Committee also commends the administration for providing alternatives that accomplish all those goals without developing the East Meadow and with far less environmental impact. The Committee notes that the university's stated reasons for not adopting any of those alternatives as the preferred project are quite weak and do not compensate for the complications, controversies, unknowns, and impacts of the East Meadow site. By all appearances the sole superiority of the East Meadow site is that it has morphed from the private developer's suggestion to the administration's adamant choice, which all analysis has been bent to serve.

ORG 4-2

The Committee's only point of opposition is to development in the East Meadow. This proposed development in the East Meadow would consume 17.3 acres to provide 140 beds, while the west side development would consume 13 acres to provide 2,932 beds. The East Meadow portion of this project therefore provides only 4.5% of the benefits, does so on 57% of the land consumed, and generates the lion's share of the environmental harms, the controversies, and the risks to the entire project. Given the eight possible projects the university has put on the table in this Revised Draft EIR (its preferred project plus 7 alternatives), it has picked as its preferred project the one with the worst environmental impact, the one with the most profligate waste of a scarce public resource (buildable land on campus), and the one with most of the controversy attached to it, controversy which poses a risk

ORG 4-3

to the entire project – all due to the choice of the only one of those 8 that includes development in the East Meadow.

ORG 4-3

The history of the Student Housing West project is instructive about the Revised Draft EIR before us. The planning for the west side of this project (“the Heller site”) extends back at least to early 2016, when UCSC first went to work in response to the launch by the Regents of the system-wide Housing Initiative in January 2016. Biological studies of the potential site began March 10, 2016 and were conducted frequently thereafter. (4.3-4 of the original Draft EIR) By March 2017 UCSC issued an RFP for a private developer and by April 2017 it issued its first Notice of Preparation. By mid-September 2017 it had selected its preferred private developer team.

ORG 4-4

The planning for the east side of this project in the East Meadow (“the Hagar site”) in contrast began late and has been hasty and incomplete. The site did not enter the campus administration’s thinking until the private developer, selected in mid-September 2017, suggested moving a small portion of the total project to the East Meadow. The administration unwisely accepted that suggestion. The result was then a frantic effort to try to pull together scraps of actual planning and design for the East Meadow portions of the original Draft EIR (issued in March 2018) in a mere 6 months. Haste truly made waste. The East Meadow portions of this original Draft EIR were incomplete and half-baked compared to the west side portions of the original Draft EIR.

The biological sections of the original Draft EIR provide an illustration of this larger discrepancy.

For the west side “focused assessments and surveys” were conducted by biological professionals on March 10, 2016, March 16, 2016, March 22, 2016, March 23, 2016, March 31, 2016, April 8, 2016, April 16, 2016, April 24, 2016, April 30, 2016, May 2, 2016, May 6, 2016, May 10, 2016, May 13, 2016, May 20, 2016, June 13, 2016, and June 21, 2016. In contrast, for the East Meadow assessments and surveys were only conducted October 5, 2017 and December 7, 2017. The first of those was only to map plant species, and the second was only a couple of hours walk-thru near dusk to try to observe whether Burrowing Owls, which winter nearby and hunt in the East Meadow, also nest in the East Meadow. (4.3-4 and 18 of the original Draft EIR) No zoological survey for the East Meadow portion of this project was done, save for the couple of hours looking for Burrowing Owl nests.

ORG 4-5

Another measure of the discrepancy of planning effort that went into the west side in contrast to the East Meadow is the thoroughness of the biological surveys afforded each site. On the west side full protocol-level surveys were done to make determinations regarding 46 different species. On the East Meadow site zero protocol-level surveys were done for this project prior to issuance of the original Draft EIR. (Appendix 4.3 of the original Draft EIR)

ORG 4-6

This discrepancy in the thoroughness and the transparency of the original Draft EIR with respect to the west side vs. the East Meadow was a recurring theme through most of the original Draft EIR. The result was that the public was afforded far less information on which to assess and comment on the impacts of the East Meadow portion of this overall project.

ORG 4-6

Given the extraordinary inadequacies of the original Draft EIR, especially regarding the East Meadow portion of the proposed project, the campus administration pulled back and assembled a Revised Draft EIR, replacing the original. (1.0-7) In the 6 months between issuance of the original Draft EIR and issuance of the Revised Draft EIR, it would be reasonable to expect that the inadequacies of the first – particularly the gaping holes in the discussion of the East Meadow portion of the project -- would have been corrected at least to some degree in the second. But particularly with regard to the East Meadow portion of the project, that mostly did not happen.

ORG 4-7

For example, with regard to biological studies, two protocol-level plant surveys were done in the East Meadow (March 15 and June 13, 2018), the first and only protocol-level surveys done at the East Meadow site for this project. However there was no attempt to deal with other major inadequacies of the original Draft EIR for the Hagar/East Meadow site in that extra 6 months. Two examples:

ORG 4-8

- The original Draft EIR provided virtually no planning or design information regarding the childcare facility at the Hagar/East Meadow site. It was only described as 13,500 sq ft, for up to 140 children, with a staff of up to 30, and a simple outline on a site plan. That’s all. The Revised Draft EIR provides only the same information and a slightly altered simple outline on a site plan. No other planning or design work is provided to the public and by all appearances no other planning and design work has been done, even with the additional 6 months.
- As is discussed further below, the karst geology of these sites, particularly the Hagar/East Meadow site, is a major risk to development. For the original Draft EIR the university did 52 test borings in the East Meadow and then proposed a type of foundation designed to span underground voids of up to 10 ft across. For the Revised Draft EIR it did no additional test borings in the additional 6 months it had (though it did use the time to do additional borings at the Heller/west side site). It describes the Hagar/East Meadow site as 17.3 acres – 52 test borings spread out over that area works out to an average of over 100 ft between borings, nowhere near enough borings to determine absence of voids over 10 ft. Clearly the 6 months could have been put to better use than it was.

ORG 4-9

ORG 4-10

Even given the extra 6 months to correct inadequacies in the planning, design, and information provided to the public, the campus administration has once again come up short at the Hagar/East Meadow site. This site has been and remains the insufficiently considered after-thought of the larger Student Housing West project,

ORG 4-11

with the result that the public is inadequately informed about it in this Revised Draft EIR.

ORG 4-11

A Blast from the Past

It is not common for an EIR for a proposed development to stir up an argument about a 55-year-old planning document, but since the campus administration raises it, the Committee will respond.

In one particularly odd moment in the Revised Draft EIR, the campus administration notes that the first Long Range Development Plan (LRDP) ever prepared by the university for the UCSC campus contemplated development in the East Meadow. (4.4-7) This may be an attempt to justify the project they now propose for the East Meadow, though it does not. It does, however, open a window onto broader issues that should have been put before the public in the Revised Draft EIR and were not.

The LRDP in question is the 1963 LRDP, and it was revolutionary in two key respects.

Beginning in the late 1950's and into the early 1960's, before the University acquired the Cowell Ranch property, a variety of conceptual plans for UCSC were prepared, either by those urging the University to acquire the property, or by those assessing various sites on behalf of the university. All of those earliest plans put much of the development in the open meadows of the southern portion of the campus.

ORG 4-12

The most notable of them was the plan by architects Lackey and Wong, retained by local Santa Cruz interests but at the behest of the Regents, who were in the midst of deciding whether to acquire the Cowell Ranch property for a new campus. The Lackey and Wong team produced, in the course of late 1960 and early 1961, a very standard big university plan of the time, with the central development of the campus in the lower third of the campus, which is to say in the meadows. With that plan in their hands and in their heads, the Regents voted in March 1961 to select the Cowell Ranch site for the new campus.

Completing the real estate transaction and other agreements took until late 1961, and the university then turned to creating an architectural team to do the actual master planning for the campus. Particularly prominent on the team were John Carl Warnecke, Theodore Bernardi, and Thomas Church. The team began their work in March 1962, and presented their initial concepts to a committee of Regents in July.

What they presented at that meeting was a major reversal not only of the Lackey and Wong plan, but also of conventional campus planning of the time. They put two radical concepts on the table: (1) that development would be concentrated in the central part of the campus, not in the meadows, leaving the meadows to provide

sweeping vistas, and (2) that the buildings of the campus would be largely organized so as to provide students the benefits of small residential colleges even while they were part of what would become a large university campus. (The latter idea originated with UC President Clark Kerr and the then newly named Chancellor of UCSC, Dean McHenry, and the master planners were considering how to manifest that idea on the campus.) The Regents were completely won over to both these new concepts.

Over the coming months those two fundamentally new ideas were further developed, there were multiple consultations with the Regents, and the plan built around those two principles was ultimately adopted by the Regents in the Fall of 1963 as the first LRDP for the UCSC campus.

ORG 4-12

The point here is simply that those two central principles – preserve the sweeping vistas of the meadows and center student life around residential colleges – have in fact been the guiding principles of campus development for 55 years. We have abided by them for 55 years. It’s the way we have always done things. It is our identity.

The campus administration now proposes, in a single housing project, an assault on both these central principles, by putting a sprawl of prefab buildings across one of the most prominent sites of the East Meadow (and of the campus), and by packing nearly 3000 students into a high-rise ghetto unattached to any college.

ORG 4-13

Many of the other ideas of early planning have since fallen away: a divided highway along Wilder Creek, buildings all over Marshall Field, the main campus entrance to the east of the present main entrance, a road from the east side of the campus to Highways 9 and 17, buildings to the west of Empire Grade, etc. But these two core principles matter because they are not simply relics of the past – they have guided building and design on campus right down to the present. Tossing them aside should be recognized for what it is: a destructive and radical departure from principles that have been central to the campus for 55 years. This is not simply a debate about the past: this would be a major change of course in the present that would dramatically alter the future.

ORG 4-14

The campus administration owes the public and the university community an explanation that would make clear why it is making this huge change from its consistent practice for the entire life of the campus, would make clear that it understands the significance of what it is doing and whether it intends this to be a one-off violation of these core principles, or whether it considers both these principles to be dead relics of the past. Is it violating these principles out of what it believes to be momentary necessity however regrettable, or because it is rejecting these principles now and into the future? The assault on these two central and defining principles is the biggest impact of the proposed Student Housing West project, and it is completely unaddressed in the Revised Draft EIR.

ORG 4-15

As for the narrower question of exactly what the first LRDP intended for the meadows, the actual text of the LRDP is quite powerful:

*The orientation of the site... provides spectacular vistas to the south and southeast.*

*The major decision with respect to siting [is] that the great meadow toward the south of the campus should not be built upon, that the first buildings to be encountered in entering the site would be at the crest of the hill where the trees begin, and that the academic core of the campus should occupy a park-like area in the geographical center of the campus...*

ORG 4-15

*...there is the advantage of the great meadow rolling away toward the south of the campus center. If the university maintains this space as an open area, by the year 1990 it may well be one of the most rare, gratifying and valuable assets of the campus.*

The University has maintained the meadow as an open area, and it is as a result an extraordinarily valuable asset of the campus. The question now is, will the University continue to do so, and will that open meadow continue to be that extraordinary asset? There is nothing in this Revised Draft EIR that suggests the campus administration understands the value of what it has or what the loss of that asset would mean.

The significance of the year 1990 should not be lost in this discussion. It was not an arbitrary choice in that LRDP text. 1990 was the year the master planners and the Regents had set as the year when the UCSC campus would reach its full size and the development phase of the campus would be complete. So in effect the master planners and the Regents were recommending that the meadow remain open space in perpetuity.

What the Revised Draft EIR refers to at 4.4-7 specifically is that the one drawn campus plan that accompanies the 1963 LRDP shows a few buildings in one part of the East Meadow. The campus administration needs to take a close look at that plan. Yes, it puts a few small buildings elsewhere in the East Meadow, but it puts no buildings where the administration's buildings would be under their proposed project. The area where the administration proposes to put pre-fab buildings is, in the very plan they cite, left as "an open area" for the reasons described in the LRDP text just quoted.

ORG 4-16

Aesthetics

ORG 4-17

The Draft EIR said of the proposed development in the East Meadow "The project layout and design has been developed keeping in mind... the UC Santa Cruz Design Framework." (3.0-20 in the original Draft EIR) They may have kept it in mind, but only to violate it.

The Revised Draft EIR deletes that claim, presumably to slightly reduce the embarrassment, but lists the same provisions from the UCSC Design Framework. The Framework commands “Maintain the continuity and visual ‘sweep’ of the meadow landscape across the lower campus.... Do not permit new plantings or plant succession to change the overall visual character of the lower campus meadows.... Preserve the integrity of meadows by maintaining a clear meadow boundary. Site development so as not to encroach on the meadow open space.” (4.1-11) The proposed development in the East Meadow violates every one of those commandments, yet nowhere does the Revised Draft EIR explain to the public why violating those commandments is appropriate or necessary, or why the commandments themselves were wrong-headed and should never have been adopted.

ORG 4-17

When we speak of view impacts raised by the proposed East Meadow project, it is important for us to be clear about the specific views at issue. There are two.

The first is the view as one enters the campus at the main entrance, passing through the confines of the small historic district, up a small rise, at which point a sweeping view of the campus dramatically opens up, the East Meadow and the Central Meadow, all the way to the tree line at the campus center. That is the introductory view afforded to those entering the campus today as they look generally northward from the area around Hagar and Coolidge. Under the proposed development that view would be mostly blocked by a sprawl of approximately 40 prefab two-story structures immediately in front of those who have just entered the campus.

The second is the view from many places in the campus center, out across the Central Meadow and the East Meadow, to the town below, Monterey Bay beyond, and the mountains of Big Sur and the Monterey Peninsula across the horizon. Campus development to date has in many ways been arranged to take maximum advantage of this view. Existing development forms a long arc from Stevenson College and Cowell College around through the Academic Resources Center, the Music Center, and University House, and then on to Rachel Carson College and Oakes College. This arc faces generally to the southeast, out across the Central and East Meadows, to that grand vista of sweeping meadow, town, bay, and mountains. It is as though all those existing buildings have been positioned like campers gathered part way around a campfire, and the campfire is that dramatic view. Under the proposed development approximately 40 prefab two-story buildings would be sprawled on 17 acres right in the middle of that view.

ORG 4-18

These two views are iconic images of UCSC. The proposed project, as represented in the Revised Draft EIR, evidences no understanding on the part of the campus administration of the value to the University of those iconic views. And therefore there is no discussion of that loss of value, no presentation of that issue in the Revised Draft EIR for the public to comment on.

These iconic views are not mere amenities of the campus. Professor Emeritus and former Cowell College Provost John Dizikes, who arrived here at the very beginning of the campus, recently put it well:

*...it was a bold decision by a group of America's best architects who set the design policy for the campus at the outset. They called for building in the central part of the campus, along the tree line and among the trees, rather than out in these open meadows.*

*They knew that a great university was more than a collection of classrooms and laboratories – it must also inspire, must motivate, must attract the best and bring out the best in students, faculty, and staff, and must garner the support of alumnae and the larger community. And they knew that at UCSC the campus itself would be a big part of achieving all that.*

ORG 4-19

*We have had more than 50 years to learn the value of that vision, to learn the power of that first vista up across those meadows as one enters the campus, to understand the inspiration of that grand view from many places on campus out across those meadows to the town below and the Monterey Bay beyond.*

*If we were now to hastily put 40 prefab buildings in that meadow (the manufacturer refers to them as "productized housing")-- creating a horrible new first impression for those entering the campus and dropping clutter in the midst of those heretofore uplifting vistas -- we would be saying that we no longer remember what makes this place special, what we have been and who we are, and who we set out to be. We will have lost our way.*

Any understanding of the value of those views to UCSC and the impact of that loss of value is missing in the formulation of this project, missing in this Revised Draft EIR, and missing from what was offered to the public for comment.

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Although the Draft EIR accurately describes the aesthetic impact of the proposed East Meadow project as "significant and unavoidable" (4.1-31), it nevertheless understates how great that impact would be in a number of ways.

ORG 4-20

Earlier renderings of the site plans for the East Meadow development (e.g. the site plan at 3.0-6a of the original Draft EIR) showed extensive earthmoving to level the site, with the northeast end of the development dug in approximately 15 vertical feet, and the southwest end (closest to the intersection of Hagar and Coolidge) raised up on approximately 12 feet of fill. That would put the base of the proposed buildings near the intersection of Hagar and Coolidge 12 ft above current ground level.

ORG 4-21



In the Revised Draft EIR there are vague references to slight changes in the grading plan “to minimize heights” (4.1-24) and “to lower the elevation of most of the development.” (table 4.0-2) However nowhere does it say lowered by how much, from what level, or to what level. A site plan with contour lines would help the public understand which parts of the development would be raised up on fill and how much. But although the site plans for the Heller site provide contour lines (figures 3.0-5a and 3.0-5c), the site plans for the Hagar site provides no contours at all – they were present in the original Draft EIR, but have disappeared in the Revised Draft EIR. (figure 3.0-6a)

It is not clear to the public whether the proponents of this project do not know how much they would take down the earlier proposed fill, or know and do not want to reveal it. There are limits to how much they can take down the highest areas of fill at the southwest end of the development and still meet their ADA obligations as the site slopes upward to the northeast end. And given the commitment in the Revised Draft EIR that “Cut and fill on the site would be balanced and no import or export of earth materials would be required,” any part of the project that would be lowered would have to be offset by another part that would have to be raised up. (4.15-3)

ORG 4-21

This absence of basic information is compounded by computerized visualizations that either fail to include built-up fill of 10 ft or 11 ft or whatever it would be, or at least appear to not include that fill. (Figure 4.1-16a) The public is justifiably uncertain as to how much confidence to have in such computer manipulations.

Furthermore, the childcare facility is the building that would be closest to the intersection at Hagar and Coolidge and would be one of those prominently placed on fill. Yet there is no information as to the massing or height of that facility. Our understanding is that, as of the date of release of the Revised Draft EIR, the building had not yet been designed. How can any computerized visualization of a building that has yet to be designed be considered accurate? The public has therefore not been given the information it would need to accurately judge and comment on the extent to which the childcare facility would obscure the view and on the accuracy of the visualizations that purport to show the degree to which the childcare facility would obscure views of and from the campus.

ORG 4-22

The issue of the computerized visualizations goes to the heart of the confusion created by the aesthetics section of the Revised Draft EIR. On the one hand the Revised Draft EIR acknowledges that the FSH component would have “significant unavoidable impacts... on scenic vistas... and on scenic resources.” (4.1-27 and 29) On the other hand the Revised Draft EIR presents a series of “visual simulations” which attempt to persuade the public of the exact opposite -- that this development will have very little impact on the visual character and assets of the campus.

ORG 4-23

The Revised Draft EIR does this in some cases by demonstrating that which needs no demonstration, i.e. that persons at locations from which the lower part of the East Meadow is not visible (such as the Cowell courtyard) will still not be able to see

it after the construction. (e.g. figure 4.1-7) In cases of viewpoints from which the project would be highly visible, the Draft makes the computerized simulation as if it were through an extreme wide-angle lens, making a large and obtrusive project appear in the simulation as though it were small and far away. (e.g. figures 4.1-10a and b, 4.1-16a and b, and most egregiously 4.1-18a and b)

This confusing presentation makes it extremely difficult if not impossible for the public to accurately assess and comment on the visual impacts of this proposed project.

ORG 4-23

It is understandable that it would be desirable to the campus administration to show these buildings farther away and set lower than they would be in reality, but the fact is the Draft EIR fails to accurately visualize what these structures would actually look like and the extent to which they would obstruct..

Many of these issues could have been clarified by the use of story poles to indicate at the site the actual height and massing of the proposed structures – a common practice at many proposed construction sites. There are a number of businesses in the region that specialize in the quick, accurate, and inexpensive erection of story poles. This would have afforded passersby with an accurate preview of the visual impacts and a very direct way to judge for themselves the accuracy of the computerized visualizations.

The university has been asked multiple times to provide such story poles, beginning last March, and has been unwilling every time. Most recently the Chancellor was asked by letter of September 30 from some of the Committee and from others as well, specifically in the hopes that story poles could be erected in time for the public to see them before making comments to the Revised Draft EIR. Again, no story poles have been erected and there has been no response to our letter. We can only conclude that the university does not want the public to have an accurate picture of the visual impacts of this project in the East Meadow. What have they got to hide?

ORG 4-24

By the lack of relevant discussion and information, and by the misleading nature of the provided visualizations, the public has been deprived of the opportunity to meaningfully comment on the aesthetic impacts of the East Meadow project.

It is also noteworthy that the University’s own Design Advisory Board, comprised of highly respected California architects selected by the University, voted unanimously to oppose this proposed development in the East Meadow.

ORG 4-25

The Design Advisory Board is convened every 1 to 2 months to review, with the relevant campus staff, the planning and design for the university’s upcoming projects. On February 26, 2018 (though the year is incorrectly recorded on the minutes) the Design Advisory Board received their first significant briefing on the planning and design of the East Meadow project. The Board raised a number of

ORG 4-26

concerns. They noted that the construction in the East Meadow would be provided by a company (Katterra) “that efficiently fabricates workforce housing, as the cost-effective solution to design and deliver the FSH units. These will be structural components that are manufactured offsite to expedite construction.” In other words, this would be prefab housing in order to be as fast and as cheap as possible.

The Board expressed concerns about the appearance of the structures, about its negative effect on the main entryway to the university, about the amount of cut-and-fill earthmoving proposed, and about the basic idea of building in the East Meadow.

ORG 4-26

And then they did something unusual for the Board: they voted unanimously to outright oppose the East Meadow project, and they insisted that the minutes of the meeting reflect that unanimous opposition. Quoting from the minutes:

*In conclusion, the Board wanted to be recorded that they are unanimously opposed to the selection of this site for the FSH development. They questioned what alternative sites had been evaluated and expressed concerns that the low-density program, located at such an iconic gateway intersection, undermines the careful approach and purposefulness of campus planning, and were alarmed by the potentially inhospitable interruption to the visual character of the open meadow in that specific location.*

Geology

The East Meadow site, and the meadows of the southern portion of the campus generally, are characterized by karst. Karst is a topography, not a specific kind of rock. It is defined as an area in which the surface soils are underlain by water-soluble rock layers, often limestone, but sometimes gypsum, dolomite, or other soluble rock.<sup>1</sup> As water percolates into these water-soluble layers of rock, the rock is dissolved in some places, creating greater and greater passages for water and ultimately sub-surface voids presenting risk of collapse of the surface. A karst-collapsed surface is referred to as a sinkhole, one of which is already present on the East Meadow site.

ORG 4-27

Karst can present significant problems for construction of buildings, both with respect to stormwater issues and with respect to unhappy discovery of underground voids in the course of constructing foundations or, worse, not discovering voids and subsequently having a building collapse into one. For example, in 2014 a portion of the National Corvette Museum in Bowling Green, Kentucky, was swallowed up when the ceiling of an underground karst void suddenly collapsed.

<sup>1</sup> The terms limestone, limerock, crystalline limestone, and marble are all used at various times and by various persons to describe the same water-soluble rock underlying much of the southern part of the campus.

The proposed Hagar site in the East Meadow has the highest karst hazard risk of any of the sites under consideration – it is entirely Level 3 or Level 4 karst hazard zone, meaning at the two highest levels of risk of subsidence or collapse under any building. (figure 4.5-1) Level 3 is moderate karst-related hazard, and level 4 is high karst-related hazard. In contrast, all of the other sites offered by the Revised Draft EIR have less karst hazard risk that does the Hagar/East Meadow site:

- The Heller site is entirely level two karst hazard (low), though it does have a bit of level 4 immediately to its south.
- The North Remote Parking site is entirely level two.
- The ECI site is evenly divided between level two and level three, though it does have a bit of level four immediately to its northeast.
- The Delaware site has no karst hazard.

ORG 4-28

The Revised Draft EIR describes the risk presented by this hazard at the Hagar/East Meadow site as follows: “...construction of the proposed housing at the Hagar site... would have the potential to expose the buildings to hazards related to settlement or collapse. The impact would be potentially significant.” (4.5-14)

ORG 4-29

The solution proposed is uncertain, because the necessary geotechnical investigations have not been completed. As noted in the Introduction, only 52 bore holes were made prior to the issuance of the original Draft EIR, and inexplicably no additional borings were made in the 6 months between the issuance of the original Draft EIR and the issuance of the Revised Draft EIR.

In the absence of solid information, the Revised Draft EIR can only offer speculation regarding what might be required. The plan is to do the more detailed geotechnical surveys at an unspecified later date, and then decide what to do: They say they will undertake “...collection of additional site specific information (as needed) and implementation of a final geotechnical report.” (4.5-14). But without the necessary final information, they speculate what will be required: structures would be “founded upon mat foundation systems designed at constructed to span a 10-foot void appearing anywhere beneath the structure and distributing foundation loads...” (4.5-14)

ORG 4-30

The Draft EIR does not explain what that would actually entail, but the recently completed Hay Barn project affords a probable example. In that project the entire footprint of the barn was dug out to a depth of approximately 5 feet, then partially refilled with engineered fill (in this case lime-treated compacted fill), and then filled the rest of the way with reinforced concrete. To expand that concept to an area many times as great as the Hay Barn footprint, as would be the case in the East Meadow project, would generate an extraordinary amount of excavation, an amount not estimated or discussed in the Revised Draft EIR.

It is important to note that all this excavation would be in addition to a huge amount of cut-and-fill excavation intended to nearly level the entire site, an aspect of the East Meadow project that the Revised Draft EIR fails to illuminate. As discussed in the Introduction to these comments, the original Draft EIR made clear the extent of cut and fill planned, with an approximately 15 vertical foot dig-in at one end of the project and an approximately 12 vertical foot build-up at the other end. The Revised Draft EIR speaks of slightly moderating those amounts, but never specifies what that would mean in practice.

ORG 4-31

The Draft EIR fails to discuss or assess the impacts of all this earthmoving, even though the impacts on such issues as geology, storm water, and aesthetics are bound to be significant.

ORG 4-32

Furthermore, the Revised Draft EIR offers no basis for assuming the 10 foot diameter void is the appropriate standard for this site. It is clear that it is not the result of actual geotechnical surveys and probes of the site. It is an arbitrary number.

ORG 4-33

And if voids greater than 10 feet in diameter are discovered in the course of belated geotechnical surveys or construction? The Revised Draft EIR acknowledges that there is a “contingency that a void that is larger than the specified design void may exist under the building footprints. If such a void exists, and if soil washes or collapses into it after the building has been constructed, the structure may be damaged, a potentially significant adverse impact. (4.5-15) And if there were a void larger than 10 feet in diameter, and if you found it, what would you do then? “If previously unidentified dolines in excess of the design void span are mapped in the excavation, the project shall be redesigned to span those voids, or further subsurface work shall be performed to adequately characterize the hazard and attendant risks related to karst processes.” (4.5-15 and 16)

ORG 4-34

Clearly the mitigation proposed by the Revised Draft EIR for voids larger than 10 feet is vague, speculative, and unreassuring. In short, the mitigation is itself a large void. To translate what we have been told here: ‘if after digging a few feet down we can see voids larger than we guessed would be there when we were just standing on the surface and couldn’t see them, then we will think of something to do about them, but we’re not sure what.’ How does that give the public an opportunity to substantively respond to a proposed project? The necessary geotechnical investigation has not been done. There are no facts to comment on.

Furthermore, the “concrete mat” which is proposed as the key remedy for karst hazard remains a mystery. The Revised Draft EIR gives no indication of how thick the concrete mat must be, how extensive the reinforcement of the concrete must be, or how far beyond the footprint of the buildings (as is often the case) the reinforced concrete mat must extend in order to meet the 10 foot void standard.

The geology section of the Revised Draft EIR’s discussion of the East Meadow site is unfortunately symptomatic of the inadequacies of the Revised Draft EIR with respect to the East Meadow generally. It does not tell the public the size of the karst voids below the surface, because sufficient geotechnical probes have not been done. It does not even describe or estimate the large amount of cut and fill earthmoving that is contemplated and what effect that would have on the ability to discover all karst void hazards. It gives no idea how the large amount of excavation after the cut and fill would effect the ability to detect underground voids. It gives no basis for its seemingly arbitrary adoption of the 10-foot void standard. It does not discuss any information related to how its proposed engineered fill and reinforced concrete mat would be made sufficient to span voids of the size the Revised Draft EIR imagines might be underground. It does not even speculate as to the likelihood of voids larger than 10 feet being present. It does not hazard a guess as to the odds of its future geotechnical probes failing to discover any relevant hazard. And it says absolutely nothing about what measures it would take if voids greater than the anticipated size were discovered.

ORG 4-35

How is the public afforded a meaningful opportunity to comment on these matters?

The history of development in karst hazard landscape, both on the UCSC campus and elsewhere, strongly suggests that this is an issue on which ignorance is not bliss. Surprises during construction can greatly increase environmental impacts, costs, and delays. The university need look no farther than its own Baskin Engineering building to recall how painfully embarrassing, delaying, and costly karst surprises can be.

ORG 4-36

Hydrology/Storm water/Groundwater

As discussed in the Geology section of our comments, the entire East Meadow site consists entirely of the two highest karst hazard zones. The site is underlain by water-soluble rock layers variously termed limestone, limerock, crystalline limestone, or marble. The slight acidity that rainwater picks up from the atmosphere, vegetation or soils increases the rate at which water dissolves this rock.

ORG 4-37

The natural condition of areas such as this is that these soluble rock layers become laced with water passageways which increase in size over time, increasing the size of hidden voids and the places for water to be stored and the number of passageways through which water can flow.

This has several consequences.

First, karst areas typically have very high rates of percolation into the ground and correspondingly low rates of storm water runoff. This phenomenon stands our normal storm water concern on its head – instead of being concerned primarily with

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surface water, where it goes, and what it carries with it, we need to be concerned primarily about a far more mysterious phenomenon: where water that sinks into the ground goes, what it carries with it, and where it reemerges. It takes greater effort to provide basic information about these subsurface flows than it does about the more common surface flows. And that greater effort has not been made for the East Meadow site in the Revised Draft EIR.

ORG 4-38

Second, karst areas are more likely to dry the surface soils more quickly and more thoroughly than is the case in more common areas where the underlying strata are less permeable, holding water longer near the surface. For this reason karst areas are often (but not always) seasonal grasslands and unable to support the more water-intensive forms of vegetation, such as forest. It is noteworthy that UCSC’s Great Meadow (which the university’s own publication The Natural History of the UC Santa Cruz Campus describes at page 112 as encompassing the East Meadow, the Central Meadow, and the West Meadow all the way to the edge of the Wilder Creek canyon) is karst topography, and that has no doubt contributed to some degree in making it a meadow. (see figure 4.5-1)

ORG 4-39

Third, in an open area of a gentle topography like the East Meadow rainfall infiltrates relatively evenly over the entire area, so infiltration is not concentrated anywhere and therefore neither is dissolution of the underlying water-soluble rock. The process of decay of that rock is therefore comparatively slow and gradual. The creation of structures that tend to concentrate larger amounts of percolating waters in smaller areas, however, greatly accelerates the rate of dissolution of the underlying rock at or near that concentrated point and can create sinkholes and outright collapse relatively quickly.

ORG 4-40

The first and third of these consequences pose great difficulty for building in the meadows generally and on the proposed site in the East Meadow in particular, and the Revised Draft EIR is particularly weak in dealing with these issues with respect to the East Meadow site.

ORG 4-41

We begin with the consequences of concentrated flows. Put more exactly, the first question before us is the effects of storm water flows when concentrated by a project located on karst.

The East Meadow portion of the Student Housing West project has, unlike its much larger cousin on the west side of campus, only existed as a possibility for a relatively short period of time, and those proposing it have clearly not yet been able to fully deal with the considerable challenges of redirecting and concentrating storm water in a karst environment. Our standard storm water policies often are the opposite of what we should do in a karst situation. For example, the campus’s standard hydrology mitigation for storm water calls for maximizing infiltration of runoff and states “Infiltration shall be achieved preferably near the area where new runoff is generated.” (HYD-3D at 4.7-27) But of course in a karst situation you do not want

ORG 4-42

the infiltration occurring near the building or roadway that generated the runoff, because that would likely lead to a collapse near or even under that infrastructure.

It has been a steep learning curve required of those working on the East Meadow proposal and still is. Two months before the issuance of the original Draft EIR they were proposing dumping storm water into an infiltration basin close both to their proposed buildings and to the existing on-site sinkhole. They presumably then figured out that was a dangerous idea, and by the time the original Draft EIR was released they had changed that to piping most (but not all) of the storm water generated by the proposed development roughly 500 feet to the west and dumping it off the edge of the meadow into Jordan Gulch. (figure 3.0-6.b of the original Draft EIR) Jordan Gulch has no surface flow exit – there is no culvert under Ranch View Road. Jordan Gulch is essentially a linear karst sinkhole with such good percolation that very little surface water arrives at the dead end where the proposed project would have been dumping the storm water from roughly 7 acres of impervious surface created by the East Meadow project. (4.7-28 of the original Draft EIR)

The original Draft EIR provided no information as to the consequences of dumping so much storm water on the karst underlying this dead-end of Jordan Gulch, except that this percolation point of so much storm water would be 60 feet from significant infrastructure, which the DEIR did not identify, but was in fact the main sewer line for the campus. In a great bit of understatement, the original Draft EIR simply noted “The impact related to potential sinkhole formation from site runoff would be potentially significant.” (4.5-13 of the original Draft EIR)

ORG 4-42

Now in the Revised Draft EIR the planners of this project continue to struggle to find a solution to a problem that really has no solution: How to dispose of large amounts of storm water in a severe karst environment without creating and then enlarging a potentially catastrophic sinkhole. The only real solution is to move the development proposed for the Hagar/East Meadow site to another site with less severe karst conditions. And as noted in the Geology section of these comments, every other site utilized by any of the seven alternatives detailed in the Revised Draft EIR has less severe karst than does the Hagar/East Meadow site. But apparently the storm water planners have not been allowed to state the obvious.

A demonstration of the hazard of concentrating storm water in a karst environment is readily available right at the East Meadow site, in the form of the sinkhole that exists near Hagar and Coolidge. The university in 1991 created a “detention basin” here (4.7-7) to capture runoff from Hagar Drive (for about five tenths of a mile) and from a concrete ditch that extends parallel to the west side of Coolidge (a length of about three tenths of a mile drains toward the sinkhole). As can be observed near the end of a heavy rainstorm, the resulting amount of runoff concentrated in this “detention basin” is surprisingly small, mostly just the runoff from the Hagar Drive pavement. Very little water gathers in the cement-lined ditch parallel to Coolidge, because most rainfall in the East Meadow percolates in where it lands, and because



runoff from Coolidge Drive itself is kept on Coolidge Drive by an asphalt curb extending farther north than does the portion of the concrete ditch that drains to the sinkhole.<sup>2</sup>

The university estimates (4.7-11) only 1.73 acres of this entire watershed is presently impervious – basically the pavement of Hagar and Coolidge, and less than that flows into the detention pond (Coolidge pavement drains into storm water pipe rather than into the detention basin/sinkhole, see note 2). That means a little less than an acre of impervious surface was draining into that detention basin. (By direct observation very little runoff arrives in the sinkhole from surrounding Meadow, because that part of the meadow has very little slope and the percolation rate is extremely high.) Yet it took only 10 years for that detention basin to turn into a sinkhole. (4.6-7) That’s what roughly an acre’s worth of runoff can do when concentrated, and the university now proposes to take 6.32 acres of runoff from impervious surfaces created by the proposed development in the East Meadow, plus the runoff from Hagar Drive, and find two concentrated points on karst topography to dump all that storm water.

ORG 4-42

The campus administration’s latest attempt at a solution is, not surprisingly given the challenge they face at this site, still troubling.

What they now propose is to divide the storm water discharge more exactly between two locations, hoping to halve the damage done to each location as opposed to discharging all or most in one location. How the division is done is well-suited to creating confusion, but we will summarize it here.

The proposed project would create 6.32 acres of impervious surface in the Hagar/East Meadow development. (4.7-34). 4.5 acres of that 6.32 acres of runoff from newly created impervious surface would be conveyed to the detention basin/sinkhole at the corner of Hagar and Coolidge. (table 4.7-7) The other 1.82

<sup>2</sup> The Revised Draft EIR is in error when it states that the concrete ditch paralleling Coolidge Drive captures the runoff of Coolidge Drive and/or captures significant runoff from up-slope on the East Meadow and conveys it to the sinkhole. Very little water is captured by the concrete ditch, though what little it does capture is conveyed to the sinkhole. The considerable runoff from a half mile of Coolidge is kept on Coolidge by an asphalt curb. That runoff flows into storm drains on Coolidge and is then taken by storm pipe to the edge of the Kalkar quarry and discharged into the Quarry – it does not flow into the concrete ditch nor into the sinkhole. And very little runoff from the East Meadow is gathered in the concrete ditch because of the high degree of percolation in the East Meadow generally and in the portion of the East Meadow nearest the ditch, which is the portion of gentler slope, greater percolation, and designated for the proposed development. The portion of the concrete ditch that drains to the sinkhole (about 3 tenths of a mile) in fact serves little purpose at all, other than to memorialize the poor understanding of karst topography and its consequences for storm water.

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acres of runoff from newly created impervious surface would be conveyed to the dead-end of Jordan Gulch, were it would also percolate into karst.

Each of those two discharge points would also receive additional amounts of discharge. In the case of the Hagar/Coolidge discharge basin/sinkhole it would also receive storm water from Hagar Drive and from the 31.5 acres of runoff from upslope of the proposed development, runoff that would be conveyed by the proposed project directly to the detention basin/sinkhole. (4.7-34) In the case of the dead-end of Jordan Gulch, it would also receive a million gallons per year of discharge from the MBR sewage treatment facility which is now part of the proposed Hagar/East Meadow development. (4.7-35)

In both cases, this is a significant increase from the amount of water each of these two depressions now have to absorb.

In the case of the Hagar/Coolidge detention basin/sinkhole, it now has to absorb only the storm water from Hagar Drive and the very minimal runoff from the surrounding meadow.<sup>3</sup> (While there may well be some runoff from the slightly greater slopes of the area up-hill from the proposed development site, it appears to now mostly percolate in a highly dispersed way when it reaches the slightly lesser slopes of the proposed development site, so that very little of it reaches the detention basin/sinkhole.) That minimal inflow to the detention basin/sinkhole would under the proposed project be increased by adding all the runoff from the 31.5 acres up-slope from the development site (which the project would directly convey to the detention basin/sinkhole) plus all the runoff from 4.5 acres of newly impervious surface created by the proposed development. That is a major increase over the mere 1 acre of Hagar Drive storm water, which was sufficient to create the sinkhole in only 10 years.

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In the case of Jordan Gulch, which could be described as a linear sinkhole, the proposed discharge point is at the dead-end of that linear sinkhole. That dead-end now has to absorb almost no water at all. Inspection of the gulch floor reveals virtually no sign of surface flows coming down the gulch to the dead-end, because virtually all water that now gets into the gulch percolates before it gets to the dead-end.<sup>4</sup> Under the proposed development into that dead-end sinkhole would now

<sup>3</sup> We know this because we have walked the site in the latter part of a rain event in the latter part of the rainy season of 2017-2018. And as noted in note 2, the Revised Draft EIR is also in error with respect to the concrete ditch paralleling Coolidge and with respect to the runoff on Coolidge – they convey almost no water to the detention basin/sinkhole either under current conditions or under post-construction conditions.

<sup>4</sup> Research geologist Richard G. Stanley confirmed this in a University publication. Contrasting the upper and lower reaches of Jordan Gulch, he writes, “An... impressive disappearing act is performed several times each winter by the creek in Jordan Gulch. This stream flows strongly during each storm, but the water never

pour the surface runoff from 1.82 acres of newly impervious surface created by the proposed development, plus a million gallons per year of discharge from the MBR sewage treatment facility which is now part of the proposed Hagar/East Meadow development. (4.7-35) That is all increase, since virtually nothing flows to the dead-end of Jordan Gulch today.

In both cases the high likelihood is that the formation, enlargement, and ultimate collapse of a sinkhole is just a matter of time, and as we saw in the formation of the existing sinkhole at Hagar and Coolidge from the concentrated discharge of considerably less storm water, this destructive process does not necessarily take decades.

In the case of the Hagar/Coolidge sinkhole, it now reaches to about 50 feet from Coolidge Drive pavement and to about 30 feet from Hagar pavement. The part of the proposed development that is closest to the sinkhole is the children’s play area of the childcare facility.

In the case of the Jordan Gulch dead-end, the Revised Draft EIR is a bit more candid than was the original Draft EIR. It notes that a sinkhole here “...could also undermine nearby infrastructure present in Jordan Gulch, which includes a sanitary sewer main and campus roadway. ...should a sinkhole expand beneath critical infrastructure such as Ranch View Road, Coolidge Drive, or utility infrastructure, the impact would be significant in terms of its effect on the infrastructure and for causing erosion and sedimentation in the karst aquifer.” (4.7-36) It should also be noted that the sewer main in question carries all the sewage from the entire eastern half of the campus.

ORG 4-43

The Revised Draft EIR reassures us that the probability of a catastrophic collapse at the dead-end of Jordan Gulch due to discharge of storm water and treated effluent from the proposed East Meadow development “is very low,” because “a minimum 60 foot buffer shall be established between infiltration areas in Jordan Gulch and critical infrastructure...,” and beside “... in the event a sinkhole is formed or activated in Jordan Gulch by the discharge of storm water and recycled water from the Hagar site, a graded filter or another filtration system will be designed and constructed.” (4.7-36 and 42)

But while the low spot in the Jordan Gulch dead-end – where the discharged water would gather and percolate – is just barely over 60 feet from the sewer main, there is no analysis that demonstrates that that is sufficient protection against a disaster. Did they pick that number based on some geologic analysis, or because it was the largest number they could still comply with? From the Revised Draft EIR the public has no way of knowing. Is it significant that the sewer main sits on marble, and is up on an embankment above the percolation point? When we are talking about a very

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reaches the lower part of the campus; apparently the water goes underground in the Lower Quarry.” The Natural History of the UC Santa Cruz Campus, 1982, p. 84.

large sewer main, what is the reasonable standard for what constitutes acceptable risk to it? And if a sinkhole begins to expand, what about a “graded filter” would solve that problem? A graded filter in the storm water discharge context usually refers to a bed of sand, or a bed of layered sand and gravel, that assists percolation in relatively impervious areas. Here the problem is the opposite – a highly pervious location. Is the term “graded filter” being deployed as magical thinking, or is there some way it could actually solve the problem? On all these matters the Revised Draft EIR offers the public nothing in the way of discussion or analysis on which to base their comments.

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The second question before us concerns the consequences of dumping treated sewage, however highly treated, into the karst at the dead-end of Jordan Gulch, from which point it enters the groundwater that emerges at various points in the City of Santa Cruz neighborhoods to the southeast.

Newly proposed in the Revised Draft EIR is that the sewage generated by the Hagar/ East Meadow development would be treated onsite by a small treatment plant of the MBR type. In this type of treatment, screened solids are bagged and removed, and the remaining liquid is treated to the point where it can be used to irrigate and to flush toilets. The Revised Draft EIR uses the term “recycled water” to describe that treated effluent, and it estimates that while some of that treated effluent would in fact be used in that development for toilet flushing and landscape watering, approximately a million gallons per year would be piped to the Jordan Gulch dead-end and dumped there, in addition to the storm water. (4.7-35 and figure 3.0-6b)

ORG 4-44

This raises a number of issues, some of which the Revised Draft EIR discusses, and some of which it ignores.

First, there is a difference between using this kind of treated effluent to flush toilets or irrigate plants, and dropping it straight into a shallow aquifer that emerges in residential neighborhoods a short distance away, where kids play in it. The Revised Draft EIR has nothing to say about that difference.

Whatever the quality of the treated effluent is supposed to be, there is the question of how consistently it will be treated to that degree, a question the Revised Draft EIR never discusses. No treatment system is 100% consistent and infallible. The system would be provided with a sewer line to the sewer main, for use when the MBR treatment facility fails. (4.7-35 and figure 3.0-6b) But the Revised Draft EIR never discusses how quickly and how reliably this backup would be switched to in the event of a failure, how great the risk is of a failure not being detected at all, or how well detection would work if the MBR facility continued to work but was not treating the effluent to the intended degree. These are all critically relevant questions to water quality in those nearby neighborhoods.

ORG 4-45

Second, the Revised Draft EIR does speculate on exactly where that water emerges, and in fact offers an excellent map of the springs in nearby neighborhoods. (figure

ORG 4-46

4.7-1) It shows four springs, Kalkar Quarry Spring, Messiah Lutheran Church Spring, Westlake Spring, and Bay Street Spring, all generally to the southeast of the Jordan Gulch discharge point, all at a lower elevation than that discharge point, all in residential neighborhoods, and all completely accessible to the public. Kalkar is the closest at about two tenths of a mile, and the other three are a little over half a mile, from the proposed discharge point in the dead-end of Jordan Gulch. All drain ultimately to Neary Lagoon.

The Revised Draft EIR references a “dye trace study” that it claims shows “that the karst fracture system in lower Jordan Gulch in the immediate vicinity of the proposed discharge location is directly connected to three off-site springs or spring-fed ponds (i.e. Bay Street spring, West Lake Pond and Messiah Lutheran spring) and is “not directly connected to Kalkar Quarry spring.” (4.7-39) This study may have been one of four dye trace studies minimally described at 4.7-5 and 6, but that is not clear. Even if it is, it is not established how the conclusion is now drawn that no dye emerged at the Kalkar Quarry and that no connectivity between the dead-end of Jordan Gulch and the Kalkar Quarry exists. No basis is provided for the public to judge the study or the conclusions now being drawn from it.

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Research Geologist Richard G. Stanley offers an intriguing counter-point in the same University publication cited earlier. Just prior to the beginning of the 20<sup>th</sup> century, Henry Cowell and the City of Santa Cruz reached an agreement under which a reservoir was constructed in Moore Creek (in what is now the Arboretum) to hold water the City would pipe in from several north coast creeks. The reservoir once built “leaked badly” – a leak estimated at as much as 750,000 gallons per day – not under or through the dam, but straight down into the earth. It was an early example of not understanding the significance of karst topography. The City struggled with it unsuccessfully until 1948, when “the city of Santa Cruz emptied and abandoned the facility. At about the same time, the flow of springs in the Kalkar Quarry, about 0.7 miles to the east, reportedly decreased by a comparable volume.”<sup>5</sup>

It is interesting to note that a straight line from that failed reservoir to Kalkar Quarry would on its way pass right through the dead-end of Jordan Gulch, where the proposed project would discharge storm water and treated effluent. It is hard to imagine that huge volumes of water would travel from the reservoir to the Kalkar Quarry, but the proposed discharge could not travel less than a third of the same route from Jordan Gulch to the Kalkar Quarry.

The reality here is that we do not have certainty about exactly which or all of these four neighboring springs would be the recipients of whatever is discharged in Jordan Gulch. What we can reasonably conclude, however, is that all or most of these four neighboring springs would be the recipients of all or most of that discharge.

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<sup>5</sup> The Natural History of the UC Santa Cruz Campus, 1984, p. 85.

The Revised Draft EIR rightly raises one other issue about what would emerge at all or most of those four neighboring springs. In discussing the question of water quality at the Jordan Gulch discharge point and at the neighboring springs that discharge would feed, the Revised Draft EIR acknowledges an important reality: "...a potential impact to water quality could occur if the discharge of storm water and recycled water resulted in the formation of sinkholes in Jordan Gulch that could then cause the discharge of sediment into the underlying karst and affect water quality in downstream springs." (4.7-36) As we have discussed above, the formation of a sinkhole is not just possible, it is likely, given enough discharge and enough time. Sediment loading at any of these neighboring springs would be a serious problem, but we will discuss below the sediment problems of Kalkar Quarry in particular, which is today being filled in by sediment-loaded storm water discharge into the Quarry by the University.

ORG 4-46

The third question before us is the storm water and groundwater impacts of the proposed Hagar/East Meadow development on the Kalkar Quarry specifically. The proposed development and the Quarry could not be much closer to each other unless the development were in the Quarry. It is just 60 yards from the edge of the proposed development to the edge of the Quarry. And the development would be upslope from the edge of the Quarry.

The Quarry when it was still operating extracted the same marble/limestone that underlies the East Meadow (and from which spring water now flows), but quarrying operations ceased in 1970.<sup>6</sup> In the nearly 50 years since then it has grown over and become a lush and beautiful park with a pond and wetland fed by the springs that flow out of that same marble/limestone. The park, though owned and maintained by the Springtree Homeowners Association, is open to the public.

The Revised Draft EIR tries to concede the obvious, but cannot quite get there. It acknowledges that the proposed development would be in the Kalkar Quarry watershed (4.7-11), but then offers the following laughably coy statement, speaking of the sinkhole in the proposed Hagar/East Meadow development: "Due to the proximity of the detention basin/sinkhole to the Kalkar Quarry Pond, it is possible that some of the runoff that discharges into the sinkhole flows into the Kalkar Quarry Pond via the Kalkar Quarry spring, although the existence and degree of such a hydraulic connection has not been established." (4.7-33)

ORG 4-47

No, it is not merely "possible," it as certain as anything in the observed universe can be. The rainfall that lands on the East Meadow generally and on the proposed development site in particular, whether it flows into the sinkhole or not, percolates into the marble/limestone karst, which the Quarry has dug into a few yards away and downhill from, and water emerges from that marble/limestone layer that the Quarry has dug into. If the water that emerges from that rock in the Quarry is not

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<sup>6</sup> The Natural History of the UC Santa Cruz Campus, 1984, p.91.

mainly or entirely from the water that percolated into the meadows above, this location is the Eighth Wonder of the World.

When the Revised Draft EIR makes statements like “it is possible”, or “the existence and degree of such a hydraulic connection has not been established”, or “there is no dye trace information directly relating the area within the footprint of the proposed development of the detention basin/sinkhole to Kalkar Quarry Pond,” (4.7-33) it is making statements that may technically and narrowly be true, but it is also putting truth in service to a falsehood, which is that there is any meaningful uncertainty about where the water that emerges from the Kalkar springs comes from.

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I can truthfully say that although we can observe results that suggest the existence of something we call gravity, we have never actually seen, touched, or observed in any way gravity itself. Yet it would not be advisable to conclude from that fact that I can jump out of a tall building and not suffer very real consequences.

A little non-coy honesty would serve the public understanding of this issue far better than what has been served up by the Revised Draft EIR.

Let us begin by reviewing the current situation pre-development. Campus land upslope from the Kalkar Quarry has two key impacts on the Kalkar Quarry, one positive (in fact essential), and one negative (in fact existentially threatening).

The positive effect is, as discussed above, the supply of spring water, filtered of sediment as the water percolates into the meadow above, passes through the marble/limestone, and then emerges into the Quarry. This clean water is what sustains the Quarry as a pond, as a wetland, and as a verdant and beautiful park. This water includes the water that falls on the lower East Meadow, the water that runs off Hagar Drive and into the sinkhole, and the water that runs off the upper slopes of the East Meadow and then percolates in at the less sloped lower part of the East Meadow.

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The negative effect is that the storm water that runs off about a half mile of Coolidge Drive picks up a heavy load of sediment from steep road cuts and other instances of bare ground and carries that sediment load via storm drain and pipe over the edge of the Kalkar Quarry and down to a discharge point that is off campus (Assessor Parcel Number 001-191-73) and at the western edge of the Kalkar Pond. During and after a rain event this sediment-heavy discharge quickly clouds the entire Pond with sediment, which subsequently settles out, gradually filling in the Pond and the wetland. In addition, some of that sediment load flows out the Pond outflow and eventually down to Neary Lagoon.

Note that the flow down Coolidge does NOT, contrary to representations in the Revised Draft EIR (4.7-33), flow either directly into the detention basin/sinkhole or into the concrete ditch paralleling Coolidge and thence into the detention

basin/sinkhole. This is a matter of simple on-site observation during a rain event; it does not require a dye trace study or a computer modeling exercise.

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The proposed development alters the positive effects of this equation by reducing those positives. It takes approximately one third of all the rainfall on the impervious surfaces created by the development and changes it from percolating in immediately above the Quarry at present and pipes it instead over to Jordan Gulch, where as discussed above it is uncertain whether any of it would ultimately emerge back at the Kalkar Quarry. This is an instance where the campus administration should have provided further dye trace studies, in appropriate seasons, to try to clarify where discharges in Jordan Gulch would flow to. They did not.

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Furthermore, the proposed development would take all the runoff from the East Meadow upslope from the proposed development, and convey it directly to the sinkhole. At present, most of it percolates into the area that would be developed, and relatively little of it runs into the sinkhole (again, that is a matter of direct on-site observation during a rain event). While under present conditions some of that upslope run-off would percolate in at the sinkhole, under post-construction conditions all of it would be conveyed to the sinkhole. That additional flow to the sinkhole, along with the other two-thirds of the impervious area on the developed site, which would now be delivered entirely to the sinkhole and not percolated in to the rest of the lower East Meadow as at present, would increase the likelihood that the sinkhole would not be able to percolate all that water delivered to it in a relatively short time. That would mean a portion of that water accumulating at the surface of the sinkhole would rise to the relatively shallow depth at which it would flow out the overflow pipe that now exists and would continue to exist. (4.7-33) That pipe connects to the storm water pipe that conveys the Coolidge runoff to the Kalkar Quarry.

Taken altogether, that would mean that a portion of the storm water that now lands on the development site and percolates in essentially where it is, or lands upslope of the development site and percolates in on the development site, would now be transferred instead directly and entirely to the sinkhole without those prior opportunities to percolate, increasing the flow to the sinkhole. That in turn increases the likelihood of water flowing out of the sinkhole via the overflow stormpipe (arriving at the Kalkar Pond but without the filtration provided by the karst), and by increasing the amount of percolation that must be accomplished at the sinkhole increases the speed with which the sinkhole will further collapse, compounding the sediment loading to the Kalkar Quarry, as the Revised Draft EIR acknowledges. (4.7-36)

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Not only are the positive effects of the current situation diminished, the negative side of present effects are made worse by the proposed development. The sediment-loaded storm water coursing down Coolidge Drive would still be storm-piped by the University directly into the Quarry (any attempt to divert it into the sinkhole would clog up the sinkhole, reducing its ability to percolate, and would



accelerate its tendency to further collapse). The increased flows into the sinkhole, as discussed above, would shift some water that now travels to the Kalkar Quarry via filtering karst instead to travelling to the Kalkar Quarry without benefit of that filtering. That would increase the sediment problem in the Quarry and downstream.

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The Revised Draft EIR either fails to discuss these issues, or hopelessly misstates the facts about them, most notably in tables 4.7-6 and 7, which purport to show that flows into the sinkhole would be essentially unchanged as a result of the proposed development. That mistaken conclusion is arrived at mainly by making erroneous assumptions about how much runoff flows into the sinkhole pre-construction, but other smaller errors are present as well. The Revised Draft EIR repeatedly makes false statements or assumptions about Coolidge Drive storm water flowing into the sinkhole or into the cement ditch and then in to the sinkhole (e.g. 4.7-33), about the cement ditch conveying any significant amount of water into the sinkhole, and about the amount of water that runs off the surrounding meadow into the sinkhole rather than percolating into that surrounding meadow. The Committee strongly urges the campus administration to back away from their computer screens, put on their rain suits and boots, and go out and observe late in a rain event and late in a rain season, as we have done. The facts will be self-evident. The computer models work much better when fed local reality than when fed standardized assumptions that may not reflect local reality. And that is particularly true when operating in a karst-intensive environment. Karst topography is not common in the western US, but it is more than common in the southern part of the campus. That is why Henry Cowell was here.

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These effects of the proposed development – to decrease the positive effects of the East Meadow on the Kalkar Quarry and to increase the negative effects – require a consideration of the regulatory status of the Kalkar Quarry, something the Revised Draft EIR fails to do.

The National Wetlands Inventory is maintained by the U.S Fish and Wildlife Service, and federally lists the Kalkar Quarry as a wetland. More specifically it shows that roughly 50% of the Quarry is categorized as “Freshwater Forested/Scrub Wetland”, roughly 30% of it is “Freshwater Emergent Wetland,” and roughly 20% is “Freshwater Pond.” It also lists Neary Lagoon, into which Kalkar Quarry ultimately drains, as a wetland.

Under Section 404 of the Clean Water Act, the U.S. Army Corps of Engineers has an important regulatory jurisdiction over “waters of the U.S.” and wetlands. The Corps informs us that both the Kalkar Quarry and Neary Lagoon are “waters of the U.S.” as defined in statute. Unlike U.S. Fish and Wildlife, the Corps does not attempt to make specific determinations, referred to as delineations, of a wetland until the question of whether or not to issue a permit to impact a wetland arises. The Corps has made a determination and delineation that Neary Lagoon is a wetland, legally referred to as a “jurisdictional wetland” under section 404. The need to make a determination regarding Kalkar Quarry has not yet arisen, and so the Corps has not yet made a

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formal decision about the Quarry’s regulatory status. However the Corps informs us, after review of the National Wetlands Inventory information and aerial survey information, that it is “very likely” that an on-site delineation would determine that Kalkar Quarry is a jurisdictional wetland for purposes of Section 404.

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This raises specific questions about the regulatory situation of any project that adversely affects the Kalkar Quarry wetland, as the proposed project would do and as the University is now doing. The fact of federal jurisdiction over the Kalkar Quarry wetland, and whatever regulatory issues may arise from that fact, should have been discussed in the Revised Draft EIR and were not.

Furthermore, there are storm water discharge impacts to the Kalkar Quarry, both in the proposed project and in the present. Storm water discharge is, pursuant to the Clean Water Act, under the jurisdiction of the U.S. Environmental Protection Agency, though the EPA has authority to delegate that role to the state, which it has done with respect to California. California administers its storm water permit program through its Regional Water Quality Control Boards. The relevant RWQCB issues a municipal permit to the University for its storm water management program governing on-campus discharges (4.7-14), and the Board also issues a municipal storm water program permit to the City of Santa Cruz with respect to discharges within the City but not on-campus.

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In the case of the Kalkar Quarry, the University is discharging off-campus but within the City, and is certainly discharging to the detriment of a wetland and pond outside the campus but within the City. This raises regulatory issues that would be further complicated by the proposed project and certainly should have been illuminated in the Revised Draft EIR. Instead these issues with respect to the Kalkar wetland and pond went completely unaddressed, depriving the public of information that would have been useful in formulating comments.

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Furthermore, in discussing the campus storm water management program, the Revised Draft EIR states: “...there does not appear to be any significant identifiable water quality impacts from campus activities.” (4.7-10) Given the ongoing discharge of sediment-loaded storm water into the Kalkar Quarry, through storm water pipes installed by the campus, that statement is clearly false.

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There is one more unaddressed regulatory question hanging specifically over the Kalkar Quarry. The California Red Legged Frog (CRLF) “is a Federally Threatened and California Species of Special Concern.” (4.3-16) Of the Kalkar Quarry and two smaller downstream ponds close by Kalkar Pond the Revised Draft EIR states that these ponds “may provide suitable habitat for CRLF” (4.3-43) and further states “...due to the presence of potential suitable breeding or non-breeding aquatic habitat, CRLF could occur in these ponds.” (4.3-18)

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And if there were CRLF in these ponds, that would have regulatory significance for the proposed Hagar/East Meadow development in two ways. First, as discussed

above, the campus now has adverse impacts on the Kalkar Quarry and its outflows due to sediment-laden storm water discharges, and the proposed project may adversely affect clean water supply and sediment-loaded discharge to the Quarry. And second, the proposed project itself may occupy upland habitat for CRLF given their occupation of this nearby aquatic habitat. If there is CRLF in the Kalkar Quarry or its nearby outflow, CRLF would “have the potential to disperse through the Hagar site...” (4.3-43) And “...should CRLF disperse through the site during construction, CRLF could be adversely affected. This impact would be potentially significant.” (4.3-43)

These are exactly the issues that preoccupied the planning for the Heller portion of this project for many months, with considerable amounts of work done by biological consultants to discover the exact extent of CRLF activity on the west side of campus. It also involved serious discussions with US Fish and Wildlife, and ultimately reduced the foot print of and massively reshaped the west side development, so the significance of the CRLF issue was very well known to all involved. And yet no one thought to even make the relatively simple threshold determination of whether there were CRLF in Kalkar Quarry, even after acknowledging that it “may provide suitable habitat”? That seems inconceivable. This is either a case of stunning incompetence or a willful preference for not knowing. It certainly has the appearance of “don’t ask, don’t tell.” In any event, the campus administration had an obligation to better inform the public about this issue and did not fulfill that obligation.

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There is also a common element between the campus administration dumping part of their problem over the edge into Jordan Gulch and another part of their problem over the edge into Kalkar Quarry. There is a disturbing tendency for the campus administration to violate one of the core lessons it teaches in its various environmental studies classes. When the university attempts to solve its considerable difficulties at the East Meadow site by dumping them over the embankment into a Jordan Gulch sinkhole or into the Kalkar Quarry wetland, it is engaging in flat-earth thinking. That term applies to the notion that if I can just dump my refuse off the edge I am free and clear of it. But what we know and what the University teaches in its environmental studies classes is that just dumping it off the edge does not relieve us from its consequences. The university needs to sit in on some of its own environmental classes. It needs to know and be transparent about the consequences of what it dumps over the edge, so that we can all make better decisions to minimize the adverse impacts of our choices and our actions. That’s what CEQA is all about.

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Transportation and Traffic

The Revised Draft EIR begins by making a major decision: it will offer no traffic impact analysis on any street or intersection off-campus, nor will it offer any traffic analysis of the two intersections at the entrances to the campus or of the entrance to

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the Heller/west side development. It merely states, as though it were a self-evident proposition, that “The proposed project would add housing to the campus and thereby reduce the percentage of enrolled students who would live off campus... Therefore, the proposed project would reduce and not add new daily and peak hour trips to the area roadways.” 4.11-2

Well, yes, but no. The “therefore” is all wrong. Once again we have a truth in service of a falsehood. Yes, under those conditions, the percentage of students living off campus would go down. But the implication that traffic between campus and town would “therefore” go down is false, because that depends on many other variables: how much does total enrollment go up, how much do staff and faculty numbers go up? And so on. Even if the percentage of enrolled students who would live off campus might be reduced, that does not necessarily mean that the absolute number of trips on area roadways would be reduced. If student and faculty/staff numbers increased, it is quite possible, even likely, that total trips on area roads would go up while the percentage of students living off campus went down.

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Furthermore, there are many other variables that would influence whether trips to and from the campus might increase. For example, the new expanded childcare facility is billed as providing childcare not only to residents of Family Student Housing, but also to staff and faculty. To what extent will that result in non-staff spouses of university staff (or non-faculty spouses of faculty) dropping off a child and then driving on to a non-university job elsewhere? To what extent will university employees working off the main campus (for example at the Marine Sciences campus, or at 2300 Delaware Avenue) now choose to drop a child off at the new on-campus child care center and then drive to their job off campus? None of these possibilities are acknowledged or considered.

The entire transportation analysis of the Revised Draft EIR does exactly one site-specific traffic study, at the corner of Hagar and Coolidge. Any reasonable traffic analysis of this proposed project would have at minimum also included site-specific traffic analyses of Heller and Oakes (the entrance to the Heller site of the proposed development), Heller and Empire Grade (the west entrance to the campus), High Street and Bay (the main entrance to the campus), and the key intersections of Bay Street, High Street, Storey Street, and King Street. None are included. All are dismissed under the rubric of *we already know that projects that add housing on campus don't increase traffic, so why bother to actually study the question?*

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In response to that question, it is hard not to ask another: *What are they afraid they would find?*

The Revised Draft EIR also attempts to excuse its failure to do any site-specific off-campus or campus entrance traffic studies by claiming that, under the flag of a “tiered” EIR, it will rely for such studies on those done for the 2005 LRDP EIR. (4.11-1) Those earlier studies were done at least 13 years ago, and the Draft EIR presents no evidence or argument that they are an accurate substitute for traffic

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studies built on present conditions and less stale data. The fact is they are not an accurate substitute; even the most casual observer knows that traffic between the university and the town is much worse today than it was 13 years ago. Use of the word “tiered” does not alter that fact in the slightest.

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Much of the discussion in the transportation section is about how future traffic might compare to that forecast in the 2005 LRDP, or in the 2008 Comprehensive Settlement Agreement, or how certain traffic indicators have varied over the years 2005 to 2017. All that may be of mild historical interest, but none of it speaks to the core tasks of an EIR, which is to compare (1) present conditions, (2) forecast of post-project conditions, and (3) forecast of no-project conditions as of when the project would have been completed.

As a substitute for providing reasonably current site-specific traffic data and forecasts, the Revised Draft EIR attempts to project aggregate estimates of campus-generated traffic generally, an exercise it calls “Campus Vehicle Trip Generation Estimates.” (Table 4.11-9)

But before doing the projection, they adjust the inputs to come as close as possible to the desired result, which is confirmation of their *a priori* conclusion that there will be no traffic growth. And that adjusting of inputs is what is shown in Table 4.11-8, which estimates future numbers of students and faculty/staff. With respect to students, it shows the student population growing from 17,870 in 2017 to 19,500 in 2020, consistent with the strong growth trend of recent years. But then magically the student numbers are frozen thereafter - no additional students at all through 2023! How likely is that? The fact is the campus administration does not have ultimate say about number of students admitted, and those numbers have risen every recent year and will continue to rise every year. Freezing the estimate of student admissions is the easiest way to make the traffic estimate lower than it will really be. As for faculty/staff, those numbers are 3,996 in 2017 and 3,994 in 2023.

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So before running the traffic projection they set a student increase of 1,630 by 2020 and a freeze thereafter, and a faculty/staff freeze beginning now and running at least through 2023. The student freeze will definitely not happen, and the students better hope the faculty/staff freeze does not happen – class size would further increase, the difficulty of getting desired classes would get even worse, and student services of all sorts would deteriorate. But whether these numbers turn out to be real or not, they will in the meantime produce a lower traffic estimate.

Table 4.11-9 shows the resulting traffic projections. Setting aside the attempts to distract us with comparisons to 13-year old projections from the 2005 LRDP, what we see even with manipulation of inputs to artificially reduce traffic projections is significant traffic increase. Between the base year of 2017 and the project completion year of 2023, total daily traffic increases by 9.4%, peak AM rush hour inbound traffic increases by 8.9%, and peak PM rush hour outbound traffic

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increases by 8.7%. Particularly with a more realistic estimate of a couple of thousand more students by 2023, those traffic increase numbers would be even higher.

Because there remains one site-specific traffic study in the Revised Draft EIR (at Coolidge and Hagar), and because that location is reasonably close to the main entrance to the University, we can computationally estimate what the traffic growth would be at the main entrance. The traffic data for Hagar and Coolidge are presented at Figure 4.11-1. Computing from this data the traffic this intersection receives from the main entrance at the peak AM rush hour, we get a traffic increase of 15.6% from the base year of 2017 to 2020 (the year the Hagar portion of the proposed project is assumed to be completed and occupied). And computing the traffic this intersection would send to the main entrance in the peak PM rush hour, we get a traffic increase of 18.8%.

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In short, whatever evidence we can squeeze out of the Revised Draft DEIR section on transportation belies the notion that there will be no traffic increase, and that therefore the campus administration can justify doing no off-campus site-specific traffic studies to determine and illuminate the consequences of what will be very real traffic increase.

We know what rush hour traffic conditions are like today at Bay and High, High and Storey, Storey and King, King and Mission, Bay and King, and Bay and Mission – they are horrific. If we now add a significant amount of traffic, a really bad situation is going to get even worse. The public has a right to know how much worse, and that means a real traffic study of at least the intersections just named. Without such a study, the public is denied the basis for substantive comment on traffic impacts of the project beyond the boundaries of the campus.

In addition to the traffic impacts between the campus and the town, there is also the issue of on-campus traffic impacts in the immediate vicinity of the proposed development at Hagar and Coolidge.

The Family Student Housing project proposed for the Hagar-East Meadow site would be an auto-intensive, suburban-sprawl-type development of 140 units, with a like amount of parking spaces for the residents. Also proposed for this site would be the new larger childcare facility, with its own drop-off curb and parking lot. The childcare facility is proposed to be available both to FSH residents and to the staff and faculty of the university. Driveway access to the site is needed both for residents coming and going and for parents dropping off and picking up their children.

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In the original Draft EIR all those requirements were met with one driveway accessing Hagar, and the results were severe congestion on Hagar and on that driveway. In the Revised Draft EIR the access system has been changed: one driveway one-way in on Hagar, plus one driveway one-way out on Coolidge, with

both being used by residents and by childcare traffic. In addition, both driveways would be right-in, right-out, i.e. no left turns either in or out would be allowed. (4.11-33)

This change to a two-driveway plan, one-way in and one-way out, has substantially reduced the congestion problems that plagued the earlier design. However, the concern remains about the exit onto Coolidge, given typical speeds going downhill on Coolidge. The speed limit here is 40 mph, but the actual 85<sup>th</sup> percentile speed is about 50 mph. In the engineering study conducted on this issue, it was estimated that the required stopping distance for a vehicle travelling downhill on Coolidge approaching the exit from FSH would be about 516 feet, only slightly less than the estimated sighting distance of 540 feet. (4.11-44) Given the variability of vehicle braking performance, the variability of driver attentiveness, and the fact that 15% of Coolidge drivers would be going faster than the speed used in these calculations, it seems reasonable that something like one in ten vehicles coming down Coolidge would have difficulty stopping if a vehicle pulled out of FSH at an inopportune time. And considering that many of those vehicles pulling out onto Coolidge would have small children aboard, the conclusion that there is no hazard here and that no mitigation is required seems hasty.

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There is another issue associated with this exit onto Coolidge, one that the Revised Draft EIR fails to address at all. In what may strike some as an anomaly from the distant past, Santa Cruz County owns, maintains, and controls Coolidge Drive, even though it is on campus. No change to Coolidge, including a new access onto Coolidge, can be implemented without the prior approval of the County. At this point the County has not granted that approval.

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Therefore the entire plan for transportation at the Hagar/East Meadow site is contingent on that approval from the County, a contingency that the Revised Draft EIR should have disclosed to the public. If for any reason the County were to withhold that approval, either the design would have to revert to the earlier one-access-on-Hagar plan, or the Hagar/East Meadow site would have to be abandoned in favor of any of the other alternatives.

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And part of what should have been disclosed is how bad a traffic situation would be created by reverting to one-access-on-Hagar. Here's what that one-access-on-Hagar would look like, taken from our analysis of that design in the original Draft EIR:

*The core problem at this intersection of Hagar and the project driveway is that in each rush hour it suffers a triple convergence of (1) campus rush-hour traffic on Hagar, (2) the newly generated rush hour of parents dropping off or picking up their child, and (3) residents of FSH exiting or entering their place of residence. All this on a driveway with only a stop sign and no stop sign on Hagar.*

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*Taking the evening rush as an example and using the traffic data provided in figure 4.11-1, 560 vehicles are attempting to go south on Hagar in just the peak hour. The*

*traffic light at Hagar and Coolidge regularly stacks them up on Hagar to the point where they would block the southbound lane of Hagar at or near the driveway. At the same time there are 90 vehicles in the peak hour, having picked up their child, trying to turn left from the driveway onto the stacked up southbound lane of Hagar, and there are 96 vehicles in just the peak hour coming south on Hagar and trying to turn left into the driveway, crossing the path of the 90 vehicles trying to exit the driveway turning left onto Hagar, to either pick up their child or return to their residence.*

*It will be a mess. The Draft EIR charitably rates it as an LOS F, well below the LOS D minimum standard for the south campus. They acknowledge that it is a significant impact. "The side-street stop controlled Project driveway on Hagar Drive is projected to operate unacceptably (LOS F) in the evening peak hour, with vehicles exiting the driveway unable to exit onto Hagar Drive without substantial delay due to the traffic on Hagar Drive. This represents a significant impact." (4.11-23)*

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This one-driveway plan would also generate traffic congestion and delay on Hagar sufficient to trigger carbon monoxide standards (4.2-14) adjacent to the childcare facility and its associated play yard. Any traffic congestion next to those facilities should be considered incompatible with the childcare facility, but congestion at this level should certainly be considered an unacceptable hazard.

Alternatives

The Revised Draft EIR presents and analyzes 7 alternatives to its proposed alternatives. The first alternative is the No Build alternative required by state law to be considered. However no one supports it because we all recognize the need for additional on-campus student housing. Therefore, for purposes of this discussion, we will limit ourselves to the other 6 alternatives.

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First, some general observations of the remaining 6 alternatives:

- All 6 alternatives would provide more than enough additional on-campus student housing to comply with the CSA and to unpack the present overcrowding on-campus, the same as the proposed project.
- 5 of the 6 alternatives would provide 3,072 beds of new student housing, the same as the proposed project.
- All 6 alternatives would provide 140 beds of Family Student Housing and a childcare facility sized to serve 140 children, the same as the proposed project.
- All 6 alternatives would locate the childcare facility conveniently close to the west entrance to the campus.
- All 6 alternatives would provide separate structures for graduate housing, family student housing, and undergraduate housing, the same as the proposed project.

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- All 6 alternatives would provide at least a majority of their housing at the Heller site, the same as the proposed project.
- All 6 alternatives would be built to LEED Silver standards for sustainability and would include MBR treatment technology, the same as the proposed project.
- All 6 alternatives would be accompanied by additional dining facilities to meet student needs, the same as the proposed project.
- All 6 alternatives would include the same amenities (exercise facilities, social space, bike parking, laundry facilities, etc) as the proposed project.
- All 6 alternatives AVOID the environmental issues and the controversy of building in the East Meadow, UNLIKE the proposed project.

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In short, 5 of the alternatives provide all the housing and all the benefits of the proposed project, AND the extra bonus of avoiding the East Meadow controversy and the risks to the project that controversy creates. Yet the campus administration has picked as its proposed project the one option that has environmental impacts worse than any of the 7 alternatives, AND the only one that has all the controversies of the East Meadow.

Out of all the options, they managed to pick the environmentally worst one, even though the alternatives provide many different ways to achieve the same benefits with less environmental impact. For a campus that prides itself on its environmental programs and values, that is disturbing and ultimately self-damaging. It also violates one of the core objectives for the project, which is to “minimize environmental impact.” (5.0-4) The option they’ve chosen in fact provides the maximum environmental impact.

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Let’s examine more closely that point about picking the environmentally worst option. The Revised Draft EIR summarizes all the environmental impacts of all the alternatives and of the proposed project, both before and after their proposed mitigation. (Table 5.0-1) We will tote up all the worst impacts (i.e. “substantial and unavoidable”) after mitigation, and in doing so we will accept for the sake of argument the Revised Draft EIR’s characterization of the effectiveness of the mitigation and of the remaining impact (even though in some instances this characterization is incorrect).

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The result is: the proposed project has 5 of those worst impacts, three of the alternatives have 4 each, and three of the alternatives have 3 each. So the proposed project has the worst environmental impact of all.

But 3 of all those worst impacts are temporary – only during the period of actual construction – while all the others are permanent. It doesn’t seem right to count a temporary impact as much as a permanent. So let’s count each of those temporary impacts only half as much as we count all the permanent impacts. The result is: the

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proposed project still has 5 of those worst impacts, three of the alternatives have 3.5 each, and three of the alternatives have 3 each.

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Either counting method gives the same result: the environmentally worst option is the proposed project. Why?

The reasons given in the Revised Draft EIR run the gamut from frail to clearly false. Those reasons for rejecting each of the alternatives can be found at the end of the discussion of each alternative, under the heading "Conclusion and Relationship to Project Objectives." (5.0-19 through 83)

We will review the reasons given in the Revised Draft EIR for rejecting each of the 6 alternatives (again, we exclude the no-build alternative from consideration). Those 6 alternatives are:

- #2, Reduced Project
- #3, Heller Only
- #4, Heller Plus North Remote Parking
- #5, Heller Plus East Campus Infill (ECI)
- #6, Heller Plus ECI Plus Delaware Ave
- #7, Heller Plus ECI Plus North Remote Parking

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The reasons against alternatives will be discussed in the following order: first, reasons against all the alternatives, then reasons against some alternatives, and finally reasons against only one alternative.

The reason most often given in the Revised Draft EIR for rejecting alternative after alternative (in fact given as a reason for rejecting all 6 alternatives) has to do with the phasing of the project. In the proposed project and in all 6 alternatives most of the new housing would be built on the present Heller site of Family Student Housing, so FSH must first be demolished. Ultimately those units will be replaced by 140 units of new FSH under the proposed project and under all 6 alternatives, but how to supply immediate replacements for what is to be demolished so the Heller construction can commence?

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In the proposed project, the replacement FSH would be provided fast and cheap with prefab housing in the East Meadow. The campus administration's main argument against all 6 alternatives is that there would be no on-campus way to provide interim housing for FSH until the new FSH (on the Heller site under all 6 alternatives) could be built. The campus administration therefore has previously claimed an extraordinarily high cost of housing those students off-campus on an interim basis until their new accommodations are built on-campus under each of the 6 alternatives. Those cost estimates do not withstand scrutiny and have not been included in the Revised Draft EIR, but vague and unsubstantiated claims of high costs have been included. They constitute the bulk of the arguments in the Draft EIR for rejecting all alternatives on grounds of cost, disruption, delay, and

impact on the community. Therefore the cost assumptions behind these arguments should have been disclosed in the Revised Draft EIR so the public would have a basis for judging their believability.

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Several months ago we discussed with the campus administration a quite workable solution to the phasing problem, which they neglect to discuss in the Revised Draft EIR. We described it most specifically with regard to ECI (alternatives 5, 6, and 7), but the concept can be applied to alternative 4 as well.

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The original design for ECI back in 2008 arranged the interior space in units of 6 beds: two doubles, two singles, plus common space (kitchen, bath, meeting). Our suggestion was to modify some of the floors to split each of those units in half, creating 2 units in place of each one, each with two doubles and common space. Initially these units would serve as interim FSH until the new FSH building was completed on the Heller site, at which point these interim rooms would become standard undergraduate housing. In addition to solving the phasing problem without the expense and disruption of interim off-campus housing, this approach offered other permanent advantages. For students with families it offered housing in the academic center of the campus, rather than off at its southern periphery. And for the undergraduates who would subsequently occupy those spaces, it would offer a higher proportion of doubles to singles in the overall project (as students have asked for), more housing provided in a given building, more revenue in a given building, and lower average rental costs to students.

ORG 4-75

The impact of our suggestion with respect to delay would be negligible. The Revised Draft EIR focuses on the notion that it would delay completion of the project somewhat, but fails to acknowledge that it would accelerate the time to the first net new beds. The proposed project makes the first phase of the overall project construction of a new FSH in the East Meadow, which produces no net new beds at all, and in fact produces a small loss of net beds (about 57). Only after completion of the new FSH can there be demolition of the old FSH as a second phase. And only after demolition of the old FSH can construction begin on the first net new beds. Under the approach we suggested, the first two of those phases are eliminated, and the construction of the first net new beds can begin immediately.

ORG 4-76

As for impact on the community, no additional off-campus housing need be found. All interim housing would be created on campus. There would be no large and ultimately wasted cost of providing off-campus interim housing.

Our suggestion would have made a majority of the alternatives far more attractive, and at the very least was something the public needed to be informed of. Instead it was kept from the public and out of the Revised Draft EIR, biasing the analysis against the alternatives.

ORG 4-77

The Revised Draft EIR claims all the alternatives would fail to provide timely compliance with the Comprehensive Settlement Agreement. That is false. First,

ORG 4-78

only 726 beds are required to fulfill the CSA obligation. (3.0-7) All 6 alternatives would provide much more than that. And as for timeliness, with the use of our suggestion above, most alternatives would provide significant net new beds earlier than the proposed project would.

ORG 4-78

The Revised Draft EIR notes that while the Heller development in the proposed project and in all 6 alternatives has a significant visual impact, it is somewhat worse in alternative #3 and somewhat better in all the other alternatives. That is a valid observation.

ORG 4-79

The Revised Draft EIR argues that there would be significant extra costs for alternatives 4 and 7, due to lengthy utility lines and trenches and roadways that would be required to connect the North Remote Parking site to existing infrastructure. (5.0-49) It never indicates how far those new lines would have to be. But given where relatively nearby major buildings are -- Engineering 2 is about 800 feet away -- that would be less than the utility trenching that would no longer need to be done outside the Hagar site. (Under the proposed project the Hagar site would require about 500 feet of storm water pipe trenching, and in a separate trench about 700 feet to connect to the sewer main. (figure 3.0-6b) And both those trenching projects pale in comparison to what is required to reach the Heller site -- a third of a mile across CRLF habitat, requiring the trench to be covered over every night during construction. (figure 3.0-5c) Even that much trenching did not rule out the Heller site. Why would a mere 800 feet rule out the North Remote Parking site?

ORG 4-80

As for needing a roadway to be constructed, that is false. This site already has a very nice paved roadway to it and a very nice paved parking lot.

ORG 4-81

Another cost argument in the Revised Draft EIR is that additional support, dining, and amenity spaces would add extra cost to alternatives 4, 5, 6, and 7. Again, no supporting evidence, estimates, or calculations are provided. This argument is generally false. In all these alternatives, as in the proposed project, support, dining, and amenity space must be provided for the same number of students: 3,072. Whether we are talking about two smaller laundry rooms or one larger laundry room, the total cost will not change much.

ORG 4-82

In the case of dining facilities, however, there is an accounting trick that needs to be kept in mind. When a significant number of students are housed not at Heller but at one of the alternative sites, the portion of the added dining facilities needed to support those students would be built at the alternative site, rather than at Carson or Porter Colleges, as planned for the Heller development. The campus administration counts the cost of the dining facilities that are provided at ECI or North Remote Parking as part of the housing project. But it counts the portion of dining facilities that are added to Carson and Porter, even though necessitated by the Heller housing project, "off the books" of the housing project. So the true cost of dining facilities will not vary significantly from proposed project to alternatives, but

ORG 4-83

what is shown on the books of the housing project does. This is an artificial and misleading accounting of the true costs of each option.

ORG 4-83

The Revised Draft EIR argues that alternatives 4, 5, 6, and 7 would each require timber permitting and that would cause delays. However the proposed project (4.15-3) and all alternatives involve timber permitting, and in all cases the impact on forest lands is rated by the Revised Draft EIR as “Less Than Significant.” (table 5.0-1) Furthermore, in any well-managed project most or all of the timber permitting process would occur concurrently with other planning and design activities, and so would not add to the overall time to complete. Most of the campus construction over the years has involved some degree of tree removal, so it is reasonable to expect that the campus would be expert in how best to manage this process. And regarding the ECI site in particular (alternatives 5, 6, and 7), it should be noted that much of the site is now occupied by three underutilized parking lots. The amount of tree removal should be modest.

ORG 4-84

The Revised Draft EIR argues against alternatives 5, 6, and 7 on grounds of “the unique topography and geology of the ECI site.” That’s dog whistle for karst. The irony here is obvious. Their proposed project would put housing and childcare on the worst of all these sites for karst, but they then reject an alternative site with less karst hazard because of karst. Let’s review. The Hagar site on which they would put housing and childcare is entirely level 3 or 4 karst hazard. The ECI site is Level 2 and level 3 karst hazard, with a spot of level 4 just outside the construction area to the northeast. The Heller site is all Level 2, with a spot of level 4 just outside the construction area to the south. The North Remote Parking site is all level 2 karst hazard. (figure 4.5-1) And the Delaware Avenue site has no karst at all. The Hagar site clearly has the worst karst hazard.

ORG 4-85

Furthermore, the ECI project, in 2008 and 2009, was fully planned, engineered, and designed, went through all reviews and was approved by the Regents, and the initial round of bids came in an average of 19% below budget. Then the campus administration pulled the plug on it due to fears about future enrollment declines (fears which turned out to be unfounded). But clearly there was determined to be nothing about the “unique topography and geology” of the site that would stand in the way of this project. Then as now there was no construction planned for near the off-site level 4 karst area.

ORG 4-86

The Revised Draft EIR argues against alternatives 5, 6, and 7 on grounds of construction noise. This is greatly overstated. First of all, this is a temporary impact, lasting only as long as construction, while all other impacts discussed in the Revised Draft EIR are permanent. Second, all sites would produce the same amount of construction noise – what varies is the distance to those who would hear the noise. But when we look closely at that question, all sites have about the same distance to those who would hear. In the case of the ECI alternatives, it is the Crown-Merrill Apartments and Crown College. In the case of the Hagar site it is the Faculty Housing. In the case of the North Remote Parking site, it is the Camper Park.

ORG 4-87

And in the case of the Heller site, it is the dining facilities construction at Porter and Carson Colleges, construction that is necessitated by the Heller site, but the impacts of which are counted “off-books”, because the dining hall expansions are called a separate project. But counted correctly, all sites, and therefore all alternatives and the proposed project, have a construction noise impact.

ORG 4-87

The Revised Draft EIR argues that alternatives 4 and 7 have greater biological resource impacts than the proposed project. That is a leap into the unknown. First, all the alternatives and the proposed project have biological impacts rated “Less Than Significant”, so whatever differences we are talking about are relatively small. (Table 5.0-1) And second, alternatives 4 and 7 may have slightly greater biological impacts than alternatives 5 and 6, but the notion that they have greater biological impacts than the proposed project is unsupported. Like all options, the proposed project’s biggest biological impact is at its Heller site, with its third of a mile of utility trenching through CRLF habitat. But in addition the proposed site uniquely has the biological impacts of the Hagar site, which include native grassland impacts and a heretofore unexamined CRLF impact. Until we know for certain that there are no CRLF in Kalkar Quarry or its outflow, there is no basis for drawing the conclusion that alternatives 4 and 7 have greater biological impact than the proposed project.

ORG 4-88

The Revised Draft EIR argues against alternatives 5, 6, and 7 on grounds that there would be higher costs “associated with constructing a parking deck for both the Heller and ECI sites.” (5.0-61) This is nonsensical.

First, the Heller site in its proposed project has more students, fewer parking spaces, and surface parking only, yet suddenly the same Heller site in these alternatives has fewer students, but more parking, and needs decked parking. The numbers are: the Heller site in the proposed project houses 2,932 students and has between 209 and 219 parking spaces, all surface, while the same Heller site in alternatives 5, 6, and 7, even though it houses only 2,420 students, suddenly needs 382 parking spaces and therefore a decked parking structure. The anomaly is never explained or justified. This only serves to artificially inflate the costs of the ECI alternatives by artificially inflating the Heller portion of each of those alternatives.

ORG 4-88

And second, there is no need for a decked parking structure at the ECI site. The same ECI project as described in alternatives 5, 6, and 7 was proposed, studied, and approved in 2008 with no parking structure, by simply retaining the two larger surface parking lots that preexisted the project. Those two lots had 90 parking spaces, and that was deemed adequate for the ECI project. The Revised Draft EIR, however, believes that 100 parking spaces are needed, and over that small difference would build an entire decked parking structure on the footprint of the two existing surface lots. The rationale? “The number of parking spaces necessary is based on planned ratios for the new undergraduate buildings combined with replacement of parking spaces impacted by the siting of new buildings.” (5.0-50) There is no requirement to replace existing parking spaces – especially when there are so few and you would end up building an entire parking structure to get only 10

more spaces. This is simply a way to artificially inflate the costs of the ECI alternatives.

ORG 4-89

The Revised Draft EIR points out the obvious, that alternative 2 provides fewer beds than the proposed project. That is true, but only for alternative 2. All the other alternatives provide the same number of beds as the proposed project.

The Revised Draft EIR argues that Alternative 2 would fail to relieve the current and very real problem of overcrowding. That is false. The approximate number of overcrowded students on campus is 900. (1.0-5) This alternative would provide 2,110 new beds. (And each of the other alternatives would provide 3,072 beds.)

ORG 4-90

The Revised Draft EIR argues against putting graduate housing at the Delaware Avenue site owned by the University (as proposed in alternative 6) on grounds that it would involve presumably lengthy “jurisdictional approvals.” By that they mean the University “would have to obtain a Coastal Development Permit from the Coastal Commission for development of housing at the Delaware site.” (5.0-70) This is an overly fearful representation of reality.

First of all, the University does not have to get the approval of the City, as anyone else would. Because the University is a state entity, and because the property in question is within the Coastal Zone, it is as if the University gets the approval of the Coastal Commission in place of normal City approvals. And normally it would not even need to get a permit from the Coastal Commission for the project, because the University would already have obtained Commission approval for a Coastal Long Range Development Plan (CLRDP). Under those circumstances, for any development that was consistent with that CLRDP, the University would merely need to give notice to the Commission, it would not need to obtain Commission approval of a permit. And the University has obtained Commission approval for a CLRDP. However, the University did not include in that CRLDP the property at Delaware Avenue, only its nearby Marine Campus property. Only because of that omission would the University need to get a permit from the Commission for any project at its Delaware Avenue property.

ORG 4-91

So how great a burden and delay would that be? It is certainly true that in highly controversial cases, Commission approval can be slow. But in most cases it is not, and the typical routine case is mostly handled at the staff-to-staff level. That is what would reasonably be expected here. The Delaware property is already developed and was built as and has served as an industrial facility. The Commission would look to its present use and the uses of the neighborhood of which it is a part. The City of Santa Cruz zones the Delaware site and its neighborhood as IG/PER2, which stands for General Industrial District with a Performance Overlay Zone.<sup>7</sup> That zoning allows a wide range of light industrial, office, retail, and other uses. The

<sup>7</sup> The “2” in the zoning code simply indicates that this is the version of IG/PERS specific to the Westside neighborhood that includes the Delaware site.

purposes of this zoning, as stated the City’s zoning code, include “to provide a density of development which allows mixed use development” and “to promote affordable housing development.” Specifically permitted in IG/PER2 are “multiple dwellings or condominiums.” The development of graduate student housing at this location would be consistent with existing City zoning of the neighborhood and would be non-controversial. There is no reason to believe that Commission approval would be burdensome and time-consuming, and the Revised Draft EIR does not attempt to present any such evidence.

ORG 4-91

The Revised Draft EIR argues against Alternative 3 on cost grounds, specifically that it involves “more expensive construction methodologies.” This is a valid observation. Though any description of exactly what higher costs are intended here is never provided, the fact is that the greater height of this alternative would necessitate higher costs for foundations and for fire protection measures.

ORG 4-92

Having reviewed all the arguments the Revised Draft EIR makes against all the alternatives, what do we have? The main argument against all the alternatives – that it would be necessary to move FSH students off campus on an interim basis – has been disproven with respect to alternatives 4, 5, 6, and 7. Only three of the lesser arguments have been upheld – one against alternative 2 (that it would provide fewer beds), and two against alternative 3 (that it would have greater visual impacts, and that it would have higher construction costs due to its greater height). None of the arguments against alternatives 4, 5, 6, and 7 are credible.

ORG 4-93

While all 6 alternatives are environmentally superior to the proposed project, there were no valid reasons for rejecting 4 of those alternatives, specifically alternatives 4, 5, 6, and 7.

So after 1,696 pages of Revised Draft EIR, we still don’t know the answer to the most basic question: why did they reject all the environmentally preferable options in favor of the worst environmental option?

ORG 4-94

For the foregoing reasons among others, the University must adopt one of the alternatives or the Revised Draft EIR must be substantially revised and recirculated for public review and comment. The Revised Draft EIR is inadequate with respect to the proposed project, and the changes necessary to make it adequate are substantial.

Submitted on behalf of the East Meadow Action Committee by

- Chris Connery
- Jim Clifford
- Gail Hershatter
- Paul Schoellhamer



**Letter ORG-4                      East Meadow Action Committee**

**Response ORG 4-1**

This comment is a set of general introductory remarks expressing opposition to a portion of the proposed project. It presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response ORG 4-2**

The commenter asserts that the University's stated reasons for not adopting the alternatives as the preferred project are weak. Please note that the RDEIR does not suggest which alternative should be adopted as that is not the function of an EIR. The RDEIR simply describes the alternatives and provides a discussion of the ability of each alternative to avoid or reduce the project's significant impacts, and its ability to meet the objectives of the proposed project. CEQA requires an EIR to identify an environmentally superior alternative from amongst the alternatives analyzed, and the RDEIR identifies Alternative 2, Reduced Project, as the environmentally superior alternative.

**Response ORG 4-3**

Please see **Master Response 2, Alternatives**.

**Response ORG 4-4**

The comment does not raise an environmental concern within the meaning of CEQA, and a response is not required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response ORG 4-5**

Please see **Master Response 6, Biological Resources Surveys and Mitigation Measures**.

**Response ORG 4-6**

Please see **Master Response 6, Biological Resources Surveys and Mitigation Measures**.

**Response ORG 4-7**

The comment expresses an opinion that the RDEIR is inadequate, but does not provide data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to *CEQA Guidelines* Section 15064, an effect shall not be considered significant in the absence of substantial evidence. Therefore, further response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response ORG 4-8**

The comment expresses an opinion that that the RDEIR is inadequate, but does not provide data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to *CEQA Guidelines* Section 15064, an effect shall not be considered significant in the absence of substantial evidence. Therefore, further response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response ORG 4-9**

All of the planning and design information needed to analyze the impacts of the childcare facility is included in Chapter 3.0, Project Description. Additional design details are not required for the evaluation of the environmental effects of the childcare facility.

**Response ORG 4-10**

A detailed geotechnical and geological investigation of the Hagar site has been completed that included three separate methodologies: a geotechnical, a geologic, and a geophysical investigation. The geotechnical investigation included an exploratory boring program with 20 borings conducted evenly spread across the development area. The purpose of this was to understand the general subsurface conditions and establish the baseline for the geophysical survey. Then a geophysical survey of the site was conducted, using electromagnetic mapping, seismic refraction, and microgravity mapping. The survey provided information regarding the depth to bedrock (marble) under the site and mapped the areas of interpreted karst related features. Based on the information from the geophysical survey, another 32 borings were advanced in areas identified by that survey as having a higher potential for karst hazard. In addition, a geologic evaluation was also completed, and recommendations to address the karst related hazard on the site were set forth in the design-phase geotechnical and geologic report. The combination of the three separate analyses provides adequate information for the design of the building foundations and to identify measures that will be implemented to minimize the risk of the karst geology to the proposed development.

**Response ORG 4-11**

The comment expresses an opinion that that the RDEIR is inadequate, but does not provide data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to *CEQA Guidelines* Section 15064, an effect shall not be considered significant in the absence of substantial evidence. Therefore, further response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response ORG 4-12**

The commenter states that the 1963 LRDP did not place any campus facilities on the meadows, and that it was based on two concepts, concentration of development on the central campus, and the development of buildings in small residential colleges. That is not accurate because the campus plan included in the 1963 LRDP did envision development on the East Meadow.

**Response ORG 4-13**

The commenter expresses an opinion on the merits of the project and does not concern an environmental issue within the meaning of CEQA. No response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response ORG 4-14**

The commenter expresses an opinion about the effect of the project on campus planning principles and does not concern an environmental issue within the meaning of CEQA. No response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response ORG 4-15**

The commenter expresses an opinion about the effect of the project on campus planning principles and does not concern an environmental issue within the meaning of CEQA. No response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response ORG 4-16**

The commenter admits that the campus plan in the 1963 LRDP did place some development on the East Meadow, but not in the area proposed under the SHW project and asserts that that area was intended to be left as open space. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response ORG 4-17**

Please refer to **Master Response 3, Physical Design Framework**.

**Response ORG 4-18**

The RDEIR analyzes impacts on views from both sets of locations described by the commenter. The RDEIR includes before and after simulations of the project site as viewed from near the Coolidge/Ranch View Road intersection and from the Hagar/Coolidge Drive intersection, and concludes that the change in the view would be a significant and unavoidable impact. With respect to views from locations on the

central campus looking south, those are also presented in the RDEIR, and based on photographs taken from key central campus locations, it is evident that the project would not be visible from many of those locations. The commenter is inaccurate in asserting that the project would sprawl right in the middle of the view from central campus. Contrary to the commenter's assertion, the RDEIR does present the adverse change to views of the meadow looking north towards the central campus and finds the impact to be significant and unavoidable.

**Response ORG 4-19**

The commenter asserts that the RDEIR does not present an understanding of the value of the views of the meadows to the Campus. As noted above, the RDEIR analyzes the change in views of the meadow and finds it to be a significant and unavoidable impact. No further analysis is required.

**Response ORG 4-20**

Please refer to **Master Response 4, Aesthetics and Visual Simulations**.

**Response ORG 4-21**

Based on the revised grading plans developed for the Hagar site, the site will be graded to provide building pads for the proposed housing and for the construction of roadways and utilities. Cuts of up to 10 feet are planned for the northern and eastern portions of the site and fills of up to 7 feet are planned for the southern and western portions. Please refer to **Master Response 4, Aesthetics and Visual Simulations**, regarding visual simulations. Please also see **Figure 3.0-6a(1) in Chapter 4.0, Revisions to the Revised Draft EIR**, which shows the final contours of the Hagar site.

**Response ORG 4-22**

Although the childcare facility has not been fully designed, based on the proposed space program for this facility, adequate information regarding its dimensions (mass and height) was developed so that visual simulations could be prepared and impacts assessed.

**Response ORG 4-23**

Please refer to **Master Response 4, Aesthetics and Visual Simulations**.

**Response ORG 4-24**

Please refer to **Master Response 4, Aesthetics and Visual Simulations**.

**Response ORG 4-25**

This comment is general remark regarding the University's Design Advisory Board's opposition to the proposed Hagar site development. It presents no environmental issues within the meaning of CEQA and

no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response ORG 4-26**

This comment is a set of general remarks regarding the University's Design Advisory Board's opposition to the proposed Hagar site development. It presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response ORG 4-27**

The comment regarding risks to construction on karst is noted. The RDEIR also presents the risks associated with constructing facilities in karst areas.

**Response ORG 4-28**

The comment regarding the karst hazard risk levels of the two project sites and the various alternative sites is noted.

**Response ORG 4-29**

The commenter asserts that the solution to address the risk to structures from construction on karst on the Hagar site is uncertain as there has been inadequate geotechnical investigation of the Hagar site. That is not accurate. Please see Response ORG 4-10 above.

**Response ORG 4-30**

The RDEIR does not speculate regarding what will be done to address the karst hazard. It summarizes the recommendations of a design phase geotechnical report. These recommendations are based on a detailed site evaluation (see Response ORG 4-10 above) and have been put forth by qualified geotechnical engineers and geologists with extensive experience working on the campus. Their recommendations reflect the state of the practice.

To the commenter's point that the RDEIR is depending on a final geotechnical report for the ultimate solutions, that is not the case. The detailed geotechnical study cited in the RDEIR puts forth a range of specific geotechnical solutions, to be used by the design team. Continued review of design and construction by qualified geotechnical professionals are required by the Campus to ensure that the project is designed and built according to these recommendations. This commitment to such performance standards and measures, coupled with any additional site-specific investigation needed to determine final project foundation and design, is a best management practice and is proper under CEQA. (CEQA Guideline Section 15126.4(a)(1)(B)).

**Response ORG 4-31**

Based on the geophysical survey and the geotechnical investigation, there are two areas within two separate north-trending linear dolines, located near the eastern and western edges of the proposed development area that were considered to pose an unacceptable risk to the proposed habitable structures with respect to karst hazard processes by the design team. The risk to those affected structures will be reduced primarily through a compaction grouting program, to densify the soft soils that were found at depth. The rest of the site is considered to be characterized by a more uniform level of risk related to the potential collapse or settlement of soil due to smaller scale voids and pockets of soft soil. This more pervasive risk to the residential structures will be mitigated through:

1. A 3-foot deep over-excavation that will extend 5 feet beyond the footprint of the residential structures that will then be backfilled with lime-treated fill or fill reinforced with geogrid.
2. A rigid concrete-steel mat foundation designed to span voids.

The aforementioned mitigation for all the residential structures on the site will also be applied to the structures in the two areas of concern, except the over-excavation will be 4 feet deep for those structures.

During the rough grading phase for the project, the Project Geologist will also map the cut exposures (i.e. the “floors” and the side walls of the excavations) to ascertain if there are any karst hazards that were unidentified during the investigation that might require further mitigation. This particular aspect of the construction will help further lower the level of karst hazard uncertainty.

Although the recommended over-excavation is 3 feet below and 5 feet beyond the footprint of the residential structures, the total excavation volume needed to address the karst hazard cannot be determined at this time due to the stipulated geological mapping during grading that might result in further excavation. However, the excavated materials will not be off-hauled. Instead the over-excavated soil will remain on site and will be placed back into the excavations after being lime treated or reinforced with geogrid. As there would be no off-haul of the excavated material and any impacts related to its off-haul, the reporting the amount of earth materials that would be excavated in the RDEIR is not necessary.

**Response ORG 4-32**

Based on the revised grading plans developed for the Hagar site, the site will be graded to provide building pads for the proposed housing and for laying out roadways and utilities. Cuts of up to 10 feet are planned for the northern and eastern portions of the site and fills of up to 7 feet are planned for the southern and western portions. As stated in Section 3.8.3.1 in the RDEIR, cut and fill on the site would be balanced and no import or export of earth materials would be required.

**Response ORG 4-33**

The 10-foot void span foundation design recommendation is not arbitrary. That recommendation was based on the resolution of the site-specific geophysical work, the spacing of the small-diameter borings, the geological analysis of the data, and the planned mitigative earth work (i.e. over-excavation and replacement with either lime-treated soil or geogrid reinforcement). All of the aforementioned field exploration and analytical methods cumulatively led to the finding that the foundations should be designed to span for a void event up to 10 feet in size.

A standard-of-practice site-specific investigation was performed to assess the karst hazard and attendant risks to the development. Enviroscan, a geophysical consulting firm, conducted a geophysical karst analysis of the site by integrating multiple remote sensing geophysical methods with the results from the first phase of drilling by Pacific Crest Engineering. They subsequently issued a map that depicted a mostly gently sloping marble bedrock surface below the ground, with two specific zones of concern that were thought to have a high potential for containing dolines with soft soil and voids. A second round of drilling accompanied by geologic and geotechnical engineering analysis was subsequently performed by Pacific Crest Engineering, with most of the work focused on the zones of karst hazard concern flagged by Enviroscan. The products from that work include a marble-bedrock contour map, geological cross sections, boring logs, laboratory analysis, and geotechnical engineering and geological analysis, all of which are included in the project geotechnical and geologic report. The marble contour map produced from that investigation clearly depicts the interpreted depth and extents of the dolines on site.

Removing soil from a doline typically takes weight off of the doline, which in turn lowers the potential karst hazard (and the attendant risk to structures placed on the cut). Adding fill to dolines will add weight to the soil within the doline, which may trigger settlement or collapse of the soil into a void. The geotechnical engineering investigation included analysis of the fills and the potential for those fills to trigger settlement or collapse of the underlying doline fills. The geotechnical engineering work and resulting findings and recommendations have informed the layout and design of the project.

It is important to understand that there is always uncertainty built into development on karst terrane, similar to the inherent uncertainty that exists for the intersection of development and all geological processes, such as seismic shaking, surface fault rupture, coastal bluff erosion, etc. The investigative methods employed for this project are standard of practice for karst terrane development projects and are intended to provide recommendations that will result in acceptable risk levels for the different types of development. It is our understanding that no buildings on the campus have been negatively impacted by karst processes where the aforementioned methods employed by the design team have been applied. The citation for the construction issues encountered for the Baskin Engineering (formerly known as the

“Applied Sciences Building”) is antiquated since it references building issues from nearly 50 years ago and does not acknowledge the progress the Campus has made over the decades in order to address the karst hazard risk. For example, the building adjacent to Baskin Engineering Building, Engineering Building 2, is underlain by dolines whose reactivation hazard and attendant risk were evaluated by the Project Geotechnical Engineer and Project Geologist. In that instance the risk related to karst hazards was deemed to be unacceptably high, so the soft doline soils prone to settlement and collapse were compaction-grouted and the building was placed on a concrete-steel mat foundation designed to span potential voids. In fact, the majority of the new buildings and major upgraded buildings on the campus have been successfully designed and constructed since the mid-1990s using the same investigative methods as were employed for this project.

It is important to note that no level of investigative work in karst terrane will ever result in an absolute assessment of all karst hazards and a declaration of zero-risk. There is always some level of uncertainty that will exist for these projects that cannot be eliminated. Performing a standard of practice geotechnical engineering investigation in the karst terrane does allow for an assessment of the karst hazard potential and level of risk posed to the different components of the development and provides an accepted pathway for properly mitigating the characterized risks.

Finally, it is important to note that the recommended geological mapping of the bottom of the excavation is a standard karst construction development measure that has been successfully employed for other buildings on the campus, such as the Biomed building, Colleges Nine and Ten residential structures, and the McHenry Library addition to name a few. In those instances, the exposures were mapped and, in some cases, previously unidentified soft zones within dolines were encountered and mitigated through removal of the soil and marble rubble and replacement with engineered fill. The anticipated mitigation measures for this project will be similar to the current recommended karst hazard mitigation measure if a previously unidentified soft soil zone or void is encountered in the field by the Project Geologist, including removal and replacement of the soft soil, compaction grouting, and foundation design.

**Response ORG 4-34**

Please refer to Response ORG 4-33.

**Response ORG 4-35**

Please refer to Responses ORG 4-29 through ORG 4-33 above.

**Response ORG 4-36**

Please refer to Responses ORG 4-29 through -33 above.



**Response ORG 4-37**

This comment is a set of general remarks about karst terrane. It presents no environmental issues within the meaning of CEQA and no specific response is required.

**Response ORG 4-38**

The commenter asserts that the RDEIR does not provide a detailed characterization of how precipitation that falls on the East Meadow/Hagar site, an area underlain by karst, percolates or runs off, and where the water that percolates emerges. The hydrology of the Hagar site is described on RDEIR pages 4.7-11 and -12 based on all the information that was available and could be reasonably obtained. The discussion acknowledges that it is not known how the runoff that enters the karst system via the on-site sinkhole travels within the underground aquifer but that due to the proximity and relative elevation of the Kalkar Quarry Pond, it is considered possible that some of the runoff discharges into the pond via the Kalkar Quarry spring.

**Response ORG 4-39**

The comment regarding the presence of seasonal grasslands on the Great Meadow potentially due to the underlying karst is noted. Please note that based on the geophysical and geotechnical investigation of the Hagar site, bedrock on the Hagar site, which is mostly marble but also includes some interbedded schist and fingers of granite rock, is overlain by a blanket of surficial marine terrace deposits that range in thickness between 12 and 30 feet. The marine terrace deposits are made up of sand and clay and are well drained. The entire marine cut terrace slopes to the south. All of these attributes of the meadow area likely also contribute to the development of grasslands on the marine terrace.

**Response ORG 4-40**

The commenter accurately describes the manner in which infiltration currently occurs on the site, and that infiltration is not concentrated anywhere. It is accurate to assume that during smaller storms, precipitation does not leave the site by way of surface runoff. The RDEIR acknowledges that adverse effects could result if runoff is concentrated, and the project has been designed to collect stormwater generated on the site from developed surfaces, convey it into a series of lined detention basins, and discharge to either the existing sinkhole on the site or in Jordan Gulch but at a metered rate so that the existing sinkhole is not destabilized and a new one is not created.

**Response ORG 4-41**

This comment is a set of general remarks and opinions, asserting that the RDEIR is “weak” in its discussion of runoff in karst terrane and the effect of concentration of surface flows on karst. However,

the comment does not provide specifics as to why the RDEIR is “weak” and a specific response cannot be provided.

**Response ORG 4-42**

The commenter summarizes the stormwater management plan for the Hagar site as described in the original Draft EIR for the SHW project. That portion of the comment is not relevant to the current stormwater plan in the RDEIR for the Hagar site and requires no response.

With respect to the current stormwater management plan, the commenter asserts that any proposal to discharge site runoff to the on-site sinkhole will result in the enlargement of that sinkhole. As explained above, the project has been designed to detain site runoff in a series of lined detention basins, and discharge to the existing sinkhole but at a metered rate so that the sinkhole is not destabilized.

**Response ORG 4-43**

The commenter summarizes the analysis in the RDEIR that quantifies the projected increase in runoff upon project development and the manner in which some of the runoff would be directed to the on-site sinkhole and some would be directed to Jordan Gulch. The commenter asserts that there will be a substantial increase in runoff from the addition of about 6.3 acres of impervious surfaces, and that the concentrated discharge would lead to sinkhole enlargement or creation. To address the increase in site runoff due to new impervious surfaces, the project includes two elements: (1) on-site detention and metering of flows for storm sizes up to a 25-year storm, and (2) the diversion of the increased flow to Jordan Gulch.

The commenter questions the use of a 60-foot buffer between the stormwater discharge location and nearby infrastructure that is included in SHW Mitigation Measure HYD-3B to avoid risk to existing infrastructure should a sinkhole form within Jordan Gulch.

A 60-foot buffer is a conservative recommendation in the instance of Jordan Gulch because the doline is defined by intact marble bedrock sidewalls. The bottom of the gulch appears to be the extent of the actual doline collapse, which is likely forming along the alignment of ancient inactive fault that cuts through the marble bedrock. Even in the remote event that the entire floor of Jordan Gulch were to settle or collapse, the sidewalls of the gulch are unlikely to fail because they are currently being held up by intact marble bedrock. Nonetheless, the 60-foot buffer was recommended to add an extra measure of caution and to provide the Campus with enough room and time to react in the extremely unlikely event that a doline does reactivate and impact the infrastructure. Graded filters are a method of sinkhole repair that allow for downward seepage of water while retaining the soil so as to prevent any further sinkhole collapse. The sinkhole area is excavated to the throat of the sinkhole at the bedrock surface. The excavation is then

filled with graded sand and gravel, which may be surrounded by a geotextile to prevent raveling of the sand and gravel.

**Response ORG 4-44**

The comment expresses opinions regarding the efficacy and safety of the proposed wastewater treatment facility at the Hagar site, i.e. the membrane bioreactor (MBR) plant, and asserts that the RDEIR addresses some issues associated with the discharge of recycled water into karst but ignores others. That is not accurate, as the following responses explain. The RDEIR analyzes all potential effects from the construction and operation of the MBR plant at the Hagar site, including the effect of the recycled water on water quality and its potential to affect downstream hydrology. The commenter is referred to SHW Impact HYD-3.

**Response ORG 4-45**

The commenter asserts that there is a difference in using recycled water for irrigating plants versus discharging it into a shallow aquifer that emerges in springs a short distance away. The commenter appears to imply that the water would instantaneously appear in downgradient springs. The karst is not a shallow aquifer and water that is infiltrated into karst travels through the complex system before emerging in springs. This is borne out by the dye studies conducted at the campus. As stated in the RDEIR, the dye was observed in the springs on the order of days to weeks following the injection, which indicates that the springs influenced by stormwater recharge likely experience a muted response to precipitation events, rather than an instantaneous increase in flow rate. In other words, discharged recycled water would travel through karst and would be further treated before it emerges in springs. Treated water from the plant will meet all State of California and federal EPA requirements for discharge in the ground. This includes compliance with the EPA Underground Injection Control (UIC) standards and is acceptable for discharge into the aquifer.

Should the MBR plant not meet permit requirements for discharge, the plant's control system would automatically switch its discharge point from the ground to the campus sewer system to avoid discharge of any non-compliant water to the ground. The control system also includes an alarm and meter to alert and notify the Campus as to how much wastewater was discharged.

**Response ORG 4-46**

See **Master Response 7: Water Quality Impacts from Post-Construction Stormwater Runoff**, **Master Response 8: Flooding Impacts in Jordan Gulch Watershed**, and **Master Response 9: Impacts to Kalkar Quarry and Stream**.

**Response ORG 4-47**

The commenter asserts that the RDEIR includes statements that suggest uncertainty about the hydrological link between the Hagar site and the Kalkar Quarry spring, and that it is absolutely certain that such a link exists. The statements in the RDEIR are meant to acknowledge the complexity of the karst system. A previous dye trace study conducted near the East Remote parking lot (about 2,000 feet north of the detention basin/sinkhole) confirmed that points on the central campus are connected to a number of springs (including Kalkar Quarry spring). This confirms that Kalkar Quarry spring is in part fed by a complex groundwater flow regime from other distant areas within the karst aquifer. Due to the proximity of the detention basin/sinkhole to Kalkar Quarry it is probable and even likely that runoff to the sinkhole will emerge at Kalkar Quarry Pond, and the RDEIR analysis conservatively assumes that it will. However, concrete conclusions on how much of the water that infiltrates to the sinkhole will actually emerge at Kalkar Quarry spring are not possible as there are no dye trace studies for this particular sinkhole. Even if a dye trace study had been conducted, it would only serve to verify whether there is connectivity between the sinkhole and the pond but would not be able define how much of any given flow would be transmitted to Kalkar Quarry spring with any certainty.

See **Master Response 9: Impacts to Kalkar Quarry Pond and Stream.**

**Response ORG 4-48**

See **Master Response 7: Water Quality Impacts from Post-Construction Stormwater Runoff.** See **Master Response 9: Impacts to Kalkar Quarry Pond and Stream**, which explains why the runoff from Coolidge Drive is analyzed in the RDEIR as part of the existing runoff draining into the Hagar site sinkhole.

**Response ORG 4-49**

See **Master Response 9: Impacts to Kalkar Quarry Pond and Stream.**

**Response ORG 4-50**

Please note that the project design includes two lined bio-filtration basins that would treat and meter stormwater to the Hagar site sinkhole at peak flow rates that are less than current conditions. Please also note that project design does not include a storm drain outfall that will be directly connected to Kalkar Quarry Pond. Also see **Master Response 8: Flooding Impacts in Jordan Gulch Watershed**, and **Master Response 9: Impacts to Kalkar Quarry Pond and Stream.**

**Response ORG 4-51**

See **Master Response 9: Impacts to Kalkar Quarry Pond and Stream**, which explains why the runoff from Glenn Coolidge Drive is analyzed in the RDEIR as part of the existing runoff draining into the Hagar site sinkhole.

The commenter asserts that the RDEIR contains mistaken assumptions about how much of the upper meadow runoff flows into the sinkhole under existing conditions. Given the underlying karst and the associated absence of surface drainage channels, it is likely that, under existing conditions, some of the upper meadow runoff is intercepted by fractures and voids within the proposed development area and does not reach the sinkhole. However, as the entire area is mapped as marble, it would be reasonable to assume that both the upper and lower meadows (project site) act consistently. The entire meadow area was modeled in the Bay Area Hydrology Model (BAHM) as a high infiltration area.

The BAHM was calibrated for the project's specific site location. The model uses the actual rainfall data from a 37-year span from 1959 through 1997 to calculate the storm intensities from a 2- to 25-year storm.

The proposed project does not involve any actions such as disturbance to or placement of fill within Kalkar Quarry Pond. Therefore, a discussion of the regulatory status of the pond in the RDEIR is not required.

**Response ORG 4-52**

The comment that Kalkar Quarry Pond is listed as a wetlands in the National Wetlands Inventory is noted.

As noted by the commenter, a wetlands delineation of the Kalkar Quarry Pond has not been completed or verified by the U.S Army Corps of Engineers (Corps), and therefore the pond has not been formally designated as jurisdictional waters. More importantly, the project does not involve any actions that would constitute placement of fill in the Kalkar Quarry Pond, and therefore the project does not require any approvals from the Corps related to the Kalkar Quarry Pond, regardless of whether it is a jurisdictional feature.

**Response ORG 4-53**

See **Master Response 9: Impacts to Kalkar Quarry Pond and Stream**, regarding project impacts on the pond and spring and stormwater discharge under existing conditions. As discussed in Section 4.7 of the RDEIR the proposed project is designed to meet to Campus's post construction requirements for water quality under the municipal permit.

**Response ORG 4-54**

Please see refer to Responses ORG 4-52 and -53 above.

**Response ORG 4-55**

See **Master Response 7: Impacts to Water Quality Impacts from Post-Construction Stormwater Runoff**.

**Response ORG 4-56**

As noted on page 4.3-43 of the RDEIR, CRLF could inhabit the off-site Kalkar Quarry Pond, the Rittenhouse Pond, and another pond southeast of the Rittenhouse Pond. As noted on pages 4.3-30 and 4.3-43 to 4.3-45 of the RDEIR, LRDP Mitigation Measure BIO-9 and SHW Mitigation Measures BIO-5A and -5B would be implemented to reduce potential impacts to dispersing CRLF during construction activities.

The increase in the volume of runoff from the Hagar site and changes in water quality are addressed in RDEIR SHW Impact HYD-3. Also see **Master Response 9: Impacts to Kalkar Quarry Pond and Stream**.

**Response ORG 4-57**

The environmental effects from the discharge of Hagar site stormwater into the existing sinkhole on the site and the potential downstream effect on Kalkar Quarry spring and pond, and the effects of the discharge of stormwater and recycled water into Jordan Gulch and downgradient springs are fully analyzed and disclosed in the RDEIR. By designing the stormwater management system that carefully considers the complexity of the project site and the underlying geology, and by imposing mitigation measures, the University is avoiding and minimizing potential adverse effects of the project. This is consistent with CEQA.

**Response ORG 4-58**

Please refer to **Master Response 10: Approach to Transportation Impact Analysis** regarding the transportation analysis approach and the relationship of this RDEIR and its analysis to the more extensive analysis that was conducted for the 2005 LRDP.

Please refer to the same master response regarding the SHW project and its trip generation, including how student enrollment influences the gateway trip generation, as well as childcare trip generation estimates and assumptions, including pick-up and drop-off of university staff spouses.

**Response ORG 4-59**

Please refer to **Master Response 10: Approach to Transportation Impact Analysis** regarding the off-campus intersection analysis. The reasons why the intersection of Heller and Oakes Road was not analyzed are set forth in the RDEIR beginning on page 4.11-32.

**Response ORG 4-60**

Please refer to **Master Response 1: Tiered Analysis**, and **Master Response 10: Approach to Transportation Impact Analysis**. The commenter is also referred to Appendix 4.11, Historical On-Campus Traffic Count Summary. An analysis of the peak hour traffic counts at the campus gateways

shows that peak hour traffic at the two campus entrances has remained flat even though campus enrollment has increased over the past 10 years. This provides further evidence that the traffic impact assessment in the 2005 LRDP Final EIR studied a greater project trip generation increment than the UC Santa Cruz is actually generating. Therefore, traffic impacts of all projects that are within the scope of the 2005 LRDP are adequately addressed by that analysis.

**Response ORG 4-61**

The commenter questions why the assumed student population in the transportation impact analysis is set at 19,500 students and why increases in faculty and staff levels beyond 2020 are analyzed. As explained in the RDEIR, this approach was taken because the SHW project is a project within the scope of the 2005 LRDP and although it would be completed in 2023, it would accommodate students that are within the enrollment level of 19,500 students and the faculty and staff levels would be commensurate with that level. Therefore, the project is appropriately analyzed in the context of the 2005 LRDP. Please refer to **Master Response 1: Tiered Analysis**, which explains why enrollment increases beyond 19,500 students are not analyzed in the RDEIR, and **Master Response 10: Approach to Transportation Impact Analysis** regarding the transportation analysis approach.

**Response ORG 4-62**

Please refer to Response ORG 4-61 above.

The commenter incorrectly and inappropriately describes vehicle trip growth for the campus as a whole using data from the Hagar Drive/Coolidge Drive intersection analysis. The commenter's use of the Hagar/Coolidge Drive intersection volumes to extrapolate a gateway growth rate for the entire campus is inappropriate because the Hagar/Coolidge Drive intersection forecasts in the RDEIR were derived based on conservative growth assumptions from the 2005 LRDP EIR, rather than the actual gateway traffic growth from 2003 to 2017, which was used to prepare the gateway trip generation analysis. To prepare a conservative operations analysis for the Hagar/Coolidge Drive intersection, the 2020 volume forecasts for Hagar Drive and Glenn Coolidge Drive were derived using an annual growth rate of 2.0 percent from the 2005 LRDP EIR. In contrast, the UC Santa Cruz historical traffic volumes at the gateways, which are presented in RDEIR Section 4.11.2.10, clearly show that instead of growing with enrollment increase, the traffic volumes at the campus gateways have relatively flat since 2007. Therefore, it is incorrect to cite the RDEIR's conservative assumptions regarding intersection volume growth at Hagar/Coolidge Drive intersection as representative of the vehicle growth of the campus.

The commenter requests specific streets be considered for off-site traffic operations analysis. The 2005 LRDP EIR conducted on-site and off-site intersection impact and mitigation analysis (starting on page 4.14-39 of the 2005 LRDP Draft EIR). LRDP Impact TRA-1 identifies a potentially significant impact at two

on-campus intersections if the growth of traffic outpaces the on-campus transportation improvements. Eleven off-campus intersections were identified as locations where significant traffic impacts would occur and mitigation was provided, including the implementation of intersection improvements, and implementation of Transportation Demand Management strategies. Intersection impacts were identified on Empire Grade Road, Mission Street, Bay Street Highway 1, and King Street. Per the transportation analysis approach described in **Master Response 10: Approach to Transportation Impact Analysis**, further off-site transportation analysis is not needed because the proposed project would not result in more traffic than was previously analyzed for these intersections in the 2005 LRDP EIR.

**Response ORG 4-63**

The commenter describes the sight distance analysis for the Hagar site and expresses concerns about the project driveway location on Coolidge Drive. Please refer to **Master Response 12: Hagar Site Transportation and Traffic Impact Analysis**, which explains that, based on the site distance analysis prepared for the RDEIR, the driveway will be located with sufficient sight distance to avoid a hazard.

**Response ORG 4-64**

The commenter notes that Santa Cruz County owns and maintains Coolidge Drive. This comment presents no environmental issues within the meaning of CEQA and no specific response is required. The UC Santa Cruz campus staff will work cooperatively with Santa Cruz County staff on the final driveway designs and obtain the necessary permits to provide driveway access to Coolidge Drive. This process would occur after environmental clearance. See also Response ORG 4-66, below.

**Response ORG 4-65**

Please refer to Response ORG 4-64.

**Response ORG 4-66**

The commenter discusses the potential for a single access point if a driveway on Coolidge Drive is not constructed. The P3 developer submitted an encroachment permit application for the construction of the driveway on Coolidge Drive. The County has indicated in an email to the P3 developer on January 25, 2019 that they intend to approve the permit as submitted. Therefore, there is no reason to believe that the driveway would not be constructed.

Please see explanation provided on RDEIR page 4.2-19 which explains why traffic volumes on Hagar Drive near the proposed childcare facility would not result in an unacceptable health risk at the project site.



**Response ORG 4-67**

Please see **Master Response 2, Alternatives.**

**Response ORG 4-68**

Please see **Master Response 2, Alternatives.**

**Response ORG 4-69**

The determination regarding infeasibility of alternatives that reduce the significant impacts of the project will be made by The Regents as part of their consideration of approval of project design. The RDEIR properly notes where the alternatives would not meet certain of the project objectives or would increase the cost of the project, as necessary to inform the decision makers.

**Response ORG 4-70**

The determination regarding infeasibility of alternatives that reduce the significant impacts of the project will be made by The Regents as part of their consideration of approval of project design. The RDEIR properly notes where the alternatives would not meet certain of the project objectives or would increase the cost of the project, as necessary to inform the decision makers.

**Response ORG 4-71**

The RDEIR does not use a quantitative scoring system to determine the environmentally superior alternative. That evaluation focuses first on which alternatives reduce one or more of the significant unavoidable impacts of the project to a less-than-significant level and then examines whether, under the alternatives, other potentially significant impacts of the project would be less than significant without mitigation.

**Response ORG 4-72**

Please see **Master Response 2: Alternatives.**

**Response ORG 4-73**

Please see **Master Response 2: Alternatives.**

**Response ORG 4-74**

Please see **Master Response 2: Alternatives.**

**Response ORG 4-75**

Please see **Master Response 2: Alternatives.**

**Response ORG 4-76**

Please see **Master Response 2: Alternatives**.

**Response ORG 4-77**

Please see **Master Response 2: Alternatives**.

**Response ORG 4-78**

Please see **Master Response 2: Alternatives**.

**Response ORG 4-79**

Please see **Master Response 2: Alternatives**.

**Response ORG 4-80**

The RDEIR does not rule out the North Remote site on the basis of the utility road infrastructure required to develop that site, but in fact evaluates in detail two alternatives that include development at that site. Rather the RDEIR appropriately notes that utility trenching and roadway improvements required to serve the site could be significant and would affect both cost and schedule. Some of this analysis was informed by previous information concerning extension of utilities to the Colleges 9 and 10 site. Due to the topography and vegetation in the vicinity of North Remote site, it is assumed that all trenching would take place in roadways, which is more expensive than trenching through meadows and also requires that trenches be covered each night. Without additional study, it would not be appropriate to assume that the sizing of all utilities available at the nearest building (Engineering 2) are adequate to serve the new residential buildings. The assumptions regarding the cost and construction time for roadways take into account the need for a loop road with two entrances, as for both the Heller and Hagar sites under the proposed project.

**Response ORG 4-81**

Due to the extent of the utility work that will take place in the roadway, it is assumed that significant patching and overlay will be needed. Additionally, it is also assumed that reconfiguration of the existing parking lot may be required to accommodate the residential area to the west. It is also assumed that a loop road with two entrances to the site would be required to meet emergency egress requirements.

**Response ORG 4-82**

Please see **Master Response 2: Alternatives.**

**Response ORG 4-83**

Please see **Master Response 2: Alternatives.**

**Response ORG 4-84**

Please see **Master Response 2: Alternatives.**

**Response ORG 4-85**

The UC Santa Cruz karst hazard map is a regional map that was prepared in 2005 using field mapping of outcrops and existing soil boring data. This map is used for general planning purposes and used to guide the level of the initial geotechnical investigation for specific projects. The actual assessment of karst hazards for any project is made by geotechnical engineers based on site-specific data collected during site investigations. Detailed geotechnical studies were completed both for the ECI project and for the SHW project. The geotechnical investigation for the ECI project identified areas of doline fill with areas of soft soils at depth and significant variation in the elevation of the marble bedrock surface beneath the proposed building site. In both cases, the geotechnical engineering work and resulting findings and recommendations informed the design of the building foundations. Since the mid-1990s, UC Santa Cruz has successfully mitigated karst hazards through appropriate investigation, design, and construction methods. However, the expense of karst hazard mitigation can vary widely, and depends on the height of the proposed buildings as well as details of the subsurface conditions. The design of the ECI project that was approved in 2009 included piers drilled to the depth of marble bedrock (60 to 120 feet deep) to support 7-8 story buildings, which is different from the compaction grouting required as mitigation to support the 1-2 story buildings proposed for the Hagar site under the proposed project. (Note that development of two 7 to 8 story buildings on the ECI site under Alternatives 5, 6 and 7 would also likely require piers, and therefore greater cost than the cost of hazard mitigation at the Hagar site).

**Response ORG 4-86**

See Response ORG 4-85 above.

**Response ORG 4-87**

The RDEIR does not use a quantitative scoring system to determine the environmentally superior alternative. That evaluation focuses first on which alternatives reduce the significant unavoidable impacts of the project to a less-than-significant level and then examines whether other potentially significant

impacts of the project would be less than significant without mitigation. The RDEIR does acknowledge the indirect impacts of the project throughout the alternatives analysis, although these are not included in Table 5.0-1. The alternatives that include construction at the ECI site as well as the Heller site would have greater construction noise impacts because the impact would occur at two sites and therefore affect a larger number of sensitive receptors.

**Response ORG 4-88**

As summarized in Table 5.0-1, the RDEIR determined that one of the biological resources impacts, substantial adverse impact on four sensitive natural communities would be greater under Alternatives 4 and 7 than under the proposed project, while all other biological resources impacts would be similar. The RDEIR (SWH Impact BIO-5) acknowledges the potential that the Hagar site could serve as CRLF dispersal habitat.

As stated on page 5.0-43 of the RDEIR, the North Remote site supports Redwood Forest, North Maritime Chaparral, Dwarf Redwood Forest, and Dwarf Redwood - Mixed - Chaparral. The North Maritime Chaparral plant community is considered a sensitive natural community by CDFW, and Santa Cruz manzanita, which is an associated special-status plant species (California Rare Plant Rank List 1B species) that has been recorded on the site. The site is also located within designated Critical Habitat for CRLF and CRLF could use the site as dispersal habitat since the site is located in the vicinity of aquatic habitat within Wilder Creek and Moore Creek. The site also supports suitable habitat for the California giant salamander, San Francisco dusky-footed woodrat, forest-nesting special-status and other bird species, and forest-roosting special-status bat and other bat species. Although the annual grasslands at the Hagar site are characterized as having at least a 10 percent cover of purple needlegrass or creeping rye grass (which is why they qualify as sensitive natural communities), these grasslands are dominated by non-native grass species and are not pristine or high quality native grasslands that support a high cover of native plants. Because of the additional significant biological resources on the North Remote site and in its vicinity, development of the North Remote site would have greater impacts on biological resource impacts than the development of the Hagar site.

**Response ORG 4-89**

Although the ECI Project as designed and approved in 2008-09 has informed the alternatives analyzed in the RDEIR, the alternatives take into account changes on the campus and differences between the SHW project program and the ECI Project as developed more than 10 years ago. For example, the student room layouts under the proposed SHW project are different than those included in the 2008-09 ECI Project, as student desire options with lower price points. In addition, parking continues to be a challenge on the

campus; therefore, in the current context, the parking calculated for alternatives involving the ECI site includes replacement, through decking, of existing parking stalls on that site that would be lost in constructing the alternative. The decking of the parking lot would result in the addition of 100 net new spaces at the site. These would be in addition to the approximately 90 existing spaces that would remain. The text on p. 5.0-50 of the RDEIR has been revised to clarify this. Please see **Chapter 4.0, Revisions to the Revised Draft EIR**. Regarding the number of parking spaces included in each alternative, please see Response ORG 2-24.

**Response ORG 4-90**

The comment is noted. While it is true that Alternative 2 would construct enough beds to achieve the objective of reducing overcrowding in existing housing by eliminating 900 overflow beds, it would not do so while also achieving the project objectives with respect to the development of new beds.

**Response ORG 4-91**

Please see **Master Response 2, Alternatives**.

**Response ORG 4-92**

Please see **Master Response 2, Alternatives**.

**Response ORG 4-93**

Please see **Master Response 2, Alternatives**.

**Response ORG 4-94**

Please see **Master Response 2, Alternatives**.



Ecological Rights Foundation

November 1, 2018

Comments to the Revised Draft Environmental Impact Report for the Student Housing West Project (SCH No. 2017092007)

The following comments on the University of California Santa Cruz (“University”) Revised Draft Environmental Impact Report (“RDEIR”) for the Student Housing West (“SHW”) Project are submitted on behalf of the Ecological Rights Foundation (“EcoRights”), Springtree Homeowners’ Association (“SHOA”), Fredric Evenson, Yair Chaver, Drevet Hunt, Paul Chandler, Fred Jones and Jo Lynne Jones.

The Ecological Rights Foundation (“EcoRights”) is California public-benefit non-profit corporation. EcoRights and its members are dedicated to protecting natural resources and securing the multitude of benefits that follow from a clean and healthful environment: safe drinking water, abundant and diverse wildlife populations, healthy recreational opportunities, and economic prosperity.

ORG 5-1

Members of the Springtree Homeowners’ Association are the owners and stewards of the Kalkar Quarry, and Kalkar Quarry Pond, (sometimes called “Springtree Pond”), which is a public park that provides trails, picnic tables and wildlife habitat and viewing. The SHOA has been struggling to maintain the Quarry’s beautiful and productive open water and wetland habitats from sediment and pollution entering the pond in the University’s stormwater discharges.

**I. BACKGROUND**

*A Brief History of the Headwaters of Tres Ojos de Agua Watershed*

The original inhabitants of the area were the Awaswas people, also known as Santa Cruz people, one of eight divisions of the Ohlone Native Americans of Northern California. It is estimated that in precontact times there were fewer than one thousand Awaswas people. The Awaswas language is all but extinct. Among the handful of Awaswas words preserved by scholars is the word “konót”, meaning “spring of water”.

ORG 5-2

In 1827 Nicholas Doderer, a twenty-three year-old sailer from Italy made his way to Santa Cruz, and in 1840 became a naturalized citizen of Mexico at the Villa de Branciforte. No Spanish grants had been made in what is now Santa Cruz, but under Mexican rule this changed and about a quarter of a million acres or more were given in grants. In 1844, Mexico granted Doderer the Rancho Tres Ojos de Agua consisting of 176 acres on the Westside. The Rancho stretched from

what is now Mission Hill Junior High School up Spring St. to the base of the UCSC “East Meadow” and down through Pogonip to Harvey West Park.

The name, “Tres Ojos de Agua” means three eyes of water. It refers to the three productive freshwater springs which are still active, one at Westlake pond, one at Messiah Lutheran Church on High St., and the third near the top of Spring St. in the old Kalkar quarry, at the base of the UCSC “East Meadow”. The Kalkar Quarry Spring was also commonly referred to as “Dodero Spring”. Dodero built a Grist mill on the creek formed by three springs from limestone formations on the hill above. The perennial creeks from these springs were the original water supply for Mission Santa Cruz, via a mile-long *zanja* (in-ground aqueduct). In the 1850s, after the aqueduct passed the mission plaza, it was captured by a reservoir that fed the first Santa Cruz city water supply system. Today, the Tres Ojos de Agua watershed, sometimes referred to as “Laurel Creek”, is the primary source of water to Neary Lagoon, a coastal treasure in the City of Santa Cruz.

ORG 5-2

The Hagar-site of the proposed SHW Project, would place 17.3 acres of continuous hardscape over the karst system (fractured marble/limestone) that underlies the East Meadow. This karst system is critical in supplying the watershed, including the Kalkar Quarry, Gunn, and Rittenhouse Ponds and Neary Lagoon with clear filtered karstic water. As rainwater slowly percolates through the East Meadow soil into this karst system, it is naturally filtered, chemically altered, and then delivered at slow volume rates through springs and seeps to the watershed. The RDEIR plans to detain and treat runoff created in the East Meadow, and then meter out runoff volume so as to approximate the existing volume of runoff that enters the sink hole located at the southwest corner of the East Meadow. The SHW Project plans to divert an undisclosed volume of stormwater to a different water body, and to deliver the rest to the quarry pond through culverts. Water delivered by culverts will arrive fast and at high volume. As decades of experience with the UCSC stormwater attests, it will arrive laden with sediments, metals, and other urban stormwater pollutants that will settle in the Kalkar Quarry Pond, with much of the fine suspended sediments continuing through the watershed and eventually settling in Neary Lagoon. Increased sediment and pollutant loads will lead to increased maintenance costs to the SHOA, the City of Santa Cruz, and other land owners in the watershed. The Kalkar Quarry Pond and Neary Lagoon are already experiencing increased sedimentation from UCSC’s stormwater discharges. As sediment builds up, it has provided an avenue for fast tule growth, and has decreased the area of open water habitat. Open water habitat is rare and valuable in this area, it is critical habitat for federally-listed endangered species, such as the California red-legged frog and Western pond turtle, and it is used by a wide variety of waterfowl and wading birds.

ORG 5-3

**II. The University Failed to Comply with CEQA’s Public Notice and Public Review Requirements**

CEQA was enacted by the Legislature to ensure “that environmental considerations play a significant role in governmental decision making.” \*502 (Concerned Citizens of Costa Mesa, Inc. v. 32nd Dist. Agricultural Assn. (1986) 42 Cal.3d 929, 935, 231 Cal.Rptr. 748, 727 P.2d 1029.) CEQA is essentially an environmental full disclosure statute, and the EIR is the method of disclosure. (Rural Landowners Assn. v. City Council (1983) 143 Cal.App.3d 1013, 1020, 192 Cal.Rptr. 325.) An EIR “demonstrate [s] to an apprehensive citizenry that the agency has in fact analyzed and considered the ecological implications of its action.” (No Oil, Inc. v. City of Los Angeles (1974) 13 Cal.3d 68, 86, 118 Cal.Rptr. 34, 529 P.2d 66.)

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*UCSC Failed to Provide Proper Notices of Preparation and Notices of Availability of the SHW DEIR*

According to the University’s Student Housing West, 2014-2015 Campus Housing Study (“SHW Study”), the SHW Project was born from a year-long series of meetings and deliberations by the 201415 Campus Housing Study Planning Committee. For this proposed housing development, the Committee studied approximately 113 acres west of Heller Drive, includes the existing Porter College, Kresge College, Family Student Housing and Child Care facilities, the Camper Park, and areas adjacent to the North Remote Lot. The Committee’s stakeholder engagement efforts during November 2014 – February 2015 focused exclusively on this area on the western edge of the UCSC campus. The fruit of those efforts was a recommendation to pursue planning and design of the original SHW Project. In July 2015, the University published the SHW Study. Development of the Great Meadow was not considered. These early efforts, and the SHW Study, formed the greater Santa Cruz community’s impressions and understanding of the proposed “Student Housing West” Project.

On April 10, 2017, the University issued a Notice of Preparation (NOP) for a Supplemental EIR that would evaluate the programmatic impacts from amending 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 main campus. Specifically, an amendment to the 2005 LRDP land use map that would support the future development of a 3,000-bed student housing project at the Heller site.

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Without withdrawing its NOP, the University chose not to pursue its plan to prepare its “Subsequent EIR” for the 2005 LRDP Amendment. On August 31, 2017, the University released a Revised Notice of Preparation of a Draft Environmental Impact Report for the Student Housing West Project. The revised NOP stated:

“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.”

The SHW Project was described as such:

“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)."**

It wasn't until 45 days ago, March 27, 2018 - after four years of planning and community outreach for the "west" campus housing development - that the University first mentioned building on the eastern edge of the campus. This announcement came in the form of a "Notice of Availability" ("NOA") for a Draft EIR on a project still titled "Student Housing West". It read:

NOTICE OF AVAILABILITY OF DRAFT EIR

**Project Title:** Student Housing West

**Project Location:** Two sites on the UC Santa Cruz main campus: 1) A 13-acre site west of Heller Drive ("Heller site") that currently is developed with the 200-unit Family Student Housing complex and child care center; 2) A 15-acre site northeast of the intersection of Hagar Drive and Coolidge Drive ("Hagar site")

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**Project Description:** The proposed project would construct housing for approximately 3,000 students at two sites on the UC Santa Cruz main campus via a public-private partnership (P3) delivery method. The project would demolish the existing 200-unit family student housing complex and child care west of Heller Drive and redevelop the 13-acre site with approximately 2,852 student beds in 7 apartment buildings, a total of 972,000 sf. The project would develop approximately 140 units of housing for student families, and a child care center, on a 15-acre site northeast of the intersection of Glenn 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 land use designation from Campus Resource Land to Colleges and Student Housing.

**Public Review Period:** March 27, 2018 through May 11, 2018.

A similar NOA was released for the Revised Draft EIR. The NOAs are misleading, incomplete, and do not substantially comply with CEQA's public notification requirements in at least four ways: First, the project title is clearly misleading, particularly considering the project's history, and its description is insufficient. For example, the words "east" or "meadow" are suspiciously absent from the NOAs. Second, the NOAs do not mention that the Student Housing West project-specific DEIR would also supplement the 2005 LRDP programmatic EIR on two highly controversial topics; water supply, and population and housing. This was a critical omission from the NOAs, and considering the University's intent to "supplement the 2005 LRDP EIR's water supply and population and housing analysis **so that the University can complete a streamlined review of subsequent projects proposed for development under the 2005 LRDP**" (DEIR,

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1.0-1), it appears to be a deliberate one. This is evidenced by the University’s original NOP for the LRDP amendments, it clearly understood the significant potential environmental and community-wide impacts of these programmatic LRDP amendments and their use for “streamlined review” of future development projects. Third, the NOA fails to include “a list of significant environmental effects anticipated as a result of the project, to the extent which such effects are known to the lead agency at the time of the notice”. And fourth, as discussed more fully below, the NOAs did not identify an address where copies of the draft and revised draft environmental impact reports . . . **and all documents referenced in the draft environmental impact report . . .** are available for review. (Pub. Resources Code, §§ 21091, subds. (a), (d), 21092; Guidelines, §§ 15087, 15088).

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This last point was a particularly frustrating one for the public. On multiple occasions members of the public attempted to review the materials referenced and incorporated by reference in the DEIR, only to be told that the materials had not been compiled, that the materials would only be released pursuant to a formal Public Records Act request, and then, ten days after complying with the University’s PRA requirement, were told that the reference materials would first need to be reviewed by the University, that some materials may be redacted or exempt from public disclosure, and that the materials would be provided in eight weeks, long after the close of public comments on the DEIR. Members of the public, including the authors of this comment letter, contacted the campus and public libraries, and visited the office of UC Santa Cruz Physical Planning, Development and Operations (PPDO), Barn G. The University consistently refused access to the reference materials, despite the DEIR’s statement that “[c]opies of this Draft EIR and reference materials used in the preparation of this EIR will be available for review during normal business hours at the UC Santa Cruz Physical Planning, Development and Operations (PPDO), Barn G, UC Santa Cruz.” We were never granted access to view the referenced materials. This unfortunate University policy has denied the public an opportunity to review the project details, and the reports and studies the University relied on in assessing the projects impacts, and thus we have not been afforded an opportunity to evaluate for ourselves the full ecological implications of the SHW Project.

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*The SHW RDEIR Does Not Sufficiently Describe the Project*

A "finite project description is indispensable to an informative, legally adequate EIR." *County of Inyo v City of Los Angeles* (1977) 71 CA3d 185, 192, 199. An accurate project description is essential to furthering CEQA's objective of fostering public disclosure and informed environmental decision making. A project description cannot fail to include an accurate description of integral components of the project. *Santiago County Water Dist. v County of Orange* (1981) 118 CA3d 818, 829; *see San Joaquin Raptor/Wildlife Rescue Ctr. v County of Stanislaus* (1994) 27 CA4th 713, 730 ("an accurate project description is necessary for an intelligent evaluation of the potential environmental effects of a proposed activity"). The needed accurate and stable project description is required for the public and decision makers to "ascertain the project's environmentally significant effects, assess ways of mitigating them, and consider project alternatives." *Sierra Club v City of Orange* (2008) 163 CA4th 523, 533; *Save Round Valley Alliance v County of Inyo* (2007) 157 CA4th 1437, 1448. The key is that enough information is provided such that public and decision makers are able to understand the full scope of the project. A project description can provide flexibility to respond to unforeseeable events and changing conditions, but this does not dispense of the requirement to provide an accurate, complete and stable description that provides enough detail to allow for effective

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review of environmental impacts. *Citizens for a Sustainable Treasure Island v City & County of San Francisco* (2014) 227 CA4th 1036, 1053.

The project description in the RDEIR fails to satisfy these CEQA requirements in the following ways:

#### Heller Site

- It is unclear precisely where excess treated effluent from the wastewater system at the Heller site will be percolated into the ground via drywells. The precise locations are not defined and there is no discussion of whether the geology in the area is appropriate for such a disposal practice.
- There is no discussion of whether the City operated sewer system, which will be used to discharge wastewater from the Heller Site in emergency, is capable of accepting and adequately conveying the wastewater generated in such an emergency.
- There is inadequate analysis of impacts on student and community safety during natural disasters such as wildfires and earthquakes, including impacts on campus evacuation times, firefighting protocols, whether the City has the equipment necessary to fight fires that may occur in the new buildings.
- It is unclear whether the wastewater treatment plant and the drywells will be located in already disturbed areas in the currently developed Family Student Housing, or not. This is important to know as it influences what permitting and mitigation may be appropriate to address potential species impacts.
- The project description does not explain whether permits to take California red-legged frogs will be required as a result of potential expansion of the disturbed area or during construction phases of the Heller site.

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#### Hagar Site

- The description of the stormwater management for the Hagar Site is inaccurate, confusing, and in some instances contradictory. It indicates the site geology does not allow for localized infiltration, but that is exactly what is naturally occurring now, as rainfall on the East Meadow naturally infiltrates through the soil to the karst system below, where it is then conveyed to local springs that feed the Kalkar Quarry Pond, Westlake Pond, Neary Lagoon and other surface waterbodies. What the site does not allow for is infiltration of concentrated runoff, which would occur due to new impervious surfaces, and storm water that is intercepted from the meadow above the proposed development and channeled. The RDEIR does not discuss the potential for new sinkhole formation due to the increased runoff and flow path changes.
- The RDEIR refers to bioswales as part of the onsite stormwater management but does not discuss whether the bioswales are designed to preclude infiltration. The description further describes “underground detention pipes” but does not explain how these would be consistent with the site geological limitations. The description describes the “discharge” of stormwater to two locations, and describes one as “this detention basin” and the other as a pipe that would travel beneath Hagar Drive and the undeveloped meadow to a dissipation structure into Jordan Gulch. It is also unclear where exactly the water that

reaches Jordan Gulch flows. The RDEIR lacks a thorough evaluation of the Bay Street watershed and its capacity to deal with the increased runoff that is proposed.

- There is no mention of the karst geology underlying the Hagar site in the construction phase project description. Address this geology will be an important element of project development and should be discussed in the project description.

The project description explains that an LRDP Amendment will be necessary to accommodate building at the Hagar Site, which is currently designated as Campus Resource Land. It appears that the Heller Site may also require LRDP Amendments, since the proposed tall, high density project will change the aesthetic at a campus entrance, and thus the overall experience at campus. Current LRDP Planning Principles and Guidelines and Policies that require amendment include:

- Integrate the natural and built environment: New development will respond to the aesthetic qualities of UCSC’s unique natural environment through siting, development patterns and architecture that are sensitive to the natural setting. In forested areas, buildings generally should not protrude above the surrounding tree canopy; in visually sensitive areas, interruption of prime viewsheds and viewpoints will be minimized.
- Consider the visual continuity of the forest edge as seen from a distance when designing buildings there. Maintain heights of buildings and infrastructure elements significantly below the tree line.

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Some of the design features and proposed buildings will violate each of these policies (including by protruding above the tree canopy rather than remaining “significantly below the treeline”). Amendment of these LRDP policies to accommodate the building proposed in the SHW project will be necessary but this is not discussed in the project description.

The project description includes a section on the project’s relationship to UCSC 2005 LRDP and the 2005 LRDP EIR. In this section there is discussion of the “Increase in Student Housing Due to SHW and Other Housing Projects” and an explanation of how the SHW fits within the overall foreseeable University expansion. Absent from this discussion is any mention of the proposed and expected expansion of the university population to 28,000 students as stated by the Chancellor. To fully appreciate and properly analyze the SHW project, it must be considered in light of the expected additional 50% increase of UCSC population to meet the Chancellor’s projection. For example, the family student housing solution provided by the Hagar Site will become insufficient and yet there is an obvious value in providing comprehensive family student housing on campus. The currently proposed Hagar location for family student housing cannot accommodate additional development or growth and as such perhaps an alternative site that would allow for adjacent growth to accommodate a greater family student housing need would be appropriate. And even if this is possible at the Hagar Site, there is no discussion of this, or its impacts, in the RDEIR. This is but one example of how failing to account for the projected growth to 28,000 students in the project description (or anywhere else in the RDEIR) does not provide the detail and specificity need to ensure the RDEIR meets CEQA’s requirements of informing the public and decision makers about the impacts related to the project.

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The Project Description does not to adequately describe the responsible agencies and the role they will play in project approval. For example, CDFW is mentioned as a responsible agency but the accompanying discussion of CDFW’s role does not indicate what type of approvals may be

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needed from this agency, including take permits related to red-legged frogs or endangered plant species that may be present at the Hagar Site. Likewise, the discussion does not mention the USFWS, which must be consulted with due to the presence of red-legged frogs and endangered plant species at the Heller and Hagar sites. The discussion includes mention of the General Construction Permit that will be required, but fails to note whether amendments to UCSC’s stormwater management plan under its municipal separate storm sewer system will be required and whether the RWQCB will need to review and approve such amendments.

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**III. The SHW RDEIR Does Not Adequately Analyze Cumulative Impacts**

There are significant flaws in the cumulative impacts analysis provided in the RDEIR. The RDEIR acknowledges that CEQA guidelines define cumulative impacts as:

two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

- (a) The individual effects may be changes resulting from a single project or a number of separate projects.
- (b) The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

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14 CCR § 15355. The threshold for whether cumulative impacts must be discussed is whether the project's incremental effect combined with the effects of other projects is "cumulatively considerable." 14 CCR §15130(a). It is insufficient to rely on past cumulative impacts analysis in a previous EIR when the underlying information on which the analysis in the previous EIR has become outdated or no longer relevant.

To satisfy the cumulative impacts analysis required by CEQA, the RDEIR relies almost exclusively on the 2005 LRDP EIR, asserting that “[a]s the proposed project is within the scope of the growth anticipated in the 2005 LRDP EIR, its cumulative impacts are captured and disclosed in the 2005 LRDP EIR. A new analysis of cumulative impacts is therefore not required.” EIR at 4.0-4. The RDEIR further states that to aid the reader in understanding the nature of the previously analyzed cumulative impacts by noting that “LRDP cumulative impacts applicable to the proposed project are summarized in each of the resource sections that follow.” EcoRights’ comments on the deficiency of the cumulative impacts analysis related to specific resources are presented in the resource specific sections below. However, there are at least two significant flaws that underlie all cumulative impacts analysis in the RDEIR, which are presented here and which will not be repeated in each resource specific comment section below.

First, the 2005 LRDP EIR specifically contemplated growth of the student population to 21,000 students by 2020-2021 (from 14,050 students in 2003-2004), but did not anticipate or analyze for additional student population growth or the impacts that growth may have on each and every resource analyzed in the RDEIR. The fact is that the University Chancellor has announced plans to expand the UCSC population to approximately 28,000 students, and yet the RDEIR does not

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take into account or analyze this in the cumulative impacts analysis. The RDEIR acknowledges that it presents new analysis of impacts on water supply, population and housing, and greenhouse gas emissions. However, those sections do not specifically address reasonably foreseeable future projects that will be needed to meet the Chancellor’s projection of 28,000 students at UCSC. And since the cumulative impacts analysis for the remaining resource sections are completely unchanged from the 2005 LRDP EIR, the cumulative impacts analysis in those sections fail to analyze or address in any way the projected, reasonably foreseeable student population growth and the impacts that growth will have on the respective resources.

The assumption in the RDEIR that because the 2005 LRDP EIR included analysis of cumulative effects in the period of 2005-2020, and the proposed project is within the scope of the growth anticipated in those years, no further cumulative impacts analysis is fatally flawed. Even setting aside the failure to consider that UCSC is projected to grow to 28,000 students in the near future, the analysis in the RDEIR fails take into account any projected growth at the UCSC campus in the next 15 years (as the 2005 LRDP EIR did). No attempt to identify probable future projects, using either the project list or the summary of projections approaches authorized by CEQA, was made to determine if a cumulative impacts analysis related to the proposed project is required. And likewise no such analysis of cumulative impacts was performed.

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Second, since adoption of the 2005 LRDP EIR the City and County of Santa Cruz have grown significantly, and there are current and new plans for future job growth and housing development that were not analyzed in the 2005 LRDP EIR. The 2005 LRDP EIR relied on the 2004 AMBAG Population, Housing Unit, and Employment Forecasts for projections related to City and County growth between 2005 and 2020. Those projections are outdated and cannot satisfy UCSC’s obligations to consider probable future projects in its analysis of the cumulative impacts of the proposed project. The cumulative impacts of the SHW project in conjunction with associated with the City and County wide growth and development as it is currently projected and understood are not addressed in the RDEIR (including in the housing and population and water supply supplements to the 2005 LRDP EIR.)

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Third, the 2005 LRDP EIR did not contemplate or evaluate the cumulative effects associated with development in the East Meadow.

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**IV. The RDEIR Fails to Adequately Evaluate Effects on Biological Resources**

*Failure to evaluate nearby ponds and riparian habitats for suitability and use by California red-legged frog (CRLF or CRF) and other wildlife*

The RDEIR’s analysis of biological resources at the Hagar site (East Meadow) insufficiently addressed habitat adjacent to the site. For example, although the initial SHW EIR made no mention of it, the RDEIR’s evaluation of impacts on CRLF now discusses the Kalkar Quarry Pond, which is located roughly 500 feet to the southeast of the project boundary. The RDEIR states that the Kalkar Quarry Pond was visited by LSA on July 31, 2018. LSA apparently did not conduct a CRLF survey, and at most did a drive-by habitat assessment. In addition, the Gunn Ponds which are approximately 0.2 miles distance from the project site and the Rittenhouse Pond which is approximately 0.3 miles southeast of the project site were not visited. The RDEIR states

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“LSA ... used aerial imagery and observations of two private off-site ponds from a distance via public roads on July 31 and August 17, 2018, to assess their habitat and their potential to support California red-legged frogs.” The ponds were not accessed because they are located on private property. However, there is no record that LSA attempted to contact the owners of the properties where these ponds are located. Aerial imagery and observation from a distance via public roads are not sufficient to ascertain whether these ponds are CRLF habitat.

These three ponds are havens for many bird species many of which have been observed and photographed by nearby resident Jo Lynne Jones. The East Meadow forms the headwaters of the watershed for these ponds and surrounding wetlands. These ponds and wetlands likely provide important habitat for the CRLF, as refugia during summer months, potential breeding ponds, and as dispersal corridors. In the preparation of the RDEIR, these ponds and the riparian corridors that connect them have not been surveyed for the presence of CRLF or for suitable habitat. The RDEIR states:

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“CRLF are not known to occur in the vicinity of the Hagar site due to the lack of suitable aquatic or breeding habitat adjacent to the site. Jordan Gulch, which is located west of the Hagar site, is not known to support CRLF due to the lack of suitable breeding or high-quality non-breeding aquatic habitat (HT Harvey 2009, EcoSystems 2000). Three ponds, the Kalkar Quarry Pond, the Rittenhouse Pond, and another pond southeast of the Rittenhouse Pond, are present to the southeast of the Hagar site. All three ponds are hydrologically connected via a stream channel and are located on private land surrounded by residential development. These ponds have not been recorded as breeding or aquatic habitat for CRLF (CDFW 2017, City of Santa Cruz 2008). Not all of these ponds were accessible for surveys as two of the three ponds are on private lands. However, due to the presence of potential suitable breeding or non-breeding aquatic habitat, CRLF could occur in these ponds. CRLF could move from the Arboretum Pond or from the Moore Creek, Cave Gulch, and Wilder Creeks through the Hagar site to these ponds.”

These locations will likely be impacted during construction activities, as well as by ongoing use of the meadow for student housing and associated activities such as water pollution and water volume, light pollution, noise pollution, littering, and pedestrian use. See additional comments on CRLF in this document.

*Failure to assess stormwater impacts from the Hagar site on nearby wetland.*

Section 4.3.4.1 of the RDEIR provides the criteria which will render an impact significant under Appendix G of the State CEQA Guidelines. A project would be considered to have significant impact if it will “have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, **hydrological interruption**, or other means” (Emphasis added). An area is considered a wetland if it contains hydric soils, provides habitat for hydrophytic plants, and experiences permanent or temporary inundation.

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Section 4.3.2.7 of the RDEIR states “Although a sinkhole/detention basin is present on the site, the sinkhole does not exhibit any bed or bank and no wetland indicator plant species or riparian vegetation is present in the area of the sinkhole. Therefore, the sinkhole is not considered a wetland or a jurisdictional feature.” This statement is not consistent with definitions of wetlands. Under Section 404 of the Clean Water Act, a test for the presence of a wetland must include 1)

an assessment of wetland hydrology, 2) the presence/absence of Hydrophytic vegetation, and 3) the presence/absence of hydric soils. The RDEIR concludes that the sinkhole is not a wetland based on bed or bank elements, and the absence or wetland indicator species or riparian vegetation. There is no discussion of wetland hydrology, or of presence or absence of hydric soils.

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*Failure to fully assess stormwater diversion impacts on the existing Hagar sinkhole and the proposed detention basins at Glenn Coolidge Drive and Jordan Gulch*

The proposed project would create 6.32 acres of impervious surfaces, creating increased runoff. (Page 4.7-34) The RDEIR recognizes that due to the nature of the Karst formation underlying the east meadow and the slow infiltration rates, the excess runoff cannot be managed by local infiltration, and “furthermore, that unless controlled, a substantial increase in the amount of runoff, or the flow rate, to the on-site detention basin/sinkhole has the potential to result in the expansion of the sinkhole.” The project proposes to manage stormwater runoff by creating a collection system conveying

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“the runoff from the upper two thirds of the development area ... into two bio-filtration basins along Glenn Coolidge Drive, where the runoff would be detained and treated, and then metered into the sinkhole. Runoff from the lower one-third of the development area ... would be discharged into a third bio-filtration basin from where it would be metered into a storm drain that would convey it to Jordan Gulch. To address the run-on from the meadow upslope of the site, the site storm water control plan includes a series of cobble lined channels and storm drains that would intercept and convey the run-on around the developed Hagar site to discharge to the detention basin/sinkhole, as it does in the current conditions (BKF 2018b).”

First, the RDEIR does not provide any further information about the proposed new two bio-filtration basins to be located along Glenn Coolidge Drive or the series of cobble lined channels and storm drains – not their size, location, or capacity, to name a few important facets. For example, the RDEIR does not incorporate the basins into the overall area of disturbance for the project.

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Second, the RDEIR does not provide any analysis whatsoever about any potential impact that these proposed basins would have. For example, the RDEIR does not attempt to evaluate any potential impacts of the supposed infiltration on the underlying karst geology. It is already known from the appearance of the sink-hole at the southwest corner of the East Meadow that detaining stormwater in the East Meadow can lead to a deterioration of the underlying karst geology, and the potential to cause new sinkholes. Yet, the RDEIR does not evaluate the potential for the evolution of new sinkholes at these detention basins. Further, as the RDEIR admits, the developers do not know how much of water would infiltrate into the karst layer, nor where it would go. Thus, it is an arm-waving exercise to suggest that these detention basins would reduce the flow into the existing detention basin. Another issue not evaluated by the RDEIR is whether by creating these detention basins, new wetland may be created, or what their impacts on wildlife would be.

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In addition, University representatives informed the public during public meetings that some of the stormwater runoff from East Meadow that currently drains through the East Meadow sinkhole will be redirected to the Jordan Gulch Creek watershed. The redirection of stormwater

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runoff will certainly impact these areas. This is made clear in the DEIR Figure 3.0-6b which shows a storm drain feature from the Hagar site in a westerly direction to the sinkhole at Jordan Gulch Creek.

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Finally, the RDEIR admits that redirecting stormwater and about 1 million gallons of recycled water annually (4.7-35) could create a new sinkhole at the dead-end of Jordan Gulch. However, the RDEIR **SHW Mitigation HYD-3C** simply states that if a sink hole should develop “a graded filter or another filtration system will be designed and constructed.” This mitigation is extremely superficial, and is not sufficiently detailed to provide real confidence that it would reduce the impacts to a less-than significant level. Additionally, the RDEIR does not adequately address the potential impacts that redirecting stormwater runoff and the recycled water to Jordan Gulch will have on the Bay Creek Watershed, Neary Lagoon, and the groundwater hydrology of the affected springs, including the Kalkar Quarry Springs, West Lake Pond Spring, and Bay Street Spring.

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*Failure to Evaluate the Effects of Light Pollution on the Area’s Biological Resources*

Chad Moore of the National Parks Service admonishes: “When we add light to the environment, that has the potential to disrupt habitat, just like running a bulldozer over the landscape can.”

Recent articles in both the Smithsonian Magazine and National Geographic explain that for billions of years, all life has relied on Earth’s predictable rhythm of day and night. It’s encoded in the DNA of all plants and animals. Plants and animals depend on the Earth’s daily cycle of light and dark rhythm to govern life-sustaining behaviors such as reproduction, nourishment, sleep and protection from predators. Scientific evidence suggests that artificial light at night has negative and deadly effects on many creatures including amphibians, birds, mammals, insects and plants. Among the nocturnal animals in the East Meadow and surrounding areas are bats, coyotes, mountain lions (pumas) skunks, raccoons, opossum, bobcats, pumas, deer, rabbits, snakes, frogs, and owls. The impact of light pollution on mountain lions is likely.

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Lighting for the housing at both the Heller and Hagar sites will have a direct impact on the behavior of nocturnal wildlife. For example, at the Heller site, lighting for a development that houses families with children is necessary for the safety of that environment. There is no way you can build and maintain such a place without lighting. There is no question that the light will pollute the area, including the Kalkar Quarry Pond and Pogonip for wildlife, possibly disrupting nocturnal behavior. The RDEIR fails to actually analyze the impacts of light pollution on these nocturnal species, instead only providing design guidelines in Mitigation BIO-12.

*Failure to Sufficiently Evaluate Habitat Fragmentation and Impacts on Movement Corridors*

Many large mammals use the East Meadow as hunting and foraging for mountain lions, coyotes, as well as a movement corridor between open spaces in the Santa Cruz mountains, for example between Wilder Ranch, Pogonip City Park and the Moore Creek Preserve. EcoRights members performed a quick survey of recorded mountain lion movement and territory as reported by the Puma Tracker (<http://santacruzpumas.org/>), a tool created for the public by UCSC’s own

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Professor Chris Wilmers. To understand mountain lion biology and ecology, the Wilmers lab attaches tracking devices to individual mountain lions in the Santa Cruz Mountains and follows them through time, sometime over years. The site shows Male 36, Male 70 and Female 25, as all using the East Meadow during their movements. It is very likely that development of the Hagar site will impact the movement of mountain lions both because of the actual construction of the housing, because it will fragment the habitat, and because of the impact of the light pollution. Residents of the SHOA frequently observe mountain lions and signs of mountain lion activity in and around the Kalkar Quarry and Pogonip areas.

The RDEIR states:

“Development of the grasslands within the Hagar site would not significantly impact wildlife movement, since the large animal species could continue to move through a larger portion of the East Meadow north of the site, which would not be impacted. Additionally, other wildlife that currently move through the Hagar site are generally species that are adapted to the campus environment and would likely continue to move through or around the site after project construction is completed. The development is proposed at the lower end of the East Meadow near Hagar and Glenn Coolidge Drives and although the acreage of the meadow would decrease by approximately 17 acres, the proposed development would not fragment any grassland habitat within the East Meadow. The impact on wildlife movement at the Hagar site would be less than significant.”

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This is not an analysis, but conjecture. The RDEIR does not provide any evidence to support the contention that the development at the Hagar site would not impact these animals. A quick visual estimation of the size of the Hagar site from the figures provided in the RDEIR show that the Hagar site covers approximately 33% of East Meadow, converting a third of what is now open grassland to a built environment, inhospitable to wildlife. And that’s not considering the impact it would have beyond the boundary of the development by way of discouraging use of the meadow by wildlife. For example, the RDEIR does not cite any study regarding the size of open meadow that allows for un-hindered utilization by mountain lions, or whether reduction of the meadow by 17 acres would drive away foraging golden eagles or northern harriers, or how far away from the development coyotes, mountain lions, and birds of prey, would likely stay. Certainly it is conceivable that during construction the impacts on these, and other wildlife, could be substantial. However, the RDEIR does not evaluate these impacts.

*Improper Reliance on the 2005 Long-Range Development Plan (LRDP)*

The Biological Resources section 4.3.1 states “The analysis in this section is tiered from the biological resources impact analysis contained in the 2005 LRDP EIR, supplemented by project-specific surveys and studies.”

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The CEQA Guidelines Section 15152(f)(3) provide that “Significant environmental effects have been ‘adequately addressed’ if the lead agency determines that:  
(A) they have been mitigated or avoided as a result of the prior environmental impact report and findings adopted in connection with that prior environmental report; or  
(B) they have been examined at a sufficient level of detail in the prior environmental impact report to enable those effects to be mitigated or avoided by site specific revisions, the imposition

of conditions, or by other means in connection with the approval of the later project.”

In this case the lead agency is the University of California. However, EcoRights members are concerned that relying on a CEQA analysis published 13 years ago is not appropriate, especially when development of the Hagar site on the East Meadow was not contemplated at the time and where conditions may be very different now than they were in 2005. For example, the faculty housing currently located between the arboretum and the Hagar site did not exist in 2005. It is possible that the site was suitable California red-legged frog habitat in 2005, and since it was developed, CRLF individuals may have been displaced and may be now using the Hagar site. This alone suffices to conduct additional evaluations of the Hagar site for special status species. In Volume I of the DEIR for the 2005 LRDP Section 4.4.2.5 LRDP Impact BIO-17 states “Campus development under the 2005 LRDP, in conjunction with other regional development in northern Santa Cruz County, would not result in a substantial adverse cumulative impact on sensitive natural communities.”

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The SHW RDEIR states that development at the Heller site was contemplated in the 2005 LRDP, and that “impacts to biological resources associated with the Heller site would be minimal due to the housing development being confined within the existing FSH site.” While the development may be confined within the existing FSH site, the increase of intensity of use, the number of people, traffic and services (e.g. garbage), would certainly have an impact on biological resources. This is not analyzed in the RDEIR

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Furthermore, the SHW RDEIR admits that the 2005 LRDP does not provide for additional development on the Hagar site where no development was anticipated under the LRDP (Page 4.3-57). However, no analysis of cumulative impacts was conducted despite the LRDP’s indication that such an analysis would happen. The RDEIR attempts to explain this away by stating “the proposed project would implement all applicable mitigation measures from the 2005 LRDP EIR as well as additional project-specific mitigation measures as necessary, and therefore with mitigation, would not result in new or greater impacts than previously analyzed in the 2005 LRDP EIR.” As Hagar Site development was not contemplated in the LRDP, that is an entirely conclusory and likely false statement. The RDEIR does not adequately analyze the cumulative impacts of the Hagar site development, the loss of campus grassland habitat, and the reasonably foreseeable impacts from future development in campus meadows to accommodate the University’s target student enrollment goals as expressed by the Chancellor.

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*Insufficient Project Site Surveys and Mapping*

The section indicates that biological resources at the project sites were identified through, among other methods, by conducting “reconnaissance-level field surveys”. However, the RDEIR does not sufficiently define what these field surveys are or what they entail or the methodology involved. Surveys at the Heller site conducted in May and June are not ideal for plant surveys because many of the plants are no longer flowering at that time. Two surveys at the Hagar site were conducted in October and December – late fall and winter times, when again, plants are not likely in bloom, making observation and identification challenging.

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*California Red-Legged Frog*

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The Ecological Rights Foundation has serious concerns about the methodology and results for the CRLF habitat assessment and surveys, both for the Heller and Hagar sites, as described in Section 4.3. EcoRights is of the opinion that the findings are not sufficiently supported by evidence, and the evidence that is used is not appropriate and/or is out of date.

According to the US Fish and Wildlife Service Revised Guidance on Site Assessments and Field Surveys for the California Red-legged Frog August 2005 (Guidance), “two procedures are recommended in the new Guidance to accurately assess the likelihood of CRF presence in the vicinity of a project site: (1) an assessment of CRF locality records and potential CRF habitat in and around the project area and, (2) focused field surveys of breeding pools and other associated habitat to determine whether CRF are likely to be present.” According to the Guidance “If the following Guidance is followed in its entirety, the results of the site assessments and surveys will be considered valid by the Service for two (2) years, unless determined otherwise on a case-by-case basis by the appropriate Service Fish and Wildlife Office. After two (2) years, new surveys conducted under the most current Service Guidance may be required, if deemed necessary by the appropriate Service Fish and Wildlife Office.”, and requires answering the following three questions: “Is the site within the current or historic range of the CRF? Are there known records of CRF at the site or within a 1.6 kilometer (1 mile) radius of the site? “and “What are the habitats within the project site and within 1.6 kilometers (1 mile) of the project boundary?”

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Under both CEQA and the Endangered Species Act (ESA), the university needs to have performed CRLF protocol surveys to determine whether there is occupied habitat at the Hagar site. Since the university hasn’t completed protocol level surveys it must assume presence of CRLF. In this instance mitigation measure only addresses direct impacts to individuals and fails to address impacts to habitat, in violation of ESA and CEQA. The University admits that the Kalkar Quarry Pond, Gunn Ponds and Rittenhouse Pond may have suitable CRLF habitat, and that CRLF from the Arboretum Pond could migrate to those ponds:

“Three ponds, the Kalkar Quarry Pond, the Rittenhouse Pond, and another pond southeast of the Rittenhouse Pond, are present to the southeast of the Hagar site. All three ponds are hydrologically connected via a stream channel and are located on private land surrounded by residential development. These ponds have not been recorded as breeding or aquatic habitat for CRLF (CDFW 2017, City of Santa Cruz 2008). Not all of these ponds were accessible for surveys as two of the three ponds are on private lands. However, due to the presence of potential suitable breeding or non-breeding aquatic habitat, CRLF could occur in these ponds. CRLF could move from the Arboretum Pond or from the Moore Creek, Cave Gulch, and Wilder Creeks through the Hagar site to these ponds.

The RDEIR also correctly states that “maintaining dispersal corridors between breeding and non-breeding habitats is considered essential for preserving CRLF populations (USFWS 2010, Biosearch 2016).” The current owner of the Kalkar Quarry Pond, Springtree Homeowners’ Association, does not believe that a CRLF survey has ever been conducted at the Quarry Pond or the other adjacent ponds, and thus it is no surprise that the ponds have not been recorded as CRLF habitat. Nonetheless, the ponds and their adjacent wetlands have, for decades, provided open water potential breeding habitat and non-breeding habitat for CRLF. In fact, a 1974 ecological assessment conducted for the Quarry Settlement Development, identified the Kalkar pond as CRLF habitat. Yet despite the strong possibility that CRLF may live in these ponds,

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and may currently be using the adjacent East Meadow for upland dispersal, the University has made no effort to perform CRLF protocol surveys. Without such surveys, the RDEIR’s CRLF impacts analysis is flawed, and its proposed mitigation is inadequate.

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Moreover, the RDEIR’s new admissions that “due to the presence of potential suitable breeding or non- breeding aquatic habitat, CRLF could occur in [the Kalkar Quarry Pond, the Rittenhouse Pond, and another pond southeast of the Rittenhouse Pond]” contradict the documents conclusory statement, carried over from the initial DEIR, that “CRLF are not known to occur in the vicinity of the Hagar site due to the lack of suitable aquatic or breeding habitat adjacent to the site.”

The RDEIR relies on seven CRLF site or habitat assessments of the project sites for its Biological Resources findings (page 4.3-5):

1. California Red-legged Frog Site Assessment for University of California Santa Cruz, West Campus Housing Area. Prepared by Biosearch Associates (Biosearch 2016; 2017).
2. University of California Santa Cruz California Red-legged Frog Site Assessment. Prepared for Campus Planning, University of California Santa Cruz. Prepared by EcoSystems West (EcoSystems 2000).
3. Potential California Red-legged Frog Use of College Eight Detention Basin, U.C. Santa Cruz. Prepared by H.T. Harvey & Associates Ecological Consultants (HT Harvey 2008).
4. Biological Assessment for the California Red-legged Frog, Stormwater Infrastructure Improvements Phase II, University of California, Santa Cruz. Prepared by H.T. Harvey & Associates Ecological Consultants (HT Harvey 2009).
5. California Red-legged Frog Habitat Assessment of the University of California, Santa Cruz Lower Campus. Prepared by Jones & Stokes (Jones & Stokes 2002).
6. A field reconnaissance survey at the Heller site on May 2 and June 24, 2017 and August 17, 2018.
7. A field reconnaissance survey at the Hagar site on October 5 and December 7, 2017 and July 31, 2018.

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The assessments are not valid and should not be relied on.

There are three issues with these studies. The first is that these assessments 1, 3, 4, 5, and 6 are specifically outside the Hagar site, and assessment 2 is not clear if it includes the Hagar site. The other issue is that, even if the assessments were conducted at the Hagar site, four are between 18 and 9 years out of date. Finally, it is not clear that these are protocol-level surveys. As not all of these surveys have been made available for public review, the public cannot evaluate the sufficiency or methodology of these studies, depriving the public to be fully informed. The Ecological Rights Foundation has sought all CRLF survey documents, both informally and through a California Public Records Act request sent in April 2018. To date, despite repeated requests, the University has denied access to most of these documents.

Under the Guidance, it is clear that a site assessment must be conducted at the three ponds. Again, the Guidance states that “two procedures are recommended in the new Guidance to accurately assess the likelihood of CRF presence in the vicinity of a project site: (1) an assessment of CRF locality records and potential CRF habitat in and around the project area and, (2) focused field surveys of breeding pools and other associated habitat to determine whether

CRLF are likely to be present.” (Emphasis added) The Hagar site is located approximately half a mile due east from the arboretum pond. The arboretum pond is sited by the RDEIR (page 3.4-15) as a known CRLF breeding site. In addition, the pond located at the terminus of Quarry Lane is approximately 300 feet southeast of the Hagar project boundary. The RDEIR states “LSA biologists also visited the off-site Kalkar Quarry Pond on July 31, 2018”. It is not clear whether the visit was an assessment in the context of the Guidance. In addition, the RDEIR does not provide the findings of this visit – did LSA biologists conclude that Kalkar Quarry Pond is or is not suitable habitat? Were any CRLF observed? It bears repeating that any report generated from this visit is not available for review.

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In addition, and as alluded to above in the hydrology section, it is not clear what impact the development on the Hagar site would have on the water quantity, or quality of Kalkar Quarry, Gunn, or Rittenhouse, ponds. The RDEIR specifically calls out that “there is no dye trace information directly relating the area within the footprint of the proposed development or the detention basin/sinkhole to Kalkar Quarry Pond.” (Page 4.7-33). As such, it cannot be said with any level of certainty that the volume of stormwater runoff generated from the development, and the loss of East Meadow percolation into the Karst, will not adversely affect the Kalkar Quarry springs and downstream ponds.

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One of the lead agency’s thresholds of significance for biological resources is whether the project “would have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by CDFW or USFWS”. However, the EIR’s analysis of the Hagar site fails to disclose or mitigate for indirect (habitat) impacts to the federally listed California red-legged frog. The discussion under SHW Impact BIO-5 states that no upland or dispersal habitat for CRLF is present at the project site, however it also discloses that a known breeding pond for this protected species is located 0.5 miles from the Hagar site and is adjacent to three ponds that provide potential breeding and non-breeding habitats. Because the USFWS 2005 protocol survey guidance for the species requires that a 1-mile dispersal distance be considered standard in evaluating potential upland habitat, a distance based on telemetry data collected by Bulger et al. in 2003 indicating that frogs can disperse into upland habitat up to a mile away from breeding habitats (UFSWS, 2005 ([https://www.fws.gov/sacramento/es/survey-protocolsguidelines/documents/crf\\_survey\\_guidance\\_aug2005.pdf](https://www.fws.gov/sacramento/es/survey-protocolsguidelines/documents/crf_survey_guidance_aug2005.pdf))), the EIR’s dismissal of the Hagar site as potential upland habitat is cursory and lacks biological rationale. The conclusion that no habitat occurs on the Hagar site was nonetheless reached by the lead agency, evidently by relying on two technical studies cited as “HT Harvey 2009” and “EcoSystems 2000”, neither of which is provided in the EIR’s appendices. The biological resources analysis thus fails to provide the public and decision-makers a sufficient and logical basis for concluding that the Hagar site’s development would have no adverse effect on CRLF or its habitat.

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*Golden Eagles*

2005 LRDP Page 4.4.-66: Special-status raptors, states “While the development envisioned under the 2005 LRDP would reduce the amount of foraging and nesting habitat of special-status raptors, including sharp-shinned hawk, golden eagle, northern harrier, long-eared owl, white-tailed kite, or other birds of prey, **no development is proposed in adjacent or nearby off-campus open space** (e.g. Wilder Ranch State Park, Henry Cowell Redwoods State Park, **Pogonip City Park**, or Moore Creek Preserve) that would result in a cumulative reduction of

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habitat for special-status raptors.” (Emphasis added). However, in conversations with local birders, and through a search through eBird (<https://ebird.org/home>), a project of the Cornell Lab of Ornithology, we determined that there are golden eagles that are nesting in Pogonip Park less than half a mile from the Hagar site. Thus, we are concerned that while golden eagle nesting surveys will be conducted in preparation for the construction at the Hagar site, the impacts of the ongoing use of the site for student housing on nesting golden eagles at Pogonip City Park, or on eagles foraging at the East Meadow, have not been sufficiently assessed.

The RDEIR recognizes that one of the common issues in the comments on the Draft EIR was that

“The proposed Hagar site development may be within half a mile of a golden eagle nest in the Pogonip City Park. The proposed Hagar site development does not mitigate for potential impacts to foraging golden eagles and other special-status birds. Loss of foraging habitat for golden eagles and other raptors and birds at the Hagar site would be considered a significant cumulative impact.”

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However, the RDEIR does not address these concerns, nor is the currently proposed project different in any way to address this serious concern. There is no proposed mitigation to address this concern.

As is the case all through this process, while studies prepared for the RDEIR are cited, these studies are not available to the public and the location, distance, duration, or methodology of these surveys is not provided.

***Burrowing Owl***

The RDEIR is deficient in its analysis of potential impacts on burrowing owls. Similar to the treatment of concerns regarding golden eagles, the RDEIR recognizes that a main concern of the public was that “The proposed Hagar site development would impact burrowing owls.” And that “Additional burrowing owl surveys should be conducted at the Hagar site.” And similarly, the RDEIR does not address this concern.

The 2005 LRDP states “No western burrowing owls were identified during field surveys in 2002 (Jones & Stokes 2002), but **the species is known to inhabit breeding and foraging habitat in the East Meadow** and grasslands in the southwest corner of campus (Linthicum 2005)” (Emphasis added)

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However, the RDEIR states “LSA conducted a burrowing owl survey within suitable habitat on and within 500 feet of the Hagar site within 2 hours of dusk on December 7, 2017. The survey was conducted to assess **nonbreeding use of the site** in accordance with the CDFW 2012 Staff Report on Burrowing Owl Mitigation (CDFG 2012).” (Emphasis added)

These two statements are inconsistent where the 2005 LRDP found that the species is known to breed in the East Meadow, while for the SHW development at East Meadow LSA conducted a survey to assess non-breeding use of the site. It is not clear why LSA did not conduct a survey to assess breeding use of the site by burrowing owls. Please address this inconsistency.

*Ohlone Tiger Beetle (OTB)*

The RDEIR is deficient in analysis of the impacts on OTB resulting from development at the Hagar site. The impacts have not been sufficiently analyzed, and the conclusions are inconsistent with other available information. Again, the RDEIR recognizes that there is great concern about OTB, and this concern was not addressed.

Page 4.3-16 of the RDEIR states "... Watsonville loams are absent, which likely precludes the presence of this beetle (ECS 2016). Suitable habitat, including Watsonville loams, for this species is not present on the Hagar site. Therefore, this species is not likely to occur at the Hagar site.

" This statement is conclusory, and is not supported by any clear evidence, and to the contrary, there is evidence that there may be suitable OTB habitat at the Hagar site. At the very least there is insufficient data to rule out that OTB will not use the site, and so development at the Hagar site should be prohibited.

The RDEIR recognizes that the OTB inhabits coastal terrace prairies characterized by remnant stands of native perennial grassland (Arnold et al, 2012), often characterized by Purple needlegrass (*Nasella pulchra*) and that Purple needlegrass is found at the East Meadow. The soil type where OTB are *usually* found is the Watsonville loam, however OTB are also known to exist and/or use Tierra-Watsonville complex soils, and Danville loam soils (Arnold 2002). Furthermore Danville loam may contain inclusions of Watsonville loams. (Bowman et al., 1980). OTB have also been found in soil types "similar to Tierra-Watsonville complex, Pinto sandy loam, similar to Pinto sandy loam, similar to Pfeiffer, similar to Pinto clay loam, and similar to Bonnydoon loam (Natural Resources Conservation Service 2002)." as cited in the Ranch View Terrace Final HCP for the development on campus just west of the East Meadow. In addition, according to the Ranch View Terrace Final HCP "Known locations and potential habitat for OTB both on and near campus have been surveyed for the presence of OTB adults and burrows (appendix B). All known locations of the species occur on Tierra-Watsonville complex **or similar soils** along trails and in bare areas within meadows." (page 3-20) (Emphasis added).

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On page 4.3-9 of the RDEIR the soils units at the Heller site are mapped as "Watsonville loam, Aptos loam, Lompico-Felton complex, Elkhorn sandy loam, and Tierra-Watsonville complex, while the soil units mapped within the proposed utility corridor are Los Osos loam, Lompico-Felton complex, and Tierra-Watsonville complex (UC Davis Soil Resource Laboratory 2017)." And the Hagar site soil units are mapped as "Elkhorn sandy loam, Danville loam, and Aptos loam, warm, while the soil units at the proposed utility corridor are mapped as Elkhorn sandy loam and Danville loam (UC Davis Soil Resource Laboratory 2017)."

According to the UC Davis study the Hagar site contains Danville loam which may contain inclusions of Watsonville loam. Arnold (2002) noted "To the best of my knowledge, all locations where OTB have been observed (Santa Cruz Gardens; Poliski-Gross, UCSC-Marshall Field and Inclusion Area A, Wilder State Park, **Pogonip Park**, Vine Hill School, plus the Moore Creek Open Space and adjacent private ranches) are mapped as Watsonville loams (Bowman 1980 et al.). **This soil type also occurs as an inclusion in other soils that are known from the vicinity of the UCSC campus.**" (Emphasis added). In the same assessment, Arnold identified the Hagar site as potential OTB habitat. It is not clear whether the difference between Danville loam and Watsonville loam are sufficient that OTB cannot use the Hagar site. Both are sandy loams

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Furthermore, Arnold concluded that “... it is certainly possible, and even likely that adult OTBs would at least transiently visit meadow areas that are not characterized by Watsonville loams as they disperse between meadows growing on Watsonville loams.” This conclusion points out clearly that the Hagar site may very well be important for OTB individuals as they disperse between meadows. As it happens, the Hagar site is located roughly halfway between two known populations of OTB, one at the Moore Creek reserve and one at the Pogonip meadow, which are approximately 1.5 miles apart.

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In addition to the issue of isolated OTB populations, the OTB undergo metapopulation dynamics (Cornelisse et al, 2013). A metapopulation is a group of sub-populations of the same species occupying habitat islands that are separated in space. While the populations are spatially separated, they interact by movement of individuals from one sub-population to another. Each sub-population experiences its own stochastic processes such as population growth and predation events. A benefit of the risk-spreading resulting from the metapopulation structure among the different sub-populations, an intact metapopulation provides protection for all the sub-populations, and the species as a whole. One of the key elements for an intact metapopulation is the existence of vacant suitable habitats that provide either a dispersal “stepping stone” to other suitable habitat patches, or may itself become inhabited. Cornelisse et al. (2013) find that habitat destruction may well contribute to metapopulation decline, and that management practices such as habitat creation/destruction and grazing practices influence, and may increase OTB survival and population viability. In the context of the metapopulation of the OTB populations occurring at Moore Creek reserve and Pogonip State Park, a habitat island such as the Hagar site may play a very important role in protecting the existing sub-populations, and this listed species. Therefore, more studies need to be conducted at the site to evaluate presence/absence of OTB and its function in a metapopulation context.

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Furthermore, OTB prefers grasslands with open areas and lower grasses because such sites provide better light and warmth as well as hunting areas. Grazing is useful for improving OTB habitat because it allows more sunlight to reach the ground and creates additional hunting grounds. The university previously allowed grazing at the East Meadow, a practice that is no longer followed. It is possible that OTB did previously use the East Meadow as a habitat island, but has been extirpated following the cessation of grazing.

ORG 5-37

***Water Quality***

To inform its understanding of the University’s current stormwater conveyance system’s impacts on sediment load to the Kalkar Quarry Pond, and the potential future additional impacts that development of the East Meadow would have on the entire Tres Ojos de Agua watershed, EcoRights conducted water quality sampling during a rain event sampling at the culvert that delivers stormwater from the Hagar site into the Kalkar Quarry Pond. EcoRights submitted the water sampling to Soil Control labs for evaluation of contaminants. The results show highly turbid water and very high levels of arsenic in the water. *See accompanying laboratory analyses and report.*

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***Geology and Hydrology***

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The project proposes to construct housing units on the Hagar site, which has been characterized as consisting of Aptos, Elkhorn, and Danville loams. The City of Santa Cruz General Plan DEIR found that “Erosion potential is rated high to very-high on the **Aptos**,... [and] **Elkhorn**, soil types...”. (page 4.10-18). The General Plan goes on to state “Because of the difficulties in preventing erosion, development of these areas must be limited in accordance with soil conservation practices, including minimal grading and retention of existing native vegetation.” The development project proposed does not reference the General Plan in this context, nor does the project seem to follow soil conservation practices such as minimal grading and retention of existing native vegetation.

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The elevated levels of arsenic and lead found in turbid stormwater flowing from the East Meadow indicates the soils in that meadow contain naturally occurring elevated levels of those toxic metals. The DEIR fails to evaluate the human health implications of exposure to these soils, including analysis of children displaying pica behaviors.

***Geology and Soils Related to Hydrology***

DEIR Section 4.5, figure 4.5-1, page 260 (4.5-5), confirms the karst hazards of the East Meadow showing that East Meadow is littered with level 3 and level 4 hazards. It also confirms that karst-altering construction methods are required to build on the East Meadow site. Section 4.5 states that nothing will be built above the level 4 hazard, i.e. the sink hole. Methods for building above the level 3 hazards are discussed on page 4.5-1. Here it is proposed that “the buildings that are located within the karst hazard areas be constructed on a concrete mat foundation that is supported by lime-treated compacted fill. The final geotechnical report will also further recommend that the mat should be designed to span a void appearing anywhere beneath the mat with a diameter of 10 feet”. The effect of this concrete mat covered compacted fill is to remove from function the very dolines through which surface waters percolate into the karst system. This in turn will likely shut down or reduce the flow of clear karstic waters that feed the Kalkar Quarry Pond, critical wetland habitats, our downstream neighbors, and ultimately the Neary Lagoon.

ORG 5-40

The Geology and Soils analysis conducted for the 2005 LRDP do not apply to the Hagar site that was first designated as Campus Resource Land in the final 2005 LRDP published in 2006. This is true for all 2005 LRDP analyses for the Hagar site as they were conducted prior to the designation of this land as CRL land.

***Hydrology and Water Quality***

While the DEIR goes into great length about construction methods useful for dealing with karst systems and stormwater runoff, it does not adequately evaluate or address the potential impacts from the SHW Project. The University claims that hydrology assessments on the UCSC campus are conducted at 16 stations (DEIR 4.7-4), yet nothing in that section provides details of this hydrology study (which the public was denied access to), or demonstrates that the karst system, its intakes, aquifers, and springs and seeps are well understood.

ORG 5-41

In its 2005 LRDP FEIR, the University acknowledges the potential impacts on groundwater resources from developing on karst, and from extracting groundwater from the karst aquifer:

Potential impacts on groundwater that could result under the 2005 LRDP include reduced spring flows and lowering of water levels in adjacent wells as a result of a reduction in recharge due to increased impervious surfaces, and as a result of groundwater extraction under drought conditions, in the event that LRDP Mitigation UTIL-9I is implemented to reduce demand for water from the City’s water supply. (2005 LRDP FEIR, 4.8-37).

Three types of activities under the 2005 LRDP could affect the groundwater aquifer in the central/lower campus. First, new impervious surfaces would be added which could alter the pattern of recharge of the karst aquifer. Second, construction of new buildings in the karst areas of the campus could require the use of pressure grouting to stabilize weak soils. Third, to offset campus water demand in drought years, as mitigation (LRDP Mitigation UTIL-9I), under drought conditions the Campus would draw groundwater for non-potable uses from the karst aquifer underlying the lower half of the campus. The combined effect of these activities could be to reduce groundwater levels in the aquifer and potentially affect downgradient wells and springs. (2005 LRDP FEIR, 4.8-38-39).

ORG 5-41

In Section 4.7, the University discusses the uncertainty of water flow through the karst aquifer system of the Kalkar Quarry Pond watershed. It relies on yet to be designed features of a storm water system (DEIR 4.7-26) to meet the Campus’s Post Construction Requirements: Designs which can only be based on the admitted uncertain nature of flow through the karst aquifer system. A similar statement of uncertainty is repeated on page 335 (DEIR 4.7-29) with mitigation for HYD-3, which in turn is mitigated by the HYD-2A through HYD-2D mitigation measures. The section then concludes that “As discussed above, approximately half the Hagar site would consist of impervious surfaces after project construction. However, a substantial reduction in groundwater recharge would not occur because all runoff would still be infiltrated into the karst aquifer. Therefore, even though the rate and volume of runoff from the site would increase due to new impervious surfaces, most runoff would still enter the karst system by way of infiltration. For these reasons, the addition of impervious surface area on the Hagar site would not interfere substantially with groundwater recharge within the Kalkar Quarry watershed, and this impact is considered less than significant”. They end by stating that “No mitigation is required”. This conclusion is entirely unsupported and undermined by the University’s own admissions that it does not fully understand the hydrologic connections and Recall that the Geology and Soils section (see above) stated that the dolines at the construction site would be treated with engineered fill and covered with concrete mats, thus removing these dolines as entry points into the karst aquifer system. Section 4.7 supplies no certainty that surface water delivered to the sinkhole at Hagar and Coolidge will arrive at the Kalkar Pond. It provides no certainty that waters percolating into the karst aquifer above the construction site will arrive at the Kalkar Pond.

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It provides no certainty that water will find percolation pathways within the project site. It has not proven that the waters currently percolating through the construction site are not a significant portion of the water being delivered to the Kalkar Pond.

***Wastewater Treatment Facilities***

ORG 5-43

The wastewater at the Heller site would be treated at a membrane bioreactor (MBR) plant, and the generated recycled water will be used for toilet flushing and irrigation. The MBR consists of a bioreactor to digest organic material, and membranes to separate bacteria and suspended organic material from the water. Excess treated effluent will be discharged into dry wells. However, it is not stated that the system will remove inorganic materials such as pharmaceutical chemicals, and thus it is unclear whether such chemicals will persist in the wastewater or not. Pharmaceuticals can have a detrimental impact on wildlife. Amphibians are especially susceptible to pharmaceuticals in the water, and many studies have shown the negative impacts of these chemicals in water on frog development. EcoRights is concerned about the presence of these chemicals in irrigation water and that pollutants in excess treated effluent discharged into dry wells will reach groundwater and surface water. It is of particular concern because of known presence of CRLF in the vicinity of the site. The DEIR does not provide information about the location, nature, or permeability of the dry wells, thereby preventing the public from making a detailed analysis and comments. Further, the DEIR does not sufficiently evaluate whether pharmaceuticals are likely to enter ground-, and surface-, water via the dry wells, and what impact they might have on wildlife.

ORG 5-43

*Land Use and Planning*

The RDEIR’s analysis of Land Use and Planning related impacts of the project is deficient in several regards. First, it is inaccurate to assert that the proposed development of the Hagar Site will not be substantially incompatible with existing land uses that surround the site. The PL designation of the areas to the north, east, and west of the site are devoid of development, and development of the Hagar Site will by definition be incompatible with the use designation of these areas. The same analysis applies to the planned future uses of the areas surrounding the site, as there is no indication that these areas will be developed in the future, and these areas cannot be developed absent an amendment to the LRDP. The impacts are therefore significant and the RDEIR’s conclusion to the contrary is not supported by substantial evidence.

ORG 5-44

Second, with respect to the Hagar Site, the RDEIR does not present substantial evidence to support the conclusion that its development will not result in a violation of the policy to “respect the natural environment and preserve open space as much as possible.” There are several alternatives, including alternatives 2 and 4 presented in the RDEIR that would comply this policy.

ORG 5-45

Third, the proposed development at the Heller Site does not, as the RDEIR asserts, comply with existing plans and policies. Notably, the proposed development will include 10 story buildings that will protrude above the surrounding tree canopy, contrary the contrary assertion in the RDEIR. This is clearly demonstrated by reviewing figures 4.1-2, 4.1-3, 4.1-4, and 4.1-5. An amendment to this policy is required, and the statement in the RDEIR that the Heller Site development is consistent with this existing policy is not supported by substantial evidence.

ORG 5-46

Fourth, there is insufficient discussion that both of components of the proposed project will be at important entrance points to the campus, and that the development of these areas as proposed will radically alter the impression visitors have when they arrive on campus. Tall, urban looking buildings and development in the East

ORG 5-47

Mmeadow are both inconsistent with many campus values and the policies and principles listed across several pages of the RDEIR (see pages 4.1-8 through 4.1-14 and 4.8-7 through 4.1-9). There is no discussion of this impact in the EIR, even though it will be significant.

ORG 5-47

*Noise*

The RDEIR does not discuss the temporary or permanent impacts that the noise generated by development and subsequent habitation on the Hagar Site will have on the surrounding East Meadow environment. Likewise, it fails to discuss the noise impacts on people living within the adjacent (across Coolidge Drive) Spring Creek neighborhood. There is no mention of residents of the Spring Creek neighborhood in the noise section of the RDEIR, and thus the analysis of impacts on nearby residents in the RDEIR is incomplete.

ORG 5-48

Regarding the noise impacts on the East Meadow environs, the RDEIR likewise completely omits any discussion of potential impacts on this currently undeveloped portion of the campus. In fact, the Hagar Site development would generate a constant source of noise in the East Meadow: noise that currently does not exist, and noise that would significantly disturb the peaceful quiet and solitude found in the East Meadow. The complete failure to identify or consider this potential impact in the RDEIR is inconsistent with the requirements of CEQA.

*Public Services and Recreation*

The RDEIR relies exclusively on the 2005 LRDP EIR as the analysis of whether there would be an increase in the use of existing neighborhood and regional parks or other recreational facilities that would significantly impact these facilities. The 2005 LRDP EIR found this impact to be less than significant. However, the LRDP did not contemplate building on the Hagar site, and thus any potential impact associated with building at that location was not analyzed in the 2005 LRDP EIR. The Hagar Site is immediately adjacent to trail access to Pogonip Park, a City of Santa Cruz managed park. With additional family student housing at the Hagar Site, it is certain that, due to the proximity of these two trailheads, the proposed project would result in increased use of the Pogonip Park in general, and the trails in this area in particular. There is a complete failure to discuss this potential impact in the RDEIR. Moreover, the RDEIR acknowledges that City of Santa Cruz parks are already oversubscribed, noting that in 2017 the City is 45 acres short of meeting its goal of providing 4.5 acres of park space per 1,000 residents. As such, it is possible that locating new housing near access to an existing City park may result in a finding that the project would have a “substantial adverse impact” and “significant environmental impacts” on service ratios, or that it would result in increased use that could result in “substantial physical deterioration” of existing facilities. The failure to analyze these issues in the RDEIR is inconsistent with the requirements of CEQA.

ORG 5-49

It is inapposite that the increased campus population facilitated by the proposed project does not exceed that analyzed in the 2005 LRDP EIR. The site-specific impacts of the development, as now proposed, were not analyzed in the 2005 LRDP EIR, and as the discussion above illustrates, locating housing development in the East Meadow, where no permanent human presence previously existed, will change the impacts on the adjacent Pogonip Park in ways not contemplated or analyzed in the 2005 LRDP EIR.

*Aesthetics*

Section 4.1 of RDEIR does not consider property owners within the Springtree Homeowners Association (SHOA), when considering CEQA guidelines and the UC CEQA guidelines. Many of the homes in the SHOA have long vistas over the East Meadow that were not discussed, and perhaps deliberately ignored, in the RDEIR. Many others have natural views of the Kalkar Quarry Pond. Hagar site presentations published on 4/16/2018 on the SHW website indicate that the Hagar site apartments will tower 50 feet above the Quarry rim near the intersection of Hagar Drive and Coolidge Drive, and then continue to rise an additional 30 feet in both the northerly and easterly directions. These structures will completely block views of the East Meadow for higher elevation properties and public spaces within the SHOA. These structures will destroy the natural setting of views from the Kalkar Quarry Pond.

ORG 5-50

Figure 4.1-9 on page 125 (4.1-29) of the RDEIR is inadequate and misleading. The midsize white sedan shown on Coolidge Dr. is seen to be half as tall as the two story apartment building at the same distance, and therefore perspective, in the picture. The white bus seen on Hagar Dr. is nearly as tall as the apartment building, not all of which can be attributed to closer perspective. The authors of this letter were denied access to grading plans and construction plans that would quantify the exterior dimensions and elevation of the Hagar facilities. We found only the top-view sketch of the facilities in figure 3.0-6a, page 73 (3.0-22), and again in figure 3.0-6b, page 76 (3.0-24). The contour lines have been curiously blurred in figure 3.0-6b. The Hagar site presentations on the SHW website provided some indication of the post-grading soil elevations and building heights. However, we are still waiting for official grading, site plan, and any required additional documents from the University (Denise Dolezal or her office) that will provide the final contour maps and building heights for all structures on the Hagar site, including the height of the community and administration buildings.

ORG 5-51

Authors of this document attended the Draft EIR information and public comment meeting at the Loudon Nelson Community center on 2 May 2018. In that meeting, it was mentioned that the Hagar site structures would rise an additional 80' in the northerly and easterly directions above their elevation at the intersection at Hagar and Coolidge drives. This is an additional 50' beyond the additional 30' rise the authors had ferreted out from the presentations published on the SHW website on 16 April 2018. These Hagar site structures will absolutely destroy the natural and sunset views we enjoy from the SHOA property at viewing positions within private homes, from publicly available vista points, and from the Kalkar Quarry Pond.

ORG 5-52

Authors of this document also attended the public comment meeting at the Paradox Hotel on 3 May 2018. At that meeting, Vice Chancellor Traci Ferdolage mentioned in her presentation that the Hagar site complex will continue to rise an additional 90' from its elevation at the intersection of Hagar and Coolidge drives. The Capstone representative commented to a question asked from an attendee that the grading plan had been modified for moving no more than 4 feet of soil. Figure 1 provides a map of the lower East Meadow with contour layer overlay pulled from the County of Santa Cruz GIS Map system. It shows a current 80' elevation change in the easterly direction from the sink hole to the east side of the East Meadow. It also shows only a 20' elevation change above the sinkhole in the lower central portion of the East Meadow. This is the

ORG 5-53

portion of the meadow above the Kalkar Quarry Pond that is of greatest aesthetics concern to those with views from the SHOA. If the land were to be graded in a straight ramp, then this lower central portion of the East Meadow could be raised by as much as 30' before any buildings are constructed. The addition of a 30' tall building here would be 60' above the existing ground level and 80' above the Quarry rim at the Kalkar Quarry Pond. No visual simulation

ORG 5-53

Being submitted concurrently with these comments are videos of aerial footage depicting the viewshed of and from the Hagar site development as described by the University.

ORG 5-54

The RDEIR aesthetics section justifies its selection of the lower East Meadow site, the Hagar site, for the purpose of protecting views from the campus's valued vantage points (RDEIR, Vol. 1, page 4.1-24). It ignored the views of those who live next door within the SHOA and UCSC Faculty Housing at Hagar Court. The RDEIR also provides figure 4.1-9 that gives an artist's rendering of the Hagar site post construction. All who have viewed this figure recognize that it is grossly inaccurate. Note the small white sedan on Coolidge Drive that is half the height of a two-story building at the same perspective distance.

ORG 5-55

Once again, the RDEIR uses arguments for maintaining open space vistas as a reason for placing the Hagar site facilities at the bottom of the East Meadow. It completely ignores or is inaccurate in its depiction of the loss of these vistas from throughout the City, the SHOA properties, and from the Faculty Housing at Hagar Court.

ORG 5-56

Once the Project design is actually completed, the plans should be made available for public review and the RDEIR should be revised and recirculated to provide sufficient time to review and comment on the aesthetics issues.

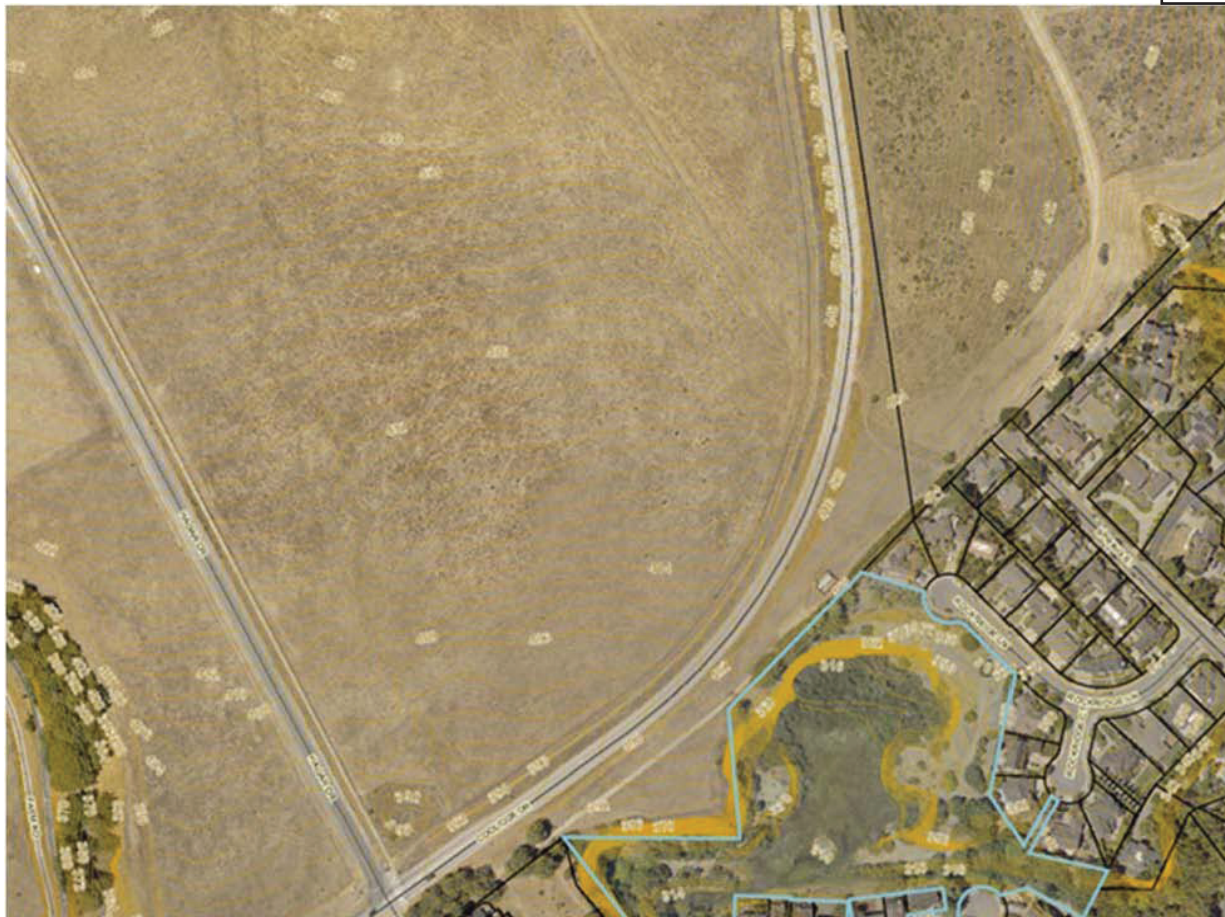


Figure 1: Santa Cruz County GIS Map of Lower East Meadow with Contours Layer Overlay

***Transportation and Traffic***

Honesty forces us to fully admit that we had great difficulty reading this section even at a cursory level. This section presents pseudoscience arguments founded on what we believe to be the false assumption that housing a student on campus reduces their trips on and off campus, particularly those who own vehicles or who have children.

Construction traffic on and off campus will be very bad. This is unavoidable. All involved will need to work diligently to ease congestion as best as humanly possible. A number of likely traffic effects were not addressed in the RDEIR: The addition of a Coolidge Drive exit from the Hagar complex will result in the headlights of cars exiting the facility projecting directly across the Kalkar Quarry and SHOA members’ properties. Roads would have to be sloped or solid barriers or thick landscaping put in place to block headlight beams from SHOA and neighboring homeowners.

While not specifically mentioned in this section. The plans for parking on both the Heller and Hagar site complexes must be based on realistic car ownership in today’s world. It is good to have visions of a future where people no longer have cars but we aren’t there yet. Deficits in needed parking spaces for residents in these facilities will cause parking to spill over into adjacent facilities and neighborhoods. Parking on public streets in adjacent neighborhoods could be heavily impacted from spillover from the Hagar site complex.

ORG 5-57

ORG 5-58



The presence of a housing complex in the lower East Meadow will create interest by those living in that complex to have the City open access from Coolidge Drive to Spring Street. This cannot be allowed. It would destroy the SHOA and adjacent neighborhoods and fails to circumvent the traffic choke points on High Street, Storey, Street, Bay Street, etc.

ORG 5-58

Traffic infrastructure, both on and off campus, is straining to the point of failure under the demands of the current student population. With the existing student and staff population, major traffic arteries on the west side of Santa Cruz are clogged to the gills. This is not just a mere inconvenience. There are only a couple ways out of the campus and upper west side of Santa Cruz. In the very realistic scenario where a major wildfire sweeps through, many students and residents would likely be trapped in place with gridlocked vehicles. The discussed 2020 LRDP plans to increase student population to nearly 30,000 would further exacerbate this risk. The SHW Project’s potential impacts on the health and safety of UC students and Westside residents must be addressed. Further growth in student population should be frozen until such time that a direct Eastern Access connecting UCSC to Hwy 1 and Hwy 17 can be created, and that a combined UCSC and City strategy is in place to accommodate the extra population within the City of Santa Cruz.

ORG 5-59

*Air Quality*

*The RDEIR fails to Evaluate the Presence of Heavy Metals in Fugitive Dust at the Hagar Site*

The RDEIR recognizes that

“Project construction activities at the Hagar site would have the potential to expose sensitive receptors to substantial TAC concentrations. The closest sensitive receptors are employee residences south of the construction site, across Glenn Coolidge Drive at approximately 350 feet from the edge of the site. Additional residences are located to the east on Rockridge Lane and Spring Drive, with the closest home at 650 feet from the edge of the project site. Thus, a community health risk assessment was conducted to evaluate the effect of Diesel Particulate Matter emissions during project construction on nearby receptors.”

ORG 5-60

First, the RDEIR does not define what the “community health risk assessment” is, or where it might be found. In order to evaluate the sufficiency of this assessment it must be made available to the public.

In addition, the DIER only evaluates the impacts of reactive organic gases (ROG), NOx, Co, PM10 and PM2.5 that might result from construction activities. As discussed above in the Geology and Soils section, EcoRights members have detected arsenic in stormwater runoff from the East Meadow flowing into Kalkar Quarry Pond indicating that arsenic is present in the East Meadow soils. In addition to concerns about arsenic-contaminated sediments entering the waterways and ponds from construction activities, EcoRights members are concerned that arsenic may become entrained in fugitive dust emanating from soil disturbance activities such as grading at the Hagar site and degrade air quality. Lead and arsenic are known to be harmful to human health, and inhalation of contaminated dust is a known exposure route. The Hagar site is close to human habitation, including child care facilities and schools (e.g. Westlake Elementary

ORG 5-61

School, the Granary Playground, and other preschools in the vicinity), and machine operators and workers at the Hagar site will be exposed to arsenic contaminated dust. Therefore, the RDEIR is deficient in its analysis of

ORG 5-61

***Greenhouse Gas (GHG) Emissions***

In addition, the RDEIR only evaluates GHG emissions resulting from the construction of the housing developments, and does not account for the impact of ongoing GHG emissions from increased car trips from the campus to the town. The University claims that by constructing additional student housing on campus, traffic impacts along the approach roads, including High Street, Bay Street, and Western Drive, and other roads, will be reduced because the students would not need to drive to campus from off-campus housing. However, the RDEIR fails to evaluate the number of trips that future residents in the new housing would be required to make **from** campus to shopping locations, day-care centers, schools, and other activities off campus.

ORG 5-62

***Utilities and Service Systems***

There is no reference to the Statewide Recycled Water Policy (State Water Resources Control Board Resolution No. 2009-0011) or the Statewide Water Reclamation Requirements for Recycled Water (State Water Resources Control Board Order WQ 2016-0068) among the “Regulatory Considerations” presented in the RDEIR. The Recycled Water Policy and Statewide Water Reclamation Requirements establish the rules that all recycled water suppliers and end-users must meet. Because the proposed project anticipates the use of recycled water for irrigation, analysis of the proposed use of water for consistency with the regulatory requirements of this policy and permit is required. No such analysis is provided. This failure means that the public and decision-makers have not been provided with sufficient information to evaluate the potential impacts of the project, and that the RDEIR itself fails to adequately consider whether the project is consistent with existing policies and regulations. The analysis in the RDEIR is therefore insufficient and fails to meets CEQA requirements.

ORG 5-63

The discussion of wastewater treatment and associated impacts omits discussion of key impacts in violation of CEQA. For example, the RDEIR fails to discuss the impacts of using recycled water (and the estrogens and other contaminants not removed in the proposed treatment system) to irrigate landscaping in the project areas. This is problematic since landscaping at the Heller Site is being designed to provide migration corridor for red-legged frogs, and frogs and other amphibians are particularly susceptible to impacts from pollutants in wastewater effluent. See above for further discussion of this issue.

ORG 5-64

The wastewater treatment system discussion is also inadequate under CEQA because it fails to provide sufficient specificity regarding location and potential impacts of the dry wells associated with wastewater treatment at the Heller Site. Without this information the public and decisionmakers cannot ascertain whether the issues and impacts related to wastewater treatment and disposal have been addressed and mitigated as required by CEQA.

ORG 5-65

**IV. Failure to Evaluate Feasible Alternatives**

ORG 5-66

Under CEQA the University is obligated to analyze alternatives to the proposed project that would meet project objectives and reduce or minimize significant impacts of the project. The alternatives analysis is required to present a meaningful comparison between the alternatives and the proposed project. Arguably the most significant impacts of the proposed project relate to aesthetics, and yet the alternatives analysis in the RDEIR does not provide sufficient information to engage in a meaningful comparison of the alternatives with respect to their aesthetic impacts. For example, there is no simulation of any of the proposed alternatives to allow the public and decision makers to evaluate the aesthetic impacts of the proposed alternatives and compare them to proposed project’s impacts.

ORG 5-66

The RDEIR also failed to provide a reasonable range of alternatives for analysis. Several alternatives were considered but not evaluated in detail. Each included eliminating the Hagar Site from consideration for Family Student Housing, while proceeding to provide a series of excuses and explanations regarding their infeasibility that likewise apply to the development of the Hagar Site, and thus cannot be said to be legitimate basis for excluding them from consideration. For example, the alternative at 5.4.2 discusses the high per bed cost of building on karst substrate, but this same problem is presented in Hagar Site. And in fact the analysis of the problems associated with building on the karst substrate at the Hagar Site is not adequately discussed in the RDEIR. There is thus inadequate information presented to determine whether the RDEIR adequately considered alternatives, including those not forwarded for detailed consideration.

ORG 5-67

In addition, there are at least two other alternatives that would have eliminated the Hagar Site that warranted consideration but were not presented in the RDEIR. One would involve building a FSH-only alternative at the North Remote location maintaining the current proposal for the Heller Site as is. This alternative would satisfy the project objectives in the same manner as the proposed project, and would eliminate all the negative impacts of building in the East Meadow. The RDEIR does not include sufficient information to explain why this potential alternative was not considered in the RDEIR. A second feasible alternative not considered in the RDEIR would have proposed building the Family Student Housing at the current location of the East Remote Parking. This alternative would satisfy the project objectives in the same manner as the proposed project. While this alternative would still involve building in the East Meadow, it would involve building in an already disturbed area, and in an area with considerably superior proximity to the remainder of the developed campus. This alternative would eliminate the considerable aesthetic impacts associated with building at a campus entrance at the first encounter a campus visitor has with the East Meadow.

ORG 5-68

Finally, because adequate notice of the potential for building in the East Meadow was not provided in this process, the public was not given an opportunity to forward reasonable alternatives for the University to consider when preparing the RDEIR. As explained above, the University’s failure to meet the procedural requirements of CEQA, including the notice requirements, has resulted in an inadequate RDEIR, including specifically in its analysis and treatment of alternatives.

ORG 5-69

**IV. Failure to Provide Access to Documents Directly Generated for the RDEIR**

Members of ERF have sought to view the many documents that are cited in the RDEIR to support conclusions reached in the RDEIR. These documents include biological surveys, maps and studies cited in the RDEIR and listed in Section 4.3.7 as well as the following on page 4.3.2.3 of the RDERI. The RDEIR states:

- “The project sites have been completed for the project:
- California Red legged Frog Site Assessment for University of California Santa Cruz, West Campus Housing Area. Prepared by Biosearch Associates (Biosearch 2016; 2017).
  - West Campus Housing Project, University of California, Santa Cruz, Rare Plant Survey Report. Prepared by Biotic Resources Group (BRG 2016).
  - Results of Botanical Survey of Lower Quarry Field. Prepared by Biotic Resources Group (BRG 2013).
  - University of California Santa Cruz California Frog Site Assessment. Prepared for Campus Planning, University of California Santa Cruz. Prepared by EcoSystems West (EcoSystems 2000).
  - West Campus Housing Project on the University of California Santa Cruz Campus, Presence Absence Survey Report for the Endangered Ohlone Tiger Beetle. Prepared by Entomological Consulting Services, Ltd. (ECS 2016).
  - Potential California Red legged Frog Use of College Eight Detention Basin, U.C. Santa Cruz. Prepared by H.T. Harvey & Associates Ecological Consultants (HT Harvey 2008).
  - Biological Assessment for the California Red legged Frog, Stormwater Infrastructure
  - Improvements Phase II, University of California, Santa Cruz. Prepared by H.T. Harvey & Associates Ecological Consultants (HT Harvey 2009).
  - Final Habitat Conservation Plan, Ranch View Terrace, University of California, Santa Cruz. Prepared by Jones & Stokes (Jones & Stokes 2005).
  - California Red legged Frog Habitat Assessment of the University of California, Santa Cruz Lower Campus. Prepared by Jones & Stokes (Jones & Stokes 2002).
  - UC Santa Cruz Site Stewardship Grassland Monitoring Program Progress Report. Prepared by Lucy Lynn (Lynn 2007).

ORG 5-70

In addition to LSA’s surveys, the following focused assessments and surveys were conducted for the proposed project:

- In conjunction with a California red legged frog (*Rana draytonii*; CRLF) site assessment, Biosearch Environmental Consulting conducted field surveys within the vicinity of the Heller site, including the proposed utility corridor, on May 10 and 13, 2016; June 7 and 10, 2016; and May 2 and June 8, 2017 (Biosearch 2016, 2017).
- Biotic Resources Group conducted protocol level plant surveys within the vicinity of the Heller site, including the proposed utility corridor on March 23, April 16, May 6, May 20, and June 13, 2016 (BRG 2016).
- Entomological Consulting Services conducted adult Ohlone tiger beetle (*Cicindela ohlone*) surveys within suitable habitat in the vicinity of at the Heller site,

including the proposed utility corridor on March 10, 16, 22, and 31, April 8, 16, 24, and 30, and May 6, 2016 and larval burrow surveys on June 21, 2016 (ECS 2016).

- LSA and Biosearch Associates conducted a CRLF field survey and site assessment within the vicinity of the Heller site, including the proposed utility corridor and mapped potential CRLF dispersal corridors through the site, on May 2, 2017.
- LSA surveyed the Hagar site and proposed alignments of off site utility improvements to map the vegetation and assessed the habitat for special status plants on October 5, 2017.
- LSA conducted a burrowing owl survey within suitable habitat on and within 500 feet of the Hagar site within 2 hours of dusk on December 7, 2017. The survey was conducted to assess non breeding use of the site in accordance with the CDFW 2012 Staff Report on Burrowing Owl Mitigation (CDFG 2012). The survey was conducted by walking transects spaced up to 50 feet apart throughout the survey area, which included the development footprint at the Hagar site, the proposed alignments of off site utility improvements, and adjacent suitable habitat within 500 feet, where access was permitted. LSA also surveyed portions of the upper East Meadow just south of the east remote parking lot. LSA did not conduct a protocol level burrowing owl survey, which includes multiple surveys, at the Heller site because burrowing owls are not known to winter in the vicinity of the Heller site, which is likely due to the lack of preferred habitat, such as short grasslands.

In addition to the above surveys, several additional field surveys have been conducted on the UC Santa Cruz campus in which the survey area overlapped with the Heller and Hagar sites. Specifically, Biotic Resources Group conducted focused plant surveys and coastal prairie habitat mapping on May 8 and June 1, 2013 within the proposed utility corridor southwest of Hagar Drive (BRG 2013). Most of the other surveys are referenced in the 2005 LRDP EIR (UCSC 2006). The habitat maps from the special status plant reports (BRG 2013 and 2016) were used for mapping the habitat types for the Heller and Hagar sites. LSA biologists field verified these mapped habitats and mapped additional areas of purple needlegrass grasslands. LSA digitized and modified the habitat map of the project site provided in the rare plant survey report for the Heller site (BRG 2016). Imagery for the habitat maps was acquired from ESRI World Imagery (dated July 23, 2016) and has a 0.1 meter resolution.”

ORG 5-70

On October 25 at 11:30 a representative of ERF arrived at Barn G and asked to see all the documents cited in Section 4.3. However, UCSC’s representative, Alisa Klaus, informed ERF’s representative that the only documents that were available were the following:

1. BKF. 2018a Post Construction Stormwater Control Plan, UCSC Student Housing West - Heller site. and the BKF. 2018b Post Construction Stormwater Control Plan, UCSC Student Housing West - Hagar Site.
2. Lists of Special-Status Species with Potential to Occur on or in the Vicinity of the Project Sites
3. LSA August 23, 2018 memorandum “Results of Spring Special-Status Plant Surveys Hagar Site, Student Housing West Project, UC Santa Cruz.

ORG 5-71

These four documents were included in the RDEIR Vol-2 and were available to the public. The other documents noted above, were not made available.

**Letter ORG-5                    Ecological Rights Foundation**

**Response ORG 5-1**

This comment is a set of general remarks and background information. It presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response ORG 5-3**

The comment is a set of general remarks and background information. It presents no environmental issues within the meaning of CEQA and no specific response is required. Therefore, further response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response ORG 5-3**

As stated in the RDEIR, the proposed project would create approximately 6.32 acres of new impervious surfaces and 6.38 acres of pervious surfaces on the Hagar site, and not 17.3 areas of continuous hardscape as stated by the commenter. Also, the project does not include plans to divert an undisclosed volume of stormwater to a different water body, and to deliver the rest to the quarry pond through culverts. See **Master Responses 7 through 9** regarding water quality and stormwater management planned for the Hagar site.

**Response ORG 5-4**

The commenter argues that the University did not withdraw the April 20, 2017 NOP for the Supplemental EIR to amend the 2005 LRDP for the Heller site development, and on August 31, 2017 issued a revised NOP for an EIR for the SHW project on the Heller site, which included a notification that the EIR will also address a minor LRDP amendment and include an updated 2005 LRDP water supply and population and housing impact analysis. Please note that CEQA does not require a lead agency to “withdraw” a NOP.

The commenter asserts that after that August 2017 NOP, there was no notification about the project until the Notice of Availability (NOA) for the Draft EIR was issued on March 27, 2018 announcing that the project now includes two sites. That is incorrect because on October 31, 2017, the University issued a second revised NOP for the SHW project which clearly identified both project sites. Therefore, the revised project was appropriately noticed.

### Response ORG 5-5

With respect to assertions by the commenter regarding information that was “missing” from the NOAs, note that the purpose of an NOA is to notify agencies and the public regarding the availability of the DEIR and the time period the agencies and the public have to provide comments. The project is generally briefly described in an NOA and the scope of the EIR is not set forth in an NOA. Note that the purpose of a NOP is different from that of an NOA. The purpose of the NOP is to solicit comments on the scope of the EIR. The NOP describes the project for which an EIR will be prepared and provides as much information as is available at that time regarding the scope of the EIR.

The commenter is inaccurate in stating that the NOA did not include an address where copies of the EIR and other documents were available. Both NOAs clearly stated the following:

**Address Where a Copy of Draft EIR is Available:**

Santa Cruz Public Libraries, Downtown Branch, 224 Church St.

The Revised Draft EIR can be viewed online at <https://ppc.ucsc.edu/planning/EnvDoc.html>.

### Response ORG 5-6

Regarding the comment related to access to referenced materials, the commenter is referring to his requests for materials related to the DEIR published in March 2018. Regarding the referenced materials in the RDEIR, see Response ORG 5-70 below.

### Response ORG 5-7

The commenter asserts that the project description in the RDEIR fails to satisfy CEQA requirements related to an accurate, complete, and stable project description, and presents a bulleted list of items that are characterized as missing or unclear information. Responses to the issues identified in each of the bulleted items are presented below. Note that several of the identified missing or unclear items do not concern the project description and as the responses below show, they are appropriately and fully described and analyzed in the appropriate sections of the RDEIR.

#### Heller Site

- The locations of the dry wells are shown on Figure 3.0-5b, and their location is described on page 3.0-19. Regarding the appropriateness of the geology of the area for construction of dry wells, see SHW Impact GEO-5 and SHW Impact HYD-2.

- The City has indicated in its letter on the SHW RDEIR that its wastewater treatment facility has the capacity to treat flows from the SHW project as well as other growth on the campus. See Comment Letter LA-2, comment 11. Any emergency discharges to the city sewer system from the proposed project would not exceed the estimated flows described in the City's comment.
- Regarding project impacts on fire service and other emergencies, please see SHW Impact PS-1. As noted in the RDEIR, all of proposed buildings would be constructed to comply with California Fire Code, and adequate water supply would be provided for structural firefighting, along with adequate emergency vehicle access to buildings, and adequate defensible space within the wildland urban interface around buildings. The Campus also has an Office of Emergency Services (OES). OES houses many of the services previously managed by the UC Santa Cruz Fire Department, such as the campus fire marshal, emergency management, public education, and on-campus mass notification (CruzAlert). The Director of Emergency Management is principally in charge of the oversight within the office and is the primary liaison to local, state, and federal emergency planning groups, such as the Santa Cruz County OES and the SCFD, including during emergencies.
- The wastewater treatment plant would be located in the southwestern corner of the Heller site (Figure 3.0-2, Heller Site Plan) and the dry wells would be in the southeastern portion of the site (Figure 3.0-5b). All facilities would be within the area already developed with the FSH complex and would not trigger the need for permits or mitigation for impacts on special-status species habitat.
- A permit from the regulatory agencies for the proposed project is not required. The project has been designed to remain within the disturbed Heller site and avoid the removal of dispersal habitat for the California red legged frog. Furthermore, the project will implement SHW Mitigation Measures BIO-5A and 5B to avoid harm to CRLF during construction. As stated in the RDEIR (p. 4.3-42), the Campus submitted the proposed project site plan and habitat enhancement concept to the USFWS for comment. The Campus also identified the avoidance measures that would be implemented during project construction. The USFWS confirmed on March 1, 2018, that the proposed project area and the avoidance and mitigation measures identified by the Campus were consistent with its advice and that the Campus had taken measures to reduce the potential for take of CRLF.

#### Hagar Site

- The commenter does not provide any specific examples to support the assertion that the description of the stormwater management system at the Hagar site is confusing, inaccurate or



contradictory. Regarding infiltration, the Project Description on page 3.0-28 states that “The site geology does not allow for *localized* infiltration. Therefore, with the exception of runoff from paths that would drain to nearby landscaped areas, all site runoff would be directed to storm drains located in the proposed roadways.” The reference to *localized* infiltration is about infiltration of collected runoff into the ground on-site near where the new runoff is generated. The potential for the site runoff to result in sinkhole activation or formation is not analyzed in the Project Description chapter of the RDEIR but is fully analyzed in Section 4.7, Hydrology and Water Quality. Please see SHW Impact HYD-3.

- As stated in Section 4.7, Hydrology and Water Quality on page 4.7-35, the three bio-filtration basins along Glenn Coolidge Drive would be lined to avoid concentration of flows that could result in sinkhole formation. Text has been added to the Project Description, consistent with Section 4.7, Hydrology and Water Quality. Please see SHW Impact HYD-3 and **Master Response 9, Impacts to Kalkar Quarry Pond and Stream**, regarding the project’s impacts on the Bay Street watershed which are fully analyzed in the RDEIR.
- The commenter is referred to Section 3.8.3.1 (page 3.0-36) in the RDEIR which discusses the karst underlying the Hagar site and the construction methods that will be used to construct on karst topography. Additional details of the construction methods are provided in Section 4.5, Geology and Soils.

The commenter states that an LRDP amendment may also be needed to implement the project at the Heller site because a tall and dense development is proposed at a campus entrance which could affect the aesthetic in the area and conflict with LRDP policies. The potential for the proposed project to conflict with the 2005 LRDP is evaluated in the RDEIR under SHW Impact LU-1, in terms of the consistency with *LRDP principles* as well as conflict with the *LRDP land use designations*. As stated there, the potential for the proposed project to conflict with specific *LRDP policies* is analyzed in the applicable sections of the RDEIR, including Aesthetics and Transportation. Based on the analysis in SHW Impact LU-1, an LRDP amendment is not required for the development of the Heller site. Furthermore, the University’s project review process requires a project to be substantially consistent with LRDP principles but not every policy in an LRDP. LRDP amendments are required only if the proposed project use is not an allowed use under the existing land use designation of the site.

Regarding the karst geology, the commenter is referred to Section 3.8.3.1 (page 3.0-36) in the RDEIR which discusses the karst underlying the site and the construction methods that will be used to construct on karst topography. Additional details of the construction methods are provided in Section 4.5, Geology and Soils.

**Response ORG 5-8**

The commenter suggests that the Campus needs to account for future enrollment growth when providing student housing. In the same section that is referenced by the commenter, the RDEIR (p. 3.0-39) acknowledges that the Campus has commenced the preparation of a new LRDP that would be designed to accommodate growth of the campus in the years beyond 2020-21. That LRDP will identify the next increment of enrollment and employment growth at UC Santa Cruz and will include a campus land use plan to accommodate that growth. An EIR will be prepared that will analyze and disclose the impacts of the projected growth and the associated land use plan, and that EIR will need to be certified by the University before the plan is adopted and any development under that plan is undertaken. As stated in the RDEIR, the enrollment increase that would be accommodated under the next LRDP is not firmly established at this time and cannot be considered in the SHW Project EIR as any consideration of that increase would involve speculation. To the commenter's point that the future enrollment increase might be useful in informing the proposed size of the Hagar site development, please note that the proposed size of the Hagar site development is based on an evaluation of the demand for family student housing for a maximum enrollment level of 19,500 students and the project is not intended to serve enrollment in excess of that level. The project has been designed to remain within the scope of the 2005 LRDP. In developing the next LRDP, the Campus will examine the future demand for family student housing and plan to provide that under that LRDP.

**Response ORG 5-9**

California Department of Fish and Wildlife (CDFW) is listed in the RDEIR as a trustee agency. No permits are required from CDFW or any of the federal agencies, including the U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service (USFWS). The project has been designed to remain within the limits of the disturbed Heller site and avoid the removal of dispersal habitat for the California red-legged frog (CRLF) within designated critical habitat. Furthermore, the project will implement SHW Mitigation Measures BIO-5A and 5B to avoid harm to CRLF during construction at both sites. As stated in the RDEIR (p. 4.3-42), the Campus submitted the Heller site plan and habitat enhancement concept to the USFWS for comment. The Campus also identified the avoidance measures that would be implemented during project construction in its letter to the USFWS. The USFWS confirmed on March 1, 2018, that the proposed project area and the avoidance and mitigation measures identified by the Campus were consistent with its advice and that the Campus had taken measures to reduce the potential for take of CRLF.

No amendments to the Campus's Stormwater Management Plan (SMP) are required on account of the project. As discussed in RDEIR Section 4.7, Hydrology and Water Quality, the stormwater management

systems for both sites have been designed to comply with the Post Construction Requirements in the Campus SMP.

**Response ORG 5-10**

See **Master Response 1: Tiered Analysis**.

**Response ORG 5-11**

See **Master Response 1: Tiered Analysis**.

**Response ORG 5-12**

See **Master Response 1: Tiered Analysis**.

**Response ORG 5-13**

See **Master Response 1: Tiered Analysis**. Also see **Master Response 5: Biological Resource Impacts on the East Meadow**.

**Response ORG 5-14**

As noted on page 4.3-43 of the RDEIR, CRLF could inhabit the off-site Kalkar Quarry Pond, the Rittenhouse Pond, and another pond southeast of the Rittenhouse Pond. As noted on pages 4.3-30 and 4.3-43 to 4.3-45 of the RDEIR, LRDP Mitigation Measure BIO-9 and SHW Mitigation Measures BIO-5A and 5B would be implemented to reduce potential impacts to dispersing CRLF during construction activities. The East Meadow north of the Hagar site would be protected by fencing, which would limit pedestrian use, noise, and littering by students living near the meadow. Implementation of SHW Mitigation Measure BIO-12 as noted on pages 4.3-50 and 4.3-51 of the RDEIR, would reduce potential impacts of increased lighting due to the student housing at the Hagar site.

The impacts from the increase in the volume of runoff from the Hagar site and changes in water quality are addressed under RDEIR SHW Impact HYD-3. Also see **Master Response 9: Impacts to Kalkar Quarry Pond and Stream**.

**Response ORG 5-15**

As noted by the commenter, under Section 404 of the Clean Water Act, a test for the presence of a wetland must include: (1) an assessment of wetland hydrology, (2) the presence/absence of hydrophytic vegetation, and (3) the presence/absence of hydric soils. From the Corps perspective, under normal

circumstances, all three criteria must be satisfied for a water feature to be designated a wetland, although if there are unusual circumstances where one or more of the parameters is absent, one parameter could be enough to be consider a wetland. Hydrology and hydric soils are closely linked. The on-site sinkhole does not exhibit wetland hydrology and wetland indicator species are also absent. Therefore, the RDEIR accurately concludes that the sinkhole is not a jurisdictional wetland.

**Response ORG 5-16**

The comment summarizes information from the RDEIR about the stormwater management system for the Hagar site. No response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response ORG 5-17**

The cobble-lined ditches that would intercept the run-on from the upper meadow would run along the perimeter of the development. The detention facilities on the Hagar site include three bio-retention areas with 12 inches of ponding. The ponds have been designed with a bottom area of 3,500 square feet (SF), 4,000 SF and 4,500 SF. They would detain peak flows from the site for the 2- through 25-year storms. The basins are shown on the Hagar site plan (Figure 3.0-6a) on RDEIR page 3.0-24 and are included in the overall area of disturbance for the project.

**Response ORG 5-18**

The commenter is directed to page 4.7-35 in the RDEIR. As noted there, the collection system would convey site runoff to three lined bio-filtration basins along Glenn Coolidge Drive that would treat the runoff to campus standards. As the basins would be lined, concentrated infiltration of collected runoff and development of sinkholes within the basins would be avoided. See Response ORG 5-16 above for the sizing of the basins and their detention capacity. The detention basins would be maintained to provide detention capacity and while they may be used by wildlife, they would not be considered wetlands.

**Response ORG 5-19**

The commenter's reference to the areas that would be affected by the redirection of stormwater runoff to Jordan Gulch is unclear. Therefore, a response cannot be provided. Note though that the impact of discharging some of the Hagar site runoff in Jordan Gulch is fully analyzed under SHW Impact HYD-3.

**Response ORG 5-20**

See **Master Responses 7** through **9**.

**Response ORG 5-21**

The potential for additional lighting at both the Heller and Hagar sites with the development of the project to affect wildlife is analyzed under SHW Impact BIO- 12, and mitigation is included to ensure that the minimum amount of lighting necessary would be installed at the sites. As noted on pages 4.3-50 and 4.3-51 of the RDEIR, SHW Mitigation Measure BIO-12 includes design objectives that preclude any net increase in ambient lighting into adjacent sensitive habitats. Furthermore, the RDEIR includes SHW Mitigation Measure BIO-12, which requires that lighting be directed away from sensitive habitat, and by following the International Dark-Sky Association guidelines light pollution into natural areas surrounding the sites be minimized. Further, the proposed development at the Hagar site would not be as close to the Kalkar Quarry Pond or the Pogonip as the existing residential development is in the Springtree neighborhood to both areas. Due to the proposed lighting design and the mitigation measure included in the RDEIR, spill of light into adjacent areas would be avoided.

**Response ORG 5-22**

As noted on page 4.3-49 of the RDEIR, birds and other wildlife that forage or move through the Hagar site would be able to continue to forage and move through the East Meadow north of the site. The East Meadow provides a wildlife movement corridor primarily in the east-west direction between Wilder Ranch and the Great Meadow to the west and Pogonip City Park to the east. The East Meadow is approximately 2,800 feet long in the north/south direction between the East Remote Parking Lot and the intersection of Hagar Drive and Coolidge Drive and 1,600 feet wide in the west/east direction between Hagar Drive and Coolidge Drive. The development footprint for the Hagar site occurs in the southern end of the East Meadow where this meadow is approximately 1,000 feet long in the north/south direction from the intersection of Hagar Drive and Coolidge Drive north to the project boundary and 1,300 feet wide in the east/west direction between Hagar Drive and Coolidge Drive. Therefore, the remaining upper portions of the East Meadow would be approximately 1,800 feet long in the north/south direction from the Hagar site north to the East Remote parking lot and 1,600 feet wide in the east/west direction between Hagar Drive and Coolidge Drive. The recommended wildlife corridor width may vary with habitat type or target species, but the Principles of Wildlife Corridor Design, prepared by Center for Biological Diversity (Bond 2003),<sup>6</sup> includes a standard rule of thumb for wildlife movement corridors to be a minimum of 1,000 feet wide. Since the remaining upper East Meadow would be greater than 1,000 feet in both directions, a sufficient wildlife movement corridor would remain as Protected Landscape within the

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<sup>6</sup> Bond, Monica. 2003. Principles of Wildlife Corridor Design. Center for Biological Diversity. October.

upper East Meadow. For these reasons, the loss of movement habitat for wildlife within the Hagar site would not represent a significant impact on wildlife movement.

For the same reasons, the reduction in foraging habitat for special-status avian species, such as golden eagles, northern harriers, and other bird species within the Hagar site would not a substantial adverse effect, either directly or through habitat modifications, on special-status avian species. Also see **Master Response 5: Biological Resource Impacts on the East Meadow.**

This comment also states that movement by mountain lions and other wildlife would be impacted by light pollution and construction at the Hagar site. As noted on pages 4.3-50 and 4.3-51 of the RDEIR, implementation of SHW Mitigation Measure BIO-12 would reduce potential impacts to wildlife due to lighting. As noted in SHW Mitigation Measure BIO-12, this measure would direct artificial light from the housing development away from the wildlife movement corridor surrounding the Hagar site.

#### **Response ORG 5-23**

The RDEIR does not rely on the 2005 LRDP for site-specific information (see **Master Response 1: Tiered Analysis**). Therefore, the presumed effect of the development of Ranch View Terrace housing on the area biological resources is not pertinent to the RDEIR. Please see **Master Response 6: Biological Resources Surveys and Mitigation Measures**, regarding surveys of the Hagar site. With respect to CRLF, although the species has not been observed in this part of the campus, as noted on page 4.3-43 of the RDEIR, CRLF, if present in the area, could disperse through the Hagar site. As noted on pages 4.3-30 and 4.3-43 to 4.3-45 of the RDEIR, LRDP Mitigation Measure BIO-9 and SHW Mitigation Measures BIO-5A and 5B would reduce potential impacts to dispersing CRLF, if present.

#### **Response ORG 5-24**

Special-status birds, special-status bats, and San Francisco dusky-footed woodrats that are known to occur in the habitat adjacent to the Heller site are likely habituated to human presence in the adjoining area where the existing family student housing and childcare facility are developed. Although the number of persons and activities on the Heller site would increase substantially compared to existing conditions, the students, traffic, and services would be largely confined to the existing developed areas. Furthermore, in compliance with SHW Mitigation Measure BIO-4, the residents of the Heller site will be required to take mandatory stewardship training (either online or in person) designed to bring awareness to sensitive environments and ways to reduce impacts to the nearby resources.

**Response ORG 5-25**

See **Master Response 5: Biological Resource Impacts on the East Meadow** regarding cumulative biological resource impacts.

**Response ORG 5-26**

Reconnaissance-level field surveys are general field surveys that are conducted in order to assess existing habitat conditions, including sensitive habitat protected under CEQA, and the potential for the site to support special-status species. Although reconnaissance-level surveys were also conducted, as noted on pages 4.3-5 and 4.3-38 of the RDEIR and in **Master Response 6: Biological Resources Surveys and Mitigation Measures**, protocol-level plant surveys were conducted at both the Heller and Hagar sites and were appropriately timed to coincide with the blooming period of the target special-status plants.

**Response ORG 5-27**

As noted on page 4.3-43 of the RDEIR, CRLF, if present in the area, could disperse through the Hagar site. As noted on pages 4.3-30 and 4.3-43 to 4.3-45 of the RDEIR, LRDP Mitigation Measure BIO-9 and SHW Mitigation Measures BIO-5A and 5B would reduce potential impacts to dispersing CRLF, if present. SHW Mitigation Measure BIO-5 includes measures that were approved by the U.S. Fish and Wildlife Service (USFWS letter to Alisa Klaus, March 1, 2018, regarding Concurrence Request for Student Housing West Project) to reduce potential impacts to dispersing CRLF. The impacts to the potential dispersal habitat within the Hagar site would not be in violation of ESA, since LRDP Mitigation Measure BIO-9 and SHW Mitigation Measure BIO-5 would be implemented to avoid potential impacts to CRLF. The impacts to this habitat would not be in violation of CEQA, since LRDP Mitigation Measure BIO-9 and SHW Mitigation Measure BIO-5 would be implemented to avoid potential impacts to CRLF and the loss of dispersal habitat within the Hagar site would be small enough compared to the approximate 500 acres of Protected Landscape (UCSC 2006), which includes the upper portion of the East Meadow and the Great Meadow. For these reasons, potential impacts to movement of CRLF would not exceed the threshold of significance.

**Response ORG 5-28**

See Response ORG 5-27 above. Note that the avoidance measure presented in SHW Mitigation Measure BIO-5A and -5B have been reviewed by USFWS and determine to be appropriate to avoid mortality of CRLF during construction activities at the Heller site which is close to known occurrences of CRLF and within an area designated critical habitat for the species. In the case of the Hagar site, although Kalkar Quarry Pond may be potential breeding habitat, the Hagar site or the surrounding area are not

designated critical habitat. Therefore, to the extent that the species disperses through the Hagar site during construction, implementation of the mitigation measures set forth in the RDEIR will adequately mitigate the impact to the species.

**Response ORG 5-29**

CRLF habitat assessments are often prepared in areas where CRLF could be impacted by the proposed project. Because the Heller site and its associated proposed utility corridor within the Porter Meadow are situated within designated critical habitat, a CRLF habitat assessment was prepared for the Heller site, as noted on page 4.3-41 of the RDEIR. No CRLF habitat assessment was prepared for the Hagar site because the site was already determined to provide to potential dispersal habitat for CRLF and with implementation of the measures included in LRDP Mitigation Measure BIO-9 and SHW Mitigation Measure BIO-5, which includes measures that were approved by the USFWS for the project, potential impacts to dispersing CRLF, if present, would be less than significant.

LSA's site visits to Kalkar Quarry Pond were conducted in order to assess the habitat at the pond and were incorporated into the RDEIR. No CRLF were observed during LSA's site visits and no separate report was prepared.

**Response ORG 5-30**

A previous dye trace study conducted near the East Remote parking lot (about 2,000 feet north of the detention basin/sinkhole) confirmed that points on the central campus are connected to a number of springs (including Kalkar Quarry Spring). This confirms that Kalkar Quarry Spring is in part fed by a complex groundwater flow regime from other distant areas within the karst aquifer. Due to the proximity of the detention basin/sinkhole to Kalkar Quarry it is probable and even likely that runoff to the sinkhole will emerge at Kalkar Pond. The impact analysis conservatively assumes a connection to the quarry spring and pond. Concrete numbers on how much of the water that infiltrates to the sinkhole will actually emerge at Kalkar Quarry spring cannot be provided. Even if a dye trace study had been conducted, it would only serve to verify whether there is connectivity between the sinkhole and the pond but would not be able define how much of any given flow would be transmitted to Kalkar Quarry spring with absolute certainty. Also, see **Master Response 9, Impacts to Kalkar Quarry Pond and Stream**.

**Response ORG 5-31**

No CRLF habitat assessment or similar technical study was prepared for the Hagar site because, as noted on page 4.3-43 of the RDEIR, the site was already determined to provide to potential dispersal habitat for CRLF and implementation of LRDP Mitigation Measure BIO-9 and SHW Mitigation Measure BIO-5,



which include avoidance measures that were approved by the USFWS for the project, would reduce potential impacts to dispersing CRLF, if present.

**Response ORG 5-32**

Golden eagles do not nest on the Hagar site and would be able continue to forage within the approximate 500 acres of Protected Landscape within the campus (UCSC 2006), which includes the East Meadow north of the Hagar site and the Great Meadow, which provide similar grassland habitat to that present on the Hagar site. The loss of about 17 acres of foraging habitat would not be substantial in light of the remaining habitat in the area. The ongoing use of the Hagar site by student families would not affect nesting golden eagles in the Pogonip City Park. The nesting golden eagles at the Pogonip City Park are likely already habituated to human disturbance, since existing trails used for passive recreation are currently present in the park. Furthermore, the topography of the Hagar site, which is situated upslope from the Pogonip City Park, prohibits a direct line of site to the location of the reported golden eagle nesting area. The Hagar site is also more distant from the Pogonip City Park than the homes in the Springtree neighborhood when human activities currently occur and therefore, the nesting golden eagles have likely already been habituated to human activities.

**Response ORG 5-33**

See **Master Response 6, Biological Resources Surveys and Mitigation Measures.**

**Response ORG 5-34**

As stated on page 4.3-16 of the RDEIR, Ohlone tiger beetles are found on sunny glades of bare or sparsely vegetated soil on level ground that usually supports Watsonville loam soils that are often characterized by mima mounds. As stated on page 4.3-9 of the RDEIR, the soil units at the Hagar site are mapped as Elkhorn sandy loam, Danville loam, and Aptos loam, warm, while the soil units at the proposed utility corridor are mapped as Elkhorn sandy loam and Danville loam (UC Davis Soil Resource Laboratory 2017). Although the soils on the Hagar site could contain inclusions of Watsonville soils, the lack of bare ground and/or sparse vegetation likely precludes the of the Ohlone tiger beetle. Additionally, Tara Cornelisse conducted a study of Ohlone tiger beetles in 2003 and did not identify any Ohlone tiger beetles within the East Meadow (Cornelisse 2013). The text on page 4.3-16 of the RDEIR has been revised to include this information. Please see **Chapter 4.0, Revisions to the Revised Draft EIR.**

As the commenter states above, the tall grass cover, the lack of high concentrations of Watsonville loams soil substrates, and the lack of bare soils (which this beetle prefers [ECS 2016]), likely precludes this beetle from occurring at the Hagar site. If this beetle in the future disperses between metapopulations in Moore

Creek and Pogonip City Park, it would be able to move through the grasslands within the East Meadow north of the site, which are designated as Protected Landscape under the 2005 LRDP (UCSC 2006).

**Response ORG 5-35**

See Response ORG 5-34 above.

**Response ORG 5-36**

The commenter recommends more studies be conducted at the Hagar site to evaluate presence and absence of the Ohlone tiger beetle and its function in a metapopulation context. Although the existing grasslands within the Hagar site could be grazed and managed to provide higher quality habitat for the Ohlone tiger beetle, the existing Hagar site currently does not support suitable habitat for the Ohlone tiger beetle. As noted above, Tara Cornelisse conducted a study of Ohlone tiger beetles in 2003 and did not identify any Ohlone tiger beetles within the East Meadow (Cornelisse 2013).

The protected East Meadow north of the Hagar site would remain available as Protected Landscape for future enhancement opportunities for the Ohlone tiger beetle. This portion of the East Meadow will remain as a potential “habitat island” and “stepping stone” for metapopulations of the Ohlone tiger beetle that may be disperse through the East Meadow in the future.

**Response ORG 5-37**

Commenter states that grazing at the Hagar site could improve habitat for the Ohlone tiger beetle. Grazing could improve habitat by providing sparse vegetation or patches of bare ground, which are preferred by the Ohlone tiger beetle, but current management of the Hagar site is not assessed by this RDEIR. The RDEIR evaluated potential impacts to biological resources of the proposed project, not current land-use and management practices at the Hagar site.

**Response ORG 5-38**

Please see **Master Response 7** regarding the results of water quality monitoring by the Campus of the stormwater that is discharged into Kalkar Quarry Pond from the campus. Regarding lead and arsenic in runoff, as noted in the RDEIR, during the stormwater quality monitoring by the Campus, while there were occasional detections of lead and arsenic, they were consistently detected at concentrations below established stormwater parameter benchmark values. With respect to the runoff from the proposed Hagar site development, please see **Master Response 9**, which explains that stormwater from the site will be infiltrated into the on-site sinkhole and will not be discharged directly into Kalkar Quarry Pond via a storm drain.

**Response ORG 5-39**

As stated in the RDEIR, soils at the Hagar site are mapped as Danville loam and Elkhorn sandy loam. Danville loam is formed in alluvium and is common on fans and terraces. Similar to Elkhorn sandy loam, Danville loam has slight to moderate potential for erosion and low permeability. The site soils do not have high erosion potential. Information in the RDEIR is based on site-specific geotechnical information.

The commenter states that elevated levels of arsenic and lead found in stormwater runoff from the East Meadow suggest the presence of naturally occurring toxic metals in soils. Please see **Master Response 7: Water Quality Impacts from Post-Construction Stormwater Runoff**, regarding concentrations of metals in campus stormwater discharge. Lead and arsenic occur naturally in campus soils as they do in numerous parts of the state. As stated in the RDEIR, in general, concentrations of naturally occurring lead and arsenic in soils tend to be low. Furthermore, during project construction, Monterey Bay Air Resources District-recommended best management practices for dust control will be implemented to control dust emissions during construction. Therefore, nearby receptors would not be exposed to high concentrations of lead and arsenic in fugitive dust. Upon project completion, the site would be either paved or under landscaping, and the users of the site, including children, would not be exposed to bare ground surfaces. Furthermore, background levels of lead and arsenic are not considered to be a concern.

**Response ORG 5-40**

The RDEIR contains a detailed analysis of the proposed stormwater management plan for the Hagar site that has been designed to maintain close to existing flows into the on-site sinkhole so that spring flows into Kalkar Quarry Pond and aquatic habitat of the pond and downstream of the pond are not affected. Please also see **Master Response 9: Impacts to Kalkar Quarry Pond and Stream**, regarding project impacts on Kalkar Quarry Pond.

The RDEIR uses information from the 2005 LRDP EIR for background information, mitigation measures, and cumulative impact assessment, as necessary. This is appropriate under CEQA because the analysis in this EIR is tiered from the program-level analysis in the 2005 LRDP EIR. The RDEIR does not rely on the 2005 LRDP for site-specific information – it uses project and site-specific information for the Hagar site based on a geotechnical and geological evaluation completed for the project in June 2018.

**Response ORG 5-41**

Section 4.7.2.1 of the RDEIR describes the spring and stream flow monitoring to which the commenter appears to be referring. Details and general results of this particular monitoring program are provided in that section. See Response ORG 5-30 above.

**Response ORG 5-42**

See Response ORG 5-30 above.

**Response ORG 5-43**

As stated on page 4.7-2 in the RDEIR, for recycled water to be used for toilet flushing and landscape irrigation, it must meet State of California Title 22 Level 4 treatment standards, specifically the disinfected tertiary recycled water standard (the most stringent level of treatment required in California). Title 22 Level 4 standards require specific treatment parameters including total coliform and turbidity as well as scheduled testing and reporting requirements to ensure ongoing water quality performance and regulatory compliance. Title 22 of California's Water Recycling Criteria refers to California state guidelines for how treated and recycled water is discharged and used. Title 22 also includes standards from state's Department of Health Services to water and bacteriological treatment standards for water recycling and reuse. Furthermore, because excess non-potable recycled water would be generated and may need to be disposed of via dry wells, the non-potable recycled water would also need to meet U.S. EPA's Underground Injection Control (UIC) requirements. The MBR plant would produce disinfected tertiary recycled water. Excess recycled water from the Heller site would be disposed of in dry wells and would not be discharged into surface waters such as Moore Creek. The dry wells would be located in the southeastern portion of the Heller site (see RDEIR Figure 3.0-5b, which has been reproduced and is included in **Chapter 4.0, Revisions to the Revised Draft EIR**). The wells would be located in schist and would be at least 30 feet deep (could also be 35 feet deep if needed). Infiltrated water would be detained by schist and would travel downgradient within the underlying formation. There are no springs that discharge into Moore Creek downstream of the Heller site. Therefore, there is no reason to believe that the infiltrated recycled water would emerge in Moore Creek. Please also note that excess recycled water would be disposed of in dry wells until such time that other campus uses are identified or constructed that could receive and utilize this excess recycled water.

**Response ORG 5-44**

As stated in the RDEIR, the Hagar site is surrounded to the north and east by open space and undeveloped land that are designated PL. No development would occur on these lands under the 2005 LRDP and the lands would continue to be grazed. The construction of the proposed low-density housing would not affect this open space as human intrusion into the adjacent open space would be minimized by an 8-foot-tall wire mesh fence along the Hagar site boundary. Further, there are other developed areas on the campus that adjoin undeveloped or PL lands, and there is no evidence that the developed uses have adversely affected the open space areas. The commenter mentions planned uses. There are no planned

uses for any of the lands that surround the Hagar site. The proposed land use on the Hagar site would not conflict with existing uses. The RDEIR appropriately concludes that the impact would be less than significant.

**Response ORG 5-45**

As stated in the RDEIR (p. 4.8-12), the planning principle cited by the commenter further states that “development will rely on careful infill and clustering of new facilities to promote efficient land use, retain valuable visual and environmental features, and encourage a pedestrian-friendly campus. Within the overall context of infill and clustering, sites will include a reasonable ‘buffer’ between new buildings and major roads where possible.” The RDEIR explains that the Hagar site development would result in the transformation of about 17 acres of the East Meadow into low density student housing. The development would be clustered adjacent to existing housing and two roadways, and the project would leave the vast majority of the East Meadow undisturbed. Accordingly, the project would involve careful infill and clustering of new facilities to promote efficient land use, retain valuable visual and environmental features, and preserve open space as much as possible, and, thus, the proposed project would not conflict with this principle.

**Response ORG 5-46**

Please see the analysis on RDEIR pages 4.8-12 through -14 demonstrating the manner in which the Heller site development has been designed to not conflict with LRDP planning principles. Note that the Heller site buildings will not exceed seven stories. Depending on where the buildings are viewed from, the Heller site Buildings 1 and 3 which are adjacent to the forest edge would appear at, above or below the tree line. As RDEIR Figure 4.1-3 shows, Building 3 appears to be taller than the adjacent forest, whereas Figure 4.1-5 shows that from this viewpoint near the western entrance of the campus, Building 1 appears to be shorter than the nearby trees to the east. It is for that reason that the RDEIR states that the buildings will be below or close to the tree canopy of the adjacent forest. The commenter suggests that the LRDP policies would need to be amended to implement the Heller site development. That is not the case. The University’s project review process requires a project to be substantially consistent with LRDP principles but not every policy in an LRDP. LRDP amendments are required only if the proposed project use is not an allowed use under the existing land use designation of the site.

**Response ORG 5-47**

The visual impacts from the development of the Heller and Hagar sites are fully analyzed in Section 4.1 of the RDEIR. The analysis includes a simulation of the Heller site from the western entrance to the campus and the RDEIR concludes that the change in the view for all persons (including visitors) from

that location would be a significant impact. With regard to the Hagar site, as noted in the RDEIR, the site is not visible from the main entrance but as a viewer proceeds to travel along Glenn Coolidge Drive and approaches the Coolidge/Ranch View Road intersection, the Hagar site is visible. The change in that view and the view from the Coolidge/Hagar Drive intersection are fully analyzed in the RDEIR. These visual impacts are analyzed in RDEIR Section 4.1, relative to the actual physical change in the views as well as relative to LRDP policies and principles. Therefore, these are not considered a second time in the Land Use section of the RDEIR.

**Response ORG 5-48**

The RDEIR fully analyzes the noise impacts on residents in the Springtree neighborhood. Construction impacts at these receptors are discussed on pages 4.9-18 through 4.9-22 and permanent increase in noise levels at these receptors due to traffic are analyzed on pages 4.9-11 through 4.9-14. See Tables 4.9-5 and 4.9-6. No significant impacts were found at these receptors in regards to either construction or operational noise or vibration.

The commenter's concern regarding the noise impact on the surrounding East Meadow is unclear. There are no sensitive receptors, trails or other passive recreation facilities in the East Meadow that could be affected by the small change in noise levels at the Hagar site.

**Response ORG 5-49**

The RDEIR fully addresses this comment on page 4.10-11 and notes the following. "Regarding the possibility that the Pogonip City Park would be used by the Hagar site residents and that the park could experience deterioration, the Pogonip City Park is an open space park with trails, not a neighborhood park with playing fields and playgrounds. Therefore, student families with small children would likely not use the city park extensively. Furthermore, playground facilities are included in the proposed Hagar site development to serve its residents. However, due to its proximity, it is likely that some of the students and their dependents at the Hagar site would use the trails on the city park. This impact of increased campus population on Pogonip City Park trails was analyzed in the 2005 LRDP EIR and was found to be potentially significant which would be reduced to less than significant with the adopted mitigation measures. The Campus will continue to implement LRDP Mitigation Measure HYD-3A and expand the public information program to inform and educate the campus population, including the Hagar site residents, about the importance of staying on paved roads and improved paths to avoid erosion and vegetation disturbance. The Campus will also continue to implement LRDP Mitigation Measure REC-2D, which requires the Campus to coordinate with the City to participate in annual or semi-annual trail maintenance days at the Pogonip City Park. These volunteer trail activities are

organized in coordination with the City Parks Department. With the implementation of LRDP mitigations, which are incorporated into the proposed project, this impact would be reduced to a less than significant level. The proposed project would not result in new or more severe impacts on recreational facilities.”

**Response ORG 5-50**

As stated in the RDEIR page 4.1-18, a scenic vista is defined in the 2005 LRDP EIR as an expansive view of a highly valued landscape, as observable from a publicly accessible vantage point. Therefore, the EIR analyzes changes to views from publicly accessible vantage points and not from private property. However, please note that before and after simulations from view points along Glenn Coolidge Drive are included in this section and provide a general sense of the change in views from locations in or near the neighborhoods. The views of the Kalkar Quarry Pond from homes within the neighborhood would not change as the pond is in the foreground of the views whereas the proposed housing is in the middle and background of the views. With regard to the assertion that the proposed housing would tower above the Quarry Pond, that is not accurate – the two-story townhouse building on the Hagar site that would be closest to the pond would be at least 290 feet from the rim. Also see Response ORG 5-53 below.

**Response ORG 5-51**

The commenter is referred to **Master Response 4, Aesthetics and Visual Simulations** regarding the methodology for developing the visual simulations.

Regarding Figures 3.0-6a and 6b, as those figures were intended only to present the location of proposed facilities, they do not show the contours or final grades of the Hagar site after the project is constructed. A new graphic has been added to the Final EIR showing the final grades of the site. Please see **Chapter 4.0, Revisions to the Revised Draft EIR**.

**Response ORG 5-52**

Refer to Response ORG 5-50 above.

**Response ORG 5-53**

Refer to Response ORG 5-49 above. The commenter is misinterpreting the information presented at the Draft EIR public meetings. According to the grading plans developed for the Hagar site, the site will be graded to provide building pads for the proposed housing and for the construction of roadways and utilities. Cuts of up to 10 feet are planned for the northern and eastern portions of the site and fills of up to 7 feet are planned for the southern and western portions. Also, as noted in Response ORG 5-51 above,

a graphic showing final grades is included in this Final EIR. Based on the planned grades and the distance of the nearest building from the quarry, none of the buildings would tower above the pond.

**Response ORG 5-54**

The comment refers to aerial footage submitted as part of the comment. The information will be provided to the decision makers as part of the Final EIR.

**Response ORG 5-55**

The RDEIR does not argue that the Hagar site was selected to protect views from valued vantage points on the campus. Rather, it explains that consistent with the guidance set forth in the 2005 LRDP EIR, the change to views from valued vantage points on the campus are analyzed. The RDEIR also analyzes views from a number of other locations around the Hagar site that are not specifically classified as valued vantage points, including vantage points along Glenn Coolidge Drive. Note that CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commenters. Views of the project shown in Figures 4.1-16a and b, and in Figures 4.1-20a and b are considered adequate representation of views from the UC Santa Cruz faculty housing and the Springtree neighborhood.

The commenter's reference to Figure 4.1-9 appears incorrect and is likely referring to a figure in the previous Draft EIR. The commenter is referred to the figures in the RDEIR Section 4.1 which have been updated and revised from similar figures in the previous Draft EIR. Also refer to **Master Response 4, Aesthetics and Visual Simulations**.

**Response ORG 5-56**

Please see Response ORG 5-55 above regarding changes to views from areas near Springtree neighborhood and the faculty housing. Regarding changes to views from other locations in the City, those are analyzed in the RDEIR. Please refer to RDEIR pages 4.1-25 through -27. As the project is adequately analyzed in the RDEIR for its environmental impacts, including impacts on visual resources, the EIR does not need to be revised and recirculated.

**Response ORG 5-57**

Traffic impacts due to project construction traffic are analyzed in the RDEIR. The commenter is referred to SHW Impact TRA-3 which is presented on pages 4.11-37 to -43 of the RDEIR.



As stated on RDEIR pages 4.1-33 and -34, a significant impact related to glare from car headlights is not anticipated from the construction of the new driveway on Coolidge Drive because the driveway would be located at least 400 feet south of Rockridge Lane and there are no homes across the street from where it is proposed to be located. Furthermore, it is designed to allow right-turn exits only, so vehicles approaching Coolidge Drive to exit are not expected to wait for a long period of time before exiting. There would be no impact related to glare due to the proposed driveway.

**Response ORG 5-58**

Please refer to **Master Response 13: Parking** regarding the parking analysis. A public road connection between Coolidge Drive and Spring Street is not part of the project nor would it be supported by the University.

**Response ORG 5-59**

The commenter expresses concerns related to enrollment growth forecasted to occur during the period covered by the a successor to the 2005 LRDP that the Campus is working on. The SHW project is within the scope of the existing 2005 LRDP. Therefore, the project supports and accommodates growth up to 19,500 students, which is the enrollment level that all parties agreed to in the 2008 Settlement Agreement.

Regarding the commenter's concern related to the potential effect of the increased on-campus population on evacuation from the campus in an emergency, the students that the project would house would be on the campus during daytime and evening hours regardless of whether the project is built. Therefore, the project would not increase the number of persons on the campus that would be involved in an evacuation during daytime and evening hours. Furthermore, the Campus Emergency Operations Plan will be expanded to cover the new housing and procedures for safe and orderly evacuation will be communicated to the student residents.

**Response ORG 5-60**

Community health risk assessment, which is a study that estimates the potential cancer and non-cancer acute and chronic health risk from exposure to TAC concentrations, is clearly defined in the RDEIR. Please text regarding Hagar site on page 4.2-25 of the RDEIR.

**Response ORG 5-61**

The RDEIR addresses the commenter's concern about naturally occurring arsenic in site soils. Concentrations of naturally occurring arsenic in soils are generally low. Furthermore, as noted on RDEIR page 4.2-25, the project's construction-phase dust emissions would be below MBARD thresholds.

Additionally, measures listed in LRDP Mitigation Measure AIR-1, which are included in the proposed project and are consistent with Monterey Bay Air Resources District-recommended best management practices for dust control, would be implemented which would further reduce dust emissions during construction. Therefore, nearby receptors would not be exposed to high concentrations of arsenic in fugitive dust. The same measures would control the exposure of nearby receptors to any naturally occurring lead that might be present in the soils.

**Response ORG 5-62**

The RDEIR includes both the GHG emissions that would be generated during construction as well as emissions that would be generated when the project is completed and occupied. As stated on page 4.6-25, non-stationary sources of operational emissions associated with the proposed SHW project include (1) mobile sources, (2) area sources (use of consumer products, etc. by the residents of the project), (3) water conveyance and treatment, (4) solid waste hauling and disposal; and (5) electricity consumption. Also see Table 6 in Appendix 4.2 where a breakdown of the project's GHG emissions by source is provided. The RDEIR does not argue that the student residents of the project would not generate off-campus vehicle trips. The RDEIR explains that the number of trips and the trip lengths that they would generate would be smaller than the trips and trip lengths that would be generated if these same 3,000 students lived off campus. Therefore, the net effect of the project would be to reduce trips and vehicle miles travelled compared to a No Project scenario. Nonetheless, the RDEIR conservatively includes estimated mobile emissions associated with the proposed project in the total GHG emissions estimate for the project.

**Response ORG 5-63**

All of the state laws and regulations that govern the treatment and use of recycled water, including the State Water Resources Control Board Recycled Water Policy, the Water Reclamation Requirements for Recycled Water Use, and California Code of Regulations, Title 22, are set forth in RDEIR Section 4.7, Hydrology and Water Quality, along with federal laws and regulations, such as Safe Drinking Water Act and Underground Injection Control Regulations. As the concern with recycled water use and disposal is its potential to affect water quality, both the regulations (see pp. 4.7-14 through -21) and the water quality impacts from the use and disposal of recycled water are analyzed in that section of the RDEIR, and not under Utilities and Service Systems.

**Response ORG 5-64**

See Response ORG 5-43 above.

**Response ORG 5-65**

See Response ORG 5-43 above.

**Response ORG 5-66**

CEQA requires analysis of alternatives at a level sufficient to allow decision makers to evaluate them in comparison against the proposed project, but not to the same level of detail as the project. For the Heller site, as the building layouts of the alternatives are similar to the project layout, the visual impacts of variations on the project can be derived from looking at the visual simulations and picturing the effect that would be produced by reducing or increasing the building heights by one to three stories.

**Response ORG 5-67**

Please see **Master Response 2: Alternatives**. The RDEIR does not eliminate alternatives from consideration on the basis of the presence of karst hazards. The RDEIR discloses and analyzes the impacts of karst hazards on development of the Hagar site and properly discloses the presence of karst hazards on the ECI site.

**Response ORG 5-68**

The RDEIR presents a reasonable range of alternatives to the project. Please see **Master Response 2: Alternatives** for an explanation of why it is not feasible to locate the proposed family student housing on the North Remote site or the East Remote site. **Response ORG 5-69**

Please see Response ORG 5-4. The University has complied with all noticing requirements of CEQA with respect to the proposed SHW Project, including the development on the Hagar site. A Notice of Preparation (NOP) for SHW Project EIR was initially prepared and distributed by the Campus to the State Clearinghouse, trustee agencies, responsible agencies, and other interested parties on August 31, 2017. On November 1, 2017, after the decision was made to include development of family student housing at the Hagar site in the project, a revised NOP was circulated for public review and input. The revised NOP, which is included in the RDEIR, Appendix 1.0, included two figures showing the location of the Hagar site and stated:

“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 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 Campus also placed a legal ad in the *Santa Cruz Sentinel* on November 4, 2017, which described the development of “up to 150 housing units for students with families on a 20-acre site in the southeastern portion of campus, adjacent to Hagar Drive.”

Furthermore, after receiving public comments on the Draft EIR, the Campus recirculated a complete RDEIR that included additional alternatives to building on the Hagar site.

The public was given adequate opportunities to comment on the scope of the EIR, including the alternatives to be evaluated. As a result of agency and public input on both the previous Draft EIR and the RDEIR, a reasonable range of alternatives, which include the No Project and seven other alternatives, is presented in the RDEIR, and the RDEIR is not inadequate in its analysis of alternatives.

**Response ORG 5-70**

As noted in Chapter 1.0, Introduction in the RDEIR copies of the RDEIR and studies prepared for this EIR were made available for public review at the UC Santa Cruz Physical Planning, Development and Operations (PPDO), Barn G, UC Santa Cruz. Accordingly, the studies specifically completed for the EIR were made available to the commenter. CEQA discourages the inclusion of cited reference materials (background data, reports and other scientific documents) in the EIR itself. (CEQA Guideline 15148.) These documents will be part of the administrative record, but are not required by CEQA to be publicly available with the publication of the EIR.



Santa Cruz Bird Club  
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Santa Cruz, CA 95061  
santacruzbirdclub.org

October 31, 2018

To: Alisa Klaus  
UC Santa Cruz, Physical Planning and Construction  
1156 High St, Mailstop: PPDO, Santa Cruz, CA 95064  
eircomment@ucsc.edu

Re: Comments on revised Draft for Student Housing West Project Sept 2018  
**Protected Bird Species and Burrowing Owl Population East Field.**

Dear Ms. Klaus,

The Santa Cruz Bird Club requests a comprehensive year-long bird survey and analysis of the East Field Haggard Site. The study would include the following list of birds that are considered threatened locally as well as those with protection by state and Federal laws: **Burrowing Owl, Golden Eagle, Northern Harrier, White-tailed Kite, Ferruginous Hawk, Peregrine Falcon, Loggerhead Shrike, Bryant’s Savannah Sparrow, and Grasshopper Sparrow.**

ORG 6-1

At least 15 species of raptors have been recorded on ebird on the 17 acre East Meadow, and for many of these the East Meadow serves as important foraging and wintering habitat. Ebird records also reflect that the East Meadow is preferred by raptors over other adjacent grassland. This is especially true for the breeding pair of **Golden Eagles**, which strongly prefer the East Meadow over all other adjacent grassland. [UC Santa Cruz--Great Meadow | eBird Hotspots | eBird](#)

ORG 6-2

The field observation for this DEIR which was done on one day in October and one day in December 2017 does not meet the basic requirement for surveys needed to evaluate the presence of birds or the cumulative impact and importance of the East Field as a Santa Cruz County natural resource for birds. Information missing from this study are implications of reduction of acreage size, fragmentation, impact of lights, noise, land management techniques and impacts of increased human disturbance to this sensitive habitat.

ORG 6-3

**A separate specific survey and impact assessment is needed to evaluate the Burrowing Owl population on this site. The survey and assessment process needs to meet that described by the Department of Fish and Game on Burrowing Owl Mitigation dated March 7, 2012.**

ORG 6-4

<https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83843>

The **Burrowing Owl** in particular is a species, which currently winters in this location. **As Described below, this is the last known breeding site of Burrowing Owls in Santa Cruz County.**

Ebird records indicate that there are at least two Burrowing Owls at this site since October 2018. Ebird records also indicate that there have only been three locations in the county since 1987 where more than one Burrowing Owl was documented in the same report and at the same location within Santa Cruz County. The locations include two sites at the University of Santa Cruz - East Field (October 2018) and the Great Meadow (January 2017) and one other location- Wilder Ranch( 2014). **The importance of this habitat for Burrowing Owl cannot be over emphasized as a critical and perhaps only breeding habitat known for Burrowing Owls in Santa Cruz County.**

Santa Cruz Bird Biologist and Bird Club Records Keeper filed these notes on ebird regarding the **Burrowing Owl**.

***Ebird Records from ebird July 10, 1987 David Suddjian Bird Biologist. "2 adults and 2 recent fledglings at burrow southeast of East Remote Parking lot. This is the only specific breeding record in the SCZ county records for modern times and is at present (May 2013) considered the "last known breeding record for the county"***

ORG 6-4

No Burrowing Owl surveys have ever been done and therefore the mitigations proposed under **4.3Bio 12-B** cannot address the site specific issues. Surveys must include evidence of the local geographic status of Burrowing Owls in Santa Cruz County.

Further, without a complete survey showing the geographic boundaries and history of the burrows on East Meadow site there is no way to know how much of the total county habitat is being compromised or what will be left after any project development.

- The DEIR fails to evaluate the significance of wintering Burrowing Owls at this location and how it relates to Santa Cruz County populations.
- The DEIR fails to evaluate the significance of this site as a current or potential breeding grounds for Burrowing Owls.
- The DEIR fails to provide a comprehensive bird study or analysis of protected birds.
- The DEIR failed to provide a study by a biologist with the following qualifications for Burrowing Owl assessments, surveys and impacts as outlined by the (Department of Fish and Game on Burrowing Owl Mitigation March 7, 2012)

ORG 6-5

- 1). Familiarity with species and its local ecology.
- 2). Experience conducting habitat assessments and non-breeding and
- 3). Breeding season surveys, or experience with these surveys conducted under the direction of an experienced surveyor.
- 4). Familiarity with the appropriate state and federal statutes related to burrowing owls, scientific research, and conservation.
- 5). Experience with analyzing impacts of development on burrowing owls and their habitat."

-The DEIR fails to include the recommended evaluation steps (listed below) by the Department of Fish and Game on Burrowing Owls. Department of Fish and Game on Burrowing Owl Mitigation March 7, 2012 should be considered and included in the Final EIR review.  
<https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83843>

1) Habitat assessment, 2) surveys, and 3) impact assessment. Habitat assessments are conducted to evaluate the likelihood that a site supports burrowing owl. Burrowing owl surveys provide information needed to determine the potential effects of proposed projects and activities on burrowing owls, and to avoid take in accordance with FGC sections 86, 3503, and 3503.5. Impact assessments evaluate the extent to which burrowing owls and their habitat may be impacted, directly or indirectly, on and within a reasonable distance of a proposed CEQA project activity or non-CEQA project. (Department of Fish and Game on Burrowing Owl Mitigation March 7, 2012:)

ORG 6-5

-The DEIR failed to include under 4.3Bio 12-B) of Biological Resource the potential impacts in Santa Cruz County of eviction of Burrowing Owls as outlined under the Department of Fish and Game on Burrowing Owl Mitigation dated March 7, 2012 should be considered and included in the Final EIR review.  
<https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83843>

**“Eviction of burrowing owls is a potentially significant impact under CEQA. The long-term demographic consequences of these techniques have not been thoroughly evaluated, and the fate of evicted or excluded burrowing owls has not been systematically studied. Because burrowing owls are dependent on burrows at all times of the year for survival and/or reproduction, evicting them from nesting, roosting, and satellite burrows may lead to indirect impacts or take.**

**Temporary or permanent closure of burrows may result in significant loss of burrows and habitat for reproduction and other life history requirements. Depending on the proximity and availability of alternate habitat, loss of access to burrows will likely result in varying levels of increased stress on burrowing owls and could depress reproduction, increase predation, increase energetic costs, and introduce risks posed by having to find and compete for available burrows. Therefore, exclusion and burrow closure are not recommended where they can be avoided. The current scientific literature indicates consideration of all possible avoidance and minimization measures before temporary or permanent exclusion and closure of burrows is implemented, in order to avoid take.**

ORG 6-6

Department of Fish and Game on Burrowing Owl Mitigation dated March 7, 2012 should be considered and included in the Final EIR review.  
<https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83843>

Respectfully Submitted,

Lisa Sheridan  
Santa Cruz Bird Club President  
UCSC Alumni (Environmental Studies)  
<http://www.santacruzbirdclub.org/>  
email: Trotrider@aol.com



Letter ORG-6                      Santa Cruz Bird Club

**Response ORG 6-1**

Bird species that have potential to occur on or near the site have been identified in the RDEIR based on available data. An assessment of bird species on or near a project site was provided in the RDEIR based on the habitat characteristics, databases, and on-line sources such as the CNDDDB and eBird. A year-long survey of birds would not necessarily add substantial information on which to assess significance of impacts. For certain bird species such as burrowing owls, CDFW has provided guidance on the manner in which surveys must be completed. Surveys that comply with CDFW guidance were completed for special-status bird species, such as burrowing owls. The commenter is referred to **Master Response 6: Biological Resources Surveys and Mitigation Measures**.

**Response ORG 6-2**

The RDEIR acknowledges that the East Meadow provides foraging habitat for raptors, including golden eagles. The project would develop about 17 acres of the 116-acre East Meadow, leaving adequate area still for golden eagles to forage. Additional foraging habitat for the species is available on the Pogonip and the Great Meadow. Please also see **Master Response 5: Biological Resource Impacts on the East Meadow**.

**Response ORG 6-3**

Please see **Master Response 6** and Response ORG 6-1 above regarding bird surveys. As noted on page 4.3-30 of the RDEIR, LRDP Mitigation Measures BIO-11 and BIO-12A would require additional surveys to be conducted at the Hagar site. LRDP Mitigation Measure BIO-12A would be implemented according to the 2012 California Department of Fish and Wildlife guidelines prior to construction of the project in order to avoid potential impacts to burrowing owls. These guidelines require additional protocol-level surveys to be conducted prior construction of the Hagar site. As noted on pages 4.3-50, and 4.3-51 of the RDEIR, implementation of SHW Mitigation Measure BIO-12 would reduce potential impacts to birds due to lighting. Regarding cumulative impacts on the East Meadow habitat used by bird and other wildlife species for foraging and movement, please see **Master Response 5: Biological Resource Impacts on the East Meadow**.

The East Meadow north of the Hagar site would be protected from increased human disturbance at the Hagar site by installing 8-foot tall wire-mesh fencing.

**Response ORG 6-4**

Regarding surveys for burrowing owls, please see Response ORG 6-1, and **Master Response 6: Biological Resources Surveys and Mitigation Measures**. As noted in the RDEIR and **Master Response 6**, breeding burrowing owls are considered extirpated in Santa Cruz County (Bates 2006 and Townsend and Lenihan 2007) and burrowing owls are no longer known to breed in the East Meadow (CDFW 2018). Therefore, the RDEIR accurately notes that burrowing owls are not known to breed in the East Meadow.

**Response ORG 6-5**

Please see **Master Response 6: Biological Resources Surveys and Mitigation Measures** regarding burrowing owls. See Response ORG 6-1 regarding all bird species. As noted on pages 4.3-30 and 4.3-31 of the RDEIR, LRDP Mitigation Measures BIO-10, BIO-12A, and 12B would reduce potential impacts to protected birds.

**Response ORG 6-6**

Please see Response ORG 6-1, Response ORG 6-3, and **Master Response 6: Biological Resources Surveys and Mitigation Measures**.



**Santa Cruz Bird Club**  
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**October 31th, 2018**

**To: Alisa Klaus**  
**UC Santa Cruz, Physical Planning and Construction**  
 1156 High St, Mailstop: PPDO, Santa Cruz, CA 95064  
 eircomment@ucsc.edu

**Re: Comments on DEIR for Student Housing West Project Volume I /Biological Resources**

Dear Ms. Klaus,

The Santa Cruz Bird Club (SCBC) appreciates the opportunity to comment on the Draft Environmental Impact Report (DEIR) for the Student Housing West Project (SHW).

The Santa Cruz Bird Club is a long-standing community-based organization which was established in 1956 with a mission to unite those who have a common interest in wild birds, that they may better study and conserve them. Today the club has more than 500 members and the club has provided expert advice on issues affecting birds in the Santa Cruz County to many public and governmental institutions.

ORG 7-1

Here we would like to provide comment on this DEIR with respect to the treatment of birds and the area of impact as a critical bird nesting and feeding habitat for more than 100 species. We suggest this new development will cause significant biological impacts by fragmenting this important and iconic landscape feature, the "Great Meadow". There also are several factors we would like to bring to your attention relative to community impacts, including our use of this open space as a birding area, and loss of educational opportunities.

The UCSC campus is biologically rich and diverse in natural communities<sup>1</sup>. The East Meadow, in the development proposal, the "Hagar site" is currently home to 82 bird species (+7 other taxa) based on surveys and is considered an eBird "hotspot", for which there are regular visits by members of the birding community<sup>2</sup>. We are concerned not only with the lack of rigor in the treatment of bird-related impacts, but in lack of understanding of building-related collision risk, and further expansion of non-native predators, such as free-roaming cats (see "Biological Impacts Not Addressed", below).

ORG 7-2

Overall we are concerned by the general lack of understanding of cumulative impacts to the landscape, the largest track of continuous Coastal Prairie grassland habitat on campus, which is an important feeding and nesting habitat for native and migratory birds<sup>1</sup>.

We also are concerned by the lack of attention given the potential losses of educational opportunities. As a campus that has built its reputation on the field of Natural Sciences, this development is in stark

<sup>1</sup> The Natural History of the UC Santa Cruz Campus. Edited by Tonya M. Haff, Martha T. Brown, W. Breck Tyler. 2008.

<sup>2</sup> <https://ebird.org/hotspot/L2716357?yr=all&m=&rank=hc>

<sup>4</sup> [UC Santa Cruz--Great Meadow | eBird Hotspots | eBird](#)

contrast with the educational intentions of the institution to provide intact natural landscapes in which to study the biota (i.e., birds, mammals, insects, plants) in a wild setting. Field natural history and ornithology classes regularly make use of these fields, as do community-based clubs, such as the Santa Cruz Bird Club. We bring our members on trips to see the raptors, burrowing owls and scour the grasslands for meadowlarks, bluebirds, goldfinches, towhees, and sparrows of all kinds.

ORG 7-2

Specifically, we have many concerns about the adequacy of the plan proposed, including regulatory considerations, impacts to Biological Resources, Biological Impacts Not Addressed and site planning relative to UCSC Long Range Development Plan. Each of these concerns is described below:

**ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION MEASURES**

**Aesthetics**

While the text describes the Hagar site as “two-story buildings”, the schematic is not to scale with the landscape, and gives the misleading impression that it will not have a visual impact on the viewscape. The proposed project is shown as either an oblique view or hidden behind trees. This makes evaluation for potential bird-glass collision and impacts from outdoor lighting to wildlife impossible (see “Biological Impacts not addressed”, below).

ORG 7-3

Similarly, the “high-rise” appearance of the proposed buildings at the Heller site is inconsistent with the landscape, and surrounding natural communities. Impacts from bird-glass collision and impacts from outdoor lighting to wildlife need to be considered.

**REGULATORY CONSIDERATIONS**

**Migratory Bird Treaty Act & Bald and Golden Eagle Protection Act**

These are two separate and distinct federal level bird protection acts are treated as one and with little detail. The MBTA covers the majority of species which will be impacted by a loss of habitat by this development and should be applied as necessary to determine the cumulative impacts at both sites. The intention of the MBTA was to protect not only “rare” species, but common species which are threatened by human activities. While the Interior Department’s December 22, 2017 announcement of a new legal memorandum (M-37050) reinterpreting the MBTA, nearly every former Secretary of the Interior are opposed to this interpretation a legal opinion which “is contrary to the long-standing interpretation by every administration (Republican and Democrat) since at least the 1970s”<sup>3</sup>.

ORG 7-4

The Bald and Golden Eagle Protection Act should be applied as necessary as the Meadow and UCSC grassland habitats are potential habitat for Golden Eagles. Golden Eagle has been reported at the site as recently as January 12, 2018. East Meadow is critical foraging habitat for Golden Eagles. They almost exclusively forage in the East Meadow when at UCSC (A. Rinkert, pers. obs.). Other meadows on campus don’t have the expansiveness, lack of woody shrubs, and robust ground-squirrel population that the East Meadow does.

The East Meadow is important habitat for many threatened and protected species locally and statewide: Golden Eagle, Burrowing Owl, Northern Harrier, White-tailed Kite, Ferruginous Hawk, Peregrine Falcon, Loggerhead Shrike, Bryant’s Savannah Sparrow, and Grasshopper Sparrow. At least 15 species of raptors have been recorded in the East Meadow, and for many of these the East Meadow serves as important foraging and wintering habitat. Also noteworthy is that the East Meadow is preferred by

ORG 7-5

<sup>3</sup> Letter from L. Scarlett et al. to Zinke, January 10, 2018.

raptors over other adjacent grassland. This is especially true for the breeding pair of Golden Eagles, which strongly prefer the East Meadow over all other adjacent grassland.

ORG 7-5

**Biological Resources**

In general, there were very little site-specific biological data collected to determine impacts to biological resources of birds. For example, only one 2-hour survey was conducted for the presence of Burrowing owl, when clearly eBird records indicate there are regular sightings of this species. The Santa Cruz Bird Club and eBird archive bird records for Santa Cruz County and these resources were not consulted in this assessment.

ORG 7-6

**SHW Impact BIO-1: Development of the proposed project would result in a substantial adverse impact on four sensitive natural communities.**

We suggest the BIO-1 impact would be “significant”. The proposed development would significantly reduce nesting, roosting and feeding habitat for resident and migratory birds. This will impact the 82+ species in the East Meadow and the 115 bird species documented in the Great Meadow. It is not clear what percent of the meadow habitat would be affected by this action. Clearly this development will create a sizable footprint, displacing habitat of the natural communities. Development and fragmentation of the habitat will also result in increasing the potential of impacts from non-native birds, plants and animals.

ORG 7-7

Four natural communities: 80+ bird species in each community, food web dependence; specifics on area needed for nesting, roosting and feeding. The MBTA covers all but 3 of these species<sup>4</sup>. Impacts to these species covered by the MBTA should be dealt with in greater detail, particularly with respect to the cumulative impacts of the entire project (both sites) upon the available habitat Coastal Prairie within the UCSC campus.

**SHW Mitigation BIO-1A and BIO-2**

These mitigation actions fail to address the impact of lost, and disturbed vegetation that birds and wildlife depend upon for food sources, shelter, and ground nests necessary for their survival. There is no specific action to demonstrate how and where they would replace equivalent habitat.

ORG 7-8

**SWH Impact BIO-3: “The proposed project would not introduce or cause the spread of noxious weeds, which could reduce the abundance of native plants and sensitive communities.”**

We suggest this BIO-3 Impact is “potentially significant” and needs to be mitigated to reduce impacts to bird feeding and habitat. This finding is based on an assumption and is not scientifically supported. We suggest that scientific findings are in place to prevent spreading of non-native plants which would harm food plants for native and migratory birds. Specific examples would be good. Non-native birds such as European Starling, House sparrow, American Crow and Common Raven often accompany development of urban landscapes and as more aggressive species, and they tend to displace native species. The corvids are particularly voracious nest predators of species such as endangered Marbled Murrelet in the Santa Cruz Mountains.

ORG 7-9

**SHW Impact BIO-7: “The proposed project would not result in the loss or abandonment of active nests for special-status raptors and other special status and protected birds.”**

ORG 7-10

<sup>4</sup> <https://www.fws.gov/birds/management/managed-species/migratory-bird-treaty-act-protected-species.php#taxonomic>

We suggest the impact of BIO-7 is “significant”. The project will result in long-term loss of nesting habitat and foraging habitat needed by raptors (including special status species) during nesting. Further, the proposed project sites create fragmentation and segmentation of grassland habitat relative to the wildlife corridors. At the Hagar site connecting eastern UCSC to the Pogonip open space area, and the adjoining ravines and gullies. At the Heller site, the building infrastructure will create a massive barrier to the flow of wildlife to the adjoining Gray Whale Ranch open space.

ORG 7-10

Many of the recorded 11 raptor species in the East and Great Meadows are nocturnal hunters. The proposed project will impact their foraging, because of the increase of artificial light at night. The loss of land, new light sources, and fragmentation of habitat will diminish food availability for the young, thus endangering their survival.

**SHW Impact BIO-8: “The proposed project would not result in a substantial adverse impact on western burrowing owl.”**

We suggest the impact of BIO-8 is “significant”. There are regular and recent sightings of Burrowing Owl<sup>5</sup>. According to recent sightings, there are at least two birds observed in the area of the Hagar site. The stated Impact fails to address the fragmentation of the Burrowing Owl habitat. The unavailable baseline data doesn’t allow to evaluate measurable impacts on the Burrowing Owl altered habitat, such as loss of food source and sheltering vegetation. This impact would displace and permanently alter the available potential nesting and foraging habitat for this regular wintering species.

ORG 7-11

The Burrowing Owl population at UCSC represents about 20% of the known wintering population in Santa Cruz County. They are annually found wintering within the project site. The only breeding record of Burrowing Owl in SCZ was from the East Meadow in 1987, within about 200 meters from the project site.

Historically Burrowing owl was found on the UC Campus, and it is noteworthy that Warrick<sup>6</sup> suggest the development of the West Remote Parking Lot (adjacent to the Heller site) resulted in the loss of previously-known nesting pairs (pg. 173).

Owls consume ground squirrels, rodents and provide natural pest control for the UCSC Farm and the Arboretum; disruption of these ecological links will have trophic-level consequences for other UC activities.

**SHW Impact BIO-11: “The proposed project could interfere with the movement of wildlife species or with established native resident or migratory wildlife corridors.”**

We suggest the impact of BIO-11 is “significant”. The lower end of the eastern Great Meadow has critical connectivity with the Pogonip open space and the adjoining ravines in the south end of campus. The proposed site at Heller will create a barrier to dispersal and movement of birds in this area. There are 82+ species in the East Meadow and 115 Great Meadow species which use this habitat and corridor. This impact will also affect the dynamics and movements along this corridor of rodent prey for raptors.

ORG 7-12

<sup>5</sup> <https://ebird.org/hotspot/L2716357>

<sup>6</sup> (First Edition) Natural History of the UC Santa Cruz Campus. Ed. Sheridan F. Warrick.1982. Environmental Field Program, UC Santa Cruz, 283 p.

## Biological Impacts Inadequately Addressed:

### 1. Bird Collisions with Glass and Infrastructure

Bird collisions with window glass result in the estimated loss of 300 million to 1 billion North American birds each year<sup>7</sup>. Bird collisions with building infrastructure and glass can cause significant mortality and population-level impacts. Various bay area cities have shown their environmental stewardship priority by adopting these BSD Standards into their Planning Departments permits.<sup>8</sup> Given the importance of birds to the landscape and educational resources at UCSC, we advise minimizing glass, mitigating glass facades, and using these guidelines to the fullest extent possible at each of the sites.

Heller site: This biological impact is “potentially significant” to address. The Heller site shows architecture with very tall buildings and a large amount of glass, which is a major cause for deadly bird collisions.

Hagar Site: This biological impact is “significant” to address. There is not enough information to assess the potential impacts of the planned architecture and use of glass with respect to bird collisions. The DEIR Vol. I does not show any unobstructed views of the SWH. While the text describes “two-story buildings”, the schematic is not to scale with the landscape, and gives the wrong impression that it will not have a visual impact on the views-cape. The proposed project is shown as either a bird's-eye view or hidden behind trees. This makes evaluation for potential bird glass collision impossible.

We note that the Revised DEIR addresses the Bird-safe Design Standards (BSD) on pg.3.0-11 **3.4.2.3 Project and Building Design.**

We point out that the to-be-applied BSD method replicates the San Francisco BSD, which has resulted in bird fatalities upon colliding with glass. San Francisco is currently revising their BSD, because the 24 square feet size within 40 feet above grade has not achieved the desired results.

It is stated that the Heller site will include BSD. The Hagar site is not mentioned.

This is inconsistent with the pg. 4.3-50 SHW Mitigation BIO- 11B statement: “The Campus shall review the final designs of the buildings at the Heller and Hagar sites to ensure that appropriate bird safety designs have been effectively incorporated to reduce potential impacts to birds.”

The Revised DEIR should address this inconsistency and apply the best possible BSD in the final EIR upon consulting with Dr. Christine Sheppard, Ph.D. Director, Glass Collisions Program American Bird Conservancy [collisions.abcbirds.org](http://collisions.abcbirds.org) office 646 661 1862 cell 914 261 8277

### 2. Loss of environmental study and field ornithology opportunities

We also are concerned by the lack of attention given the potential losses of ornithology-focused educational opportunities. As a campus that has built its reputation on the field of Natural Sciences, and Environmental Studies<sup>9</sup> one of the few to offer ornithology, this development is in stark contrast with the educational intentions of the institution to provide intact natural landscapes in which to study the

<sup>7</sup> Milius, S. 2014. Windows may kill up to 988 million birds a year in the United States. Science News [185 \(6\): 8](#)

<sup>8</sup> [Bird-friendly Building Guide WEB.pdf](#)

<sup>9</sup> Legacies of founding faculty such as Dr. Kenneth Norris and Rachel Carson memorialized in education centers: <https://norriscenter.ucsc.edu/> ; <https://rachelcarson.ucsc.edu/>

biota (i.e., birds, mammals, insects, plants) in a wild setting. Field natural history and ornithology classes regularly make use of these fields, as do community-based clubs, such as the Santa Cruz Bird Club. We bring our members on trips to see the raptors, burrowing owls and scour the grasslands for meadowlarks, bluebirds, goldfinches, towhees, and sparrows of all kinds.

ORG 7-14

**3. Increase in predation of native birds, lizards and amphibians by free-roaming feral cats**

Housing units will inevitably bring non-native house cats, which have a negative impact on bird populations. It is estimated that 1.3 -4 billion birds 6.3–22.3 billion native mammals are killed each year by outdoor cats<sup>10</sup>. On campus, free-roaming house cats are regularly seen hunting in the Arboretum, presumably from the nearby housing units. Free-roaming and feral cats are particularly destructive to ground foraging and roosting birds such as Burrowing Owls<sup>11</sup>.

ORG 7-15

**4. Land allocation for unavoidable permanent losses of Habitats**

**Mitigation SWH BIO-1B** through **1D** mitigates that permanent protection for unavoidable permanent loss will occur. The Revised DEIR does not state that the Campus has the required land available to institute such restoration project successfully.

ORG 7-16

**Consistency with the UCSC Long Range Development Plan (LRDP)**

We find the proposals for development at both sites are inconsistent with the UCSC LRDP (2006) with respect to maintaining and conserving natural resources and open space. While the LRDP indicates,

“The plan balances development opportunity with **conservation of natural resources and open space** by clustering new potential development areas and recognizing that additional density can be added to existing developed areas.” {pg. 64, 2006 Final Draft}<sup>12</sup>

ORG 7-17

The Hagar site is completely inconsistent with the planning approach as described in the LRDP. In particular, the site at Hagar will cause significant changes to the wildlife corridor between the East Meadow and the Pogonip open space, and cause significant habitat fragmentation and loss of nesting and feeding habitat for the 80+ bird species which occur on campus and use the two main natural communities. This loss of habitat will result in the degradation of the natural communities and the avian and mammalian species dependent upon them. So the development will not conserve natural resources. Furthermore, the Hagar site development will be not be within an existing footprint or cluster of buildings, so it is again not within the approach as described in the LRDP (above).

The Heller infrastructure is within an existing footprint of developed land, however, the high rise buildings are inconsistent with wildlife use in the area, will block wildlife corridors with adjacent open space, pose a significant collision and light attraction risk, and therefore do not support conservation of natural resources.

<sup>10</sup> Loss, Will and Marra. 2013. [The impact of free-ranging domestic cats on wildlife of the United States](#). Nature.

<sup>11</sup> [Impacts of feral and free-ranging cats on Bird Species of Conservation Concern](#). L. Winter and G. Wallace. 2006.

<sup>12</sup> [https://lr dp.ucsc.edu/FinalDraft2005lr dp/2005LRDP\(LRDP,9-7-06draft\).pdf](https://lr dp.ucsc.edu/FinalDraft2005lr dp/2005LRDP(LRDP,9-7-06draft).pdf)



Finally, we hope you will consider that planning at UCSC not only affects the current nesting and wintering species in a localized area, but the cumulative, long-term impacts of the loss of bird and wildlife habitat, and ultimately, loss of birds in our city and county.

Sincerely,

Lisa Sheridan, President and UCSC Alumni (Environmental Studies)

Jane Mio, Conservation Officer

Santa Cruz Bird Club Officers and Members

<http://www.santacruzbirdclub.org/>

**Letter ORG-7                      Santa Cruz Bird Club**

**Response ORG 7-1**

This comment is a set of general introductory remarks expressing opposition to the proposed project. It presents no environmental issues within the meaning of CEQA and no specific response is required. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.

**Response ORG 7-2**

The comment expresses concern regarding the potential loss of educational opportunities, but does not state a specific concern or question regarding the adequacy of the analysis contained in the Draft EIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

**Response ORG 7-3**

As noted on pages 4.3-49 and 4.3-50 of the RDEIR, appropriate Bird-safe Design Standards would be implemented as part of SHW Mitigation Measure BIO-11B. These standards would include minimizing glass and glass facades, among other standards, and would be used to the fullest extent possible at both the Heller and Hagar sites to reduce potential impacts to birds.

**Response ORG 7-4**

The comment about golden eagle is noted. The species is identified in RDEIR Section 4.3, Biological Resources as a species that is known to forage on the campus and impacts to the species are addressed under SHW Impact BIO-7.

As noted in the LRDP 2005 EIR (UCSC 2006), approximately 500 acres of Protected Landscape, which includes the upper East Meadow and Great Meadow, would be protected as similar grassland habitat for foraging golden eagles. The loss of foraging habitat for golden eagles would not exceed the significance criteria threshold, in accordance with Appendix G of the *State CEQA Guidelines* and the 2005 LRDP EIR, since it will not have a substantial adverse effect, either directly or through habitat modifications, on golden eagles.

**Response ORG 7-5**

The RDEIR provides an accurate characterization of the project sites with respect to their use by special-status bird species, and the impact analysis is not based on incomplete information. The RDEIR identifies all of the bird species that are known to or likely to use the Hagar site for foraging, and therefore provides adequate baseline data for the evaluation of the project-level and cumulative impacts of the project. See

**Master Response 5: Biological Resource Impacts on the East Meadow**, with regard to why the project would not make a cumulatively considerable contribution to a substantial reduction in habitat available for wildlife movement. The same expansive grassland habitat would also continue to provide foraging habitat for bird species.

**Response ORG 7-6**

Please see **Master Response 6: Biological Resources Surveys and Mitigation Measures**.

**Response ORG 7-7**

SHW Impact BIO-1 presents the combined impact of the project on natural communities from ground clearing and development activities at both sites and notes the following: (1) the Heller site utility corridor would temporarily affect about 0.1 acre coastal prairie; (2) Heller site utility corridor, Hagar site development, and Hagar site utility corridor would temporarily affect 0.6 acres and permanently affect 17.1 acres of purple needlegrass grassland; (3) Hagar site development could temporarily affect about 2,914 square feet of creeping rye grass turfs; and (4) Heller site utilities could temporarily affect a small area of California bay forest.

Note that the project would result in a temporary impact due to utility line trenching on about 0.1 acre of coastal prairie and mitigation is set forth to address this impact. No permanent removal of coastal prairie would occur due to the project.

Overall, the project would result in the development of about 17.1 acres of grassland habitat. However, a substantial amount of grassland habitat in the Great Meadow and the East Meadow would still remain available to avian species.

**Response ORG 7-8**

Please see **Master Response 5: Biological Resource Impacts on the East Meadow**, and **Master Response 6: Biological Resources Surveys and Mitigation Measures**.

**Response ORG 7-9**

As noted on page 4.3-39 of the RDEIR, LRDP Mitigation Measure BIO-6, would be implemented in order to reduce to potential impacts from the spread of noxious weeds.

The numbers of European starling, house sparrow, American crow, and common raven could increase within the vicinity of the Hagar and Heller sites, but the increase in these species are not likely to have a significant impact on any special-status species, such as marbled murrelet, which is not known to nest near the sites. European starling and house sparrow are non-native species that already occur at or in the vicinity of the sites and would likely not significantly impact any special-status species. American crow

and common raven are native species, which although are nest predators, already occur near the sites and their increased numbers are unlikely to have a significant impact on special-status species that may be nesting on or near the sites.

**Response ORG 7-10**

As noted on page 4.3-30 of the RDEIR, LRDP Mitigation Measures BIO-10 and BIO-12 would require preconstruction nesting bird surveys for all protected nesting birds, not just special-status birds.

As noted in the 2005 LRDP EIR (UCSC 2006), approximately 500 acres of Protected Landscape, which includes the upper East Meadow and Great Meadow, would be protected as similar grassland habitat for nesting birds. As noted on page 4.3-49 of the RDEIR, birds and other wildlife that move through the Hagar site would be able to continue to move through the East Meadow north of the site.

The loss of nesting habitat for special-status and common bird species would not exceed the significance criteria threshold, in accordance with Appendix G of the *State CEQA Guidelines* and the 2005 LRDP EIR, since it will not have a substantial adverse effect, either directly or through habitat modifications, on nesting birds.

As noted on page 4.3-50 and 4.3-51 of the RDEIR, implementation of SHW Mitigation Measure BIO-12 would reduce potential impacts caused from increased lighting at the Hagar site.

The commenter is also referred to SHW Impact AES-4, which explains that Campus Standards are designed to minimize lighting impacts by limiting the amount of lighting around buildings and encouraging the implementation of non-glare, down-lighting fixtures, and LRDP Mitigation Measures AES-6B and -6E also address lighting impacts. Further, SHW Mitigation Measure BIO-12 is set forth in RDEIR Section 4.3. In addition to other lighting controls, that mitigation measure requires that International Dark-Sky Association guidelines be followed to minimize light pollution.

**Response ORG 7-11**

As noted on page 4.3-20 of the RDEIR, burrowing owls are not known to over-winter at the Hagar site, rather north of the site within the upper East Meadow and west of the site near the UC Santa Cruz farm. No wintering burrowing owls were observed during appropriately timed surveys conducted in 2017 wintering burrowing owl season. Additional protocol-level burrowing owl surveys are currently being conducted at the East Meadow in November 2018. LRDP Mitigation Measures BIO-12A and BIO-12B, as noted on pages 4.3-30 to 4.3-31 of the RDEIR, would be implemented according to the 2012 California Department of Fish and Wildlife guidelines prior to construction of the project to avoid burrowing owl

sites. These guidelines require a burrowing owl habitat assessment and protocol-level surveys to be conducted prior to construction.

Burrowing owls would be able to continue to over-winter and forage within approximately 500 acres of Protected Landscape (UCSC 2006) that includes the upper East Meadow (about 133 acres) and the Great Meadow (about 143 acres), which provide similar grassland habitat to what is present at the Hagar site. The loss of foraging habitat for burrowing owls would not exceed the significance criteria threshold for burrowing owls, in accordance with Appendix G of the *State CEQA Guidelines* and the 2005 LRDP EIR, since it would not have a substantial adverse effect, either directly or through habitat modifications, on burrowing owls.

Please also see **Master Response 6: Biological Resources Surveys and Mitigation Measures.**

**Response ORG 7-12**

As noted in the LRDP 2005 EIR (UCSC 2006), approximately 500 acres of Protected Landscape, which includes the upper East Meadow and Great Meadow that provides similar grassland habitat to what is present at the Hagar site, would be protected as grassland habitat for birds and other wildlife. As noted on page 4.3-49 of the RDEIR, birds and other wildlife that move through the Hagar site would be able to continue to move through the East Meadow north of the site, and the East Meadow would continue to provide connectivity between the Pogonip to the east and the Great Meadow to the west. Please also see Response ORG 5-22 which provides additional information on the substantial east-west corridor that would remain available through the East Meadow north of the Hagar site, connecting these two open space areas. The loss of movement for wildlife and loss of habitat for special-status wildlife within the sites would not exceed the significance criteria threshold, in accordance with Appendix G of the *CEQA Guidelines* and the 2005 LRDP EIR, since it will not have a substantial adverse effect, either directly or through habitat modifications, on wildlife movement and habitat for special-status wildlife species.

As noted on pages 4.3-49 and 4.3-50 of the RDEIR, appropriate Bird-safe Design Standards would be implemented as part of SHW Mitigation Measure BIO-11B to reduce potential bird strikes to birds that may move through the Heller site.

**Response ORG 7-13**

As noted on pages 4.3-49 and 4.3-50 of the RDEIR, appropriate Bird-safe Design Standards would be implemented as part of SHW Mitigation Measure BIO-11B. These standards would include minimizing glass and glass facades, among other standards, and would be used to the fullest extent possible at both the Heller and Hagar sites to reduce potential impacts to birds.

**Response ORG 7-14**

The grasslands within the upper East Meadow adjacent to the Hagar site would be protected for future environmental study and field ornithology opportunities by installing an 8-foot tall wire mesh fence between the housing development and the upper East Meadow.

As noted in the LRDP 2005 EIR (UCSC 2006), approximately 500 acres of Protected Landscape, which includes the upper East Meadow and Great Meadow that provides similar grassland habitat to what is present at the Hagar site, would be protected as grassland habitat for future environmental study, classes, field ornithology opportunities, and scientific value. Field classes would be able to continue within the upper portion of the East Meadow and the Great Meadow.

**Response ORG 7-15**

As noted on page 4.3-50 of the RDEIR, SHW Mitigation Measure BIO-16 would be implemented in order to reduce potential impacts to wildlife from pets, including free-roaming cats.

**Response ORG 7-16**

Please see **Master Response 5, Biological Resource Impacts on the East Meadow**, and **Master Response 6, Biological Resources Surveys and Mitigation Measures**.

**Response ORG 7-17**

Please see **Master Response 5, Biological Resource Impacts on the East Meadow**, and **Master Response 6, Biological Resources Surveys and Mitigation Measures**.

**Response ORG 7-18**

This comment is a conclusory statement. It presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

Please also see **Master Response 5: Biological Resource Impacts on the East Meadow**.

## LOCAL 3299

**Main Office**  
2201 Broadway Avenue,  
Suite 315  
Oakland, CA 94612  
Ph: 510.844.1160  
Fax: 510.844.1170

*Via e-mail only*

November 29, 2017

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Alisa Klaus  
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**UC Davis Office**  
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Ph: 916.491.1426  
Fax: 916.443.1747

RE: Comments on the 2nd Revised Notice of Preparation: Draft Environmental Impact Report (SCH# 2017092007)

**UC Irvine Office**  
1740 West Katella Ave.  
Suite I  
Orange, CA 92667  
Ph: 714.634.1449  
Fax: 714.634.0705

Ms. Klaus,

Thank you for the opportunity to comment on the 2nd Revised Notice of Preparation: Draft Environmental Impact Report for the University of California's Student Housing West Project located in Santa Cruz County (SCH#2017092007).

**UC Los Angeles Office**  
5601 W. Skouson Ave,  
Suite 243  
Culver City, CA 90230  
Ph: 310.338.1299  
Fax: 310.338.1574

Please include the following contact as an interested party to the distribution list to receive all updates and notifications for this Project:

**UC Riverside Office**  
1280 Palmyra Avenue  
Suite F  
Riverside, CA 92507  
Ph: 951.781.0679  
Fax: 951.781.7034

Nischit Hegde  
AFSCME 3299  
2201 Broadway # 315  
Oakland, CA 94612  
Email: [nhegde@afscme3299.org](mailto:nhegde@afscme3299.org)

**UC San Diego Office**  
4241 Jutland Drive,  
Suite 105  
San Diego, CA 92117  
Ph: 619.296.0342  
Fax: 619.702.8311

AFSCME 3299 represents approximately five hundred of University of California, Santa Cruz (UCSC) employees in both the Service (SX) and Skilled Trades (K7) bargaining units. AFSCME 3299 has reviewed the initial project information and requests that the Draft Environmental Impact Report explore the following issues:

**UC San Francisco/  
UC Hastings  
College of the Law Office**  
1360 9th Avenue,  
Suite 240  
San Francisco, CA 94122  
Ph: 415.566.6477  
Fax: 415.566.6846

Public Health

The American Public Health Association has taken the position that income is a "critical social determinant of health outcomes"<sup>1</sup> citing reports published by the Centers of Disease Control and Prevention (CDC). California is home to one of the highest levels of income inequality in the United States. As the one the largest employers in the state—and specifically in Santa Cruz County—UCSC's job creation (and wages and benefits associated with those jobs) have a direct impact upon the public health of Santa Cruz County.

**UC Santa Barbara Office**  
900 Embarcadero Del Mar,  
Suite E  
Goleta, CA 93117  
Ph: 805.685.3760  
Fax: 805.685.3270

**UC Santa Cruz/  
UC Merced Office**  
201 Mission St. Suite 4  
Santa Cruz, CA 95060  
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Fax: 831.316.0049

As such, AFSCME 3299 respectfully requests that the public health impact of the construction and operations/maintenance jobs created by the development of 3,000 new student beds be studied. Specifically, we request that UC study the impact on health outcomes between UC-career created jobs versus third-party (contractors or subcontractors) created jobs.

ORG 8-1

ORG 8-2

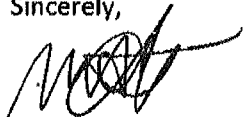
Carbon Neutrality Initiative and Traffic Analysis

AFSCME 3299 also requests that the DEIR analysis take a critical look at the project and determine if it will move forward the University of California's Sustainable Practices, effective June 2017. As UC acknowledges, personal vehicles are a major contributor of US carbon emissions, and as such, we ask that the impact of the increased use of personal vehicles for all UC and non-UC employees who will be a part of constructing, maintaining, and operating the 3,000 new student beds at UCSC be studied.

ORG 8-3

Thank you.

Sincerely,



Nischit Hegde  
AFSCME 3299  
2201 Broadway # 315  
Oakland, CA 94612



**Letter ORG-8 AFSCME Local 3299**

Letter ORG-8 is a letter from the American Federation of State, County and Municipal Employees (AFSCME) dated November 29, 2017 on the revised Notice of Preparation (NOP) issued by the University for the SHW Project Draft EIR in late 2017. The letter was lost in the mail and was not received by the Campus in late 2017 nor during the time that the NOP for the Revised Draft EIR (RDEIR) was issued. AFSCME contacted the Campus Planning staff and submitted the letter in December 2018. The University has accepted the letter as a late comment on the RDEIR and has prepared the following responses to the comments contained in the letter.

**Response ORG 8-1**

This comment is a set of general introductory remarks. It presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response ORG 8-2**

An analysis of potential public health impacts stemming from potential income inequality is outside the scope of a CEQA document for two reasons. First, whether or not the small number of permanent jobs (about 40 net new jobs) associated with the project or the temporary construction jobs would lead to income inequality, and to public health impacts is speculative. CEQA discourages analysis that involves speculation. Second, CEQA does not require an evaluation of social and economic issues associated with a project unless those socio-economic concerns could lead to a physical effect on the environment. To the extent that jobs associated with the proposed project could result in income equality, they would not result in any physical impacts on the environment. The comment is, however, acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response ORG 8-3**

The increase in GHG emissions, including mobile source emissions, due to the project is fully analyzed in Section 4.6, Greenhouse Gas Emissions, in the RDEIR. The analysis has been updated in the Final EIR, as shown in **Chapter 4.0, Revisions to the Revised Draft EIR**, and both the original and updated analyses show that the GHG emissions associated with the project would be well below the threshold used in this EIR to evaluate GHG emissions impact and the project will not conflict with the UC Sustainable Practices Policy. Please see SHW Impacts GHG-1 and GHG-2.



IND-1

Alisa Klaus <aklaus@ucsc.edu>

## [eircomment] Student Housing West revised EIR comment: Transportation

1 message

kevinbell@converger.com <kevinbell@converger.com>  
To: eircomment@ucsc.edu

Mon, Sep 17, 2018 at 3:17 PM

The transportation section of the revised EIR remains ludicrously flawed:

- The baseline data is based on an incomplete 2005 transportation study, which is in turn based on data that was already years old by the time the study was released. It describes the UCSC of a generation ago. Much has changed since then, and the rate of change is accelerating. Any assertion based on this study is worse than useless, creating a false impression that there is a quantifiable basis for fundamental assumptions embedded in the EIR. Any serious transportation review would include a new, comprehensive transportation impact study, in cooperation with the City of Santa Cruz, that considers the new residence complexes and other UCSC capital construction plans (explicitly including 2300 Delaware/Marine Sciences) in the context of transportation infrastructure scenarios relying on current data, in the context of long-term development of the entire Santa Cruz West Side, and which internalizes the full costs and net allocation of benefits of the full range of potential outcomes. IND 1-1
- The scope of the transportation study ignores the catastrophic impact that SHW/GSHE will have on off-campus neighborhood streets, including a doubling of traffic on already inadequate, poorly developed, unsafe stretches of High Street between Campus and Mission, and on Western Drive between High Street and Mission. The clear message is that UCSC simply doesn't care about its neighbors. Absent a clear mitigation plan, the result of this failure is likely to be multiple pedestrian and bicyclist fatalities over the coming years, and a significant deterioration of quality of life for neighborhood residents along those traffic corridors. IND 1-2
- Several of UCSC's current traffic mitigation activities are presented as genuine transportation alternatives, rather than the symbolic window dressing that they are. The inclusion of these symbolic programs in the EIR implies that they could be scaled up to help mitigate the impact of the proposed residence complexes, an implication that is patently false. To take just one example, the daily bike shuttle has zero measurable impact on UCSC traffic patterns, mitigating tens of vehicle trips out of tens of thousands of trips per day, losing money every day, and providing undetectable net carbon reduction benefits. Even if it was effective, it has absolutely no relationship to the impact of the SHW/GSHE complexes. The fact that most of these mitigation strategies are never quantified in the EIR speaks volumes about their efficacy. This section of the EIR is a sloppy public relations distraction, not a serious discussion. IND 1-3
- The analysis of Metro transportation options shows that most routes to and from UCSC are already operating at or above capacity. But the September revision fails to note that Metro service is already going to be significantly *decreasing*, not increasing, and that continuing UCSC facility expansions on the West Side will only exacerbate an already dysfunctional public transportation situation in the area. IND 1-4
- Finally, the UCSC West/East entrance traffic analyses are irrelevant to the issue at hand regarding on-campus traffic impacts. Adding two large, vehicle-rich residence complexes just inside of both campus entrances is going to propagate permanent traffic jams in both locations for bicycles, motor vehicles, and buses. The current proposal essentially assures a far less accessible campus. There is nothing substantive in the EIR that would support a different conclusion. The only question is how bad it is going to be. IND 1-5

Personally, I would love to see evidence that UCSC takes this EIR seriously as a coherent analysis of critical issues that must be mitigated if this project is going to proceed, as an opportunity to collaboratively develop genuinely effective responses to the enormous infrastructure problems facing UCSC in the coming decade, as a commitment to add long-term net value to the larger Santa Cruz community, and as a new approach to genuine engagement with its UCSC constituents and the Santa Cruz community, instead of acting as a tone-deaf, parasitic, and aggressively expanding free-rider on already overburdened local infrastructure. Sadly, the UCSC administration appears to have IND 1-6

**IND-1**

reverted to form: poorly conceived proposals, developed in a black-box decision-making hothouse designed to prevent independent *ex ante* review or development of robust alternative solutions, presented in *pro forma* documents devoid of relevant information or defensible analysis and rich in qualitative assertions and public relations propaganda, on an absurdly short timeline for public comment.

This hasty, amateurish review of a billion-dollar scale infrastructure investment that UCSC, and Santa Cruz, will be living with for most of this century is unworthy of a university that claims to be committed to building a better, more inclusive, more sustainable world. You should be ashamed of yourselves.

IND 1-11

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

Letter IND 1                      Kevin Bell

**Response IND 1-1**

Please refer to **Master Response 10, Approach to Transportation Impact Analysis** regarding the reliance of the 2005 LRDP transportation analysis. The commenter is also referred to **Master Response 1, Tiered Analysis**.

**Response IND 1-2**

Regarding off-campus intersection analysis, please refer to **Master Response 10, Approach to Transportation Impact Analysis**.

**Response IND 1-3**

Regarding off-campus intersection analysis, please refer to **Master Response 10, Approach to Transportation Impact Analysis**.

**Response IND 1-4**

This comment is an opinion. It presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 1-5**

This comment includes an opinion regarding potential injuries to pedestrians and bicyclists, based on the unsupported assumption that traffic in the city would increase due to the project. The likelihood of accidents mentioned in the comment to occur is speculative; per *CEQA Guidelines* Section 15145 an EIR need not engage in "sheer speculation" as to future environmental consequences. More importantly, the commenter is incorrect in asserting that the project will increase traffic in the city. The RDEIR clearly shows that as more of the enrolled students are housed on the campus, the traffic increase due to enrollment increase will be reduced due to the SHW project, and will remain within the levels analyzed in the 2005 LRDP EIR.

**Response IND 1-6**

The comment expresses opinions regarding 2005 LRDP EIR traffic mitigation measures, but does not provide data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to *CEQA Guidelines* Section 15064, an effect shall

not be considered significant in the absence of substantial evidence. Therefore, further response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

The UC Santa Cruz maintains and implements a broad range of transportation and parking services to allow students, faculty and staff travel to campus.

**Response IND 1-7**

See **Response IND 1-6** above.

**Response IND 1-8**

The potential impact to transit service is analyzed under SHA Impact TRA-6 in the RDEIR. As discussed in the text on page 4.11-49 of the RDEIR:

*[t]he proposed project is estimated to increase peak hour transit passengers. The addition of passengers from the project will increase demand on the SCMTD transit routes and UCSC Campus transit routes. Increasing frequency and/or capacity of the bus service would mitigate this impact. This effort to increase transit capacity is a partnership between UC Santa Cruz and SCMTD.*

Please see **Master Response 11: Transit Analysis**. Although SCMTD has made cuts to service, the Campus has been successfully working with SCMTD to maintain service to the campus. SCTMD added articulated buses to increase capacity in 2018.

**Response IND 1-9**

The proposed project will not result in increased congestion at the two campus entrances. This is because increased traffic to and from the campus is related to enrollment increases and the provision of on-campus housing has the effect of dampening or reducing the traffic increases due to enrollment increases. Please refer to **Master Response 10: Approach to Transportation Impact Analysis**. . Also note that an analysis of the peak hour traffic counts at the campus gateways shows that peak hour traffic at the two campus entrances has remained flat even though campus enrollment has increased over the past 10 years.

**Response IND 1-10**

The RDEIR provides substantial evidence regarding the effect of the proposed project on the total number of vehicle trips to the campus. The commenter is referred to the analysis under SHW Impact TRA-1.

**Response IND 1-11**

The commenter is referred to Responses IND 1-1 through IND 1-9 above. The comment expresses opposition to the proposed project, but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**IND-2**

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

**FW: [studenthousingwest] SHW Feedback**

1 message

**shw@ucsc.edu** <shw@ucsc.edu>

Mon, Sep 24, 2018 at 1:45 PM

To: eircomment@ucsc.edu

Hi Tracy,

Thank you for your response. By way of copy in this email thread, I would like to submit Tracy Bois' comment pertaining to the Student Housing West Draft EIR:

*"Hello,*

*While I appreciate the changes made to the SHW project, I feel that the main issue still stands. There will be large unsightly buildings built on the meadow. This is the glorious entrance and exit to UCSC. You go up that hill and see that glorious meadow when entering the university and on the way down you see the ocean to your left and cows grazing ahead.*

**IND 2-1**

*I've been a staff member for 17 yrs, there has not been one yr where UCSC has been free of construction.*

*While having the revenue from all of the students coming in is great, this area and this university are not large enough for all of these buildings students.*

**IND 2-2**

*My unit was on campus back in 2001 and we have been bumped off campus to the westside and now to Scotts Valley all because of campus overcrowding.*

*I think the solution is to cap the amount of incoming students.....but that will never happen*

*Thank you! – Tracy Bois"*

Kind Regards,

**Nahomi Camarena**

Letter IND 2

Tracy Bois

**Response IND 2-1**

The comment expresses an opinion in opposition to the visual effect of the SHW project on the Hagar site. As described in Section 4.1, SHW Impact AES-1, which specifically relates to effects on a scenic vista, the RDEIR found impacts related to views of the Hagar site / East Meadow, specifically views from Glenn Coolidge Drive, would be significant and unavoidable (See RDEIR p. 4.1-24). Existing and proposed views of the East Meadow are provided in Figures 4.1-18 and 4.1-19 of the RDEIR. With regard to the change in the visual character of the site (SHW Impact AES-3) the RDEIR states, “The proposed development of student family housing and the childcare facility at the Hagar site would significantly change the character of the site, as the new facilities would occupy what is currently open space.” (RDEIR p. 4.1-30) and further states, “because of the siting of the development in the East Meadow, the fact that the meadow is considered a scenic resource on the campus, and the 2005 LRDP emphasizes the maintenance of the continuity and visual sweep of the meadow landscape across the lower campus, the proposed development would result in a significant impact on visual character and quality of the project area.” (RDEIR p. 4.1-31). The commenter is also referred to **Master Response 4: Aesthetics and Visual Simulations**. As such, the project’s environmental effects, as they related to visual resources, have been analyzed and disclosed in the RDEIR. No further response is necessary.

**Response IND 2-2**

The commenter asserts that additional development on the campus cannot be accommodated and that the enrollment at UC Santa Cruz should be capped, i.e., further enrollment increases should not be allowed. The commenter’s comment about enrollment growth is acknowledged for the record and will be forwarded to the decision makers for their review and consideration. Please note that the SHW is proposed to serve the demand for housing associated with a maximum student population of 19,500 students, which is the enrollment level planned for in the 2005 LRDP and agreed to by all parties under the 2008 Comprehensive Settlement Agreement (CSA), and the 3,072 students who would occupy the proposed housing are within the enrollment level of 19,500 students. This project would not cause enrollment to increase.



**IND-3**

Alisa Klaus <aklaus@ucsc.edu>



**[eircomment] EIRC Comment**

1 message

**Maria Borges** <mmborges@ucsc.edu>  
To: eircomment@ucsc.edu

Fri, Oct 19, 2018 at 1:30 PM

My family and I live at Family Student Housing and we are still opposed to the new construction projects at UCSC. We think that these projects would destroy habitat for many native animals including the endangered red legged frog and important animals such as mountain lions, bobcats, and coyotes.

IND 3-1

The whole reason that we decided to attend UCSC was for the natural beauty and wildlife of the campus and that will be destroyed with the new construction plans.

The addition of housing for so many more students would also add to traffic and make the campus and classes overflow with too many students.

IND 3-2

In drought times, there would likely be water shortages here with all of those addition students.

IND 3-3

We would rather that the current Family Student Housing just be renovated to be more energy efficient instead of building a whole new complex on top of wildlife habitat.

IND 3-4

The current building could be much more efficient with double or triple paned windows added and hot water heaters that heat the water before it comes out of the shower faucet. As it is right now, we need to wait literally 10 minutes in the morning for the water to get hot for a shower.

Please leave the native habitats of campus intact, think of environmental stewardship instead of just making more money by crowding as many people as possible onto this campus.

IND 3-5

--  
~Maria Borges <https://www.flickr.com/photos/143391363@N07/with/33672762765/>

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

**Letter IND 3**                      **Maria Borges**

**Response IND 3-1**

Impacts on biological resources, including special-status species and habitats are fully evaluated in the RDEIR. The commenter is referred to Section 4.3 Biological Resources of the RDEIR. SHW Impact BIO-5 specifically relates to impacts to California red-legged frog.

**Response IND 3-2**

The comment makes remarks and states an opinion concerning an increase in student housing causing overcrowded conditions in classrooms which is not an environmental issue. With regard to traffic, please note that the traffic impacts of the proposed project are fully evaluated in Section 4.11 of the RDEIR.

**Response IND 3-3**

The impact of the proposed project on water supply, including the impact during drought conditions, is fully evaluated in the RDEIR. The commenter is referred to SHW Impact UTIL-4.

**Response IND 3-4**

The commenter suggests that instead of building the proposed housing, the existing family student housing should be renovated for student families. As discussed in the RDEIR, the existing FSH complex is aging and it is not cost effective to make renovations to the buildings. Further, even if renovations were a feasible option, they would not address the need for additional housing on the campus. Please see RDEIR Chapter 1.0 and 3.0 which set forth why the proposed housing is needed.

**Response IND 3-5**

The comment makes remarks and states an opinion concerning the preservation of native habitats on campus, but does not state a specific concern or question regarding the sufficiency of the RDEIR in identifying and analyzing the environmental impacts of the project and ways to reduce or avoid these impacts. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**IND-4**

Alisa Klaus <aklaus@ucsc.edu>



**[eircomment] Additional Comments for Student Housing West**

1 message

**Maria Borges** <mmborges@ucsc.edu>

Sun, Oct 21, 2018 at 10:32 PM

To: eircomment@ucsc.edu

In addition, my family and I are interested in natural places around housing areas being left intact and not being landscaped and not being turned into manicured lawns.

IND 4-1

We are also concerned that it would not be a safe place to drive in and out of at the Hagar site. Cars speed there and it seems like an unsafe area to be driving in and out of all the time.

IND 4-2

In addition, the addition of so many new student to the campus would make it be more crowded and a less enjoyable experience to go to school here.

I am considering perusing a Phd here, however, if the natural areas of the campus that provide habitat for native animals are destroyed, I will not want to go to school here or live here anymore.

IND 4-3

I love the native animals and native plants of the campus and I really don't want any hard to come to them though these construction projects.

No Action Alternative 1 is the outcome that I support.

--  
~Maria Borges

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

**Letter IND 4                      Maria Borges**

**Response IND 4-1**

This comment is a set of general remarks and opinions. It presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 4-2**

The traffic impacts from the Hagar site development are analyzed in the RDEIR. Please see SHW Impact TRA-3. Please also refer to **Master Response 12: Hagar Site Transportation and Traffic Impact Analysis** regarding the Hagar site access analysis.

**Response IND 4-3**

This comment is a set of general remarks and opinions. It presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.



IND-5

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

## [eircomment] Final Comments

1 message

**Maria Borges** <mmborges@ucsc.edu>

Wed, Oct 24, 2018 at 2:04 PM

To: eircomment@ucsc.edu

I am a Family Student Housing resident, taxpayer, and student at UCSC and I am opposed to any construction projects that would happen on undisturbed wildlife habitat including the Hagar and North Remote sites.

IND 5-1

I think that my family's views have not been represented in the summary of comments that were submitted because we really care about the native plants and animals that live on the UCSC campus.

We spend time playing, exploring, and learning about nature in the meadows and redwoods on campus and I teach my children about science by taking them out to natural spaces. My children and I know many of the species that live on campus and instead of wanted a manicured lawn and new plastic playground I want intact natural spaces for my children to be able to spend time in. I don't have my kids inside using electronic devices, instead I encourage them to study the natural world and we want the habitats for native wildlife on campus to be left intact.

Currently, at Family Student Housing, we have access to Porter Meadow and redwoods around it which provides a diverse area with different ecosystems that we can explore and learn about.

We also spend time hiking in upper campus near the North Remote area and we really care about preserving the redwoods and the coastal prairies on campus.

If we were moved to the Hagar site, there would be less diversity around us and very busy streets with cars that speed by surrounding us. The Hagar site is less convenient for walking or bussing compared to the current Family Student Housing location. Also, the addition of so many more people to that area would further endanger the sensitive species such as the Purple Needle Grass, that grow in that area. In addition, the 17 acre construction project and introduction of many people to the areas would fragment the habitat disrupting wildlife migration corridors.

IND 5-2

IND 5-3

For me the no action alternative would be the best outcome, however, I am hearing that other people are wanting more beds on campus, so my second best option would be to renovate the current Family Student Housing and for new buildings to only be built where other buildings already existed. Family Student Housing could easily be made more energy efficient though renovations.

IND 5-4

- A few points I would like to make include the fact that we were only given 45 days to read though 1000 pages of the new draft.
- Most people are going to think that their previous comments are still going to be considered because it was not clear that they would be disregarded which is not fair.
- These meetings are happening during the campus strike and the campus buses are not running and the city buses are not running to campus, so it is very hard for students without cars to even

IND 5-5

**IND-5**

get down to these meetings.

- And if there were any recent meetings on campus, I did not receive any notifications about them and no one knows about them.
- Online training for habitat protection would not work because when we students get online training for cyber safety for example, we don't read any of it, we just click through it as fast as we can.

IND 5-5

IND 5-6

Finally, I want to make it clear, because my comments were not mentioned in the summary from last time, that I am not just concerned with preserving the scenic beauty of the campus, but I am here to speak up for the native animals and plants that live on campus.

My family and I enjoy spending time not only with the redwoods, but also with the blue elderberries, hairy honey suckles, blue eyed grass, california poppies, sky lupine, snow berries, yerba buena, douglas fir, interior live oak, bay trees, coffeeberry, trillium, pacific star flowers, redwood violets, two eyed violets, globe lilies, horse tails, giant chain ferns, coral root orchids, native irises, False solomon's seals, Mariposa lilies, suncups, rushes, grasses, sedges, willows, and more!

My children and I have found tracks of bobcats and mountain lions on campus, we see coyotes, black tailed deer, California ground squirrels, brush rabbits, western gray squirrels, red foxes, gray foxes, long tailed weasels, many species of bats, shrews, moles, voles, and mice and more.

IND 5-7

Also, over 260 species of birds can be found on campus and we often see American kestrels, Northern Harriers, red tailed hawks, red shouldered hawks, cooper's hawks, sharp shinned hawks, nighthawks, Great Horned Owls, Barn Owls, white tailed kites, peregrine falcons and golden eagles hunting in the meadow areas of campus.

In addition, the Hagar and North Remote sites provide habitat for birds such as acorn woodpeckers, pileated woodpeckers, downy and hairy woodpeckers, northern flickers, the redbreasted sap sucker, violet green swallow, western bluebirds, steller's jays, scrub jays, dark eyed juncos, golden and white crowned sparrow, California Quail, Anna and Allen's hummingbirds, black phoebe, chestnut backed chickadees, brown creepers, vireos, shrikes, warblers, nuthatches, and more.

The Hagar and North Remotes sites are also home to Gopher snakes, yellow eyed encinitas, slender salamanders, western fence lizards, alligator lizards, the pacific chorus frog, the endangered California red legged frog, arboreal salamanders, the rough skinned newt, california toad, western skink, coast horned lizard, and more!

These projects would pose a threat to the endangered cave spiders on campus and the endangered California red legged frog and I really believe that these animals have a right to be able to survive and have a home.

IND 5-8

I really think that it is possible for everyone's needs to be considered and met in this situation, and I hope that the needs of my family and the communities of plants and animals on the UCSC campus will be considered in the final decision of this project. UCSC has a reputation of environmentalism and I hope that a stance of environmental stewardship will be taken in regard to these construction projects.

IND 5-9

Letter IND 5                      Maria Borges

**Response IND 5-1**

This comment is a set of general remarks and opinions. It presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 5-2**

The traffic impacts from the Hagar site development are analyzed in the RDEIR. Please see SHW Impact TRA-3. Please also refer to **Master Response 12: Hagar Site Transportation and Traffic Impact Analysis** regarding the Hagar site access analysis.

**Response IND 5-3**

As analyzed in SHW Impact BIO-13, with regard to the Hagar site development, the proposed development is clustered at the southeastern end of the East Meadow near the two existing roads and other nearby development. This manner of siting and development minimizes the amount of grassland habitat that would be removed and fragmentation or substantial loss of movement habitat. Implementation of mitigation measures would reduce impacts to special-status species and sensitive natural communities, including purple needlegrass grasslands. Please refer to **Master Response 6: Biological Resources Surveys and Mitigation Measures** regarding SHW Mitigation Measure BIO-1B which addresses purple needlegrass grassland.

**Response IND 5-4**

The commenter is stating a preference for not implementing the proposed project and just renovating the existing FSH for student families. Please see Response IND 3-4. With regard to the suggestion that the rest of the housing be built where other buildings already exist, please see **Master Response 2: Alternatives**, which explains that an adequate number of infill sites are not available on the campus to construct the needed number of beds. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 5-5**

As required by California law, the RDEIR was circulated for review and comment to the public and other interested parties, agencies, and organizations for a 45-day review period.

Section 1.0, Introduction, of the RDEIR states that all of the comments received during the circulation of the Draft EIR as well as at the Draft EIR public meetings were reviewed and all pertinent comments were taken into account in the preparation of this RDEIR. (Note that CEQA does not require a lead agency to

respond to comments received on a Draft EIR when the previously published Draft EIR is replaced by a Revised Draft EIR. Therefore the University will not prepare responses to comments on the March 2018 Draft EIR).

The comment expresses concern that public meetings were conducted during campus strikes and therefore prevented students from attending the meetings. Public meetings were scheduled in accordance to California law and in a manner to promote public attendance; outside influences are out of the processes control. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

Notifications for public meetings were sent out via email on October 18, 2018 to the Campus's CEQA distribution list, and advertisements were placed in the Good Times, the Sentinel, and City on a Hill.

**Response IND 5-6**

Online training about environmental stewardship to protect the nearby habitats is one of several measures that the project would implement to reduce human intrusion and damage to the nearby habitats.

**Response IND 5-7**

The commenter lists animal species that she has observed or are known to be present on the UC Santa Cruz campus, including the Hagar site and the North Remote site. It presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision-makers for their review and consideration. Also note that project impacts on special-status plant and wildlife species and their habitats are fully evaluated in Section 4.3 of the RDEIR.

**Response IND 5-8**

The comment makes remarks and states an opinion concerning the potential threat to cave spiders and California red legged frogs. As mentioned in RDEIR Section 4.3, Biological Resources under SHW Impact BIO-4, the implementation of LRDP Mitigation Measure BIO-8, which is included in the proposed project, and SHW Mitigation Measure BIO-4 would reduce the impacts to Empire Cave invertebrates to a less than significant level. SHW Impact BIO-5 in the RDEIR provides an analysis of the project's potential impact on California red-legged frogs and in addition to LRDP Mitigation Measure BIO-9, includes SHW Mitigation Measures BIO-5A and BIO-5B to reduce the potential impact on California red-legged frogs.



**Response IND 5-9**

The comment provides ending remarks, but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

IND-6

Alisa Klaus <aklaus@ucsc.edu>



[eircomment] UCSC Development Opposition

1 message

'Jesse Borges' via eircomment@ucsc.edu <eircomment@ucsc.edu>  
Reply-To: Jesse Borges <jessesaur@yahoo.com>  
To: "eircomment@ucsc.edu" <eircomment@ucsc.edu>  
Cc: Maria Borges <mayanbutterfly18@hotmail.com>

Wed, Oct 24, 2018 at 2:46 PM

Hello,  
I live at Family Student Housing at UCSC and I am opposed to the Hagar and North Remote building projects. I don't believe that developing the natural areas of campus would benefit students and in fact would detract from the school. Like many other students, I chose UCSC for its natural beauty and I likely would not have come to school here if it were more developed than it is currently. I support the no action alternative or building in areas where buildings already exist. Thank you,

IND 6-1

IND 6-2

Jesse Borges  
519 Koshland Way

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

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IND 5-8

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IND 5-9  
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**Letter IND 6**                      **Jesse Borges**

**Response IND 6-1**

The comment expresses opposition to the proposed development on the Hagar site under the SHW project and the development of the North Remote site under some of the EIR alternatives, but the comment presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decisionmakers for their review and consideration.

**Response IND 6-2**

The commenter states a preference for the No Action Alternative or placing housing on infill sites. Please see **Master Response 2: Alternatives** regarding infill sites. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.



IND-7

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

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**Re: [eircomment] Public hearings (with NEW LOCATION), Revised Draft EIR, Student Housing West Project**

1 message

**Maria Borges** <mmborges@ucsc.edu>

Sun, Oct 21, 2018 at 10:20 PM

To: eircomment@ucsc.edu

My family and I live at Family Student housing and we support the #1 No Action Alternative that would result in no new construction projects. We are concerned for endangered and rare native animals that live on campus including the California Red Legged Frog. We want the small amount of coastal prairie habitat that is left in California to be preserved. We love UCSC because of the nature on campus and we want it to be protected.

We would rather Family Student Housing be left alone or be renovated than have wildlife threatened and habitat and natural spaces be destroyed.

My children and I really enjoy being able to have natural spaces to spend time in and connect with and we see so many wonderful things including signs of coyotes, bobcats, mountain lions and more.

Please consider preserving the natural areas of UCSC for future generation of humans and non humans alike.

IND 7-1

On Thu, Oct 18, 2018 at 10:33 AM UC Santa Cruz Physical and Environmental Planning <pep@ucsc.edu> wrote:

UC Santa Cruz will be holding two public hearings on the Revised Draft Environmental Impact Report for the Student Housing West Project. The meetings will be held:  
October 23, 2018, 6:30-8:30 PM, Loudon Nelson Center, 301 Center St.

October 24, 2018, 5:00-7:00 PM, Santa Cruz Cruzioworks, 877 Cedar St. Santa Cruz

(Note the new location for the October 24 hearing)

The public review period for the Revised Draft EIR ends at 5:00 p.m. on November 1. Members of the public can provide public comment and input at the hearings or email comments to [eircomment@ucsc.edu](mailto:eircomment@ucsc.edu).

The Revised Draft EIR is available at the Downtown Branch of the Santa Cruz Public Libraries, and online at: <https://ppc.ucsc.edu/planning/EnvDoc.html>

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~Maria Borges <https://www.flickr.com/photos/143391363@N07/with/33672762765/>

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eircomment mailing list

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

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

Letter IND 7                      Maria Borges

**Response IND 7-1**

The commenter states a preference for the No Action Alternative or placing housing on infill sites to avoid the development of habitat, including coastal prairie. Please see **Master Response 2: Alternatives** regarding infill sites. Also note that the project will not affect coastal prairie, other than a temporary disturbance to about 0.1 acre of coastal prairie on Porter Meadow during the installation of utilities which would be mitigated by restoring the affected area once the utilities are installed. Impacts to California red legged frog and other special-status species are fully evaluated in the RDEIR and will either be less than significant or reduced to less than significant with mitigation. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.



**IND-8**

Alisa Klaus <aklaus@ucsc.edu>

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**[eircomment] Don't build in the meadow!**

1 message

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**Eric Carter** <Ecnassianer@greenstorm.net>  
To: eircomment@ucsc.edu

Thu, Oct 18, 2018 at 12:14 PM

Please do everything you can to not build in the meadow. The report has so many excellent alternatives, pick one of them!

**IND 8-1**  
**IND 8-2**

EC

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

Letter IND 8                      Eric Carter

**Response IND 8-1**

The comment expresses opposition to the development on the East Meadow but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 8-2**

The comment expresses a preference for alternatives in the RDEIR. The comment does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration. Refer also to **Master Response 2: Alternatives**.

**IND-9**



Alisa Klaus <aklaus@ucsc.edu>

**[eircomment] Viewing Student Housing West Revised Draft EIR Documents**

1 message

**Yair Chaver** <yair.chaver@chaverlaw.com>  
To: "eircomment@ucsc.edu" <eircomment@ucsc.edu>

Wed, Oct 24, 2018 at 12:05 PM

Dear Director of Campus Planning,

I have submitted a PRA request on May 8, 2018 (attached here). I have not yet received these documents and have been denied access to them. I would like to comment on UCSC's Student Housing West Revised Draft EIR (RDEIR). The RDEIR states "Copies of this Draft EIR and studies prepared for this EIR will be available for review during normal business hours at the UC Santa Cruz Physical Planning, Development and Operations (PPDO), Barn G, UC Santa Cruz."

IND 9-1






I am planning to be at your office at Barn G tomorrow at 11 am to view all the documents referenced in Sections 4.3.7 and 4.7.7, as well as all surveys and reports provided by LSA that are relied on in the RDEIR, but not listed in Section 4.3.7. I am attaching PDF documents of these sections, highlighting the documents I'd like to view.

Sincerely,

Yair Chaver

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

**5 attachments**

-  **05082018 Mail - PRA email plus request.pdf**  
302K
-  **4.3 RDEIR Vol-1 Biological Resources References.pdf**  
264K
-  **4.3 DEIR Vol 1 Biological Resources References.pdf**  
259K
-  **4.7 DEIR Vol-1 Hydrology and Water Quality References.pdf**  
190K
-  **4.7 RDEIR Vol-1 Hydrology and Water Quality References.pdf**  
155K



**Letter IND 9                      Yair Chaver**

**Response IND 9-1**

The comment is related to access to reference materials and the commenter is referring to his requests for materials related to the Draft EIR published in May 8, 2018. CEQA does not require a lead agency to provide copies of every document that is cited in an EIR if requested by an agency or member of the public. As noted in RDEIR Chapter 1.0, Introduction, copies of the RDEIR and studies prepared for this EIR were available with the campus. The studies specifically completed for the RDEIR were made available to the commenter.

**IND-10**

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

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**[eircomment] Student Housing West Project**

1 message

**'Dan Chen' via eircomment@ucsc.edu** <eircomment@ucsc.edu>

Tue, Sep 18, 2018 at 7:53 AM

Reply-To: Dan Chen &lt;nine50six-life@yahoo.com&gt;

To: "STUDENTHOUSINGWEST@UCSC.EDU" &lt;STUDENTHOUSINGWEST@ucsc.edu&gt;, "eircomment@ucsc.edu" &lt;eircomment@ucsc.edu&gt;

Dear Director of Campus Planning,

I am writing to state my support for the Student Housing West Project as written. It is understandable that some would like to leave the East Meadow untouched, but times change, and situations evolve. The need for student housing is overwhelming, and I believe this project will begin to address that need.

IND 10-1

Sincerely,

Dan Chen  
240 Walk Cir  
Santa Cruz, CA 95060

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

**Letter IND 10            Dan Chen**

**Response IND 10-1**

The comment expresses support for the proposed project. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.



**IND-11**

Alisa Klaus <aklaus@ucsc.edu>

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**[eircomment] student housing west feedback**

1 message

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**Frank Dang** <fdang@ucsc.edu>

Mon, Sep 17, 2018 at 2:45 PM

To: eircomment@ucsc.edu

Please proceed!

As a homeowner and staff-person we desperately need additional housing in Santa Cruz.

IND 11-1

Thanks,  
Frank

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eircomment mailing list

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

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

**Letter IND 11            Frank Dang**

**Response IND 11-1**

The comment expresses support for the proposed project. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**IND-12**

Alisa Klaus <aklaus@ucsc.edu>



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**[eircomment] Housing**

1 message

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**Robert Fairlie** <rfairlie@ucsc.edu>  
Reply-To: rfairlie@ucsc.edu  
To: eircomment@ucsc.edu

Mon, Sep 17, 2018 at 3:51 PM

I think that it's a great idea to build the new housing for students in the proposed area. All university campuses continue to evolve over time, and building more student housing in an expensive and limited area such as Santa Cruz is essential.

IND 12-1

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Robert Fairlie  
Professor of Economics, University of California, Santa Cruz  
Research Associate, NBER  
<http://people.ucsc.edu/rfairlie/>

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

**Letter IND 12                  Robert Fairlie**

**Response IND 12-1**

The comment expresses support for the proposed project. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

IND-13

Alisa Klaus <aklaus@ucsc.edu>



[eircomment] I oppose Student housing west - there are better options

1 message

Camilla Forsberg <cforsber@soe.ucsc.edu>  
To: eircomment@ucsc.edu

Mon, Sep 17, 2018 at 1:14 PM

I oppose the Student Housing West development.

IND 13-1

This is the worst area to develop housing on campus. It is the furthest away from main entry points into Santa Cruz, from Santa Cruz itself, from the main campus entrance. The "walkability index" is extremely low. 3,000 new beds mean 3,000 more people have to make their way all across town and all across campus, every day, for everything - not just classes, but also to any and all amenities such as grocery stores, restaurants etc. It will have a huge negative impact on the area, day and night.

IND 13-2

It would make much more sense to develop the current housing areas at the base of campus, near the main entrance: near Ranchview Terrace, near current faculty housing, along High Street between the main entrance and Westlake Elementary School. These areas, between campus and the town, have much better access to current transportation infrastructure and are already located in relatively high traffic areas - and will therefore have much less impact. This location is also more attractive for students that work at the Ocean Science campus and for students with families that need to access day care and schools in the community.

A second area attractive to housing development is the area near Costco at the base of Pogonip. Locating high-density housing there combined with ample parking and a gondola up to campus would hugely offset traffic concerns for the city. Land there is relatively cheap. Build (or make a deal with a contractor to build and rent) multistory apartments and a parking garage. Students living in the apartments would have easy access to campus and be within walking distance to downtown. A large number of people coming from highway 9, 17, Graham Hill, and south and east on hwy 1 could park there, take the gondola to campus, and never have to cross town in their cars. The gondola would also serve as a recruiting tool for students, staff and faculty: beautiful views of campus and beyond combined with a relatively sustainable, clean and quite mode of transportation. Campus' impact on city traffic could be reduced compared to today, instead of increased.

IND 13-3

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Camilla Forsberg, PhD  
Director, Institute for the Biology of Stem Cells  
Professor of Biomolecular Engineering  
University of California Santa Cruz  
Mail stop SOE2  
Santa Cruz, CA 95064  
831-459-2111  
[cforsber@ucsc.edu](mailto:cforsber@ucsc.edu)

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



Letter IND 13                      Camilla Forsberg

**Response IND 13-1**

The comment expresses opposition to the proposed project, but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 13-2**

The commenter asserts that the SHW project is located on sites that do not have good access by walking to either the campus facilities or the amenities in the city. That is not the case. The Heller site is adjacent to existing colleges and is well served by transit, bicycle and pedestrian facilities which the students living in the nearby Oakes and Rachel Carson Colleges and the existing Family Student Housing complex use to access campus facilities. Whiling walking to the city may not be an appealing option to the students, transit is available to travel to the amenities in the city. Similarly, the Hagar site is located on Coolidge and Hagar Drives with easy access to transit. The project's impact on transit and pedestrian facilities are analyzed in the RDEIR and were determined to the less than significant.

**Response IND 13-3**

The commenter suggests two alternative locations for the proposed project and is referred to **Master Response 2: Alternatives**.

**IND-14**

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

**[eircomment] comment on DEIR**

1 message

**Ronnie Gruhn** <ronnie@ucsc.edu>

Wed, Oct 17, 2018 at 11:30 AM

Reply-To: ronnie@ucsc.edu

To: eircomment@ucsc.edu

In spite of thousands of signatures on a petition , objections from architects, donors, alumni , citizens of Santa Cruz, faculty etc the revisions from previous planning documents in the new DEIR are modest at best and do not in the main take the objections to the East Meadow and West campus housing projects into account, The debate is not about the irresponsible campus growth( not to even mention plans for 10 thousand more students in the years to come in a small town lacking adequate water, transportation housing for faculty and staff and students) over the years without attention to student housing nor the urgent need for current student housing. No ,the debate is about the flawed plans that continue to be proposed;

IND 14-1

East Meadow: Little housing ( accommodating less than 5% of the overall beds in the current dual proposal) The new proposal makes a few cosmetic changes but the East Meadow project is offensive and should be offensive for anyone who wishes to sustain the beauty and uniqueness of the campus. The aesthetics of the campus have been a major selling point of UCSC within the UC system. In the interest of a few beds, ugly boxes ( now dressed up a bit with a few bushes , trees and some grading) are being proposed. No one but no one can rationally argue that the the human mind cannot locate facilities for a few beds ( 5% of the total proposed housing) and a day care center in a location other than this environmentally sensitive and visually important meadow. It simply is not and cannot be the case that no alternative is either in the imagination or within the budget and the many acres of this campus. The East Meadow project continuous to be a travesty and should be stopped. Once lands and vistas are ruined it is too late

IND 14-2

IND 14-3

IND 14-4

**West Campus**

Yes the revisions have lowered the height a bit but here too the basic objections have not been erased. Rather, the argument in the DEIR continues to be made that the project as now slightly re conceived is the only feasible and affordable way to provide housing for large numbers of students, Alternatives have been provided in each proposal but yet again the somewhat better alternatives are rejected time and time again as too costly or otherwise flawed. In effect the modest changes do not change the basic objection. A campus meant to provide a human college environment for students( its distinctive calling card within the system) is now going to kill off this idea by jamming students into high rise apts in a dense complex of buildings. A concrete jungle with a little landscaping( also with such density has anyone taken into account the potential fire hazard with only one small road leading out?)

IND 14-5

IND 14-6

The erosion of the beauty of a part of the campus and the lack of seeming interest in providing students with a human scale college setting is being proposed in the name of housing and the false ideas that ONLY doing this in the proposed way is feasible.( all counter

IND 14-7

**IND-14**

proposals are offered as straw men) This is a failure of imagination and will rather than a must to meet housing needs as asserted. It is simply not true that only the proposed plans are economically feasible

IND 14-7

The projects as proposed should be withdrawn and rejected.

IND 14-8

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Isebill V. Gruhn  
Professor of Politics, Emerita  
Univ of California at Santa Cruz  
tel: 831-426-4588 home  
Home address 709 Walnut Ave Santa Cruz CA 95060

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

**Letter IND 14**                      **Ronnie Gruhn**

**Response IND 14-1**

As stated in Section 1.0, Introduction, in the RDEIR, the University revised the design of the project at the Heller site so that the needed number of beds could be provided in buildings that would be five to seven stories high instead of the five to 10-story buildings included in the previous proposal. Furthermore, additional geotechnical data related to the Heller site became available which resulted in some changes to the proposed stormwater management system for the Heller site. Similarly, the design of the project at Hagar site was revised, including changes to grading plans, changes to the stormwater management system, and the inclusion of a wastewater treatment facility and a second driveway to serve the site. The University has made extensive changes to the project to address issues raised by the public. The commenter's opposition to the revised project is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 14-2**

The comment expresses opposition to the proposed Hagar site development project for its impacts on the visual resources in the area. The visual impacts of Hagar site development are fully evaluated in the RDEIR. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 14-3**

The comment suggests that there should be a viable alternative but does not provide any alternative scenarios not already analyzed in the RDEIR. As stated in Chapter 1.0, Introduction of the RDEIR, a large number of comments on the published Draft EIR requested that the University provide a detailed evaluation of additional alternatives to the proposed project, including some of the alternatives that the University had considered but not carried forth for detailed evaluation. CEQA requires that a lead agency consider alternatives put forth by the public and agencies and either evaluate the additional alternatives suggested by the commenters or provide reasons why the alternative should not be evaluated. The University reviewed the suggested alternatives and concluded that some warranted detailed evaluation. A range of feasible alternatives that met key provisions of the *State CEQA Guidelines*<sup>1</sup> were selected and analyzed in the RDEIR. Refer also to **Master Response 2, Alternatives**.

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<sup>1</sup> California Code of Regulations, Title 14, Division 6, Chapter 3, *California Environmental Quality Act Guidelines*, Section 15126.6.

**Response IND 14-4**

The comment expresses opposition to the proposed Hagar site development but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 14-5**

Please see Response IND 14-3. Feasible alternatives that would reduce the density of development on the Heller site were carefully evaluated in Section 5.0, Alternatives of the RDEIR. Refer also to **Master Response 2: Alternatives**. The determination regarding infeasibility of alternatives that reduce the significant impacts of the project will be made by The Regents as part of their consideration of approval of the project. The RDEIR properly notes where the alternatives would not meet certain project objectives or would increase the cost of the project, as necessary to inform the decision makers.

**Response IND 14-6**

As described in RDEIR Section 3.0, Project Description, the proposed project includes plazas adjacent to all the undergraduate housing buildings and a large central plaza between Buildings 4 and 5. The vast majority of the Heller site would be planted with climate adaptive landscaping, which will comprise low growing native plants, climate adaptive ornamental shrubs, and groundcovers. Two lawn areas are planned centrally on the site, including one between Buildings 1 and 2, and one in the center of the site between Buildings 4 and 5. Grasslands would be maintained between the site and Heller Drive.

Existing clusters of mature trees in the southern and southeastern portions of the Heller site would be maintained to continue to provide screening from viewpoints along Heller Drive. New trees would be planted in the open space areas and parking lots on the project site.

Please see Section 4.14, Other Resources of the Revised Draft EIR, Impact HAZ-7 regarding emergency access and evaluation plans. The Campus Emergency Operations Plan (EOP) will be expanded to cover the new housing and procedures for safe and orderly evacuation will be communicated to the student residents.

**Response IND 14-7**

Please see Response IND 14-3 above. Refer also to **Master Response 2: Alternatives**.

**Response IND 14-8**

The comment expresses opposition to the proposed project, but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**IND-15**

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

**[eircomment] feedback on Student Housing West**

1 message

**Marisa Herzog** <mcherzog@ucsc.edu>

Thu, Sep 20, 2018 at 11:41 AM

To: eircomment@ucsc.edu

Dear Campus Planners,

UCSC and Santa Cruz County desperately need to move forward on this project to stay viable and healthy.

As a long standing member of the community, an alum of UCSC, a parent of Santa Cruz city school students, and an employee of UCSC, I can't afford to live here. I have long since given up any hope of living in a safe, comfortable and healthy home, let alone owning a place of my own where my children and family can visit for holidays or know they have a place to "come home" to. UCSC's disregard for housing impacts have for years exacerbated an already unhealthy and badly planned development situation for the Santa Cruz area.

Only a timely, conscientious and concerted effort by UCSC to actually responsibly house the students they are bringing into the area will give Santa Cruz any hope of maintaining commercial and residential viability.

If the UC continues to NOT build housing, and Santa Cruz County continues to ONLY support commercial property owners and not the families and workers who live here, both will actively be participating in making sure those of us who are living hand to mouth, pay check to pay check have no way to improve our lives and circumstances, regardless of our education.

IND 15-1

Sincerely,

Marisa Herzog

(she/her pronouns)

Records and Enrollment Adviser  
Office of the Registrar  
University of California  
Santa Cruz, CA 95064  
email: [mcherzog@ucsc.edu](mailto:mcherzog@ucsc.edu)  
url: <http://registrar.ucsc.edu>  
voice: 831.502-7180  
fax: 831.459.5051

Website: <http://registrar.ucsc.edu>  
Phone hours: Monday - Friday, 10:00am-4:30pm  
Office hours: Monday - Thursday, 10:00am-4:00pm

eircomment mailing list

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

**Letter IND 15            Marisa Herzog**

**Response IND 15-1**

The commenter expresses support for the proposed project. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.



IND-16



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

## [eircomment] Revised EIR comments

1 message

Lee Jaffe &lt;leejaffe54@gmail.com&gt;

Tue, Sep 18, 2018 at 5:36 PM

To: eircomment@ucsc.edu

Cc: East Meadow Action Committee &lt;eastmeadowaction@gmail.com&gt;

Alisa Klaus, Senior Environmental Planner

I have only begun reviewing the revised report, focusing initially on concerns I had with the earlier document. Two points already stand out as worth addressing:

### **SHW Impact BIO-16: The proposed project would not result in substantial adverse indirect impacts related to use of rodenticides, or from the introduction of pet dogs and cats to the project area. (Less than Significant)**

I worked at UCSC from 1987 until 2014 and have lived on campus, in Hagar Court, and I continue to walk on campus frequently for bird watching. In fact, I've participated in Audubon's annual Christmas Bird Count, covering the UCSC campus, for the last three years. I have firsthand experience with the campus's natural environment and also with the impact of housing in the area.

IND 16-1

Regarding proposed controls to address use of rodenticides, I can say categorically, these are weak to the point of being meaningless. The report's solution depends on an assumption that centralized control can address the matter and ignores the real possibility that individuals – potentially 140 resident families – won't take action on their own. One campus resident recently acknowledged in a public forum that she hired a private exterminator to apply chemical rat poison to deal with a pest problem. Luckily, she believes the poisoned rat died in her walls, and didn't make it outside where it could be eaten by a native predator. Three bobcats on campus died from eating poisoned rats several years ago and the Arboretum is currently monitoring – and trying to trap – a bobcat they believe has been similarly poisoned.

Ironically, the best defense against rodent infestation is a healthy predator population and each bobcat, coyote, hawk, eagle, owl and snake killed in the name of expedience means hundreds of additional rodents – and potentially thousands of offspring. But try to tell that to a parent who worries about hantavirus or prevent them from employing the "nuclear option." The campus cannot guarantee that no one will be desperate or insensitive enough. Though the University will not be directly responsible using rodenticides, it is creating a situation in which their use by others is inevitable.

IND 16-2

Regarding the problem of pets (and escaped and/or feral animals), the report's stated solution is unrealistic and irresponsible. First and foremost, the campus does nothing to enforce existing pet policy. Under these policies, cats can be pets in staff/faculty residences only if kept indoors. Visit staff/faculty housing anytime to see pet cats (or are they feral?) outside, hunting birds and gophers. Under current pet policy, pet dogs must be kept on leash and even then are not permitted outside of resident compounds. Dogs off-leash and often in protected areas are a common sight. If you wanted one sign that the campus does not care about enforcing its pet policy it would be that the police department eliminated its Animal Control Officer position about 10 years ago.

I know from firsthand experience that there is no will among campus administrators to enforce a pet policy. One of my faculty neighbors bragged about the brow-beating he gave a housing administrator – "some petty bureaucrat" in his words – when they tried to enforce the campus policy. The result was that the administrator backed off and in my discussions with subsequent housing managers I've heard repeatedly that there is no way to enforce the policy. There has been no effective enforcement in staff/faculty for years but it was largely confined to one side of the road. (Chancellor Denton liked to walk her dogs on the upper meadow, but let's just say that she was the exception.) However, when the Ranchview Terrace complex was built, that opened the door even wider.

IND 16-3

Even though the East Meadow development will house students, unlike the other complexes, I don't think there will be any more will to enforce a pet policy there than anywhere else. With widespread and uncontrolled pet ownership in five adjacent – and similar – housing complexes, how do you draw the line? What administrator is going to make a

**IND-16**

point of telling East Meadow residents they can't have a pet, and fining or evicting violators, when their neighbors in Ranchview have pets? Among all the concerns to address – drug and alcohol use, loud parties, smoking, vandalism – how will the campus make sure housing managers take the pet policy seriously and enforce it? Unless the EIR authors can answer this, their assurance that this problem is "Less Than Significant" is meaningless.

I realize that much of the evidence I've presented to make my case can be seen as "the cat's already out of the bag" (so to speak). I see the irony of pointing out outdoor cats and unleashed dogs already on campus to argue that the proposal will bring outdoor cats and unleashed dogs. But the distinction between the current status and the changes that the East Meadow project will bring is important. At a time where more care and more protection is needed, the project crosses a line that hasn't been crossed before. This is the point where we need to stop.

IND 16-3

As a final observation, I think the revised EIR's approach to these specific points is indicative of a more general attitude on the part of those shepherding this proposal, that they are determined to move ahead at all costs. In this case, those costs include irrevocable damage to the natural environment. It's a bad plan. A few minor design tweaks and a list of empty rationalizations don't make it good. Earlier exchanges involving many stakeholders across the board more than established the wrong-headedness of this proposal at its root. Moving forward in spite of the fundamental flaws means the campus will buy short-term gains with long-term problems. And you will be breaking faith with those communities upon which the University's success depends.

IND 16-4

Lee Jaffe  
Librarian (retired), 1987-2014

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

**Letter IND 16**            **Lee Jaffe**

**Response IND 16-1**

The comment provides introductory remarks and expresses concern with the analysis under SHW Impact BIO-16, which will be addressed in the responses below.

**Response IND 16-2**

The housing that is proposed under the SHW project is student housing, and not privately-owned employee housing. Therefore, the Campus has the ability to control the use of rodenticides. In addition, the ratio of staff to residents in student housing is much higher than in employee housing, so the enforcement level is high. Therefore, the Campus does not anticipate that the project will result in an increase in the use of rodenticides that could affect wildlife.

**Response IND 16-3**

Unlike employee housing, pets are not allowed in student housing. Although comfort and support animals are permitted with approval of the Disability Resource Center, the number of animals is relatively small. In addition, the ratio of staff to residents in student housing is much higher than in employee housing, so the enforcement level is high. Therefore, the Campus does not anticipate that the project will result in a substantial number of uncontrolled domestic animals on the campus.

**Response IND 16-4**

The comment expresses opposition to the proposed project. The RDEIR aims to inform the general public, the local community, responsible and interested public agencies, and The Regents of the nature of the proposed project, its potential environmental effects, measures to mitigate those effects, and alternatives to the proposed project. The RDEIR will enable The Regents to consider environmental consequences of approving the proposed project. This comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

IND-17

Alisa Klaus <aklaus@ucsc.edu>



[eircomment] Statement of opposition to student housing west

1 message

Mark Jones Olmedo <macjones@ucsc.edu>  
To: eircomment@ucsc.edu

Tue, Sep 18, 2018 at 9:28 AM

To whom it may concern,

I am writing to oppose the University's current plan to expand student housing, for these reasons:

- 1. The "PPP" (private partnership) model stands to exploit students rather than alleviate their housing concerns. The University already does this by charging above-market rates (based on my direct experience living in graduate student housing for a year), often taking advantage of international students and others who cannot secure local housing before moving to Santa Cruz; I believe a PPP will only make things worse.
- 2. The University can better address the problem of student housing by **lowering, not increasing, the student population**. As both an alumnus and a former faculty member, I taught at the University from 2009 until the past Spring semester. I witnessed a severe deterioration in both the quality of students that had been admitted to the University, as well as in student engagement in the classroom, caused by increased numbers of students scrambling to take classes they didn't want to take simply to fulfill requirements. Simply put, increasing numbers of students are not well-served by attending the University.
- 3. I am unsatisfied with the EIR's assessment of a potential multiplier effect for the population of the City of Santa Cruz: "In summary, growth inducing impacts are not evaluated in the same manner as the direct impacts of a proposed project. For these reasons, the multiplier effects are not added to the direct population and housing impacts of the PostSettlement LRDP, and the impact analysis below is unchanged from the analysis presented in the Draft EIR." These questions should be answered, and not avoided, particularly as these effects stand to worsen the already strained relationship with the City and its residents.

IND 17-1

IND 17-2

Sincerely,

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Mark Jones, Ph.D.

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

Letter IND 17

Mark Jones Olmedo

**Response IND 17-1**

The commenter asserts that the cost of the proposed housing would be higher due to the fact that a developer would construct and operate the project. The comment presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

Regarding the comment that the Campus should reduce rather than increase enrollment, the proposed housing project has been designed to serve housing demand for up to an enrollment level of 19,500 students. That level of enrollment has already been approved for the campus.

**Response IND 17-2**

The RDEIR (p. 7.2-3) discusses the guidance provided by CEQA regarding growth inducing impacts (which include multiplier effects), to explain why reanalysis of the multiplier effect of campus growth under the 2005 LRDP is not required in the RDEIR. Additional explanation is provided below as to why a reanalysis of multiplier effects is not required.

The 2005 LRDP EIR estimated and reported that approximately 2,645 additional indirect and induced jobs would be created in the regional economy as a result of campus enrollment and employment growth, and an estimated 1,322 non-local persons would move to the area as a result of the indirect and induced jobs. This estimated multiplier effect was analyzed for an enrollment level of 21,000 FTE students and 5,600 employees at UC Santa Cruz by 2020-21. The analysis in Chapter 7.2 of the RDEIR shows that now the Campus will grow to 19,500 FTE students and 3,994 employees under the 2005 LRDP. As both the enrollment and the employment on the campus under the 2005 LRDP would be lower than the previous projections by 7 percent and 29 percent respectively, the multiplier effect would be proportionally reduced, other things being equal. Therefore, the prior analysis of indirect and induced jobs through the workings of the income and employment multiplier is conservative and provides an overestimate of the induced growth impacts of the 2005 LRDP. A reanalysis in the RDEIR is not required.

**IND-18**

Alisa Klaus <aklaus@ucsc.edu>



**[eircomment] Revised Draft EIR, UC Santa Cruz Student Housing West Project - this isn't really any different than the first proposal**

1 message

**Tricia K** <tricia@princeypie.com>  
To: eircomment@ucsc.edu

Tue, Sep 18, 2018 at 1:50 PM

You have got to do better than this. I find it hard to believe that you can't come up with another alternative than developing the meadow. If the university can't come up with a better and less environmentally destructive plan, how can you even pretend to be a bastion of environmental awareness for the greater community?

IND 18-1

Supposedly there are some brilliant people up there. Have them come up with some alternatives to developing the meadow. Think outside the box and come up with a better idea.

Sincerely,  
Patricia Knowles

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Letter IND 18 Patricia Knowles

**Response IND 18-1**

The comment suggests that there should be a viable alternative to developing the Hagar site on the East Meadow but does not provide any alternative scenarios not already analyzed in the RDEIR. As stated in Chapter 1.0, Introduction of the RDEIR, a large number of comments on the published Draft EIR requested that the University provide a detailed evaluation of additional alternatives to the proposed project, including some of the alternatives that the University had considered but not carried forth for detailed evaluation. CEQA requires that a lead agency consider alternatives put forth by the public and agencies and either evaluate the additional alternatives suggested by the commenters or provide reasons why the alternative should not be evaluated. The University reviewed the suggested alternatives and concluded that some warranted detailed evaluation. A range of feasible alternatives that met key provisions of the *CEQA Guidelines*<sup>1</sup> were selected and analyzed in the RDEIR. Please also refer also to **Master Response 2: Alternatives**.

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<sup>1</sup> California Code of Regulations, Title 14, Division 6, Chapter 3, *California Environmental Quality Act Guidelines*, Section 15126.6.

**IND-19**

Alisa Klaus <aklaus@ucsc.edu>



**[eircomment] comments on proposal**

1 message

**randall lyon** <lyonlaw1@gmail.com>

Tue, Oct 16, 2018 at 11:37 AM

To: "eircomment@ucsc.edu" <eircomment@ucsc.edu>

This primarily applies to the Hagar site. I'm a graduate of Stevenson class of 1969. I remember well the commitments made at that time of incorporating the structures into the landscape. That commitment should continue. The above ground structures proposed are a blight and violate the concepts upon which UCSC was founded. Having said that I've had a daughter graduate from there and have one attending now. I live in a coastal community. I am familiar with the cost of housing and construction.

IND 19-1

I strongly suggest you follow the principles of incorporating the build into the landscape, literally. Build underground. The limestone will be available for commercial use when excavated. The ground will provide insulation. A planted dome will allow for replanting with native grasses, etc.. This is doable and within the University mission. It can provide an example for other areas when global warming may require just this type of below ground level building modality.

IND 19-2

Randall Lyon J.D.

Sent from [Mail](#) for Windows 10

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



Letter IND 19            Randall Lyon

**Response IND 19-1**

The comment expresses an opinion in opposition to the visual effect of the project at the Hagar site. The commenter is referred to Response IND 2-1 and **Master Response 4: Aesthetics and Visual Simulations**.

**Response IND 19-2**

Please see **Master Response 2: Alternatives**, regarding the alternative design concept put forth by the commenter.



**IND-20**

Alisa Klaus <aklaus@ucsc.edu>

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**[eircomment] Please don't develop on the East Meadow.**

1 message

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**Quinn McLaughlin** <quinn@coincidence.net>  
To: eircomment@ucsc.edu

Thu, Sep 20, 2018 at 1:08 PM

Hi,

As a UCSC alumnus and Santa Cruz resident, I am deeply disheartened by UCSC's plans to begin development on the East Meadow. There are better options for development in other areas of campus. Notable, UCSC can start building upwards, not outwards.

IND 20-1

Do better than to destroy the most iconic of meadows at UCSC.

IND 20-2

Quinn McLaughlin  
117 Pasture Road  
Santa Cruz

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

**Letter IND 20                  Quinn McLaughlin**

**Response IND 20-1**

The comment expresses opposition to the proposed development at the Hagar site and suggests that the needed housing be achieved by increasing the heights of the proposed buildings. One of the alternatives analyzed in detail in the RDEIR, Alternative 3, Heller Site Only Development, would avoid development on the East Meadow through denser, taller construction on the Heller site.

**Response IND 20-2**

The comment expresses opposition to the development on the East Meadow. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

IND-21

Alisa Klaus <aklaus@ucsc.edu>



**Re: Public hearings (with NEW LOCATION), Revised Draft EIR, Student Housing West Project**

1 message

'Joanie Murray' via Physical and Environmental Planning Services <pep@ucsc.edu> Thu, Oct 18, 2018 at 10:52 AM  
Reply-To: Joanie Murray <julian3345@yahoo.com>  
To: UC Santa Cruz Physical and Environmental Planning <pep@ucsc.edu>  
Cc: East Meadow Action Committee <eastmeadowaction@gmail.com>

Chancellor Blumenthal et alia,

I have just about given up hope that this horrible desecration of the East Meadow will be stopped as well as the Stalinist construction on the West side of Campus. It seems all of a piece of the larger political scene we are trapped within. Poor forward planning, acceptance of the easy, sleazy solution to student housing, waste of precious resources which are irreplaceable once lost. I am plunged into despair that the hierarchy of this beautiful campus haven't a care that their legacy is NOT superior research or advancement of knowledge or preservation of natural beauty, but an ugly, ill-begotten and heedless non-solution to a student housing challenge that was allowed to fester in inattention for years.

IND 21-1

My disappointment is profound. I can only hope that you all feel the same depth of shame.

Joan Elizabeth Murray  
UCSC Cowell Pioneer.

On Thursday, October 18, 2018, 12:33:25 PM CDT, UC Santa Cruz Physical and Environmental Planning <pep@ucsc.edu> wrote:

UC Santa Cruz will be holding two public hearings on the Revised Draft Environmental Impact Report for the Student Housing West Project. The meetings will be held:  
October 23, 2018, 6:30-8:30 PM, Louden Nelson Center, [301 Center St.](#)

October 24, 2018, 5:00-7:00 PM, Santa Cruz Cruzioorks, [877 Cedar St. Santa Cruz](#)

(Note the new location for the October 24 hearing)

The public review period for the Revised Draft EIR ends at 5:00 p.m. on November 1. Members of the public can provide public comment and input at the hearings or email comments to [eircomment@ucsc.edu](mailto:eircomment@ucsc.edu).

The Revised Draft EIR is available at the Downtown Branch of the Santa Cruz Public Libraries, and online at: <https://ppc.ucsc.edu/planning/EnvDoc.html>

**Letter IND 21            Joanie Murray**

**Response IND 21-1**

The comment expresses opposition to the proposed development on the East Meadow. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

IND-22

Alisa Klaus <aklaus@ucsc.edu>



[eircomment] Dismayed at East Meadow development

1 message

Gregory O'Malley <gomalley@ucsc.edu>  
To: eircomment@ucsc.edu

Wed, Oct 24, 2018 at 12:45 PM

To whom it may concern:

I'm writing to express my disappointment that the UCSC administration persists with its ill-advised plan to include a student-family housing complex in the East Meadow as part of it's larger housing plans. Clearly housing needs to be built, and the Student Housing West development seems reasonably wise to me. But building in the East Meadow seems to sacrifice a great campus resource (the meadow) for a relatively small gain (i.e. not many beds relative to the entire housing plan). Alumni frequently refer to the beautiful campus environment as one of their ties to the campus, and UCSC's own websites and PR materials make frequent use of views of the meadow. It seems worse than foolish to put a housing development in the middle of that iconic approach to the campus, especially when the EIR discusses alternative sites for the student-family housing development. Most, if not all, of those other sites seem better aligned with campus goals, principles, and alumni/community relations. Please pursue those alternatives and protect the East Meadow!

IND 22-1

IND 22-2

Best regards,  
Greg O'Malley

Gregory E. O'Malley  
Associate Professor of History  
Gary D. Licker Memorial Chair of Cowell College  
University of California, Santa Cruz  
[Final Passages: The Intercolonial Slave Trade of British America, 1619-1807](#)

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

Letter IND 22            Gregory O'Malley

**Response IND 22-1**

The comment expresses an opinion in opposition to the visual effect of the project on the East Meadow. The commenter is referred to Response IND 2-1 and **Master Response 4: Aesthetics and Visual Simulations**. Also see Response LA 2-1 regarding why the density of development on the Hagar site is low.

**Response IND 22-2**

Refer to **Master Response 2: Alternatives**.

**IND-23**

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

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**[eircomment] Student housing**

1 message

**'Pierluigi Yahoo' via eircomment@ucsc.edu** <eircomment@ucsc.edu>

Tue, Sep 18, 2018 at 10:13 AM

Reply-To: Pierluigi Yahoo &lt;pierluigi1@yahoo.com&gt;

To: eircomment@ucsc.edu

Please push forward with a housing project that has the highest density and height. You can only build on the land once and shaving height and units is a waste of taxpayer funds. The more density you have in the development the more open space can be saved.

You will always have critics but as long as the architecture is pleasing and exterior finishes are done well it will be fine. The university has an opportunity to add beds to relieve the stress on the Santa Cruz rental market since city government is very slow in approving new Housing which has its own impacts. I applaud your efforts to move forward. My only disappointment is that no student will be able to utilize the new Housing till 2022 based on slow CEQA process and Construction time.

IND 23-1

Pierluigi Oliverio  
320 West Cliff Drive

Sent from my iPhone

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



**Letter IND 23                      Pierluigi Oliverio**

**Response IND 23-1**

This comment is a set of general remarks and opinions in support of the proposed project, and further states that the University should move forward with constructing an alternative to the project with increased density. It presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**IND-24**

Alisa Klaus <aklaus@ucsc.edu>



**[eircomment] Revised Draft EIR, UCSC Student Housing West Project**

1 message

**Janet** <snikrap@telus.net>  
To: eircomment@ucsc.edu

Thu, Oct 25, 2018 at 6:19 PM

Please consider these my official public comments to the Revised Draft EIR, UCSC Student Housing West Project

I am UCSC (Crown '72) alumni, and feel it is of essential importance to maintain the environmental integrity of the campus. I understand there is an urgent need for student housing, and a need to provide it in a cost effective manner, but not by ruining the campus. Two years ago I returned to the UCSC campus after a long absence (I live in Canada) and was impressed by 1) how much the campus has grown, and 2) how environmentally sensitive the construction has been.

IND 24-1

The Hagar meadow is an essential part of the nature (meant in both senses of the word) of the campus, not to mention the initial impression of the campus from the west entrance and must be left undeveloped. This project needs a true revision and an abandonment of the Hagar site. The new draft of the EIR has lowered the profile of the Hagar housing and the Heller towers so that they are less visible from some viewpoints, and added water recycling, but other than that, it is essentially the same project. This is not good enough when there are reasonable far superior options.

The stated limitation to the main Heller towers site is the designated habitat for the California Red Legged Frog. The Heller towers site could be expanded north and northeast into the Porter Meadow by using a Habitat Conversation Plan, like UCSC used to build the Ranch View faculty and staff housing near the farm. The Porter Meadow area is not breeding habitat. The breeding habitat is at the arboretum pond, and in some of the creeks west of the campus. The Porter Meadow area is theoretical upland migration path for the frogs, but it is not the most direct path between the wetlands. Also, after the towers are built, there will be a more substantial urban area on both sides of Heller discouraging migration (Towers, Kresge, Porter, Rachel Carson, Oakes). An HCP would identify the migration value of the Porter Meadow site, and select a habitat improvement project nearby to assist with migration.

IND 24-2

The North Remote Site, north of the travel trailer village, would also be suitable for substantial housing development.

I understand it would be best for the child care center to be near the main or west entrance, and it could be positioned at the southern end of the Heller site.

IND 24-3

I have no issues with the number of proposed housing units, my issue is with the use of the Hagar site, which needs to remain undeveloped. There are numerous other available sites from which to choose the best configuration without using the Hagar site. If UCSC makes a good faith effort at truly revising this plan, leaving the Hagar site undeveloped, I believe you will be faced with a lot less opposition. Thank you for your consideration of this important matter.

IND 24-4

Janet Parkins

Letter IND 24            Janet Parkins

**Response IND 24-1**

The commenter provides opening remarks and an opinion in opposition to the visual effect of the project. The commenter suggests that there are better alternatives to the project. Please see Response IND 2-1 regarding the RDEIR's analysis of the visual effect of the proposed project and **Master Response 2: Alternatives** regarding a further discussion of alternatives to the proposed project.

**Response IND 24-2**

The commenter suggests that instead of developing the Hagar site, more housing could be built on the Heller site by expanding north into Porter Meadow. The commenter acknowledges that this alternative would require the preparation of an HCP. Such an alternative was not considered because preparation and approval of an HCP would significantly delay the completion of the project. Also portions of Porter Meadow contain habitat for Ohlone tiger beetle and therefore, environmental impacts of such an alternative would be greater.

**Response IND 24-3**

The commenter mentions the North Remote site as an option for development and recommends alternative locations for a childcare facility. The commenter is referred Section 5.0 Alternatives of the RDEIR which includes the North Remote site in Alternatives 4 and 7. The childcare facility was designed to be constructed near the family student housing for accessibility. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration. Refer also to **Master Response 2: Alternatives**.

**Response IND 24-4**

The comment expresses opposition to development of the Hagar site and suggests that an alternative be chosen that includes no development on the Hagar site. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**IND-25**

Alisa Klaus <aklaus@ucsc.edu>



**[eircomment] Written Comments on the Campus' Environmental Documents**

1 message

**Michael Pisano** <mpisano@ucsc.edu>  
Reply-To: mpisano@ucsc.edu  
To: eircomment@ucsc.edu

Wed, Oct 24, 2018 at 1:08 PM

Hi EIR Comment,

We are all here for the Students.

UC Santa Cruz has changed a lot over the years from a ground breaking institution with pass or fail system to the adjustment to grades to better serve our students in the real world. We are still a world class University. I am an environmentalist & love animals, bugs & tree's & views. I think we need to remember that the Meadow was once a Redwood Forest, but was leveled for the Lime kilns. The habitat adjusted accordingly after that, and it will adjust accordingly with these new buildings. We are a progressive campus and we are growing. Please place more than two stories for the Hager site. The Hager site should be three stories and allow for more students with families & more childcare openings. Please build both the Hager & Heller site to help lessen the current housing crises. The more we build housing on campus we will then lessen the car trips to campus. The more campus housing built will dramatically lessen any commute traffic those students, faculty & staff dropping off their children at the campus daycare center as they would use campus shuttles to get to daycare. The sooner we build both sites the sooner we can help balance our recruitment & retention costs for staff. According to past AVC of SHR Lori Castro; Lori reported that in 2013 UC Santa Cruz spent \$20 million on recruitment & retention costs. That same year of 2013 a housing survey was done with 600 staff responding noting that half would be leaving campus in three years due to increasing housing costs. If those recruitment & retention costs continue from 2013 to present that would be over \$100 Million in lost opportunities. In addition to: The costs of rent and mortgages here in Santa Cruz are going from \$2000 a month, to \$3000 a month, to \$4000 amonth, to eventually \$5000 a month unless more housing is built for our students, faculty & staff.

IND 25-1

Please build more housing for our students, faculty & staff right away.

As an option to the EIR; To my understanding daycare is hard to find in Santa Cruz County. Please add Daycare at the Scotts Valley Center for those 350+ Staff at the Scotts Valley Center. This will help eliminate countless hours of extra commute times (22 minutes each way from UCSC to SVC), reduce carbon footprints, and reduce car trips to the campus.

IND 25-2

Please be aware that it is better to build during a downturn than an upturn (the pricing is lower during a downturn in the economy). Please plan, after Hager & Heller are built, for the next growth levels to build during a downturn to save money.

IND 25-3

Thank you for the opportunity

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Common Acronyms : EE=Employee, PPE=Pay Period End, PD=Pay Day, BW=Bi-Weekly, QW=Quadra-Weekly, MO=Monthly, CP=CruzPay, TS=Timesheet, LOA=Leave of Absence, LNP=Leave No Pay.

**Michael Pisano**  
UCSC – BAS/SHR – Leave of Absence Assistant  
Tel:831-459-1867-Fax:831-459-2661– **Confidential LOA**  
**FAX:831-401-2322**

**MAC** CHAIR Appointee (METRO Advisory Committee)

Eml: [mpisano@ucsc.edu](mailto:mpisano@ucsc.edu) / Mail Stop: Staff Human Resources

Work Schedule/Plan de trabajo: Days/Dias; Mon thru Fri – Hrs; 8am to 5pm  
TKWeb: <http://shr.ucsc.edu/ops/index.html>

SHR = Services, Solutions, Success! Servicios, Soluciones, éxito!



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**Letter IND 25**                      **Michael Pisano**

**Response IND 25-1**

The comment expresses support for the proposed project and mentions an alternative that the Hagar site buildings should be 3 stories instead of 2 stories to accommodate more families with students and childcare openings. The density of the proposed housing at the Hagar site was determined based on a number of factors, which include but are not limited to the following: the total number of units needed based on an evaluation of the housing demand of student families; the specific needs of student families that are better served by low rise apartment buildings than by one or more high-rise buildings; need for safe open space areas for children that would live in the complex; the need to keep the proposed development comparable in density to adjoining single family developments both in the City and on-campus; and the need to keep the development low rise so as to better integrate with the surrounding meadows to the north, west and south and minimize the project's visual impacts to the maximum extent possible. An alternative that increases the heights of the proposed buildings on the Hagar site would not be feasible or desirable.

As with the Hagar site, the project at the Heller site is designed to meet the demand for housing and further densification of the project site is not desirable. An alternative that involve taller buildings (Alternative 3, Heller Site Only Development) on the Heller site is analyzed in the RDEIR. However, as noted there, the cost of construction increases when buildings are taller than 7 stories.

**Response IND 25-2**

The commenter suggests an alternative to the project to add a daycare center at the Scotts Valley Center for those 350 or more staff at the Scotts Valley Center. A daycare center at Scotts Valley is not related to the project objectives and is not part of the project. Therefore, such an option is not relevant to this EIR.

**Response IND 25-3**

The commenter gives an opinion regarding the financial benefits of constructing during an economic downturn and suggests more construction continue during the economic downturn to save costs. The commenter does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-makers for their review and consideration.

IND-26

Alisa Klaus <aklaus@ucsc.edu>



[eircomment] Comments on Student Housing West Draft EIR

1 message

Heidi Renteria <heidirenteria@cruzio.com>  
To: eircomment@ucsc.edu

Thu, Oct 25, 2018 at 9:59 AM

I am writing to express my strong objections to the proposed Student Housing West Project.

I lived at the UCSC Farm for 15 months as a participant in the CASFS Apprenticeship in Ecological Horticulture when I first came to Santa Cruz. I worked at UCSC for 18 years, in Admissions Outreach and then in University Development, before retiring in January 2010. I still go to campus 3 times a week to work out at the Wellness Center and also at least twice a week during the academic year to sing in the UCSC Concert Choir. I am a mentor to UCSC students through the Smith Renaissance Society and a donor to various UCSC programs.

I care deeply about UCSC: its students, faculty, staff, its culture and history, and its irreplaceable, precious, beautiful physical setting, enlivened by a fragile, unique ecosystem of flora and fauna.

IND 26-1

The proposed housing project does not respect any of these. I will limit my comments to two main points.

1. My first objection is to the alleged need for such a large number of new beds. Granted, the University of California must accommodate increasing numbers of students, but UCSC simply CANNOT absorb so many, given its location in a small town already struggling with serious water shortages and traffic, transportation, and housing problems.

Chancellor Blumenthal and the UC Santa Cruz administration have failed to vigorously oppose the number being proposed for this campus and to defend UCSC's interests.

IND 26-2

**QUESTION:** Why aren't the increasing numbers of UC students being funneled to the newest campus, UC Merced? Isn't that why it was established?

2. If increased student housing MUST be constructed, I would rather see SOME development in the Heller site and/or the North Campus site, on Delaware (for graduate students), or infilling other campus areas, but absolutely NO development on the Hagar site. To develop the meadow would destroy forever a precious resource and would be a total insult to the campus founders' vision.

IND 26-3

**QUESTION:** Has the site bounded by High, Hagar, Cardiff Place, and the Emergency Response Center been considered for a new Childcare Center? That corner site, right at the campus's main entrance, would be easily accessible for parents and children both off-campus and on-campus and would spare the lower meadow. It is less objectionable than the proposed "Hagar Site" for many reasons.

IND 26-4

I could go on, but I won't.

Sincerely,

Heidi Renteria  
1112 Mission St. Apt. D  
Santa Cruz, CA 95060

**Letter IND 26**                      **Heidi Renteria**

**Response IND 26-1**

The comment provides introductory remarks and expresses opposition to the proposed project. The commenter states that the remainder of the letter will elaborate on two main points. The commenter does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 26-2**

The commenter provides an opinion that the number of beds provided under the proposed project is too high due to the City's issues with water shortages, traffic, transportation, and housing problems. The commenter also argues that enrollment growth should be accommodated at other campuses, such as UC Merced.

Please see RDEIR Section 3.3 which sets forth the objectives of the project and Section 3.4.1 which explains that the proposed housing is needed to serve existing demand. The project has been designed to serve an enrollment level of up to 19,500 students, which is the enrollment level analyzed in the 2005 LRDP EIR and agreed to by all parties in the 2008 Comprehensive Settlement Agreement. Note that the students that the project would accommodate are within the 19,500 students planned for under the 2005 LRDP. The project does not support enrollment growth beyond 19,500 students.

Impacts of the proposed project with regards to water supply are analyzed in Section 7.1 of the RDEIR. As concluded in Section 7.1, the City's 2015 Urban Water Management Plan (UWMP) notes that during multiple dry water year conditions, there would be a substantial gap between demand and available supplies, which would require the City to secure a new water source. The Campus's incremental water demand, including the water demand of the proposed SHW project, would contribute to the need for the City to secure a new water supply source to address the shortfall under multiple dry water year conditions. The RDEIR found that as the water demand associated with the proposed SHW project would make a substantial portion of the additional water demand of the Campus, the project-level impact of the SHW project is also considered significant.

Impacts of the proposed project with regards to transportation and traffic are analyzed in Section 4.11 of the RDEIR. As analyzed in Section 4.11, resident students would drive but have a lower daily trip rate compared to commuting students. Due to the lower trip rate of resident students, there would be fewer daily and peak hour trips compared to the without Project condition. As a result, the project would reduce the traffic to the campus compared to no project conditions.

Impacts of the proposed project with regards to housing are analyzed in Section 7.2, Population and Housing of the RDEIR as part of the LRDP level analysis. Also see **Chapter 4.0, Revisions to the Revised Draft EIR**, which provides further information on the population and housing impacts of the SHW project. The proposed project would provide on-campus housing and would proportionally reduce the demand for off-campus housing.

**Response IND 26-3**

Please see **Master Response 2: Alternatives**.

**Response IND 26-4**

Please see **Master Response 2: Alternatives**.



**IND-27**

Alisa Klaus <aklaus@ucsc.edu>



**[eircomment] anywhere but East Meadow**

1 message

**C S** <cshanbrom@gmail.com>  
To: eircomment@ucsc.edu

Mon, Sep 17, 2018 at 8:23 PM

Hi,

I just read the revised EIR for Student Housing West, and I was very disappointed to see that the project still intends to develop East Meadow. None of the other concerns, while valid, are nearly as important as the loss of the East Meadow. This open space between the main campus and the entrance area is the most interesting and unique thing about the UCSC campus. Once development there begins, it will not end. This project is the death knell for East Meadow.

IND 27-1

Of the alternatives proposed on <http://www.ucscfuture.org/>, I personally find all acceptable except the current Developer Proposal (#1). East Meadow is too important to lose. All the other sites are fine.

IND 27-2

IND 27-3

-Corey  
BA Math 2006  
BA Philosophy 2006  
MA Math 2009  
PhD Math 2013

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

Letter IND 27                      Corey Shanbrom

**Response IND 27-1**

The comment expresses an opinion in opposition to the visual effect of the project on the East Meadow. The commenter is referred to Response IND 2-1 and **Master Response 4: Aesthetics and Visual Simulations**. Regarding the commenter's concern that once the proposed project is built, the rest of the East Meadow will be developed, as noted under SHW Impact LU-3 on page 4.8-17, the 2005 LRDP and 2005 LRDP EIR address the land use designations and likelihood of development on the adjoining areas of the East Meadow. The lands to the north and west of the Hagar site are designated Protected Landscape (PL). It is true that the PL designation does not permanently protect this land from development, and its designation could be changed with an LRDP amendment or under a future LRDP. However, unlike the project site which does not have a PL designation, these lands are protected under the 2005 LRDP because of their scenic value and biological value and have not been considered for building development under the 2005 LRDP. Further, all of the reasonably foreseeable campus projects are listed in Table 4.0-1, in RDEIR Chapter 4.0, and no projects are identified for PL lands. Based on the list of projects remaining to be completed under the 2005 LRDP, development on the adjacent portions of the East Meadow is not reasonably foreseeable at this time.

**Response IND 27-2**

The commenter opposes the proposed project and supports all other alternatives presented in Section 5.0 of the RDEIR. The commenter does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration. Refer also to **Master Response 2: Alternatives**.

**Response IND 27-3**

Again, the commenter opposes the proposed project and supports all other alternatives presented in Section 5.0 of the RDEIR. The commenter does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**IND-28**

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

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**[eircomment] Objection to proposed building at UCSC East Meadow**

1 message

**Alan Sinclair** <anadem@gmail.com>

Sat, Oct 20, 2018 at 7:51 AM

To: eircomment@ucsc.edu

Please record my strong objection, as a long-time resident of Santa Cruz whose children have graduated from UCSC, to any building on UCSC East Meadow.

The beautiful East Meadow is an important landmark. It should never be built on for the following reasons among others

- The campus has a ready alternative, called the East Campus Infill, a major housing project approved in 2008.
- The East Meadow is home to protected and threatened species.
- The East Meadow portion of the new student housing proposal is a last-minute change to a major project. It places 5% of the total proposed housing on a 13 acre parcel at the intersection of Coolidge and Hagar Drs, adjacent to "protected land" of the campus's Natural Reserve.
- UCSC's own Design Advisory Board unanimously opposes using the East Meadow location from the proposed project.
- The former Campus Architect, Frank Zwart, has written a detailed critique opposing the project and refuting the campus's claims about appropriate use of the space.
- Leadership of the UCSC Foundation and the Alumni Associate, with dozens of other campus leaders signing on, have written a lengthy and detailed statement in opposition to using the East Meadow site.

IND 28-1

Regards

Alan Sinclair

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

Letter IND 28            Alan Sinclair

**Response IND 28-1**

The comment expresses opposition to construction on the East Meadow and provides reasons why the project should not be constructed on the Hagar site.

The commenter is referred to **Master Response 2: Alternatives** regarding the East Campus Infill site. The impacts from developing the Hagar site on biological resources are analyzed in the RDEIR and would be either less than significant or reduced to less than significant with mitigation. The UC Santa Cruz DAB's opposition to the Hagar site development is acknowledged in the RDEIR. With regard to the comments provided by Frank Zwart, please see the responses to Letter IND 37. Please also see Response to Letter IND 113.

**IND-29**

Alisa Klaus <aklaus@ucsc.edu>



**[eircomment] UCSC East Meadow Building**

1 message

'nima sinclair' via eircomment@ucsc.edu <eircomment@ucsc.edu>  
Reply-To: nima sinclair <nima.sinclair@googlemail.com>  
To: eircomment@ucsc.edu

Sat, Oct 20, 2018 at 8:06 AM

As someone who was born in Santa Cruz, and attended UCSC for my graduate degree, I strongly oppose construction on UCSC's east meadow!

Please consider the wishes of local community. It is important that relations are not damaged between UCSC and local Santa Cruz residence. Furthermore, this construction would damage much of UCSC's natural appeal. Lastly, it would damage an important bird sanctuary at a school that prides itself in being progressive and ecologically aware.

Sincerely,  
Nima Sinclair M.A.Ed.

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

- IND 29-1
- IND 29-2
- IND 29-3
- IND 29-4

Letter IND 29            Nima Sinclair

**Response IND 29-1**

The comment expresses opposition to construction on the East Meadow, but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 29-2**

The commenter notes the importance of good relations between UC Santa Cruz and the residents of the city. The CEQA process is in place to inform the general public, the local community, responsible and interested public agencies, and The Regents of the nature of the proposed project, its potential environmental effects, measures to mitigate those effects, and alternatives to the proposed project. Interested residents are encouraged to learn about the proposed project and provide comments during the public review period and at the public meetings. Comments from the public are then reviewed and incorporated into the Final EIR, as applicable.

**Response IND 29-3**

The commenter states that construction of the proposed project would damage the campus's natural appeal. Please see Response IND 2-1 and **Master Response 4: Aesthetics and Visual Simulations**.

**Response IND 29-4**

The comment expresses concerns regarding damaging an important bird sanctuary. The commenter does not provide data or references offering facts that there is a bird sanctuary on the site. The project site is part of the East Meadow which is used by a variety of birds for foraging. The project would develop 17 acres of the meadow and about 65 acres of the meadow between the project site and the East Remote parking lot and an additional 33 acres north of the parking lot would still remain available for birds to forage. The 143-acre Great Meadow, which adjoins the East Meadow to the west, would also remain available to birds. Therefore, the project's impact on foraging habitat would be less than significant. The project's impact on nesting birds is also addressed in the RDEIR, and would be less than significant with mitigation.

**IND-30**

Alisa Klaus <aklaus@ucsc.edu>



**Re: [eircomment] Building in the Great Meadow**

1 message

**Keith Brant** <keithb@ucsc.edu>  
To: Robert Stephens <awranch@aol.com>

Fri, Oct 19, 2018 at 10:29 PM

Dear Robert,

Thank you for your constructive feedback. Our planners review and analyze all feedback on this topic. I will make sure that they see your note.

Keith

\* \* \*

Keith E. Brant  
Vice Chancellor, University Relations  
University of California, Santa Cruz  
[keithb@ucsc.edu](mailto:keithb@ucsc.edu)  
831-459-2654

On Oct 19, 2018, at 11:48 AM, Robert Stephens <awranch@aol.com> wrote:

Dear Mr. Brant:

I am an alumna of Merrill College, a supporter of UCSC and long time Santa Cruz County resident. I strongly oppose any building in in the great meadow. From my work in restoration, I know that grasslands are quickly disappearing in our county and the Great Meadow is one of the finest examples we have in our county.

IND 30-1

Over the years there has been more and more development on the edge of the meadow and now it seems there is a big push to develop in the heart of the meadow. I know there is a lot of pressure to grow at UCSC, but in our small community we have very limited housing, roads, water and room. We need to live within our limits.

IND 30-2

Sincerely,

Robert Stephens  
[awranch@aol.com](mailto:awranch@aol.com)  
831 234 2818

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

Letter IND 30                      Robert Stephens

**Response IND 30-1**

The comment expresses opposition to the proposed development on the Hagar site and provides an opinion that grasslands are quickly disappearing in Santa Cruz County. Please see SHW Impact BIO-1 of the RDEIR which analyzes impacts to sensitive natural communities and **Master Response 6: Biological Resources Surveys and Mitigation Measures**, which discusses and revises mitigation measures that would be implemented to reduce the impact to grasslands. The commenter states that the project would affect the Great Meadow. That is factually not correct. The project will develop a small area of the East Meadow. Great Meadow is defined as the meadow to the west, between Jordan Gulch and Moore Creek.

**Response IND 30-2**

The commenter expresses concern about growth in the meadow and recommends that UC Santa Cruz enrollment growth be limited as the resources in the area (housing, roads, water and space) are limited. The commenter's comment about enrollment growth is acknowledged for the record and will be forwarded to the decision makers for their review and consideration. Please note that the SHW is proposed to serve the demand for housing associated with a maximum student population of 19,500 students, which is the enrollment level planned for in the 2005 LRDP and agreed to by all parties under the 2008 Comprehensive Settlement Agreement (CSA), and the 3,072 students who would occupy the proposed housing are within the enrollment level of 19,500 students. This project would not cause enrollment to increase.



**IND-31**

Alisa Klaus <aklaus@ucsc.edu>



**[eircomment] comment on East Meadow construction site**

1 message

**Elaine Sullivan** <easulliv@ucsc.edu>  
To: eircomment@ucsc.edu

Mon, Oct 22, 2018 at 9:39 AM

Dear UCSC Regents and Administration,

I write to object to the use of the 'east meadow' as a site for campus student housing. While I acknowledge the need for more student housing on our campus, especially with the critical housing problem in the city of Santa Cruz, I strongly object to the plan as newly revised.

In March 2017, UCSC published an 'Envision' report for the campus future that emphasized the importance to alumni and community members of the campus's natural beauty, our stewardship of the incredible resource we have been given, and our commitment to keep our campus unique and natural.

IND 31-1

I believe the building on one of the campus's few open spaces, at the very entrance to campus where most of our alumni and visitors first encounter our university, and one of the most iconic views from campus of the bay, is a misguided project that will visually and physically destroy the very thing that attracts students and alumni to our community. A number of viable alternatives have been put forward and for some reason none of these have been seriously considered. I strongly urge you to reconsider and choose a location without such an incredibly destructive impact on our few open spaces.

IND 31-2

Sincerely,

Dr. Elaine Sullivan

--  
Elaine A. Sullivan, Ph.D.  
UC Santa Cruz  
Assistant Professor, History  
<https://people.ucsc.edu/easulliv>  
Affiliated Faculty, Anthropology  
Core Faculty, Archaeological Research Center (<http://arc.ucsc.edu/>)  
831-459-3109

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

**Letter IND 31**                    **Elaine Sullivan**

**Response IND 31-1**

The comment expresses opposition to construction on the East Meadow, but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-makers for their review and consideration.

**Response IND 31-2**

Please refer to **Master Response 2, Alternatives**.

**IND-32**

Alisa Klaus <aklaus@ucsc.edu>



**[eircomment] student housing in East Meadow**

1 message

**Kerstin Wasson** <kerstin.wasson@gmail.com>  
To: eircomment@ucsc.edu

Sat, Sep 22, 2018 at 1:52 PM

Dear UCSC,

I strongly support the construction of more student housing, including family housing and childcare.

IND 32-1

However, I strongly oppose locating some of this housing in open space in the East Meadow. The value of this landscape is far greater than the convenience of doing construction there. The open rolling hills and big sky that greet every newcomer or regular as they enter campus make this place unique, beloved, and inspiring. The local community and the campus community adore this viewshed. Please, protect it as a legacy for generations to come.

IND 32-2

There seem to be many other places where new housing could be located, infilling in areas that already have structures. For instance, the area near the Granary and below the Women's Center along High Street seems like a great spot for family housing, just adjacent to Westlake School. Or, construction could be continued in the area between Ranchview and the newly renovated barn. Or, the eucalyptus grove that is east of the Arboretum could be cut down and housing built there. All three of those are places that would be convenient for families and are already developed, and thus are vastly superior to the proposed location in the East Meadow.

IND 32-2

Please, explore alternatives that will protect the unique beauty of the UCSC campus, build goodwill with the town community, and inspire generations of students and staff.

Best,

Kerstin Wasson

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

**Letter IND 32                      Kerstin Wasson**

**Response IND 32-1**

The comment expresses a general opinion in support of the construction of student housing. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 32-2**

The comment expresses opposition to construction on the East Meadow because of its impacts on the views of the East Meadow. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 32-3**

Regarding alternatives sites listed by the commenter and alternatives that would avoid development on the East Meadow, please refer to **Master Response 2: Alternatives**.

IND-33

Alisa Klaus <aklaus@ucsc.edu>



**[eircomment] Opposed to building the East Meadow**

1 message

**Faith Zack** <fizfazzle@gmail.com>  
To: eircomment@ucsc.edu

Wed, Sep 19, 2018 at 9:49 AM

I am writing to oppose the UC Santa Cruz proposal to build significantly in the East Meadow. As an alum (Crown '79) who still lives in Santa Cruz, I still feel very connected to the University campus. My husband and I frequently ride bicycles and walk among the redwoods, attend performances and art shows on campus. One of my greatest joys is passing through the sweeping open meadows with world class views. We especially love riding the bike path from Performing Arts down to the Barn.

IND 33-1

Over the years, I have seen and absorbed many changes to my alma mater, not all welcome, but I do appreciate the need to grow and develop the campus. But the proposed buildings would fundamentally change the ranch-like entrance to the school, and I fear once that foothold is gained, would be the first of many additional buildings to come.

I strongly oppose building in the East Meadow!

Thanks for listening,  
Faith (Cramblett) Zack  
Crown '79

Sent from my iPhone

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

**Letter IND 33**

**Faith Zack**

**Response IND 33-1**

The comment expresses opposition to construction on the East Meadow because of its impacts on the views of the East Meadow. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration. Regarding the commenter's concern that once the proposed project is built, the rest of the East Meadow will be developed, as noted under SHW Impact LU-3 on page 4.8-17, the 2005 LRDP and 2005 LRDP EIR address the land use designations and likelihood of development on the adjoining areas of the East Meadow. The lands to the north and west of the Hagar site are designated Protected Landscape (PL). It is true that the PL designation does not permanently protect this land from development, and its designation could be changed with an LRDP amendment or under a future LRDP. However, unlike the project site which does not have a PL designation, these lands are protected under the 2005 LRDP because of their scenic value and biological value and have not been considered for building development under the 2005 LRDP. Further, all of the reasonably foreseeable campus projects are listed in Table 4.0-1, in RDEIR Chapter 4.0, and no projects are identified for PL lands. Based on the list of projects remaining to be completed under the 2005 LRDP, development on the adjacent portions of the East Meadow is not reasonably foreseeable at this time.

**IND-34**



Alisa Klaus <aklaus@ucsc.edu>

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**[eircomment] UC SANTA CRUZ STUDENT HOUSING WEST PROJECT**

1 message

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**L A.** <lhatlas@gmail.com>  
To: eircomment@ucsc.edu

Mon, Oct 29, 2018 at 10:20 PM

To Whom It May Concern,

We are in support of the current and future housing projects for the students and future students of UC Santa Cruz.

Thank you for your support!

Sincerely,  
Lisa and Tom Atlas  
Parents of Kyle Atlas, Class of 2021

IND 34-1

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

**Letter IND 34            Lisa and Tom Atlas**

**Response IND 34-1**

The comment expresses an opinion in support of the proposed project. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.





IND-35

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

## [eircomment] Additional Comments

1 message

**Maria Borges** <mmborges@ucsc.edu>

Fri, Oct 26, 2018 at 10:29 AM

To: eircomment@ucsc.edu

We are opposed to the Hagar and North Remote construction projects.

There are many reasons to preserve these areas besides just having a beautiful view. There have been many scientific studies that show how important it is for children to connect with nature and that show that being in nature and hearing natural sounds relieve stress. I find that being in natural spaces relieves stress and anxiety for me. In addition, my children have an increased appreciation for the natural world and a better understanding of lifecycles from observing the native plants and animals of campus. I want my children to grow up wanting to protect our environment and I have learned that what children understand, they will love and what they love, they will protect and care for. We have come to understand and love the natural spaces of UCSC through studying them and spending time in them and we really want them to be protected so that one day my children's children can come and see these wild places that their parents played in when they were young.

IND 35-1

There is scientific value in preserving these areas as well. The thousands of native plants and animals that live in these spaces can be studied as I have done through classes at UCSC, such as the environmental interpretation class and through the Kamana naturalist program.

IND 35-2

Here are comments that my children made in response to the construction projects:

"I feel really sad because I want to be able to go hiking in those areas and be in nature. I feel really sad and disappointing when I think about the animal's homes getting destroyed. I want them to not build over there in the meadow or redwoods."

Lily Borges, 8 year old Family Student Housing Resident

IND 35-3

"Zen doesn't want them to build things or drill or chain saw. I don't want the animal homes to get destroyed and not the animals to get destroyed and not get the rabbits destroyed and all that things in nature. Or I don't want no trucks coming over. Nothing in nature getting destroyed."

Zen Borges, 3 3/4 year old Family Student Housing Resident

--  
~Maria Borges

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

**Letter IND 35                      Maria Borges**

**Response IND 35-1**

The comment expresses opposition to construction on the East Meadow and the development of the North Remote site under some of the alternatives considered in the RDEIR. The comment does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 35-2**

The comment expresses an opinion as to the value of preserving natural open space for study, but does not but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 35-3**

The comment is a set of general remarks and opinions. It presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

IND-36

Alisa Klaus <aklaus@ucsc.edu>



[eircomment] Comments on REVISED Draft EIR for Student Housing West Project

1 message

Joanne Brown <joannevbrown@gmail.com>  
To: eircomment@ucsc.edu

Sun, Oct 28, 2018 at 7:04 PM

I request notification that my comments have been received.  
Thank you,  
Joanne Brown

Comments on REVISED Draft EIR for Student Housing West Project October 22, 2018

My name is Joanne Brown. I am a resident of Santa Cruz County and I have a Master's Degree in Ecology with an emphasis in plant ecology. I have family members who currently live at Family Student Housing, so I've had many opportunities to explore Porter Meadow and other natural areas on campus and observe the abundance and diversity habitats and wildlife there.

IND 36-1

The natural beauty of this campus is a rare and priceless treasure. Native plant communities and wildlife on the UCSC campus offer students a wonderful opportunity to connect with nature and provide places where students and their families can experience nature first hand. I know how much my own grandchildren are benefitting from spending many hours every week exploring nature in Porter Meadow, the California Bay Forest and the redwood groves. The remaining natural landscape of UCSC needs to be preserved and protected. The unique and diverse plant communities on campus are ideal for long term ecological research projects--an irreplaceable opportunity.

IND 36-2

Having spent lots of time visiting my children and grandchildren at Family Student Housing, I understand that the current family student housing definitely needs to be renovated and upgraded. However, I am opposed to the environmental destruction that would result from new construction at the proposed Hagar or North Remote sites.

IND 36-3

If additional housing is needed, I would support Alternatives 2, 3, 5 or 6, placing all proposed housing within the already established sites, thus hopefully avoiding most of the environmental degradation, habitat destruction and negative impacts on wildlife that would result from construction at the Hagar site or the North Remote site.

My comments are in response to information provided in the Revised Draft EIR as well as informational meetings that I have attended.

In response to the Revised Draft EIR:

"As this Revised Draft EIR replaces in full the previously published Draft EIR, reviewers are requested to submit new comments on this Revised Draft EIR."

IND 36-4

I request that comments received for the previous Draft EIR be considered and addressed. None of my concerns regarding potential negative impacts on plant communities, wildlife corridors or wildlife in general have been addressed in the Revised Draft EIR. I am concerned that many people who

**IND-36**

submitted comments for the previous Draft EIR will assume that their comments are being taken into consideration already, and not comment on the Revised EIR.

IND 36-4

I request that all comments for the previous Draft EIR be taken into consideration and addressed.

In response to the Revised Draft EIR:

“One of the project objectives includes embracing the important legacy of the site by retaining key character-defining elements such as the relationship to the natural environment, the existing site organization and landscape features, and the majority of existing buildings.”

IND 36-5

I find it ironic that such careful attention is given to the proposed Kresge College project, while there is little thought of the long term consequences of habitat destruction at the Hagar site or the North Remote site.

“The development of student housing on the Hagar site would require an amendment of the 2005 LRDP to change the land use designation from Campus Resource Land to Colleges and Student Housing.”

Who makes the decision regarding this change of designation?

I am opposed to redesignation of the Hagar site from resource land to land for student housing.

IND 36-6

Although my concerns span a variety of issues (including air quality, aesthetics, light pollution, noise pollution and potential cultural resource destruction), I've focused on the negative effects the proposed projects will have on plant communities, wildlife corridors and wildlife on the proposed sites.

### **Plant Communities**

It is likely that the proposed mitigations for the loss of plant communities at the Hagar and Heller sites will not be effective. For the permanent loss over 17 acres of purple needlegrass grassland at the Hagar site, proposed mitigation includes restoring or planting the same amount of purple needlegrass grassland elsewhere on campus. “If purple needlegrass restoration does not meet the success criteria after 5 years, restoration shall be remedied (e.g., replanting) or restoration will be attempted on a new, more suitable site.”

Mitigation cannot replace or replicate the diversity and complex interactions within the sensitive grassland communities at the Hagar site and in Porter Meadow (Heller site). These grassland communities include the purple needlegrass grassland and the California oat grass prairie.

IND 36-7

The Hagar site supports stands of purple needlegrass along with native California poppy and coast tarweed (*Madia sativa*). *All associations within this alliance are considered sensitive natural communities by CDFW.*

The California oat grass (*Danthonia californica*) prairie occurs within portions of Porter Meadow. “In addition to California oat grass, the prairie supports other native grasses, including purple needlegrass (*Stipa pulchra*) and meadow barley (*Hordeum brachyantherum*). . Two additional native forbs, yellow Mariposa lily (*Calochortus luteus*) and Ithuriel's spear (*Triteleia laxa*), were also present within the California oat grass prairie. *All associations within this alliance are considered sensitive natural communities by the California Department of Fish and Wildlife (CDFW).*”

**“Most rare plants are restricted to their known locations because they have specialized, poorly**

**understood, habitat requirements. Creating the exact environmental conditions that these plants require may not be possible.”** (<https://www.cnps.org/wp-content/uploads/2018/04/mitigation.pdf>)

Also from the Draft EIR:

Sensitive Natural Communities: The California oat grassland (coastal prairie), California Bay Forest, and purple needlegrass grassland on and near the Heller site and the utility corridor and the purple needlegrass grassland at the Hagar site and the utility corridor are considered to be **sensitive natural communities by CDFW**.

After reviewing the “virtual tour of the Hagar Site”, it is obvious that the grassland community at this proposed site would be destroyed and replaced with buildings, roadways, lawns, and people.

Purple Needlegrass Grassland is a sensitive natural community that occurs in the Porter Meadow to the north of the Heller site, in the area where the Heller site utility corridor is proposed, and it occurs throughout the Hagar site **both** where **the housing development** is proposed and where **utility corridor and storm drain** are proposed. The proposed development at the Heller site would temporarily impact approximately 0.1 acre of purple needlegrass grassland within the **proposed utility corridor**, while the proposed development at the Hagar site would permanently impact approximately 15 acres of purple needlegrass grassland

IND 36-7

**The estimated destruction of 17+ acres of grassland at the Hagar site does not begin to include the negative effects on adjacent grasslands, including the further introduction of non-native species as a result of construction activities and subsequent human impact.**

**Proposed mitigation efforts do not take into account this added destruction to adjacent grassland habitat at the Hagar site. Furthermore, insufficient attention has been given to the negative impacts that will result from ongoing damage to the grassland communities on the Hagar site, as well as those that border the Hagar site, from hundreds of people living in this ecologically sensitive area.**

Coastal prairie grassland is rare and irreplaceable. **“Less than one percent of California's native grassland is still intact today.** The northern coastal prairie, which extends into Oregon, is the most diverse type of grassland in North America.” (<https://www.nps.gov/pore/learn/nature/prairies.htm>)

### **Wildlife Concerns**

The only wildlife concern that was mentioned by the presenters during past public meetings was for the California red-legged frog. The adverse effects on other wildlife and habitats were not even mentioned, even though “47 special-status animal species were evaluated for their potential to occur on or in the general vicinity of the project sites”. I am concerned about the loss of habitat for **all** these species, as well as the other species of wildlife that utilize the areas under consideration.

The California red-legged frog is a Federally Threatened species and California Species of Special Concern [SSC]. The construction of multistoried buildings, wide concrete pathways, pavement and the addition of thousands human inhabitants on site cannot possibly be beneficial to this Federally Threatened species.

IND 36-8

The “utility corridor” described in the Draft EIR will adversely affect habitat within Porter Meadow. This proposed utility corridor for the Heller Site cuts right through red legged frog upland and dispersal

habitat.

“The proposed utility corridor, which extends north from the Heller site, occurs within mostly natural vegetation communities.” (Biological Resources 43).

From the Draft EIR:

“The utility corridor, which would extend in a north-south direction through Porter Meadow would be approximately 9-12 feet wide and 2,300 -feet long.”

I am concerned about habitat destruction that could negatively affect the California giant salamander.

IND 36-8

From the Draft EIR:

“This salamander could occur at the Porter Meadow and forest habitat within the proposed utility corridor for the Heller site.”

Both Hagar and Heller have habitat important to a number of Special Status species. I am concerned that habitat destruction at the sites under consideration will adversely impact these species. I’m including information provided in the original draft EIR to emphasize the potential adverse effects on these species. The Draft EIR lists twelve Special Status bird species that occur in the area:

**Special-Status Birds.** Several special-status bird species are known to or could occur near the Heller and Hagar sites, including the golden eagle (*Aquila chrysaetos*; California Fully Protected), northern harrier (*Circus cyaneus*; SSC), white-tailed kite (California Fully Protected), short-eared owl (*Asio flammeus*; SSC), long-eared owl (*Asio otus*; SSC), loggerhead shrike (*Lanius ludovicianus*; SSC), Vaux’s swift (*Chaetura vauxi*; SSC), black swift (*Cypseloides niger*; SSC), olive-sided flycatcher (*Contopus cooperi*; SSC), grasshopper sparrow (*Ammodramus savannarum*; SSC), tricolored blackbird (*Agelaius tricolor*; SSC), and burrowing owl (*Athene cunicularia*; SSC). Golden eagles, white-tailed kites, long-eared owls, Vaux’s swifts, and olive sided flycatcher could nest in the forest habitats, loggerhead shrikes could nest in the trees and shrubs, and northern harriers, short-eared owls, burrowing owls, and grasshopper sparrows could nest in the grassland habitats on and adjacent to the sites. Vaux’s swift, black swift, and tricolored blackbird could forage on or adjacent to the sites. Burrowing owls could winter and/or forage in the grassland habitat on or adjacent to the sites. **Currently, burrowing owls are known to winter within the upper East Meadow south of the east remote parking lot and north of the Hagar site (CDFW 2017).**

IND 36-9

**Special-Status Bats.** The Townsend’s western big-eared bat (*Corynorhinus townsendii townsendii*; SSC), pallid bat (*Antrozous pallidus*; SSC), western mastiff bat (*Eumops perotis californicus*; SSC), western red bat (*Lasiurus blossevillii*; SSC), long-eared myotis (*Myotis evotis*; Western Bat Working Group [WBWG] - Medium Priority), fringed myotis (*Myotis thysanodes*; WBWG - **High Priority**), long-legged myotis (*Myotis volans*; WBWG - **High Priority**), and yuma myotis (*Myotis yumanensis*; WBWG - Low-Medium Priority) **may periodically fly or forage over the Heller and Hagar sites.**

IND 36-10

**San Francisco Dusky-footed Woodrat.** The San Francisco dusky-footed woodrat **could build woodrat houses within the California bay forest, redwood forest, and coyote brush scrub habitat at or near the Heller site.**

IND 36-11

**American Badger.** The American badger (*Taxidea taxus*; SSC) occurs in grassland habitat where prey species, such as small mammals, occur. **This species could occur at or near the Hagar site...**

IND 36-12

From the Revised Draft EIR:

IND-36

“The proposed project could result in a substantial adverse impact (i.e., loss or degradation of habitat) on **cave invertebrates**, including the Santa Cruz telemid spider, Dolloff Cave spider, Empire Cave pseudoscorpion, or Mackenzie’s Cave amphipod. The proposed development at the Heller site would add more students to the western portion of the campus compared to the number of students analyzed for this portion of the campus in the 2005 LRDP EIR. Therefore, the potential for increased trespass would be greater than previously analyzed. Furthermore, based on observations by the Campus Natural Reserve (CNR) Manager, despite the implementation of LRDP Mitigation BIO08 by the Campus, the cave continues to be visited heavily by students and others, and the quality of the habitat continues to be degraded by unauthorized activities conducted in the cave. The addition of about 2,900 resident students to the western portion of the campus would likely further increase the potential for unauthorized student visitation of the cave, and degradation of habitat would worsen. This indirect potential impact of the proposed project would be significant. Mitigation is set forth below to address this impact.”

IND 36-13

The proposed mitigations for potential damage to the cave invertebrates would

“Require mandatory stewardship training for residents of the proposed Heller site housing (either online or in person) designed to bring awareness to sensitive environments. to reduce impacts to the cave resources.”

Although stewardship training sounds like a good idea, this does not address the negative environmental impact of having 2,900 more people on that part of the campus.

### Wildlife Corridors

I am concerned about the loss of wildlife corridors resulting from habitat destruction and fragmentation at both the Hagar and Heller sites.

Information from the Draft EIR:

Wildlife Movement Corridors and Wildlife Nursery Sites--Wildlife such as black-tailed deer (*Odocoileus hemionus columbianus*), raccoons (*Procyon lotor*), coyotes (*Canis latrans*), gray foxes (*Urocyon cinereoargenteus*), bobcats (*Lynx rufus*), reptiles, amphibians (including CRLF), birds, and occasionally mountain lions (*Felis concolor*) move through the grassland, forest, and coyote brush scrub habitats at the Heller and/or Hagar sites (Figures 4.3-1 and 4.3-2). Within the vicinity of the Heller site, wildlife movement corridors are present within the grassland in the Porter Meadow north of the existing FSH complex, the California bay forest west of the FSH complex, the ball field south of the FSH complex, and within a narrow stretch of habitat that extends in a north-south direction between the FSH complex and Heller Drive. The Porter Meadow between the FSH complex and Porter College supports an important wildlife movement corridor that provides a linkage between the habitat north and west of the Heller site to the habitat to the east, including habitat associated the West and East Branches of Moore Creek. In regards to CRLF movement, most of these areas provide suitable dispersal habitat for CRLF with the exception of the north-south corridor between the FSH complex and Heller Drive, which provides minimal dispersal habitat for CRLF due to its relatively narrow width (Figure 4.3-3). The Hagar site is situated in the lower-most portion of the East Meadow and is bordered by grasslands within the East Meadow to the north... *The proposed project could interfere with the movement of wildlife species or with established native resident or migratory wildlife corridors.*

IND 36-14

Contrary to findings in the Draft EIR, I believe that destruction of 17+ acres of habitat and the addition of buildings, pavement, and ongoing human activity within the Hagar site **will** fragment wildlife habitat.

**IND-36**

Information provided in the Revised EIR indicates that a biologist visited the Hagar site **only once** in July to provide additional input for the Revised Draft EIR. This is an entirely inadequate amount of time for observation and sufficient data collection to determine wildlife patterns of utilization (day and night as well as throughout the seasons).

IND 36-14

Having participated in a Long Term Ecological Research Study on plant communities, I know that a study site needs to be monitored and data collected over a sustained period of time for results to be valid and relevant. I do not believe that sufficient time was put into studying the complex species interactions at the Hagar site.

**UCSC Campus Policies**

Environmental destruction at the Hagar site and the North Remote site are in opposition to to following UCSC Campus Policies:

**4.3.3.3 Local Plans and Policies**

The Campus's policies for the protection of biological resources are set forth in the 2005 LRDP, and include the following.

IND 36-15

- **Respect major landscape and vegetation features.** Development will be sensitive to preservation of UC Santa Cruz's distinctive physical features, including ravines, major **grasslands**, chaparral, and **areas of redwood** and mixed evergreen forests.
- **Maintain continuity of wildlife habitats.** To the extent possible, development will **minimize interruption of wildlife movement and fragmentation of habitats.**

According to the definition of "significant impacts", construction at the Hagar or North Remote sites, as well as destruction of habitat at the Heller site, would be considered significant as defined by the criteria below:

**4.3.4.1 Significance Criteria**

The impacts of the proposed project on biological resources would be considered significant if they would exceed the following significance criteria, in accordance with Appendix G of the State CEQA Guidelines, UC CEQA Handbook, and the 2005 LRDP EIR:

IND 36-16

- **have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by CDFW or USFWS;**
- **interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites...**

In closing, I urge that the utmost efforts be made to protect wildlife, habitats and preserve the natural beauty of the UCSC campus for future generations.

Joanne Brown  
[joannebrown@gmail.com](mailto:joannebrown@gmail.com)



Letter IND 36                      Joanne Brown

**Response IND 36-1**

This comment is a set of general remarks and opinions. It presents no environmental issues within the meaning of CEQA and no specific response is required. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 36-2**

The comment expresses an opinion as to the value of preserving natural open space for study but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 36-3**

The commenter expressed support for alternatives that do not include the North Remote site. The commenter is referred to **Master Response 2: Alternatives**.

**Response IND 36-4**

The commenter is referred to RDEIR Section 1.4.2 which describes the process the University undertook in reviewing comments on the Draft EIR. Section 4.3, Biological Resources was revised to address all pertinent comments received on the Draft EIR.

As noted on page 1.0-7 of the RDEIR, CEQA does not require a lead agency to respond to comments received on a Draft EIR when the previously published Draft EIR is replaced by a Revised Draft EIR. Therefore, the University explained that it will not prepare responses to comments on the March 2018 Draft EIR, and stated clearly that, "As this Revised Draft EIR replaces in full the previously published Draft EIR, reviewers are requested to submit new comments on this Revised Draft EIR. In reviewing the Revised Draft EIR, reviewers should focus on the document's adequacy in identifying and analyzing significant effects on the environment and ways in which the significant effects of the project might be avoided or mitigated."

**Response IND 36-5**

The comment expresses criticism of the proposed project but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 36-6**

The Regents of the University of California would authorize the change in land use designation of the Hagar site. The remainder of the comment does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 36-7**

Please see **Master Response 6: Biological Resources Surveys and Mitigation Measures** for more information on the proposed mitigation for project impacts on sensitive natural communities, including California oat grass prairie and purple needlegrass grassland.

The RDEIR analyzes the indirect effects of the Hagar site development on adjacent grasslands. As noted in the EIR, the upper East Meadow adjacent to the Hagar site would be protected from human intrusion by 8-foot tall wire-mesh fencing. Furthermore, in compliance with the campus policy, students living on the Hagar site will not be allowed to have pets, other than service animals.

Regarding project impact on coastal prairie (California oat grass prairie) on Porter Meadow, please note that it will be a limited temporary disturbance in order to install a water pipeline, and once the pipeline is installed the disturbed area will be restored.

**Response IND 36-8**

Impacts to all special-status wildlife species that are known to or could potentially occur on site due to availability of habitat, including California red legged frog and California giant salamander, are addressed in the RDEIR.

**Response IND 36-9**

All of the bird species mentioned by the commenters are addressed in the RDEIR. The RDEIR notes that the burrowing owl winters on the East Meadow but not on the project site. Please see **Master Response 6, Biological Resources Surveys and Mitigation Measures**, which provides more information on burrowing owls based on a recent protocol level survey conducted for the project.

**Response IND 36-10**

Impacts on special-status bats are addressed under SHW Impact BIO-9 on page 4.3-47 in the RDEIR.

**Response IND 36-11**

Impacts on the San Francisco dusky footed woodrat are analyzed under SHW Impact BIO-10 on page 4.3-48 in the RDEIR.

**Response IND 36-12**

As discussed on page 4.3-21 of the RDEIR, American badger occurs in grassland habitat where prey species, such as small mammals, occur. This species is unlikely to occur within the Porter Meadow near the Heller site due to the limited habitat present and the site's proximity to urban development and isolation from larger grasslands. Although grassland habitat is present on the Hagar site, no burrows or potential den sites were observed on the Hagar site during focused surveys for burrowing owls conducted in December 2017 and in November 2018. The absence of burrows also suggests that abundant prey for the species, such as California ground squirrels, is not present on the Hagar site. For these reasons, badgers are unlikely to be present on the Hagar site for any period of time. Nonetheless, because a dead badger was found in 2004 north of the Hagar site between the East Remote parking lot and the East Field and because grassland habitat is present on the Hagar site, this species could occur at or near the Hagar site. SWH Impact BIO-6 has been revised to include pre-construction surveys for American badgers to ensure that the species is not affected during project construction. Please see **Chapter 4.0, Changes to the RDEIR Text**.

**Response IND 36-13**

The potential for the increased number of students in the western portion of the campus to affect cave invertebrates is analyzed in the RDEIR under SHW Impact BIO-4 on page 4.3-39, and mitigation is presented to avoid and minimize any impacts.

**Response IND 36-14**

The RDEIR adequately addresses the potential for Hagar site development to affect wildlife movement. Please also see **Master Response 5: Biological Resource Impacts on the East Meadow** for more information as to why wildlife movement will not be adversely affected.

**Response IND 36-15**

Impacts on biological resources are analyzed in the RDEIR using the significance criteria set forth in the RDEIR. Please see **Master Response 5: Biological Resource Impacts on the East Meadow** for why the project's impacts on grasslands and wildlife movement would be less than significant. The project would not affect areas of redwood forests.

**Response IND 36-16**

The commenter reproduces the significance criteria presented in the RDEIR and argues that efforts should be made to protect wildlife and their habitat and preserve the beauty of the campus. The comment does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

Frank Zwart, FAIA, FAUA

530 Spring Street  
Santa Cruz, California 95060

October 26, 2018

Senior Environmental Planner Alisa Klaus  
University of California  
1156 High Street, Mailstop: PPDO  
Santa Cruz, California 95064

Re: Student Housing West Project  
Revised Draft Environmental Impact Report

Dear Alisa:

This letter provides comments on the Revised Draft EIR for Student Housing West from my dual perspective: as an early UCSC alumnus (Cowell '71) and as UCSC's Campus Architect Emeritus, having headed the Office of Physical Planning and Construction from 1988 until my retirement in 2010.

IND 37-1

The campus is to be applauded for its aggressive and ambitious efforts to confront the vexing challenge of providing more, and more affordable, student housing. If built as currently proposed, however, Student Housing West will represent a drastic change from the planning principles that have shaped the campus for over 50 years, radically re-shaping both entrances to the campus and permanently transforming the sweeping meadow vistas unique to UC Santa Cruz.

**BACKGROUND - UCSC CAMPUS PLANNING AND PROCESS**

IND 37-2

The tradition of campus planning at UCSC begins with its remarkable site. It is summarized well in UCSC's *Physical Design Framework*, a document which was accepted formally by the University's Board of Regents in March 2010 and with which, under University policy, all projects are to be consistent prior to approval of design:

The importance of the *1963 Long Range Development Plan* in shaping the fabric and creating the character of the UC Santa Cruz campus has already been noted. Indeed, all planning and architectural design during the intervening years have their roots in that document's commitment to marrying the campus's academic aspirations with a profound respect for the variety and splendor of its site. As a consequence, physical planning at UCSC begins by studying the interwoven elements of the campus's natural fabric and moves toward principles and strategies that guide development of the facilities required by its academic mission. UCSC's planning enterprise is ongoing, continually working to understand how to build a

complex campus community within the surrounding natural systems, respecting them during all stages of design, construction, and daily campus operations. Each planning effort builds on those that preceded it, and each project moves the campus toward increased comprehension, and appreciation, of its surroundings. (*Physical Design Framework*, p. 4)

The UC Office of the President’s description of how the *Physical Design Framework* is integrated into University procedures can be found in the University of California Capital Resources Management *Delegated Process User Guide*, published in June 2014:

Physical Design Framework (PhDF): The PhDF identifies the campus’ planning principles and objectives for design of the physical environment; how the PhDF relates to the campus LRDP; and how objectives will be integrated into project planning and design. The PhDF is *a comprehensive document with both visual and textual elements* and includes key planning requirements such as density parameters, sustainability guidelines, circulation guidelines, *vistas and sightlines*, physical connections to the adjacent community, and design guidelines. The guidelines may include *building heights*, build-to lines, building orientation, building materials and colors, site furnishings, landscaping and hardscaping, and architectural style guidance. *The PhDF also describes the campus design review and approval process.* The PhDF guides campus development in a coherent manner, ensures stewardship of the campus environment, and informs design professionals of design principles and objectives important to the campus. (*Italics added.*)

IND 37-2

UCSC’s *Physical Design Framework* addresses the campus’s design review and approval process in its description of the role of the Chancellor’s Design Advisory Board:

The **Chancellor’s Design Advisory Board**, comprising three outside design professionals and established to satisfy The Regents’ *policy requirement for independent design review*, meets regularly to review projects and make recommendations about their design, assisting the campus in the achievement of planning coherence and high design standards. Convened by the Campus Architect, *the Board’s involvement begins prior to the initiation of design work, when the Board typically meets on site with executive design professionals and involved campus staff to define design goals necessary to satisfy the project program, the 2005 LRDP, and the planning and design guidelines of this Physical Design Framework.* Continuing dialogue with the Board at several stages of project development ensures that both building designs and campus planning studies are presented in a broad context, with due consideration given to issues of landscape design, circulation, and the environment, and that they meet the requirements of the 2005 LRDP..., the Framework, and relevant planning studies. The Board also identifies and articulates to the campus community planning and design issues critical to ongoing campus development.” (*Physical Design Framework*, pp. 7-8. *Italics added.*)

**STUDENT HOUSING WEST**

Section 5.2 of the Revised Draft EIR (pp. 5.0-2 ff.) sketches a complex project history during which, after initial design proposals had been prepared, consultation with the U.S. Fish and Wildlife Service established the need to protect California red legged frog habitat, reducing the site available for construction from 50 acres to 13 acres, or to 26% of its original size.

IND 37-3

Other than the CEQA-mandated analysis of the Reduced Project Alternative (p. 5.0-19), the Revised Draft EIR gives no indication of serious consideration being given to reducing the originally program requirement for 3,000 beds and a childcare center. This inflexibility resulted in the decision to expand the project site by adding 15 acres at the south end of the campus’s East Meadow—the Hagar Site, a site that was not proposed for development under the campus’s 2005 Long-Range Development Plan—for 148 family student housing units, and to increase the height of the undergraduate student apartments on the Heller Site to as many as seven stories. The resulting proposal, on both sites, is the proverbial attempt to fit ten pounds into a five-pound sack and is not consistent with a number of the guidelines and procedures set forth in the *Physical Design Framework*, as discussed below.

**HELLER DRIVE SITE**

**Building Height and Configuration**

The Revised Draft EIR (p. 4.1-12) cites the following two guidelines for buildings at the forest edge from the *Physical Design Framework*:

Consider the visual continuity of the forest edge as seen from a distance when designing buildings there. Maintain heights of buildings and infrastructure elements *significantly* below the tree line. (*Italics added.*)

Arrange building elements and clusters to create an irregular building profile against the forest edge. *Avoid long, unbroken horizontal roof lines.* (*Italics added.*)

IND 37-4

In describing the location of the taller buildings on the site (p. 4.1-29) the RDEIR is misleading with regards to their location, stating that “the taller seven-story buildings would be located in the western and northern portions of the site, away from Heller Drive and adjacent to the redwood forest edge.” This is contradicted by Figure 4.0-1, the Revised Heller Site Plan, which shows a seven level building spanning east-west across nearly the full width of the site, dividing the site in two and forming the southernmost of the five undergraduate housing blocks.

The RDEIR goes on to say (p. 4.1-30) that “...because it is adjacent to a forested area, the development has been designed to be consistent with LRDP Mitigation AES-5B which states that for projects in redwood forest areas, to the extent feasible, building heights will be designed to be below the heights of the surrounding trees. As Figures 4.1-3

IND 37-5

and 4.1-5 show, the project building would be below or close to the tree canopy of the adjoining forest.” This description is contradicted by the visual simulations shown in Figures 4.1-3, 4.1-5, and 4.1-25 of the Revised Draft EIR, as well as by more recent images of the revised design drawing available under the title “HELLER SITE: CURRENT PLANS AND RENDERINGS’ at <https://ucscstudenthousingwest.org/image-gallery-2/>.

IND 37-5

- What are the heights above ground level, in both number of stories and feet, of the buildings at the Heller site?
- The RDEIR fails to discuss the consistency of the project design with the *Physical Design Framework* guidelines for buildings at the forest edge cited above. In particular, the project design fails to “create an irregular building profile” and to “Avoid long, unbroken horizontal roof lines” as required by the guidelines. More detailed analysis and design revisions are in order.
- The discussion of cumulative visual impact (SHW Impact C-AES-1) beginning on page 4.1-36 asserts that the change in scenic views resulting from the project’s construction would be less than significant because “it would not extend above the tree line that forms the backdrop of the view.” Was extension above tree line the only criterion by which visual impact was evaluated? If so, the analysis is seriously lacking; other factors (e.g, color, bulk, reflectivity) can also significantly affect visual impact. Furthermore, the discussion uses as its point of reference Figure 4.1-21, a low resolution image originally published in the 2005 LRDP EIR and showing a viewpoint at the Seymour Marine Discovery Center. Given that the seven-story buildings proposed would be nearly twice the height of the “four-story apartment buildings” used for the original simulation, and given that they will be much longer and bulkier, a better simulation and more thorough analysis is required before determining that the impact will be less than significant.
- A project of this scale is unlike any other buildings on the campus. This suggests that an amendment to the campus’s *Physical Design Framework* would be in order, given that the *Framework* was “structured to convey an easily understood, yet comprehensive, vision of campus lands, and to propose a series of design guidelines intended to ensure that future area planning studies, building siting decisions, and building and infrastructure designs remain true to that vision.” (*PhDF*, p. 5) The *University of California Capital Resources Management Delegated Process User Guide*, published in June 2014 and available at <http://regents.universityofcalifornia.edu/regmeet/nov14/gb3attach1.pdf> describes the method by which such amendments are made; minor amendments may be accepted by the President, while all others must go to the Regents for acceptance. Have either the President or the Regents accepted an amendment to UCSC’s *Physical Design Framework* to permit building designs taller than the forest edge and allowing long, unbroken horizontal roof lines?

IND 37-6

IND 37-7

IND 37-8



**HAGAR DRIVE SITE**

**Design Advisory Board Review**

Chapter 4.1 of the RDEIR relies heavily on reviews by the campus’s Design Advisory Board in its analysis of the potential for the proposed Student Housing West (SHW) project to result in significant impacts on visual resources in the project area. The Board reviewed the Student Housing West project at its meetings of November 1 and December 6, 2017, and February 26, March 26, and April 16, 2018; copies of the notes of the first four of those meetings related to Student Housing West are attached.

As noted above in the introductory discussion of the Chancellor’s Design Advisory Board, it has been standard campus practice for the Board to meet on site with project designers and proponents at the very beginning of design: “the Board’s involvement begins *prior to the initiation of design work*, when the Board typically meets on site with executive design professionals and involved campus staff to define design goals necessary to satisfy the project program, the 2005 LRDP, and the planning and design guidelines of this Physical Design Framework.” (*Italics added.*) For the Hagar Drive site, that did not occur, although it could have. The Revised Draft EIR (p. 5.0-4) says that the campus decided to “develop family student housing and the childcare facility on the Hagar site...” in October 2017, and the Second Notice of Preparation for the project’s Draft EIR, which announced the addition of the Hagar Drive site to the project, was published on October 31, 2017, a day before the Board’s first consideration of the project. The notes of the Board’s November 1 meeting record that “Capstone [the P3 developer] will return at a later date to present the proposed Family Student Housing development on the Hagar site,” but has no record of any further discussion of the site. At the December 6 meeting there was no discussion of the Hagar Drive site, and no discussion of the proposal of the Hagar Drive site occurred until February 26, 2018, at which 100% schematic design was presented and discussed. This nearly three month delay was clearly contrary procedure described in the *Physical Design Framework* cited above calling for the Board’s early involvement in design review and development, and prevented essential early discussion of siting alternatives.

IND 37-9

Once the Board was given the opportunity to discuss use of Hagar Drive site, its meeting notes are clear about the Board’s strong opposition; for example, the notes of the February 26, 2018 meeting say:

In conclusion, the Board wanted to be recorded that they are unanimously opposed to the selection of this site for the FSH development. They questioned what alternative sites had been evaluated and expressed concerns that the low-density program, located at such an iconic gateway intersection, undermines the careful approach and purposefulness of campus planning, and were alarmed by the potentially inhospitable interruption to the visual character of the open meadow in that specific location.

The March 26 notes say:

...the Board reiterated that they were still opposed to the selected site and felt that the campus was “making a big mistake.” They also strongly urged for an analysis of alternative sites.

While Capstone [the P3 developer] observed that past LRDP plans, including Thomas Church in 1963, had suggested the East Meadow to be considered for development, the Board commented that low-cost housing and the proposed landscaping was programmatically incongruous for the site. The Board accepted that all of the campus resource lands are available options, citing the recent Ranch View Terrace development as an example of how the campus entry has evolved. However, they maintained there are other spaces on campus better suited for student housing and that the East Meadow site would be more suitable for other uses.

IND 37-9

The Board felt the need to reiterate that the enduring quality of the open meadow was well understood by all and underscored that there was a storied sequence into the campus. They emphasized that “we need to start and end our discussion with those points.”

- The Design Advisory Board’s unanimous opposition to development of the Hagar Drive site is mentioned in passing in the recitation of comments received on the original Draft EIR (p. 4.1-2), there is no indication that it was considered in the RDEIR’s analysis of visual impact. This shortcoming should be remedied and the RDEIR’s conclusion concerning impacts should be reconsidered.

IND 37-10

**Impact on Adjacent Meadows**

The Draft EIR (p. 4.1-9) states: “...the Hagar site is not visible from locations in and above the northern portion of the East Meadow, such as the East Remote Parking Lot and Cowell College Plaza.”

IND 37-11

- Will any development (e.g., rooflines, solar panels, tall trees) on the site be visible from such locations? If so, how much will be visible and from what viewpoints?

Beginning on page 4.8-15, in a discussion of SHW Impact LU-2 - Implementation of the proposed project would not result in development of land uses that are substantially incompatible with existing or planned adjacent land uses, the Revised Draft EIR says:

With regard to concerns that the proposed project would place development pressure on the surrounding lands and that the precedent of the proposed project would lead to the development of more of the East Meadow, the 2005 LRDP and 2005 LRDP EIR addresses the land use designations and likelihood of development in these areas. It would be reasonable to assume that the meadow area west of Hagar Drive that is currently designated CRL would be developed

IND 37-12

Senior Environmental Planner Alisa Klaus  
October 26, 2018

sometime in the future, but there is no specific development currently envisioned for this site. This is on account of both its land use designation, which does not protect the land from development, and its location adjacent to existing facilities as well as the proposed project. *With respect to the PL lands to the north and west of the Hagar site, the PL land use designation does not provide permanent protection from development; the designation could be changed under a future LRDP or with an LRDP amendment.* Unlike the project site, these lands are protected under the 2005 LRDP because of their scenic value, they have not been considered for building development under this LRDP, and any future proposal for development would require evaluation of the potential adverse impacts on scenic vistas and scenic resources as part of the CEQA process. It is not foreseeable that there will be a change in the land use designation under the current LRDP. *(Italics added.)*

IND 37-12

The fact that the campus is beginning work on updating its Long Range Development Plan (<https://lrldp.ucsc.edu>) is not mentioned in this discussion. Under these circumstances, citing the 2005 LRDP and 2005 LRDP EIR in an attempt to reassure readers that future development is unlikely is not convincing. Building on the Hagar Drive site would alter the area’s scenic value permanently, making it more likely that a new LRDP would take a more permissive view of development in that area. The EIR should acknowledge and evaluate that possibility.

**Relationship to Cowell Lime Works Historic District**

The Revised Draft EIR in both Section 4.1 (Aesthetics) and Section 4.4 (Cultural Resources) notes the proximity of the Hagar Drive site to the Cowell Lime Works Historic District and also mentions that the Historic District is included in both the National Register of Historic Places (NRHP) and the California Register of Historic Resources. It was listed in 2007.

The Revised Draft EIR (p. 4.1-29) concludes that “the Hagar site development would not adversely affect the historic district”, basing that conclusion on the project's distance (over 500 feet) from the boundary of the Historic District, the fact that the project is "located well outside the field of view from Glenn Coolidge Drive that contains the contributing elements of the historic district,” and the responsiveness of the projects design to comments from the Design Advisory Board. While the RDEIR relies heavily on the Design Advisory Board’s recommendations, its analysis fails to note that the Board vigorously objected to the use of the Hagar Drive site for this project at its meetings of February 26 and March 26, 2018. Although this opposition is mentioned in passing in the recitation of comments received on the original Draft EIR (p. 4.1-2), there is no indication that it was considered in the RDEIR’s analysis of visual impact. This shortcoming should be remedied and its conclusion reconsidered.

IND 37-13

**PROJECT ALTERNATIVES**

**5.6.2 - Alternative 2: Reduced Project Alternative**

The Revised DEIR states that the campus considered a site adjacent to Ranch View Terrace as a site “where student families could be housed temporarily in trailers,” (p. 5.0-24), but that that site was not available because “the Campus has begun planning for the development of new employee housing.” Elsewhere in the RDEIR (Table 7.1-5) the project is described as providing 42 3-4 bedroom single family homes, for which the construction schedule is not known and which are not likely to be constructed in 2019-20 (pp. 4.9-26, 4.11-54). Stating that the site is “not available” implies that these 42 single family homes take precedence over the 140 family student housing units proposed for the Hagar Drive site. Furthermore, the RDEIR suggests that the campus did not seem to consider the Ranch View Terrace location as a permanent site for the family student housing units, although it should have: it shares many of the advantages with the Hagar Drive site—it is already served by utilities and, because it would (1) allow prompt construction of the FSH units; (2) not require temporary relocation of FSH residents; and (3) avoid the serious problems of visual impact and use of the cherished meadow site.

IND 37-14

**5.6.4 - Alternative 4: Heller Site and North Remote Site Development Alternative**

In its evaluation of the aesthetic impact of this alternative, the RDEIR states that “Compared to the proposed project, this alternative would result in a lower density of development on the Heller site, such that one fewer building would be constructed on the Heller site and all four buildings that would be built would be five to seven stories high. As a result, the proposed project’s impact on scenic vistas from Porter Knoll and the West Entrance would be similar to that of the proposed project.” Visual impact could be reduced further by reducing the height of the buildings on the site rather than reducing their numbers, complying with design guideline for Forest Edge that appears in both the *Physical Design Framework* and the Student Housing West Design Guidelines: “Consider the visual continuity of the forest edge as seen from a distance when designing buildings there. Maintain heights of buildings and infrastructure elements significantly below the tree line.”

IND 37-15

**5.6.5 - Alternative 5: Heller Site and East Campus Infill Development Alternative**

The RDEIR states (p 5.0-52) that “The removal of about 600 student beds would slightly reduce the density at the Heller site under this alternative, although the same number of buildings and building heights would be developed on the Heller site.” It is difficult to understand how a reduction of approximately 20% in the bed count would result in “the same number of buildings and building heights” there. Please clarify.

IND 37-16

In its concluding discussion of Alternative 5 (p. 5.0-61), the Revised DEIR states that “due to the need to obtain approvals to remove timberland and the need for site

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evaluation and design work for the ECI site development, the commencement of construction would be delayed and the alternative would likely fail to develop all the needed housing in a timely manner.” It fails to mention that a project that would have provided 594 undergraduate beds was developed by the campus in 2008-2009. Its design was approved and its EIR certified by the Regents in July 2009, construction documents had been completed, a timber harvest plan prepared, and a construction manager/general contractor had been selected before the campus decided not to proceed with the project. This would significantly reduce the time necessary to begin construction.

IND 37-17

In several places in the RDEIR (e.g., pp. 2.0-10, 2.0-11, 2.0-14) the need for a timberland conversion permit for several of the sites is cited as reason for delays that prevented various alternatives from consideration. Yet in several other places (pp. 3.0-45, 4.15-3) mentions the need for timberland conversion on the Heller site. Why would this process delay work unacceptably on other sites, but not on the Heller site?

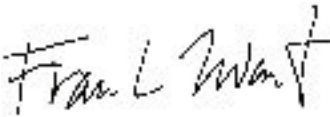
IND 37-18

**CONCLUSION**

The additional beds to be provided by the Student Housing West project will benefit both the campus and the local community. Public discussion of the project to date has paid too little attention to its serious commitment to sustainability and triple net zero goals incorporated into the project’s design, which fits so well with the campus’s values and traditions, but the discussion of a variety of alternatives to the current configuration has the potential to be both healthy and productive. I urge the campus to give it serious attention: UCSC deserves no less.

IND 37-19

Sincerely yours,



Frank Zwart, FAIA, FAUA  
Campus Architect Emeritus  
University of California, Santa Cruz

attachments: Design Advisory Board meeting notes

**Letter IND 37**                      **Frank Zwart**

**Response IND 37-1**

This comment is a set of general introductory remarks, summarizing the commenter's concern regarding the project's potential conflict with campus planning principles and its effect on vistas that include the meadows near the campus entrances. The comment presents no environmental issues and a response is not required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 37-2**

As background to his comments that follow, the commenter provides information regarding the history and importance of the UC Santa Cruz Physical Design Framework. The comment presents no environmental issues and a response is not required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 37-3**

The commenter is correct in noting that as the area available for development at the Heller site was found to be limited to the existing developed area at the Family Student Housing complex, it became necessary that an additional site be identified to develop a portion of the project. As stated in the RDEIR, locating the new Family Student Housing and childcare facility at the Hagar site offers a number of benefits that include: substantial savings in construction cost; allows the Campus to reduce the scale and density of undergraduate housing on the Heller site; minimizes displacement impacts on student families; locates student families in a neighborhood that would be more appropriate for families; and locates the childcare facility at a location that would be convenient for students, faculty and staff.

As noted by the commenter, the SHW RDEIR does include an evaluation of a Reduced Project alternative that avoids the construction of the family student housing and childcare facility on the Hagar site, and places a reduced housing program on the Heller site by reducing the total number of undergraduate student beds, and providing a total of 2,110 beds compared to 3,072 beds under the proposed project, a 31 percent reduction in the housing program. Note that CEQA does not mandate a reduced project alternative if such an alternative was clearly infeasible.

**Response IND 37-4**

The commenter is correct in noting that Building 5 would extend east-west across the Heller site and would be 7 stories high. The statement on page 4.1-29 was not intended to mislead readers but was an

inadvertent error, caused by the fact that the other three buildings on the east side of the Heller site (Buildings 2, 4, and 6) are stepped in their heights and would range from 5 to 6 stories in the case of Buildings 2 and 4, and from 4 to 5 stories in the case of Building 6 with the taller building sections away from Heller Drive.

**Response IND 37-5**

Depending on where the buildings are viewed from, the Heller site Buildings 1 and 3, which are adjacent to the forest edge, would appear at, below or above the tree line. As RDEIR Figure 4.1-3 shows, Building 3 appears to be taller than the adjacent forest, whereas Figure 4.1-5 shows that from this viewpoint near the western entrance of the campus, Building 1 appears to be shorter than the nearby trees to the east. It is for that reason that the RDEIR states that the buildings will be below or close to the tree canopy of the adjacent forest. Note that Figure 4.1-25 is a very close viewpoint and does not provide a view of Buildings 1 and 2. Further, a view of the forest is not available from this location even at the present time (see Figure 4.1-24).

Please note that there is no LRDP mitigation measure that specifically applies to mitigate impacts of development adjacent to the forest edge; LRDP Mitigation Measure AES-5B applies to development within redwood forest areas of the campus, and the measure does not mandate that the heights be below the tree line but notes that “to the extent feasible, the buildings will be designed to be below the heights of surrounding trees.” By reducing the building heights from the previously proposed 10 stories to 7 stories, the revised project substantially complies with this mitigation measure.

The commenter requests additional information regarding the Heller site and is referred to Section 3.0 Project Description page 3.0-7 which states, “The proposed project would involve the construction of five buildings with apartments and co-housing style units on the Heller site for undergraduate students (shown as Buildings 1 through 5 on **Figure 3.0-5a, Proposed Site Plan – Heller Site**). Buildings 1, 3, and 5 in the northern, western, and southern portions of the site would be 7 stories tall. Buildings 2 and 4, which would be in the central portion of the site, would vary in height from 5 to 6 stories, with the lower sections of those buildings closer to Heller Drive and the taller sections away from Heller Drive.” Buildings 1 and 3 will be 76 feet, Building 5 will be about 84 feet, and Buildings 2 and 4 will range from about 56 to 66 feet above ground. All building heights include a 5-foot parapet.

**Response IND 37-6**

Please see **Master Response 3: Physical Design Framework**.

**Response IND 37-7**

The SHW EIR is tiered from the 2005 LRDP EIR and as a tiered project-level document, it relies on the prior analysis of cumulative impacts. At the time that the 2005 LRDP EIR was prepared, reasonably foreseeable projects on the campus were identified and modeled in a series of visual simulations to depict changes in views from locations along the coast, including the Coastal Science Campus and the wharf. As explained in the RDEIR, due to its location on the west side of the campus, the Heller site development would not be visible from the wharf or other locations to the south and east of the campus. With respect to the westside of Santa Cruz from where the project would be visible, the view from the Seymour Marine Discovery Center was considered representative of westside views. The visual simulation from the LRDP EIR was presented in the SHW RDEIR to show that the project would not detract from the view of the campus as observed from the westside neighborhoods. Typically, in views that include forested hillsides, buildings that (1) extend above the tree line or (2) are light (white) or brightly colored can detract from the view of the hillside. It is clear from the simulation that even if the heights of the depicted buildings were doubled (from 4 stories shown in the simulation to 7 or 8 stories), they would not extend above the tree line. As to the commenter's other concern about the length and bulk of the proposed buildings compared to the buildings shown in the simulation, while it is true that the proposed buildings are taller and more massive than the previously analyzed project, note that the simulation in the 2005 LRDP EIR was prepared without muting the colors of the then proposed four-story buildings. If the proposed SHW buildings are presented in a simulation with their planned colors which are muted, the buildings would not be discernable from the background. This is simply due to the distance between the viewing locations on the westside along the coast and the project.

**Response IND 37-8**

Any amendments to the PDF, should they be necessary, are not relevant to this EIR.

**Response IND 37-9**

The RDEIR does not rely on reviews by the DAB. Rather, based on comments received on the previously circulated Draft EIR for the SHW project, the Campus determined that it would be helpful to provide information in the RDEIR as to the involvement of the DAB on the project so far and in the future, and to what extent the Hagar site project had been modified based on preliminary comments from the DAB. The DAB's opposition to the Hagar site development is acknowledged in the RDEIR and this comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.



**Response IND 37-10**

The RDEIR finds the impacts from the development of the Hagar site on scenic vistas and resources to be significant and unavoidable. The RDEIR's impact conclusions do not need to be altered, nor do they need to be based on the DAB's opposition to the project.

**Response IND 37-11**

Visual simulations of the Hagar site from the Cowell College Plaza and the East Field are shown in RDEIR Figures 4.1-7 and -8. The project would not be visible from these locations due to the change in grade (in the case of the plaza) and the presence of intervening development and trees (in the case of the East Field).

**Response IND 37-12**

Please see **Master Response 1: Tiered Analysis**, which explains why the SHW EIR cannot include an evaluation of the effects of the next LRDP that is in its early stages of development. Any evaluation of some future development of the East Meadow under a future LRDP would require speculation, which CEQA advises against. (*CEQA Guidelines* Section 15145)

**Response IND 37-13**

Please see Response IND 37-10 above.

**Response IND 37-14**

Please see **Master Response 2, Alternatives**.

**Response IND 37-15**

CEQA does not require the design of alternatives to be described at the same level as the proposed project. Therefore, in describing the alternatives, the RDEIR provides a range for the number of stories for each group of buildings while the proposed project is very specific as to height for all buildings. Under Alternative 5, some of the buildings would be reduced in height but the range of building heights would remain the same; i.e., the maximum height would be 7 stories, as under the proposed project.

**Response IND 37-16**

Please see **Master Response 2: Alternatives**.

**Response IND 37-17**

Please see **Master Response 2: Alternatives**.

**Response IND 37-18**

Please see **Master Response 2: Alternatives**.

**Response IND 37-19**

The commenter gives closing remarks and reiterates that choosing an alternative would be a healthy and productive solution. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**IND-38**

Alisa Klaus <aklaus@ucsc.edu>



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**[eircomment] comments on the revised draft EIR, UC Santa Cruz Housing West Project**

1 message

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**Sandy Chung** <schung@ucsc.edu>  
To: eircomment@ucsc.edu

Tue, Oct 30, 2018 at 1:16 PM

Dear Campus Planning Office:

Attached in .pdf format are my comments on the revised draft EIR.

Thank you,  
Sandra Chung

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

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 **chung\_rdeir\_comments.pdf**  
98K

Director of Campus Planning  
Physical Planning and Construction  
UC Santa Cruz  
1156 High St.  
Santa Cruz, California 95064

**Re: Revised Draft EIR**

I write to comment on the Revised Draft EIR for the Student Housing West project (RDEIR), and specifically on the issue of whether family student housing, a childcare center, and accompanying structures should be located on the East Meadow (the Hagar site) as opposed to the other sites identified in Alternatives 2-7.

IND 38-1

I believe that the RDEIR does *not* succeed in making the case for development on the East Meadow as opposed to the other sites. It underestimates the negative impact of development of the Hagar site, and overestimates the hurdles to development of the sites identified in Alternatives 2-7, in the following ways:

- The East Meadow is an iconic site, emblematic of the aesthetics of the campus, which embodies UCSC's commitment to responsible stewardship of the land. Although the RDEIR acknowledges this, the response—that *not all* previous LRDPs have designated this site as protected or campus resource land—is unconvincing.

IND 38-2

- The plans for developing the Hagar site call for a remarkably small number of beds (140) to be located on a large area (17.3 acres). This is a wasteful use of a precious natural resource, made worse by the visual importance of the site.

- 17.1 out of 17.3 acres of the Hagar site is purple needlegrass grassland. Purple needlegrass and associated vegetation are considered by CDFW to be sensitive natural communities (RDEIR, 4.3-10). Development on the Hagar site will destroy these sensitive communities and could well have a negative impact on adjacent plant communities, for instance, in the Great Meadow. The proposed mitigation—to replant purple needlegrass or reseed an equivalent amount elsewhere on campus—could be well unsuccessful, and will not compensate for its loss at the East Meadow.

IND 38-3

- The RDEIR underestimates the number and diversity of the birds and other wildlife that visit the Hagar site. This is in part because few wildlife surveys were conducted at this site, as compared to the Heller site. Construction on the Hagar site will have a negative impact on birds and other wildlife that travel through the East Meadow. The negative impact could well spill over into adjacent areas, such as the Great Meadow, which are—from a wildlife perspective—interconnected.

IND 38-4

- The Hagar site sits at the bottom of a slope, in an area that is at moderate or high risk of karst-related hazards (RDEIR, 4.5-5). In 2001, a sinkhole formed in the detention basin at the southwest corner of the site that is supposed to hold runoff from Coolidge Drive (4.7-

IND 38-5

11). There are significant unknowns concerning (i) the possibility of additional sinkholes forming underneath the proposed development and (ii) the possibility of the proposed drainage system being unable to handle increased runoff from the developed site during significant or sustained rainfall events. The potential dangers are magnified by climate change, which will very likely cause rainfall to be more unpredictable than in the past and, when it does occur, more severe. Negative impacts could extend beyond the Hagar site itself to adjacent housing.

IND 38-5

- In contrast to the current location of Family Student Housing, the Hagar site sits at a very busy campus intersection. The intersection has been the site of many traffic accidents, some of them fatal. Cars traveling downhill on Coolidge Drive or Hagar Drive often exceed the speed limit—some have been clocked at speeds as high as 70 mph. The RDEIR does not address traffic and safety concerns for the young children who will be located on this site.

IND 38-6

Alternatives 2-7 avoid all of these negatives by (i) not developing the Hagar site and (ii) locating family student housing and the childcare center on other sites (the Heller site, the East Campus Infill site, the North Remote site) which are more secluded and more distant from significant car traffic. Any of these alternatives would be preferable to developing the East Meadow.

IND 38-7

The RDEIR’s arguments that these alternatives are inferior to developing the Hagar site are schematic and formulaic. It is claimed that there is no place to relocate student families while construction occurs, trees will be cut down, development of the alternative sites may take longer and end up costing more than development of the Hagar site. These arguments are not convincing. Specifically:

- In response to the proposal to relocate student families in temporary housing on the Ranch View Terrace Phase 2 site, the RDEIR states that the campus has “begun planning for new employee housing, potentially utilizing the Ranch View Terrace Phase 2 site, and that site is not available” (RDEIR, 2.0-7). Later, in discussing potential noise impact from construction at the Hagar site, the RDEIR states that the “construction schedule for a potential project at the Ranch View Terrace Phase 2 site is not known at this time and it is unlikely that that project would be constructed in 2019-20” (4.9-26). If Ranch View Terrace Phase 2 is merely a potential site for a future project whose precise location and construction schedule are not yet known, what prevents it from being made available for temporary housing for student families?

IND 38-8

- The RDEIR’s observation that some of Alternatives 2-7 will require trees to be cut down is not an argument against these alternatives. It is consistent with the guiding idea that open space should be preserved and development limited to forested areas, where it will be less visible.

IND 38-9

- The RDEIR states that development of the North Remote site (Alternatives 4 and 7) will require significant additional infrastructure and roadway development. That is surely the case. But such additional development would be necessary in any event if, as Chancellor

IND 38-10

Blumenthal suggested earlier this year, the next College will likely be located at North Remote site.

IND 38-10

- As for time to completion, it should be noted that Alternative 2 is estimated to have a shorter time frame than the proposed development of the Hagar and Heller sites. The time frames for Alternatives 3-7 seem comparable to the time frame for the current proposal, especially given that the implementation of the current proposal has been delayed, and will likely continue to be delayed, by the opposition to development at the Hagar site.

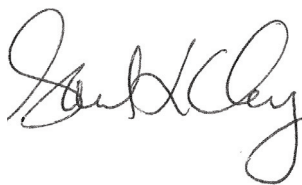
IND 38-11

It is disheartening that the administration has chosen to portray the issue of whether the Hagar site should be developed as a choice between preserving the East Meadow and the resolving the current student housing crisis, which involves many low-income students, ethnic minority students, and students who are the first in their family to attend college. As an ethnic minority group member who was a low-income college student and the first in my family to complete college, I want to state clearly that this is a false dichotomy. The student housing crisis can be resolved without developing the Hagar site. Responsible stewardship of the land is an important concept that the campus should exemplify for all students, regardless of their ethnicity, income level, or personal history—not just students of privilege. To imply otherwise is to draw invidious distinctions that do not serve our diverse community well.

IND 38-12

The many difficulties with the Hagar site, combined with the opposition to the site’s development from UCSC’s Design Advisory Board, the East Meadow Action Committee, former Regents, former UCSC administrators, Trustees of the UCSC Foundation, donors, many others associated with UCSC and Santa Cruz County, and almost 74,500 others (<https://www.thepetitionsite.com/815/978/027/save-east-meadow/>) suggest that a rational course would be to support any reasonable alternative that avoids development of the East Meadow. Alternatives 2-7 are all reasonable alternatives. I urge the campus administration to reconsider these alternatives and to avoid development of the Hagar site.

IND 38-13



Sandra Chung  
Distinguished Professor Emerita  
UCSC

Letter IND 38            Sandy Chung

**Response IND 38-1**

This comment is a set of general introductory remarks expressing opposition to the proposed project. Individual comments are responded to below.

**Response IND 38-2**

The comment expresses opposition to construction on the East Meadow, but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration. The commenter is referred to Response IND 2-1 and **Master Response 4: Aesthetics and Visual Simulations** regarding the project's visual impacts. With respect to the low density of development on the Hagar site, the density was determined based on a number of factors, which include but are not limited to the following: the specific needs of student families that are better served by low rise apartment buildings than by one or more high-rise buildings; need for safe open space areas for children that would live in the complex; the need to keep the proposed development comparable in density to adjoining single family developments both in the City and on-campus; and the need to keep the development low rise so as to better integrate with the surrounding meadows to the north, west and south and minimize the project's visual impacts to the maximum extent possible.

**Response IND 38-3**

Please see **Master Response 6: Biological Resources Surveys and Mitigation Measures** with regards to the impact to and mitigation for sensitive natural communities, including purple needlegrass.

**Response IND 38-4**

Please see **Master Response 6: Biological Resources Surveys and Mitigation Measures**, regarding the adequacy of surveys of the Hagar site and **Master Response 5: Biological Resource Impacts on the East Meadow** as to why the project will not adversely affect wildlife species that use the site for foraging and movement.

**Response IND 38-5**

The RDEIR characterizes the karst hazards at the Hagar site based on a geotechnical and geological investigation completed for the project in June 2018, identified the likelihood of impacts from

construction in areas subject to karst hazards, and sets forth mitigation measures developed by qualified geologists and geotechnical engineers with extensive experience related to construction in karst areas on the campus. Please see pages 4.5-13 to -16 in the RDEIR.

The RDEIR also characterizes the existing and revised drainage patterns for the Hagar site following project implementation and describes the manner in which the stormwater management system has been designed to avoid concentration of flows into the existing on-site sinkhole or other parts of the site so that sinkhole formation or destabilization are avoided. Please see pages 4.7-33 to 4.7-42 in the RDEIR.

**Response IND 38-6**

Please refer to **Master Response 12: Hagar Site Transportation and Traffic Impact Analysis** regarding the Hagar site access analysis.

**Response IND 38-7**

Please refer to **Master Response 2: Alternatives**.

**Response IND 38-8**

Please refer to **Master Response 2: Alternatives**.

**Response IND 38-9**

Please refer to **Master Response 2: Alternatives**.

**Response IND 38-10**

It is true that future development of a new college at the North Remote site would require construction of infrastructure similar to that which would be required for Alternatives 4 and 7. However, the sizing of infrastructure for the future colleges would be different, to serve the additional loads and service associated with academic and student support buildings as well as the residential buildings. In addition, there are no current plans or funding source for the additional college, so the costs of developing the infrastructure to serve this site would have to be borne by the SHW Project. Under Alternatives 4 and 7, the SHW project would be required to install utilities or infrastructure in a manner that would support the future college by providing system sized so that future development could connect to it easily without digging up roads to install new, larger pathways.



**Response IND 38-11**

Please refer also to **Master Response 2: Alternatives** regarding the time involved in developing and completing the construction of the alternatives.

**Response IND 38-12**

The commenter expresses opposition to development on the Hagar site. The comment does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 38-13**

The commenter expresses support for Alternatives 2 through 7. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration. Please also refer to **Master Response 2: Alternatives**.

**IND-39**

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

**[eircomment] COMMENTS RE: Meadow**

1 message

**dede@surfnetusa.com** <dede@surfnetusa.com>

Mon, Oct 29, 2018 at 3:22 PM

To: eircomment@ucsc.edu

Comment:

Why is the DAB not being acknowledged with their opposition regarding the proposed Meadow development? The site would only house 5% of the total? See below for comments from the DAB which need to be re-addressed. No on building in the meadow!

UCSC Design Advisory Board opposes East Meadow Development. [The] Design Advisory Board undertakes independent design review of... development plans (per Regents' policy).

IND 39-1

In conclusion, the Board wanted to be recorded that they are unanimously opposed to the selection of this site for the FSH development. They questioned what alternative sites had been evaluated and expressed concerns that the low-density program, located at such an iconic gateway intersection, undermines the careful approach and purposefulness of campus planning, and were alarmed by the potentially inhospitable interruption to the visual character of the open meadow in that specific location.

This is the University of California and this campus was established with the uniqueness of this overall site very much in mind - this special example of the ecosystems and geomorphology of the California Coast, as an integral part of its mission. The idea of the colleges at the edge of the forest, keeping these very meadows (ancient sea terraces) free of development and forever "readable" for educational purposes, is at the core of that mission. This FSH project will signal that it's OK to start filling in the rest of the meadow with more development. With up to 20-foot cuts and 15-foot fills it will permanently disrupt the visual understanding of the terrace formation.

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

**Letter IND 39            Dede**

**Response IND 39-1**

The comment expresses opposition to the proposed project and asks why the UC Santa Cruz Design Advisory Board's (DAB) opposition to the proposed Hagar site development is not acknowledged. The commenter is referred to page 4.1-1 of the RDEIR where it is noted that the DAB voted unanimously to oppose the proposed development in the East Meadow.

**IND-40**

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

**[eircomment] Future building plans at UCSC**

1 message

**Anne Easley** <aeasley@baymoon.com>

Tue, Oct 30, 2018 at 6:51 PM

To: eircomment@ucsc.edu

I moved to Santa Cruz before the campus opened as my parents (Page and Eloise Smith) played a large role in the early years of the campus, Page being the founding Provost of Cowell College and Eloise bringing art to the campus via workshops with highly respected artists and world class shows in the gallery that still bears her name.

I have read portions of the EIR and gone to a meeting to hear the pros and cons and know the arguments of both sides. I do support UCSC housing a much larger percentage of their student body and believe that the large complex on the upper campus is long overdue, not as a means of increasing the student enrollment, but in housing a larger portion of the students at current enrollment numbers.

I also believe UCSC's determination to build in the lower meadow is a horrible mistake. It is the first step to carpeting an extraordinary vista with pavement, parking lots, streets and dozens of buildings (this first development is the start) and will forever alter the university and what it has stood for and represented over the many decades since I first arrived here with my parents in the early 1960's.

IND 40-1

i also believe UCSC cares little for what the community, alumni, or even their own architectural staff think on this issue and will build wherever they want regardless of the objections and outcry.

And that is why I am now severing all contact, support and connection with the university. This push to destroy the East Meadow is proof that UCSC has become an institution without a soul and does not deserve the respect or support of the community or it's alumni.

sincerely,

Anne Smith Easley

P.S. I also have great empathy for the students who get charged close to \$1,000 a month to share a small room with 3 other students (giving UCSC a whopping \$4,000 a month per room) and have heard the students begging for the increased housing in hopes of lower room costs. I firmly believe no matter how many student rooms UCSC builds, they will never lower the rent in any meaningful way for the students and I feel badly for the students who believe that supporting a development in the East Meadow will lower their room costs.

IND 40-2

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eircomment mailing list

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

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

**Letter IND 40            Anne Easley**

**Response IND 40-1**

The comment expresses opposition to the proposed project but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 40-2**

The comment concerns the cost of housing to the students, and does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**IND-41**

Alisa Klaus <aklaus@ucsc.edu>



**[eircomment] Comments on the Revised Draft Environmental Report (DEIR)**

1 message

**Hiroshi Fukurai** <hfukurai@ucsc.edu>  
To: eircomment@ucsc.edu

Tue, Oct 30, 2018 at 9:41 AM

Dear Madam or Sir,

I have read the environmental report and have serious doubts about the ramifications of its findings and conclusions.

The concerns of the residents in High Street, Bay and other avenues near campus were not correctly surveyed or seriously considered as an integral part of the reports. If the East meadow is being developed with, the traffic of High Street will be projected to be worsened, let along the congestion within campus, especially Hagar Drive and Coolidge Drive, affecting the lives and health of people who live near campus.

IND 41-1

The development of possible entry to campus through Highway 9 should be also seriously looked into once again (including the access through the back street near where today's Costco sits). The university studies and campus reports (plus the City's responses to the UCSC studies) in the 1990s showed the importance of developing alternative entries to the UCSC Campus, especially exploring the creation of the direct entry from Highway 9 to East side of campus. The access will allow the diversion of traffic, especially away from High and Bay areas, only two venues from which outsiders can enter the UCSC campus.

IND 41-2

The development of Delaware sites is another possibility that needs to be developed. The access to campus can be easily accommodated through the operation of shuttle-bus directly from Delaware to campus, thereby eliminating individual driving and potential traffic jam.

IND 43-2

Your kind consideration to my comments would be greatly appreciated.  
All the best,  
hiroshi

—  
Hiroshi Fukurai  
President of the Asian Law and Society Association (ALSA)  
Executive Committee Member, Collaborative Research Network (CRN) East Asian Law and Society, Law and Society Association (LSA)  
Professor of Sociology and Legal Studies  
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eircomment mailing list  
[eircomment@ucsc.edu](mailto:eircomment@ucsc.edu)  
<https://lists.ucsc.edu/mailman/listinfo/eircomment>

Letter IND 41            Hiroshi Fukurai

**Response IND 41-1**

Please refer to **Master Response 10: Approach to Transportation Impact Analysis** regarding the transportation analysis approach.

**Response IND 41-2**

The commenter suggests additional roadways to provide other entries into the campus. No such improvements are part of this project, nor are they required for this project, as the project will not increase the traffic compared to the No project condition, and also with the proposed project the total traffic to the campus would be less than the traffic estimated and analyzed in the 2005 LRDP.

**Response IND 41-3**

Please refer to **Master Response 2: Alternatives** regarding the feasibility of placing some of the student beds on the 2300 Delaware site.

**IND-42**

Alisa Klaus <aklaus@ucsc.edu>



**[eircomment] East Meadow -permanent protection needed**

1 message

**A Hansen** <amesnature@gmail.com>  
To: eircomment@ucsc.edu

Tue, Oct 30, 2018 at 6:14 PM

Dear Director of Campus Planning,  
I went to UC Santa Cruz in the 1980's and I am very concerned about the planned expansion. It is terrible that you would destroy the East Meadow and the flora and fauna that play such a huge part in the benefits that a UC Santa Cruz education provides. I will not be able to donate any time in the future if you go ahead with this plan. Nor will I recommend the school to anyone - which is too bad because the school is great in many ways. Stop the destruction of your greatest asset - the natural California beauty and biodiversity! Please take my comments into consideration.  
Thank you,  
Amy Hansen

IND 42-1

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



**Letter IND 42            Amy Hansen**

**Response IND 42-1**

The comment expresses opposition to the proposed project but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**IND-43**

Alisa Klaus <aklaus@ucsc.edu>



**[eircomment] Director of Planning, East Meadow Building Project**

1 message

**Rita Hester** <lunastar@pacbell.net>  
Reply-To: Rita Hester <lunastar@pacbell.net>  
To: "eircomment@ucsc.edu" <eircomment@ucsc.edu>

Mon, Oct 29, 2018 at 10:13 PM

Dear Sirs and Madams:

There is an amazing amount of Wildlife, especially birds that use the airspace above the east meadow and hunt in that meadow. Many raptors including Red Shoulder Hawks, Kites, Red Tail hawks, Golden Eagles, Marsh Hawks (Northern Harriers), Barn Owls, Great Horned Owls, and many many more are frequent visitors. You have no idea the richness of the fauna that inhabits this grassland, the Seventh Terrace here in Santa Cruz.

Someone demeaning this space as a "pretty view" or a "cow pasture" show a great deal of disrespect for our incredible luck in having this incredibly diverse eco system right on the University campus.

IND 43-1

Tioga road would not be build today, because of the known impact on the wilderness and wildlife of the High Sierra.

If you build here, the loss is incalculable. Penny wise, and pound foolish is the best description of the complaints about how much more expensive it would be to build in some of the alternative sites.

Do NOT build on the East Meadow. Use the alternate sites.

Sincerely,

Rita Hester  
124 Dimond Street  
Santa Cruz, CA  
Class of 2001

*Three things in human life are important: The first is to be kind. The second is to be kind. The third is to be kind.*

~Henry James (1843-1916)

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

Letter IND 43                      Rita Hester

**Response IND 43-1**

The comment expresses opposition to the proposed project, but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration. The commenter is referred to **Master Response 2: Alternatives, Master Response 4: Aesthetics and Visual Simulations, Master Response 5: Biological Resource Impacts on the East Meadow, and Master Response 6: Biological Resources Surveys and Mitigation Measures.**

25 October 2018

Alisa Klaus  
Senior Environmental Planner  
PPDO  
University of California, Santa  
Cruz 1156 High St.  
Santa Cruz, CA 95064

Dear Alisa,

I am writing with comments regarding the Student Housing West (SHW) Revised Draft Environmental Impact Report (RDEIR). Thank you for facilitating the incorporation the majority of my May 2008 comments on the original Draft EIR into the RDEIR.

p. 3.0-14

Construction of the water main from the Kresge parking lot through Porter Meadow to the Heller Site will create a disturbance that would require revegetation and post-planting monitoring for survival and native plant cover, as well as post-construction establishment of invasive species. Though this is recognized in the RDEIR, the monitoring period for revegetation success and for avoidance of invasive plant species establishment should be specified, and similar to those specified for efforts to restore purple needlegrass grassland, California oatgrass grassland and California Bay Forest.

IND 44-1

p. 3.0-20

“Overflow from the level spreader would discharge toward a sinkhole in the Cave Gulch watershed.” I’m sure it’s difficult to estimate the volume of this overflow discharge, but the addition of stormwater runoff into the karst system should be avoided--especially in the vicinity of Cave Gulch where we have records of several rare and endemic cave invertebrates (i.e., Santa Cruz Telemid spider (*Telemid* sp.); *Meta dolloff*; *Stygobromus mackenziei*, an amphipod; and *Fissilicreagris imperialis*, a pseudoscorpion). Simply put, we do not have enough understanding of or information on the importance or sensitivity of the ecosystem that very likely exists within the karst system below UCSC and surrounding lands. Therefore, we should operate with caution and an assumption that stormwater inputs into the karst system are likely to degrade it.

IND 44-2

p. 3.0-25

UCSC Environmental Studies professor Karen Holl has noted in her DEIR and RDEIR comments that trees are not a particularly compatible vegetation type for the Hagar site. The site is grassland, and it’s questionable how well trees would establish. They would certainly experience higher evapotranspiration in the meadow’s full-sun exposure, and therefore require a higher irrigation demand. Additionally, the site visualization renderings show conifers on site (in addition to broadleaf trees)---if anything, oaks would be more likely to found in such a grassland location. If the site design hopes to blend into the surrounding landscape as much as possible, the introduction of conifers would be both inappropriate to the habitat and antithetical to the landscaping statement on p. 4.8-13 that describes the site being planted with low-growing native plants.

IND 44-3

p. 4.1-10-11

The listed *Land Use* and *Natural and Cultural Resources* relevant policies from the 2005 LRDP listed on p. 4.1-10-11, as well as the guidelines of the UC Santa Cruz Physical Design Framework (p.4.1-11-13) seem like excellent guiding principles. The top three bullet points in the Meadow Areas section (p. 4.1-10) in particular seem to argue against developing the Hagar Site.

IND 44-4

p. 4.1-27, 29, 31

The RDEIR concludes that no mitigation is feasible for SHW Impacts AES-1, AES-2 and AES-3 and that significant and unavoidable impacts would result in development of both sites. “Alternative 3-Heller Site Development Only” (or any of the other proposed Alternatives), however, would eliminate impact

IND 44-5

at the Hagar Site.

IND 44-5

p. 4.3-14

Audubon’s cottontail (*Sylvilagus audubonii*) should be changed to brush rabbit (*Sylvilagus bachmani*), which is the species of cottontail present on campus.

IND 44-6

p. 4.3-29

Fourth bullet point in 2005 LRDP mitigation measure BIO-6—noxious plant species surveys should be done for an established period of time *after* construction has ended as well. See below for further comment.

IND 44-7

Last bullet point in 2005 LRDP mitigation measure BIO-6—how long is the monitoring period for noxious weed species? Land disturbed through construction activities can remain open for noxious weed establishment for quite some time after disturbance, though the bare ground exposed during and soon after construction is most susceptible. This is vague as stated; it would be better to specify a monitoring plan based on a number of years of monitoring or monitoring until certain success criteria are met (in the case of any revegetation associated development).

p. 4.3-30

LRDP Mitigation BIO-10: The vast majority of bird species in our area are protected under the Migratory Bird Treaty Act. See <https://www.fws.gov/birds/management/managed-species/migratory-bird-treaty-act-protected-species.php>

IND 44-8

It is very likely that the biologist conducting the nesting survey will know this, but I just wanted to draw attention to this in case the RDEIR reader focuses only on the special-status raptors prominently listed in the mitigation.

p. 4.3-30

The last sentence of BIOE-12A should read Mitigation BIO-12B, not BIO-8B (typo).

IND 44-9

p. 4.3-32-36

I highly recommend following Dr. Karen Holl’s recommendations for grassland restoration efforts as written in her RDEIR comments (submitted for this comment period).

IND 44-10

p. 4.3-38-39

SHW Impact BIO-3 states that SRDP Mitigation BIO-6 will be implemented to avoid or minimize noxious weed introduction and establishment. (As stated above:) Fourth bullet point in 2005 LRDP mitigation measure BIO-6—noxious plant species surveys should be done for an established period of time *after* construction has ended as well. Last bullet point in 2005 LRDP mitigation measure BIO-6—how long is the monitoring period for noxious weed species? Land disturbed through construction activities can remain open for noxious weed establishment for quite some time after disturbance, though the bare ground exposed during and soon after construction is most susceptible. This is vague as stated; it would be better to specify a monitoring plan based on a number of years of monitoring or monitoring until certain success criteria are met (in the case of any revegetation associated development). I suggest an additional SHW Mitigation Measure be put in place to specify a detailed monitoring and management plan for noxious/invasive plant species at project sites---before, during, and after construction and occupancy.

IND 44-11

p. 4.3-39-40

As referenced in the RDEIR, my observations indicated that current implementation of the 2005 LRDP’s BIO-8 mitigation measure is not resulting in limited visitation of or impacts to Empire Cave and its rare invertebrate fauna. It is inevitable that development of the Heller Site will result in an increased density of students living in close proximity to the cave, which will almost certainly increase potential impacts to the cave and associated fauna.

IND 44-12

It appears that my suggested mitigation measures to limit these impacts, as I wrote in my DEIR comments in May 2018, were incorporated nearly verbatim into the RDEIR. I appreciate this

consideration and I do believe they have the capacity to help reduce impacts. I strongly suggest, however, that police enforcement will be required to adequately manage impacts to the cave from spray-painting and smoking and fires within the cave. Though I'm not certain, I don't believe there is much if any enforcement or patrols of the cave area presently. This would need to change.

IND 44-12

The RDEIR states that the Significance after Mitigation after implementation of LRDP Mitigation BIO-8 and SHW Mitigation BIO-4 would reduce impacts to the Empire Cave invertebrates to a less than significant level. This is impossible to know, since the status of the invertebrates is not currently monitored. There should be a monitoring requirement for these rare invertebrate species so we can actually determine the effective of any proposed mitigations. Despite their current lack of special status listing—which could certainly change, pending petitioning for listing--there are several extremely rare and endemic organisms that have been found in Empire Cave (i.e., Santa Cruz Telemid spider (*Telemid* sp.); *Meta dolloff*; *Stygobromus mackenziei*, an amphipod; and *Fissilicreagris imperialis*, a pseudoscorpion). We should be tracking these populations and devising adaptive management/mitigation strategies if our development actions will have negative consequences for their populations.

IND 44-13

p. 4.3-53

SHW Impact BIO-16: The campus does not seem to enforce its existing pet policies, so I find it difficult to believe that they will enforce them at the proposed Heller and Hagar sites unless something changes with enforcement priorities and actions. I am aware that the increase in service animals makes it difficult to detect infractions in the pet policy, but there are several outdoor cats on campus (some featured in official UCSC online video shorts) that likely are already having an impact on native wildlife. This could be a very real danger to burrowing owls wintering on the East Meadow. There should be a specific Mitigation Measure for Impact BIO-16 that forces pet policy enforcement if development occurs at either or both proposed sites.

IND 44-14

p. 4.4-29

SHW Mitigation CULT 2B: What does "provided the opportunity to monitor" mean? Having done ecological monitoring work at construction sites, I've seen the number of highly paid monitors that cluster around construction work. I would strongly hope that any Amah Mutsun Tribal Band member that acts as a monitor during ground disturbance within 200 feet of a known or uncovered prehistoric deposit is paid a standard consulting rate for their time and effort.

IND 44-15

p. 5.0-43

Though it is not a special-status plant, a patch of rattlesnake plantain (*Goodyera oblongifolia*)—one of perhaps only 3 occurrences on campus (Alex Jones, pers. obs.) lies within the North Remote site. This plant is at the southern end of its range limit (Calflora 2018).

IND 44-16

SHW DEIR Vol II Appendices p. 621

Though I haven't submitted this to CNDDDB, white-tailed kites (*Elanus leucurus*) successfully nested in Dr. Ball's Redwoods (grove along northern UCSC Arboretum's main fence line) in spring 2018 (Alex Jones, pers. obs.). The adults fledged at least 3 chicks from this nest; the chicks are still alive as of October 2018, spending most of their time in the Great Meadow west of the Hagar site, attended by two adult kites.

IND 44-17

SHW DEIR Vol II Appendices p. 622

Golden eagle (*Aquila chrysaetos*) forages over and perches on posts in and around the Hagar Site (Alex Jones, multiple pers. obs. 2012-2018).

IND 44-18

SHW DEIR Vol II Appendices p. 360

Western burrowing owl (*Athene cunicularia*)—at least one—overwintered in the East Meadow north of the Hagar Site and south of the East Remote Parking Lot in at least winter 2017 and winter 2018 (Alex Jones, pers. obs.). Coordinates of sightings available upon request. The owl left the meadow, presumably for an inland breeding site, by the second week of March in 2018. This owl (or another,

IND 44-19

occupying the same site, is back as of October 2018 (Alex Jones, pers. obs.).

IND 44-19

SHW DEIR Vol II Appendices p. 6256

Grasshopper sparrow (*Ammodramus savannarum*) was observed singing in the East Meadow north of the Hagar site and south of the East Remote Parking Lot in early June 2015 (Alex Jones and Alex Rinkert, pers. obs.). It is possible that this individual was breeding on site, though breeding was not confirmed. I see that the RDEIR notes eBird records of this species on the East Meadow as recently as 2018.

IND 44-20

Additional comment:

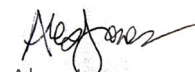
The proposed Heller Site is adjacent to CNR lands that are frequently used for course field trips, a use that is core to the mission of UC Santa Cruz and the CNR: supporting teaching, research, and stewardship. Courses using these areas include EART 5, ENVS 15, ENVS 100, ENVS 167, KRSG 64, KRSG 161, 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. The addition of up to approximately 2,800 students to the Porter Meadow/Cave Gulch area could have significant impacts to the quality of the habitat and its educational value. Though less numerous (and fenced), similar impacts could affect local flora and fauna at the Hagar Site.

IND 44-21

- Mitigation Measures could include mandatory stewardship training for residents of the proposed Heller Site and Hagar Site (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. I see that these measures were incorporated into SHW Mitigation Measures BIO-4, but they apply beyond just Empire Cave.

Thank you for taking the time to review these comments (yet again!) and please do not hesitate to get in contact for clarification or further details.

Respectfully,



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

References

Calflora 2018. Calflora: Information on California plants for education, research and conservation, with data contributed by public and private institutions and individuals, including the Consortium of California Herbaria. [web application]. 2018. Berkeley, California: The Calflora Database [a non-profit organization]. Available: <http://www.calflora.org/> (Accessed: May 09, 2018).

Letter IND-44            Alex Jones

**Response IND 44-1**

The mitigation measures in the RDEIR have been revised to include the specifications suggested by the commenter. Please see **Master Response 6: Biological Resources Surveys and Mitigation Measures**.

**Response IND 44-2**

Stormwater from the northern portion of the Heller site currently discharges into the Cave Gulch watershed. The change with the proposed project would be that more runoff would be discharged in Cave Gulch than at the present time, although the additional runoff would be detained in a bioswale for treatment, and then discharged at a rate that does not exceed pre-development rates for 2 to 25-year storms. The runoff would not be discharged directly into any surface water body. As stated in the RDEIR, stormwater runoff would be infiltrated into the ground in soils underlain by schist via a level spreader in the Cave Gulch watershed, and the runoff would not drain to any caves. However, during larger storms, stormwater would be expected to drain down the slope from the level spreader. There is a sinkhole directly below the proposed level spreader. However, that sinkhole is located at a distance of at least 1,000 feet and 900 feet from Empire Cave and Stump Cave, and downgradient from Empire Cave. Bat Cave is located downgradient, but more than 2,000 feet south of the proposed level spreader. Furthermore, the campus does not permit stormwater to be discharged directly to sinkholes. The discharge point will be as far from the sinkhole as grades permit. For example, it could be piped across the slope to a point north of the project site. Therefore, runoff from the project site would not affect water quality in the caves.

**Response IND 44-3**

While trees and shrubs are not currently located on the Hagar site, they are known to exist within grassland habitat. As noted on page 4.1-28 in the RDEIR, the Campus has developed the Hagar site design to be responsive to comments from the DAB concerning strategies to ensure consistency with the historic aspect of the historic district. These include modifications to the grading plan to reduce the overall height of the development as well as a landscape plan designed to relate to the Jordan Gulch natural landscape (thus providing screening while blending with the existing landscape in the project area). , In addition, the trees and shrubs proposed on the Hagar site would also be compatible with the landscaping to the south within the employee housing complex.

The proposed trees are comprised of native or climate species appropriate to the Santa Cruz area and are included in the UC Santa Cruz campus standards planting lists. The trees have been selected for their



drought tolerance, their visual compatibility with the surrounding landscape and to provide the residents shade and comfort. There are a total of 271 trees proposed, comprised of 234 (86.4%) deciduous trees of which 74 (27.3%) are Coast Live Oak or Shreve's Oak trees and 37 (13.6%) are evergreen Redwoods. The trees are to be planted in a variety of locations including along roadways and parking, in clusters within the housing areas and commons, and in naturalized drifts at the perimeter. The cluster and perimeter trees are intended to grow in groupings emulating the appearance of the adjacent ravines and naturalized areas. The conifers are located within clusters of deciduous trees to provide visual linkage to the adjacent landscapes. This approach was discussed with the DAB through a series of meetings. The proposed planting approach was refined and arrived at based on these collaborative discussions. The trees will be irrigated with reclaimed water to assist in their growth and well-being. Irrigation will be monitored and efficiently applied to the root system insuring sufficient water is available to meet their needs.

**Response IND 44-4**

The commenter expresses an opinion on the merits of the project and does not concern an environmental issue within the meaning of CEQA. No response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 44-5**

Under CEQA, agencies are required to identify both the significant effects of the proposed project and the feasible alternatives or feasible mitigation measures which will avoid or substantially less such significant effects. Mitigation measures generally consist of modifications that may be incorporated as conditions of project approval, to avoid, minimize or compensate for significant impacts. If there are no feasible mitigation measures that will reduce a significant impact to a less-than-significant level, than an EIR must identify alternatives that would meet most of the project objectives while reducing the significant impacts of the project. The RDEIR fully complies with CEQA requirements; it notes that there are no feasible mitigation measures to address the significant visual impacts of the Hagar site development and the RDEIR includes seven alternatives that avoid the significant impacts.

**Response IND 44-6**

Text on page 4.3-14 has been corrected to reflect that brush rabbit, and not cottontail, occurs on the campus. Please see **Chapter 4.0, Revisions to the Revised Draft EIR.**

**Response IND 44-7**

The mitigation measures in the RDEIR have been revised to include the specifications suggested by the commenter. Please see **Master Response 6: Biological Resources Surveys and Mitigation Measures**.

**Response IND 44-8**

The commenter is correct in noting that a majority of bird species in California are protected under the Migratory Bird Treaty Act and the California Fish and Game Code during nesting. LRDP Mitigation Measure BIO-11 extends to all birds protected by the federal and state laws.

**Response IND 44-9**

The typographic error in Table 4.3-3 has been corrected. Please see **Chapter 4.0, Revisions to the Revised Draft EIR**.

**Response IND 44-10**

The commenter recommends that the University follow the recommendations found in Letter IND-60 for grassland restoration efforts. The comment does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration. Please see responses to Letter IND-60.

**Response IND 44-11**

The commenter recommends that the mitigation and monitoring plan include monitoring of noxious plants. As noted in **Chapter 4.0, Revisions to the Revised Draft EIR**, the language to SHW Mitigation Measures BIO-1A, 1B, 1C, and 1D has been revised to include a detailed mitigation and monitoring plan that includes success criteria for monitoring of noxious weeds.

**Response IND 44-12**

SHW Mitigation Measure BIO-4 includes a provision for the CNR Manager to work with Campus Police to evaluate additional enforcement actions that may be implemented to address the unauthorized activities by campus and non-campus population at the cave.

**Response IND 44-13**

LRDP Mitigation BIO-8 requires the Campus to limit visitation of caves on campus, and discourage

activities by members of the public that could jeopardize the physical integrity, condition or scientific value of the caves, through appropriate signage and educational literature, Campus Natural Reserve website information, or other appropriate measures. SHW Mitigation Measure BIO-4 includes additional provisions to limit trespass at the caves, including mandatory stewardship training for residents of the proposed Heller site housing, more signage and coordination on enforcement. These measures were added to address the potential impacts of bringing more students to the western portion of the campus compared to the number of students analyzed for this portion of the campus in the 2005 LRDP EIR. Based on these additional measures, the EIR concluded that the impacts from the project to Empire Cave invertebrates would be reduced to a less than significant level.

The monitoring suggested by the commenter would not address these potential project-specific impacts of bringing more students to the western portion of the campus, since it (unlike SHW Mitigation Measure BIO-4) would not prevent or discourage disturbance of the resource. Moreover, the Campus anticipates the Campus Natural Reserve (CNR) staff will continue to implement LRDP Mitigation BIO-8, which includes maintaining the caves, facilitating on-campus field trips and supporting scientific study to conduct organism and photographic surveys of the caves. As reported by the CNR Manager, during FY 2017-18, approximately 126 students in four courses (ENVS 15, ENVS 167, ENVS 179, EART 5) visited the outside entrance of Empire Cave during on-campus field trips. These students learned about the formation of the cave, the rare and sensitive species found within, and how to avoid impacting them (with an emphasis on staying out of the cave). In Fall 2017, CNR Manager Alex Jones, Ecology and Evolutionary Biology Post-Doctoral Researcher Darko Cotaras, California spider expert R.J. Adams and local naturalist Christian Schwarz performed a brief, informal survey of cave organisms. The CNR maintains photographic documentation of located species. The educational poster highlighting species found during a similar survey in fall 2016 remains on display outside the UCSC Natural Reserves office, the UCSC Ken Norris Center for Natural History, online on the Campus Natural Reserve webpage (<https://ucscampusreserve.ucsc.edu/maps-habitats-and-organisms/cave-organisms.html>) and as a field guide on The Field Museum (Chicago, IL) website (<http://fieldguides.fieldmuseum.org/guides/guide/927>).

**Response IND 44-14**

Pets are not allowed in student housing (unlike employee housing), although comfort and support animals are permitted with approval of the Disability Resource Center. Therefore, the number of animals is relatively small. In addition, the ratio of staff to residents in student housing is much higher than in employee housing, so the enforcement level is high. Therefore, the Campus does not anticipate that the project will result in a substantial number of uncontrolled domestic animals on the campus.

**Response IND 44-15**

The commenter asks whether the language of SHW Mitigation Measure CULT-2B in the RDEIR indicates that the Native American monitor would not be paid.. The comment does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 44-16**

The comment is noted. As the plant is not a special-status species, it was not specifically mentioned in the RDEIR's discussion of biological resources at the North Remote site in the Alternatives chapter of the RDEIR.

**Response IND 44-17**

The comment about white-tailed kites nesting near the fence line of the Arboretum is noted. The species is identified in RDEIR Section 4.3, Biological Resources as a species that was observed during site visits by the EIR biologist and is known to nest and forage on the campus. Impacts to the species are addressed under SHW Impact BIO-7.

**Response IND 44-18**

The comment about golden eagle is noted. The species is identified in RDEIR Section 4.3, Biological Resources as a species that is known to forage on the campus and impacts to the species are addressed under SHW Impact BIO-7.

**Response IND 44-19**

The comment about burrowing owls overwintering north of the Hagar site near the East Remote parking lot is noted. The RDEIR notes that the species is known to overwinter in the East Meadow, but no breeding has been observed in Santa Cruz County since the 1980s. Please see **Master Response 6, Biological Resources Surveys and Mitigation Measures**, that provides results of a burrowing owl habitat survey of the Hagar site and its vicinity conducted in November 2018.

**Response IND 44-20**

The comment about the occurrence of the grasshopper sparrow in the East Meadow is noted. The RDEIR notes that grasshopper sparrows could nest in the grassland habitats on and adjacent to the project sites.

The proposed project would implement LRDP Mitigation Measure BIO-11, which sets forth measures that the Campus requires all projects to implement during construction to avoid impacts to nesting birds, including preconstruction surveys of all potential nesting habitats at and within 200 feet of the project work areas, and establishment of appropriately sized buffer zones in the event that active nests are observed in the survey area.

**Response IND 44-21**

As noted on pages 4.3-39 to 4.3-40, SHW Mitigation Measure BIO-4 require mandatory stewardship training for residents of the proposed Heller site housing (either online or in person) designed to bring awareness to sensitive environments and ways to reduce impacts to the cave resources and states that this training could be provided by the CNR. The same stewardship training would be expanded to include awareness regarding the sensitive resources in Porter Meadow and the adjacent forest area of Cave Gulch.

Sensitive habitat within the upper East Meadow north of the Hagar site would be protected from intrusion by students by installing an 8-foot tall wire-mesh fence between the housing development and the East Meadow. However, SHW Mitigation Measure BIO-4 has also been revised to include mandatory stewardship training for residents of the Hagar site. Please see **Chapter 4.0, Revisions to the Revised Draft EIR**.

**IND-45**

Alisa Klaus <aklaus@ucsc.edu>



**[eircomment] eir comment**

1 message

**Leah Laddon** <leah.svete@gmail.com>  
To: eircomment@ucsc.edu

Sat, Oct 27, 2018 at 9:37 AM

I am writing to express my opposition to the plans for new developments on east field. I attended UCSC in part because I was drawn to the natural beauty of the campus. This proposed building would mar that beauty and completely change the face of the campus for the worse.

**IND 45-1**

Leah Laddon

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

**Letter IND 45            Leah Laddon**

**Response IND 45-1**

The comment expresses opposition to the proposed project but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**IND-46**

Alisa Klaus <aklaus@ucsc.edu>



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**[eircomment] eir comment**

1 message

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**max laddon** <maxladdon@gmail.com>

Sat, Oct 27, 2018 at 9:40 AM

To: eircomment@ucsc.edu

I am writing to express my opposition to the proposed development of the East field at UCSC. I attended UCSC and have since settled in Santa Cruz in part because of the natural beauty that is present. This building would change the face of UCSC for the worse.

IND 46-1

Max Laddon

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eircomment mailing list

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

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



**Letter IND 46            Max Laddon**

**Response IND 46-1**

The comment expresses opposition to the proposed project but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**IND-47**

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

**[eircomment] East Meadow**

1 message

**Stephanie Martin** <martins4@cruzio.com>

Sat, Oct 27, 2018 at 7:56 PM

To: eircomment@ucsc.edu

Hello,

I am writing to voice my strong opposition to development on the East meadow (Hagar site). I think this is a foolhardy move, and gives up precious scenic and wildlife resources for very little gain. I am in favor of the option to develop along Delaware Ave.

IND 47-1

After studying biology for 2 years at Stanford, I transferred to UCSC in 1980 for its smaller class sizes, scenic beauty and the Natural History program. I've been a resident of Santa Cruz ever since. I swore I'd leave, but I married someone whose job was here. My husband Orin Martin has been a UCSC staff member for over 40 years.

While I am in favor of the University building new housing for its burgeoning student population, I am opposed to the proposed development in the East meadow for several reasons.

IND 47-2

First of all, I lament the loss of a remarkable viewshed. It's been understood since the founding of this campus that development would occur in the forest, and that the expansive meadows would be preserved. I have birded, hiked, and painted the views of the meadows many times, and feel it would be a great loss to our student and local community to lose this open space.

Secondly, the draft EIR does not adequately address the potential harm to protected species. Burrowing owls used to be commonly seen from the bike path. I haven't seen one in that area in decades. They have recently been documented in burrows in the east meadow. White-Tailed Kites, kestrels, and other birds of prey hunt in this area.

IND 47-3

The Draft EIR lists alternative sites to East meadow development—have these really been adequately considered? I am confident a wiser solution can be found. A student I spoke with today says she was told projected rents for these future rooms would be \$1100-1600/month. Is this accurate? If so, those prices will not house students who are not from wealth, and they will be cramming into houses in our communities as they always have.

The University has been increasing enrollment dramatically for years now without providing commensurate housing. This has taken a toll on students and on townspeople who face higher rents from this student pressure. A decline in the undergraduate education experience has also resulted. Fewer classes are offered, and class sizes have surged. We townspeople, even those who love this University, have very little faith in the University's planning process.

IND 47-4

I received my teaching credential at UCSC and taught for 24 years in local public schools. I support quality childcare on campus, and greater access to higher education. I also maintain that the University needs to be more transparent in its plans, accountable to this community which it impacts so strongly, and environmentally responsible. Please, leave the East Meadow undeveloped.

Sincerely,  
Stephanie Martin

Stephanie Martin  
Alumna, 1983 (BA) and Teaching Credential (1984)  
[www.stephaniemartinart.com](http://www.stephaniemartinart.com)  
[martins4@cruzio.com](mailto:martins4@cruzio.com)

Letter IND 47                    Stephanie Martin

**Response IND 47-1**

The comment expresses opposition to the development of the Hager site and in support of development along Delaware Avenue, but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration. Refer also to **Master Response 2: Alternatives**.

**Response IND 47-2**

The comment expresses opposition to construction on the East Meadow. The commenter is referred to Response IND 2-1 and **Master Response 4: Aesthetics and Visual Simulations**.

**Response IND 47-3**

The RDEIR adequately analyzes and discloses the project's impacts on special-status bird species, including burrowing owls, white tailed kites, and other raptors. The project would remove only a small portion of the foraging habitat available for bird species on the East Meadow and the adjoining Great Meadow (see **Master Response 5: Biological Resource Impacts on the East Meadow**). The potentially significant impact of project construction activities on nesting birds would be reduced to less than significant with mitigation.

**Response IND 47-4**

Please refer to **Master Response 2: Alternatives** regarding alternatives analyzed in the RDEIR. With regard to the cost of housing to students, it is not an environmental issue and therefore no response is required. With respect to the demand for off-campus housing by UC Santa Cruz students, the project is proposed to address the issue and reduce the percentage of enrolled students that live off campus.

**IND-48**

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

**[eircomment] Comment re EIR**

1 message

**'Marco Martinez-Galarce' via eircomment@ucsc.edu** <eircomment@ucsc.edu>

Mon, Oct 29, 2018 at 10:01 AM

Reply-To: Marco Martinez-Galarce &lt;mamg96@aol.com&gt;

To: eircomment@ucsc.edu

Dear Sir/Madam,

I think that building on the Heller Drive meadow would be a grave mistake. If nothing else, it will cost our university the support of many an alumn, including this one.

I also have serious reservations with the Student Housing project on the West side of our campus, for it will burden the West side colleges by having to provide services (dining facilities, classroom space, etc.) to 3,000 students on top of the ones they already have. Porter College, where I teach part-time, is already overwhelmed by having to provide meals to both Porter and Kresge students. To add more into the mix would be a travesty.

IND 48-1

If the university is to grow, then let it be in a measured, well thought out manner, one in which not only living arrangements for future students are considered and built, but also labs and classrooms, dining facilities, faculty offices, social spaces, etc. To do any less, I feel, would be highly irresponsible. Our students already feel like sardines in a can, so let us not exacerbate the situation just for the sake of growing. We are better than this.

Thank you,

Marco Martinez-Galarce (Cowell '82)

*Continuing Lecturer*

Porter College, UC Santa Cruz

[mamg96@aol.com](mailto:mamg96@aol.com) [*e.mail*]

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eircomment mailing list

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

**Letter IND 48                      Marco Martinez-Galarce**

**Response IND 48-1**

The comment expresses opposition to construction on the Heller site, but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**IND-49**

Alisa Klaus <aklaus@ucsc.edu>



**[eircomment] As an alumnus and local resident, I oppose development of housing on the East Meadow.**

1 message

**Vivienne** <aviva2@baymoon.com>  
To: eircomment@ucsc.edu

Mon, Oct 29, 2018 at 6:39 PM

To Whom It May Concern,  
Please hear and share my concerns and do not develop the meadows. They give UCSC its character and beauty and have been enjoyed by the UCSC and Santa Cruz county communities ever since the campus was created. I believe that the university should house all of its students by building taller buildings on areas where the ground has already been disturbed with human interventions such as parking lots, housing and educational buildings. Thank you,

IND 49-1

Vivienne Orgel, MSW

[www.rustandindigo.com](http://www.rustandindigo.com)  
[aviva2@baymoon.com](mailto:aviva2@baymoon.com)

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

**Letter IND 49**                      **Vivienne Orgel**

**Response IND 49-1**

The comment expresses opposition to construction on the East Meadow and recommends that the needed housing be provided by building taller buildings on lands that are already developed. The comment does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Gary A. Patton, Attorney At Law**  
Post Office Box 1038, Santa Cruz, California 95061  
Telephone: 831-332-8546 / Email: gapatton@mac.com

October 26, 2018

Director of Campus Planning  
University of California, Santa Cruz  
Physical Planning and Construction  
1156 High Street - Mailstop: PPDO  
Santa Cruz, CA 95064

RE: Comments on Student Housing West Housing Project DEIR  
Sent by Email to: [eircomment@ucsc.edu](mailto:eircomment@ucsc.edu)

To Whom It May Concern:

The enclosed letter is to convey my personal comments on the most recent revision of the Draft Environmental Impact Report (DEIR) prepared in connection with the University’s consideration of a proposed “Student Housing West” housing project. It is important to understand, of course, that this title disguises the location of some of the most significant physical and other impacts associated with the proposed project, which actually includes significant construction on the UCSC East Meadow. Since an Environmental Impact Report (EIR) is supposed to be an “informational document,” alerting the public to what is being proposed, the title given to this project is disingenuous and objectionable.

IND 50-1

My comments and questions follow:

**Introduction**

Page 1.2 - The DEIR says that the University prepared updated water and population and housing studies for this document and indicates that these will be used for other projects using the 2005 LRDP. Does this mean that the University intends to tier off this DEIR?

IND 50-2

Page 1-4 – TIERING. The DEIR states its intention to tier its analysis off the 2005 LRDP in a number of areas. Before tiering, the DEIR will need to consider whether there is new information of circumstances that have changed that make tiering inappropriate. This is particularly important with respect to cumulative impacts because the analysis needs to consider potential off campus impacts as well as on campus impacts.

**Project Description**

On Pages 3.0-9-12, the Final EIR needs to clarify the changes in the project description for the Heller site between the original Draft EIR and the Revised Draft EIR. For example, the original DEIR indicated that the total number of units at Heller Drive would be 871 with 2,852 beds and a total of 972, 211 square feet in 7 buildings. In the Revised DEIR, the number of housing units increases to 944 (+73), the number of beds increases to 2,932 (+80) but the building square footage decreases to 858,911 (-3,300). In addition, the site plan remains essentially the same in both versions with seven buildings, but the heights are reduced from 7-10 stories in the original DEIR to 5-6 stories in the

IND 50-3



Revised DEIR. The Final EIR needs to explain how it is possible to increase the number of units and bed spaces while significantly reducing the total building square footage as well as the building heights.

IND 50-3

On Page 3.0-13 – Utilities. The original DEIR contains the chart below:

Table 3.0-2  
Utility Demand

Utility Type	Heller Site	Hagar Site	Existing FSH	Net New Demand
Potable Water	19.1 million gallons/year	9.5 million gallons/year	7,197,915 gallons/year	21.4 million gallons/year
Recycled Water	15,471,584 gallons/year	NA	NA	-15,471,584 gallons/year
Irrigation Water	2,566,491 gallons/year <sup>a</sup>	3,496,267 gallons/year	NA <sup>b</sup>	3,496,267 gallons/year <sup>c</sup>
Wastewater	100,000 gallons/day <sup>d</sup>	25,000 gallons/day	NA	25,000 gallons/day
Solid Waste	783,196 lbs/year	325,008 lbs/year	394,534 lbs/year	713,670 lbs/year
Natural Gas	31,920 cfh	0	NA	31,920 cfh
Electricity	17,986 KVA	1,891 KVA	NA	19,877 KVA

IND 50-4

a. All water used for irrigation at the Heller site would be provided by recycled water.  
b. Irrigation water use for most of the FSH landscaping is not metered separately from the buildings, therefore irrigation water use for existing FSH is included in the potable water use.  
c. Since recycled water would be used for all irrigation at the Heller site, there would be no new demand for irrigation water at the Heller site.  
d. All wastewater would be treated on site with no discharge to the sanitary sewer system.

It appears that a change in the project between the original and Revised DEIR is to recycle water at the Hagar site. Is it correct to say that the total new water demand from the project will be 34.46 million gallons a year but 16.67 million gallons a year of that demand will be met with recycled water?

The original DEIR indicated that the total new water demand would be 36.871 million gallons a year (including recycled water). Since the revised project will provide more units than the original project, what is the basis for determining that the total water demand will decrease by 2.411 million gallons a year?

Why is irrigation water demand not included in the Revised DEIR? What will be the irrigation water demand and how is it calculated?

Page 3.0-13ff – It is proposed that none of the project’s wastewater from the Heller site would be sent to the City’s sewer system, except in an emergency. It would be recycled at a plant on site and used for toilet flushing and irrigation at the site and Porter College. Any recycled water not used would be pumped into one of two dry wells. It isn’t clear from the figures or the project description where the wastewater plant, the dry wells, or the pipes to distribute the recycled water would be located. They may be located on the housing site, but the figures are unclear. Their location should be clearly identified for an adequate project description, and the impacts of any physical construction needs to be documented and analyzed.

IND 50-5

Page 3.0-22 – Habitat Improvements. The DEIR states all development at the Heller site will occur within the area currently developed with Family Student Housing. Does this include the wastewater plant and dry wells?

IND 50-6

Will a take permit be required from State and/or federal Fish and Wildlife due to the proximity of the red legged frog?

IND 50-6

3.0-30 – LRDP Amendment. The DEIR describes the proposed amendment to change the land use designation of the Hagar site. However, other LRDP amendments are needed, and these are not specified or analyzed here.

The LRDP contains Planning Principles and Guidelines that are incorporated into the Plan. One of these states: "Integrate the natural and built environment: New development will respond to the aesthetic qualities of UCSC’s unique natural environment through siting, development patterns and architecture that are sensitive to the natural setting. In forested areas, buildings generally should not protrude above the surrounding tree canopy; in visually sensitive areas, interruption of prime viewsheds and viewpoints will be minimized." The proposed seven story buildings near a campus entrance, within a prime viewshed clearly violate this LRDP provision. The proposed very tall, high density project will change the visual aesthetic of the entire campus. The LRDP Planning Principles and Guidelines need to be changed to reflect and allow this altered aesthetic perspective, or the project must be redesigned to comply with the policies applicable to the development. See page 4.1-9 where this policy is cited in the DEIR.

IND 50-7

In addition, the 2005 LRDP contains this policy: “Consider the visual continuity of the forest edge as seen from a distance when designing buildings there. Maintain heights of buildings and infrastructure elements significantly below the tree line.” Since the some of the buildings on the Heller Drive site violate this policy, it needs to be amended, or the project must be redesigned to comply with the policy. See page 4.1-10 of the Revised DEIR.

Page 3.0-34 – Construction. The DEIR indicates that the first stage of the Heller site construction will be to locate the off-site utilities. Won’t this involve work in red legged frog habitat? If so, the DEIR fails to document and analyze the impacts.

IND 50-8

Also, the original DEIR indicated that 30,000 to 40,000 cubic yards of fill would be imported to the Heller site. The Revised DEIR states that no fill will need to be imported and that there would be 10,000 cubic yards of excess material to be exported. Since the number and location of buildings are essentially the same, the Final EIR needs to provide evidence to support this change in the project description.

IND 50-9

Page 3.0 – 38ff. – The Comprehensive Settlement Agreement entered into between the University, the City, and other parties, requires the University to provide 10,125 on campus beds. At the end of this project there will 11,467 on campus student beds. Since these additional 1,342 beds will not be constructed until a new LRDP is adopted, it appears that they are intended to serve future enrollment growth that would only be permitted if a subsequent LRDP is adopted, providing for such growth. If this project provides housing for future UCSC growth, as it appears to, the potentially significant impacts of this growth should be considered in this DEIR.

IND 50-10

Page 3.0-39ff – While the California Environmental Quality Act (CEQA) doesn’t require an analysis of the effectiveness of projects in attaining their objectives, it is illuminating to compare the Baseline projections of the 2005 LRDP with the 2020-21 projections contained in Tables 3.0-5 and Table 3.0-6. The 2005 LRDP estimated that student

IND 50-11

enrollment would increase from 14,052 in 2003-04 to 19,500 in 2020-21 (a 39% increase). The Revised projections indicate that student enrollment will, in fact, reach 19,500. The 2005 LRDP estimated that the number of faculty and staff would also increase about 39%, going from 3,736 to 5,074 (+1,338). However, the revised 2020-21 projection only shows an increase of about 7% (+238). In terms of the projected building space increases, the 2005 LRDP estimated an increase of 62% (+3,175,000 square feet). However, the Revised DEIR indicates that as of 2017 only 176,197 square feet of building space has been added (3.4%). It is important that the EIR recognize the outcomes from the previously analyzed Plan, and then use an analysis based on actual events in considering the probable impacts of the project considered in this DEIR.

IND 50-11

Page 3.0-35 – Responsible Agencies. The DEIR lists the State Department of Fish and Wildlife as a responsible agency but doesn’t indicate what permits/approvals would be required. This should be included in the Final EIR. Also, given the proximity of the red legged frog to the project site, wouldn’t the federal Fish and Wildlife Service be involved? In addition, if an encroachment permit is needed from the County of Santa Cruz for the Coolidge Drive access to the Hagar site, shouldn’t the County also be listed as a responsible agency?

IND 50-12

**Environmental Analysis**

Page 4.0-3 – The DEIR asserts that the cumulative impact analysis can largely be tiered from the 2005 LRDP EIR. There are two reasons why this is not the case. First, given the growth in the City and County and the current plans for significant new development, in both jobs and housing, the earlier cumulative impact analysis is no longer valid. Second, since, under CEQA, cumulative impact analysis must consider past, present, and future projects, the University’s intention to increase student enrollment by 10,000 students, as formally announced by the Chancellor, must be considered in the cumulative impact analysis for this project. This is particularly true given that the number of housing beds proposed by this project exceeds the number required to meet the University’s obligation under the Comprehensive Settlement Agreement (CSA), as noted earlier. This comment applies to the cumulative impact analysis in most chapters and will not be repeated again.

IND 50-13

Table 4.0-1 on page 4.0-6ff lists “Near-Term Cumulative Projects.” The 2020 LRDP, proposed to be released in the Spring of 2019, should be added to the list.

IND 50-14

Page 4.0-8ff – Table 4.0-2 contains brief descriptions of the changes in the project from the original to the Revised DEIR. There are also drawings showing the previous and revised Heller site plans. While the revised site plan shows a significant reduction in the height of a number of buildings, the DEIR never explains how the height can be reduced while the number of units increases. The Final EIR should compare the number of units and/or beds in each building under the two options.

IND 50-15

**Aesthetics**

Page 4.1-13 – Project design principles. The DEIR cites a number of planning and design principles to apply to this project including one to: “Consider tall buildings along the eastern forest edge of the site, where they will have less visual impact than in open meadow areas.” Is this policy intended to replace or revise the policies in the 2005 LRDP? If so, it should be identified as an amendment to the LRDP, and a full analysis of what that change might mean for the entire campus must be conducted. As written, the

IND 50-16

project design principles violate the existing LRDP policies to protect important viewsheds.

IND 50-16

Page 4.1-19 – LRDP EIR Mitigation Measures. The following mitigation measure is included in Table 4.1-1: “The UC Santa Cruz Design Advisory Board shall review project designs for consistency with the valued elements of the visual landscape identified in the 2005 LRDP, and the character of surrounding development so that the visual character and quality of the project area are not substantially degraded.” This is an inadequate and misleading mitigation measure as it does not change the project and implies that by simply reviewing a project’s designs, the visual quality of the project area will not be degraded. However, in proposing this project, the University has chosen to ignore the opposition of the Design Advisory Board to the proposed Hagar site development. A mitigation measure that simply designates a body to review a project, without having the authority to change it, is not any mitigation measure at all, and it totally inadequate. Subsequent mitigation measures concerning lighting and glare impacts do provide the Design Advisory Board authority to require changes to the project.

IND 50-17

Page 4.1-29 – Hagar Site visual character. The Revised DEIR finds that the proposed project would substantially degrade the visual character of the Hagar site, which constitutes a Significant and Unavoidable impact. It also finds that no mitigation measure is feasible. However, the original DEIR did include the following mitigation measure:

The project development at the Hagar site shall incorporate climate appropriate shrubs and low trees on the parking lot and along the Hagar Drive and Glenn Coolidge Drive. Site appropriate earth tone colors that reduce the contrast between the proposed development and the surrounding meadow shall be used.

IND 50-18

It isn’t clear from the Revised DEIR that the components of this measure have been incorporated into the project. This should be clarified in the Final EIR. In addition, of course, saying that the impacts of development at the Hagar site are “unavoidable” is demonstrably false. Relocating the proposed Family Student Housing buildings to another site can be accomplished. Even relocating the proposed development to the “top” of the East Meadow, as opposed to siting it at the “bottom,” at the intersection of Hagar Drive and Coolidge Drive, would greatly mitigate or even eliminate the visual impacts of the proposed Hagar Drive development.

Page 4.1-37 – Cumulative Aesthetic Impact. The DEIR determined that the project would have a less than significant aesthetic impact. This is incorrect and inadequate under CEQA. The project would have a cumulatively considerable impact on future development on the campus. It sets the precedent for tall, high density buildings largely protruding above the tree line. It also sets the precedent for future development on the great meadow. The impact of this project on future campus develop will be cumulatively considerable and significant. This particularly the case since the original vision of development of the campus approved by the Chancellor, UC President, and the Regents valued the great meadow and rejected an earlier site plan that proposed development on it. In addition, the proposed seven story buildings at the west entrance undermine the original vision to fit development into the environment. The Final EIR needs to consider the likelihood that the proposed project will serve as a catalyst for future development that will cause significant cumulative impacts.

IND 50-19

**Air Quality**

Page 4.2-19 – Unmitigated Construction Emissions. The Revised DEIR compares the project’s estimated construction emissions to the Monterey Bay Air Resources District (MBARD) significance thresholds. However, it isn’t clear which of the District’s thresholds are being used. The District adopted thresholds in 2008 and, then, in 2016. On page 4.2-13, the DEIR mentions that the 2016 thresholds are different from the ones used in the 2005 LRDP EIR. Given that the DEIR tiers extensively from the 2005 LRDP EIR, this DEIR should clarify that the thresholds used for this analysis are the ones adopted by MBARD in 2016.

IND 50-20

**Biological Resources**

Page 4.3-34 – Purple Needlegrass Grassland. Mitigation for the loss of this sensitive natural community at the Hagar site (BIO-1B) requires the permanent protection of at least 15 acres of existing purple needlegrass grassland on a 1 to 1 basis. Since the project will destroy the existing natural community that is protected under the 2005 LRDP land use designation, the replacement ratio should be at least 2 to 1 and, as noted in my comment below, a more meaningful feasible mitigation measure would be permanently to protect the nearby PL lands.

IND 50-21

Page 4.3-26ff – While the DEIR analyzes the potential impacts on the California Red Legged Frog (CRLF) from the construction of the project, there is no discussion of the potential impacts from the 2,600 students who will be living at the Heller site in a very urbanized development. The use of the surrounding CRLF habitat by residents of the project is likely to constitute a potentially significant impact on the habitat and should be considered in the EIR. Simply providing fencing is not a sufficient mitigation.

IND 50-22

**Geology and Soils**

Page 4.5-6 – Hagar Site. The DEIR states that the Hagar site has a moderate to high potential for karst-related hazards. The highest level, #4, is not proposed for development but appears close to the development area, which is considered to be in Hazard Level #3. How many test borings were taken on the site and what is the degree of certainty that other sinkholes do not exist under the area proposed for development? The Hazard Level #4 zones identified in Figure 4.5-1 are very precise. How often in the past have the initial borings proved to be inaccurate at predicting site conditions?

IND 50-23

Page 4.5-13ff – Mitigation GEO-3A, 3B. The DEIR should explain what an acceptable and adequate “design void span” is. Also, “doline” is never defined and should be. The undefined technical language in the DEIR makes it difficult for members of the general public to evaluate the information, and because CEQA demands that the EIR serve as an “informational document” for the public, this is a serious failing. If there is an undiscovered sinkhole beneath the Hagar site development, how will the design void span prevent the buildings from sinking?

IND 50-24

**Greenhouse Gases**

Page 4.6-22 – The Revised DEIR identifies two thresholds for determining the significance of a project’s contribution to greenhouse gases: (1) “A bright-line threshold of 1,150 MTCO<sub>2</sub>e/year”; (2) “An efficiency threshold of 4.9MTCO<sub>2</sub>e/resident/employee. Then, on page 4.6-26, in Table 4.6-2, the total project emissions are estimated at 1,714 MTCO<sub>2</sub>e/year, about 50% over the bright-line threshold. However, since the per capita

IND 50-25

emissions are below the efficiency threshold (3.9 versus 4.9), the DEIR concludes that the project’s impact is less than significant. Given the devastating environmental effects on climate change from greenhouse gas emissions, the EIR should consider the total emissions from the project in determining whether the impact is significant. Not doing so, makes the impact determination inadequate.

IND 50-25

Page 4.6-32 – Cumulative impacts. Using either the per capita emissions of 3.9 MTCO<sub>2</sub>e/year or the total emissions of 1,714 MTCO<sub>2</sub>e/year, the project’s impact cannot be considered de minimus. The expected impacts are clearly cumulatively considerable. The EIR needs to provide a much more detailed analysis of the potentially significant impacts of other projects, including the proposed 2020 LRDP, in order to provide substantial evidence that the project would result in a less than significant cumulative impact.

IND 50-26

### **Hydrology and Water Quality**

Page 4.7-33ff – Altered Drainage Patterns. The DEIR finds that currently there is little impervious surface at the Hagar site. With the project, 6.27 acres of the site will become impervious surface. This seems low given that the development area is 12.7 acres and there will be 35 buildings. Evidence supporting this figure should be provided in the Final EIR.

IND 50-27

The DEIR describes how pollutants will be reduced by the project and how the rate of runoff will be kept to pre-development levels. However, the DEIR does not examine the potentially significant off-site impact from the substantial increase in runoff due to the increase in impervious surfaces. The Final EIR should include calculations for the amount of runoff from at least a 20-year storm under current conditions and compare it to an estimate of the additional runoff resulting from the project. With that information, it will be possible to estimate whether the increased runoff would have a significant impact. This is particularly important because there is substantial evidence from other areas that increases in impervious surfaces are a significant factor increasing flood danger.

IND 50-28

### **Land Use and Planning**

Page 4.8-1ff – The Revised DEIR summarizes the key issues raised in comments on the original DEIR. While the document states that the comments are addressed in the revised documents, this is, in fact, neither clearly nor adequately done. Therefore, since the Revised DEIR is a new document and comments made on the original DEIR do not need responses, I am adding the following comments to my review of the Revised DEIR so that the Final EIR considers and responds to them individually and specifically:

IND 50-29

- The proposed development at both sites would be inconsistent with many policies listed in the LRDP related to land use planning and aesthetics. The development at the Heller site does not comply with LRDP policies and includes buildings that would extend above the tree canopy. The Draft EIR is incorrect in stating that the buildings would not extend above the tree canopy. The Draft EIR does not present substantial evidence that the Hagar site development will not result in a violation of the LRDP policy to respect the natural environment and preserve open space as much as possible.
- The explanation under SHW Impact LU-1 of why the Hagar site development does not conflict with the policy to integrate with the natural and built environment is

IND 50-30

contradictory. It argues that there would be no conflict but in the Aesthetics section, the impacts are found to be significant and unavoidable.

IND 50-30

- The proposed Hagar site development would degrade the scenic resources on the campus and therefore would be in conflict with the 2005 LRDP policies even after the land use designation of the site is amended. Therefore, the LRDP policies would also need to be amended, or the project revised to comply with the policies.

IND 50-31

- Construction of the low-density housing on the Hagar site at about 10 beds per acre represents wasteful spending of a scarce resource (i.e., land). This low-density development is in conflict with the LRDP policy to encourage sustainability and efficiency in building layout by reducing building footprints and increasing building heights. LEED does not dictate building footprints or heights and therefore LEED certification would not help the project achieve consistency with the LRDP policy.

IND 50-32

- The Draft EIR’s arguments as to why the rest of the East Meadow will not be developed due to development pressure created by the Hagar site development do not hold true. The precedent set by the project will lead to the development of more of the East Meadow. The analysis in the Draft EIR does not address the indirect and cumulative impacts from the development of the rest of the meadow area.

IND 50-33

- The proposed project includes 10-story tall buildings near the campus’ western entrance and development on the East Meadow. These developments will change a visitor’s sense of the campus values. The precedent-setting impacts of this project need to be recognized and analyzed in the Final EIR.

IND 50-34

- Development of the Hagar site would permanently affect the scenic value of the East Meadow and make it more likely for the updated LRDP to take a more permissive view of development on lands to the north and west that are under Protected Landscape (PL) designation.

IND 50-35

- How protected are the lands with the PL designation? The University should place a permanent conservation easement on PL lands as mitigation for the impacts of developing the Hagar site.

- The proposed Hagar site was considered but rejected by the 2005 LRDP committee for development and was then designated Campus Resource Land. Before developing this site, the Campus needs to evaluate each suitable housing site identified in the 2005 LRDP.

IND 50-36

- Amendment of the 2005 LRDP to accommodate the project is being completed in a rushed manner without significant community engagement, which is inconsistent with the way campus growth should be planned.

IND 50-37

- Planning objectives created in the 1960s are no longer relevant to the 2020s. We need to be open to land use change if we are going to address the housing crisis in the state.

IND 50-38

- All LRDPs preceding the 2005 LRDP have listed the lower East Meadow as Protected Landscape (PL). The 2005 LRDP changed the designation of the lower East Meadow to Campus Resource Land, and now it is being changed to Colleges and Student Housing. These changes in land use designation were not anticipated by the residents of the Springtree neighborhood.
- Development of two colleges on the East Meadow was envisioned in the 1963 LRDP. That LRDP also stated that while during the early years of campus development, building heights would remain up to three stories but that the average height of building would increase as land became scarcer.
- The Draft EIR incorrectly asserts that the Hagar site development will not be incompatible with existing land uses surrounding the site, including lands to the north, east and west of the site that are designated PL. In fact, the development as proposed *will* be incompatible with existing land uses surrounding the site.
- Locating student housing on the Hagar site would adversely affect the nearby Hagar Court employee housing as the students living in or visiting the Hagar site would use employee parking spaces, barbeques, and garbage dumpsters in the employee housing area, and the employee housing would be exposed to noise, traffic and congestion associated with the project.

IND 50-39

IND 50-40

IND 50-41

Page 4.8-4 and Figure 4.8-1 – The PL designation refers to Protected Landscape. How protected are lands with this designation? Could the next LRDP propose to convert these lands to another classification? Given the significant impacts of developing the Hagar site on the great meadow, the University should establish a permanent conservation easement over the PL lands as a mitigation for the loss of the Hagar site, rather than a simple 1 to 1 replacement of the sensitive natural community.

IND 50-42

Figure 4.8-1 shows employee housing off campus near Bay and High streets. How many units does the University own at this location?

IND 50-43

Page 4.9ff – The DEIR cites the planning principles from the 2005 LRDP “to maintain the unique character of the UC Santa Cruz campus.” This project, with its seven-story buildings at a campus entrance and the planned destruction of a sensitive natural community in the East Meadow violates these principles. As the campus becomes more like one of the overbuilt urban campuses, the unique character of the campus will be lost. This project is a major step in that direction. The precedent setting impacts of this project need to be recognized and analyzed in the EIR.

IND 50-44

The first planning principle from the 2005 LRDP calls for respecting the natural environment and preserving open space as much as possible. Valuable visual and environmental features should be retained, and a pedestrian-friendly campus encouraged. Locating family student housing a significant distance from the core does not encourage a pedestrian friendly campus. In addition, it is clear from the Aesthetic chapter and the simulations of the structures proposed at the Heller site that a valuable visual feature (an entrance to the campus) is not being retained. The Final EIR needs to consider the impacts on the proposed project on this policy.

IND 50-45

The second planning principle from the 2005 LRDP calls for integrating the natural and built campus environment with new development responding to the aesthetic qualities



of the campus' unique natural environment. Again, the proposed seven-story buildings at the west campus entrance are inconsistent with this policy. The Final EIR needs to discuss this inconsistency.

Finally, the third planning principle in the 2005 LRDP requires the maintenance of the campus' core configuration where development follows the traditional land use pattern of locating new facilities, including housing around the core of academic and administrative buildings. Locating family student housing a significant distance from the core is inconsistent with this policy.

In sum, the proposed project violates three of the development principles of the 2005 LRDP. Either the principles or the project needs to change in order for there to be internal consistency in the LRDP.

Page 4.8-12 – Impact LU-1. The DEIR states that the proposed project would not conflict with the 2005 LRDP and reviews the language of principles in an extremely selective manner. In addition to the concerns expressed in the previous comments, here are additional problems with the Revised EIRs analysis:

- In terms of the Hagar site, the DEIR finds no violation of the policy to “respect the natural environment and preserve open space as much as possible,” even though a sensitive natural community will be converted to urban development. There is no explanation for the conclusion that it is not possible to preserve this site as open space. This is not adequate under CEQA.
- The explanation for why the project does not conflict with the policy to integrate the natural and built environment is contradictory. On the one hand, the DEIR argues that the project fits into the landscape. On the other hand, it references the Aesthetic chapter, which concluded that the aesthetic impacts of the Heller site development were significant and unavoidable.
- The proposed project conflicts with 2005 LRDP principles as described above, and those principles would need to be amended for this project to be consistent with the 2005 LRDP. The violation of these policies is a significant impact of the project if the policies are not changed.

Page 4.8-16ff – Impact LU-2, Compatibility of the project with adjacent land uses – The DEIR argues that the proposed project at the Hagar site would not place development pressure on the surrounding lands. The area west of Hagar is designated CRL and development in the future should be expected according to the document. The PL (Protected Landscape) north and east of the site are said to be unlikely to be developed because they are valued by the campus for their scenic value and are in Karst hazard level 3 with pockets of 4. Of course, the same can be said for the Hagar site. It is greatly valued for its scenic qualities and it is also in karst hazard level 3 and 4 areas. Finally, the DEIR argues that changing the PL land use designation would require a “major” LRDP amendment, which the Regents would have to approve. This is a disingenuous argument at best since many people consider the proposed LRDP amendment for the Hagar site to be a “major” one and it will have to be approved by the Regents.

In fact, locating development on the East Meadow side of Coolidge Drive will result in increased pressure to develop other areas of the meadow with uses incompatible with

IND 50-45

IND 50-46

IND 50-47

existing uses. It is similar to a forest fire jumping a road. The proposed development puts a whole new area at risk. Thus, the project sets a significant precedent for development in the great meadow and the impact is significant. The Final EIR needs to recognize this, and fully analyze the impacts.

IND 50-47

**Transportation and Traffic**

Page 4.11-5ff – Intersection Operations. The Revised DEIR, like the 2005 LRDP EIR, relies on Level of Service analyses to determine the significance of traffic impacts. Recent changes in State law and the CEQA Guidelines are requiring a vehicle miles traveled (VMT) analysis to determine traffic impacts of proposed projects. The Final EIR should include an analysis of the project’s potential impacts on VMT. There is ample evidence that a VMT analysis is now required for the analysis of traffic impacts.

IND 50-48

Page 4.11- Intersection Traffic Volumes. The information in the figure is difficult to understand. It might be more usable to provide a table showing the data.

IND 50-49

Page 4.11-18 – Figure 4.11.2, Morning Peaks – The figure needs a legend. It is impossible to evaluate the Figure without this. The same is true for Figure 4.11-3 – Evening Peaks.

IND 50-50

Page 4.11-9ff – Table 4.11-4 – Campus Shuttle Routes. With the proposed increase in students living on campus requiring campus shuttles and the increase in early evening classes, the Final EIR should consider a mitigation measure that would extend the Day Loop service, with 10 minute headways, to at least 7:00 p.m., or 7:45 p.m., rather than continue starting 20 minute headways on the loop route at 6:00 p.m.

IND 50-51

Page 4.11-36 – The original DEIR in Table 4.11-7 indicated that the Level of Service (LOS) at the Hagar Driveway with the project will deteriorate to F during the evening peak. Table 4.11-12 in the Revised DEIR indicates that the LOS at both the Hagar Drive and Coolidge Drive entrances during the evening peak will be B. Is the change simply due to the changed project that now provides two driveways? The Final EIR needs to justify the new finding.

IND 50-52

**Utilities and Service Systems**

Page 4.13-6 – The DEIR states that the University’s goal was to reduce solid waste 75% by 2012. Table 4.13-1 indicates that in 2017 only about 58% was diverted from the landfill. Won’t adding another 2600+ beds increase the generation of solid waste overall? Not meeting the University’s diversion goals should be considered a significant impact.

IND 50-53

Page 4.13-17ff – Impact UTIL-1, Wastewater treatment plant – The Revised DEIR considers the potentially significant impacts of the proposed wastewater plant and the conveyance system at the Heller site. However, it does not seem to provide information on the location or the potential impacts of the dry wells, which are a component of the treatment plant project. Where will the dry wells be located and what are their potentially significant impacts, if any?

IND 50-54

Page 4.12-18 – The Revised DEIR indicates that the treated wastewater from the Hagar site, about 1 million gallons a year, will be disposed of directly into Jordan Gulch. The Revised DEIR doesn’t seem to consider the potentially significant adverse significant impacts of dumping this treated wastewater into a natural drainage channel. What level of treatment will the wastewater receive and what are the potential impacts on the water

IND 50-55

bodies receiving this wastewater? The Final EIR must provide an analysis of the potential impacts.

IND 50-55

On page 4.13-10, under Impact UTIL-2, the Revised DEIR states that all the wastewater generated from the Hagar site would be treated and “would not be conveyed off site.” This statement contradicts the information provided on page 4.13-18 which states: “The excess recycled water would be conveyed off site via a pipeline and discharged into Jordan Gulch.” This contradiction needs to be explained and resolved.

IND 50-56

Page 4.13-24 – Impact UTIL-5 – Solid Waste. The projected increase in solid waste at the Heller site for the 2,600+ students is estimated to be only about double the solid waste for 199 families currently living on the site. This doesn’t seem reasonable and should be clarified. Since the campus already has achieved a 58% recycling rate, even reaching the 75% goal would entail a more significant increase in solid waste generation with the proposed increase in population.

IND 50-57

The last paragraph in the discussion of solid waste states that both the Heller and Hagar sites combined would “generate about 358 tons/year of municipal solid waste.” Shouldn’t the 358 number be the increase, not the total? How does this number relate to the figures in Table 4.13-1?

IND 50-58

**Alternatives**

Page 5.0-11ff – The Revised DEIR analyzes more alternatives than the original DEIR, which is an improvement over the original DEIR. All of the alternatives remove the Hagar site development from the proposal. However, all the alternatives, except the No Project alternative, include the Family Student Housing (FSH) and child care center at the Heller site. Because combining the FSH and student housing at one location creates both timing and compatibility problems for the project, this choice contributes to the determination in the DEIR that the alternatives are less feasible than the proposed project.

IND 50-59

An alternative that was not considered is to locate the FSH units and child care center at the Delaware campus. Alternative 6 includes 220 graduate student beds located here, which indicates that the site is potentially available to meet the needs of this project. It is unclear from the Delaware site plan (page 5.0-65, Figure 5.0-11) whether it would be possible to locate FSH and the child care center (or a portion of it) on the site but the Final DEIR should consider this alternative.

Page 5.0-50 – Alternative 5. This alternative includes the construction of 594 undergraduate housing beds at the East Campus Infill (ECI) site. While the Revised DEIR finds that the project will significantly alter the visual character of the area, it doesn’t seem to mention that an EIR was certified for the ECI project a number of years ago.

IND 50-60

The Revised DEIR states: “Furthermore, due to the need to obtain approvals to remove timberland and the need for site evaluation and design work for the ECI site development, the commencement of construction would be delayed, and the alternative would likely fail to develop all the needed housing in a timely manner.” This statement seems somewhat disingenuous since the University has received timber removal permits for many other campus projects and the process is a relatively short one. Moreover, since site evaluation and design work was carried out when the ECI EIR was prepared,

the timing for constructing this project could be substantially less than the site and design work required for the Heller site development.

IND 50-60

The Final EIR should discuss the previous work done on the ECI project and the EIR prepared for that project in greater depth to justify its conclusion that constructing this component reduces the feasibility of the overall project.

**Supplement To 2005 LRDP EIR (Chapter7)**

Referring to the Water Supply and Population and Housing chapters of the DEIR as a Supplement to the LRDP EIR is misleading and incorrect under CEQA. CEQA Guidelines Section 15163 indicates that Supplemental EIRs are relevant when a previously approved project requires additional approval and environmental conditions have changed with new significant impacts identified. This is not the situation here.

IND 50-61

The University is providing the expanded analysis because the CSA prohibited tiering from the 2005 LRDP EIR for the water supply and population and housing sections. By providing the analyses of these impact areas in this EIR, the University would be able to tier off these analyses in subsequent environmental documents under the 2005 LRDP EIR. What will be the legal effect on this EIR, or on the 2005 LRDP and EIR, if these analyses are successfully challenged and found inadequate?

**Water Supply**

Page 7.1-3 – The DEIR refers to the contracts the University has with the City under which the City agreed to provide water to the campus. However, the document does not discuss the State law requiring the City to receive approval from the Local Agency Formation Commission (LAFCO) before providing extraterritorial water or sewer services. The Revised DEIR simply states that the University doesn't agree it needs LAFCO's approval in order to receive City water beyond the City's boundaries. This is insufficient, particularly because there is an appellate court decision, in a case to which the University was a party, that holds exactly the opposite. Since the north campus area is outside the City and would require extraterritorial service, State law mandates that the City receive LAFCO approval before providing services to the north campus, as well as agreement by the City, of course. While the University disputes the need for the City to receive LAFCO approval, the DEIR, as a public disclosure document, must discuss this issue. Simply citing the terms of the CSA is insufficient.

IND 50-62

In addition, the University never carried out the intent of the Settlement Agreement requirement that it pursue an application at LAFCO for approval of extraterritorial service. The application was filed but when the EIR was overturned at by the appellate court as inadequate, the EIR was not revised and resubmitted. The Final EIR should discuss the status of the EIR as well as the relationship of the proposal to LAFCO policies.

Pages 7.1-29ff and 53 – Water Demand. The Revised DEIR finds that the proposed mitigation measures would reduce the projected portable water demand of 220 MGY in 2023 to 205 MGY, which is less than the 2003 water demand of 214.1 MGY. However, it is significantly greater than the 2017 water demand of 184.3MGY (see Table 7.1-7). In fact, the University's water demand will increase by 35.4 MGY over the six years between 2017 and 2023 (almost a 20% increase) without the mitigations. Even with mitigations, however, water demand will increase by over 11%.

IND 50-63

The EIR must clearly identify the threshold of significance for water demand impact and determine, based on this, whether the projected demand is potentially significant. There is substantial evidence from other projects that an increase in water demand of over 19 MGY, after mitigation, would be considered a significant and unavoidable impact of the project. This is a separate project impact from the one cited in the Revised DEIR related to the City’s need to develop a new water source.

IND 50-63

**Population and Housing**

Page 7.2-2ff- The DEIR provides a comprehensive quantitative analysis of the off-campus housing demand by both students and employees. There is a good deal of useful information in this material. However, as discussed in the growth inducement chapter of the 2005 LRDP EIR, Campus growth not only has a direct impact on the community’s housing supply due to students and employees, but an indirect one as well.

There is a multiplier effect, in terms of additional off and on-campus employment and housing demand, that would not have occurred absent the campus’ growth. Although it will not change the conclusion that the impact is significant and unavoidable, this multiplier effect must be quantified and considered in the EIR to provide a complete picture of the effect of proposed campus growth on the community’s housing stock.

IND 50-64

The Revised DEIR argues that quantification of the multiplier effects of a project’s growth inducing impacts is not required by CEQA and that the identification of these impacts is “generally informational.” However, as an informational document, CEQA requires that where the potentially significant impacts of a project on the environment can be reasonably identified, they should be included. In this case, where the potential direct growth inducing impacts of development under the 2005 LRDP have been estimated and the use of multiplier effects are well known and often used, that information should be included in the EIR. In fact, previous LRDP EIRs have included such an analysis. Moreover, this is the chapter on Population and Housing. The multiplier effects of the 2005 LRDP are particularly relevant when considering the impacts here. The Final EIR needs to include this information.

Thank you for taking these comments into consideration.

Very truly yours,



Gary A. Patton

- cc: CLUE
- East Meadow Action Committee
- Santa Cruz County Board of Supervisors
- Santa Cruz City Council
- Other Interested Persons

Letter IND 50                      Gary Patton

**Response IND 50-1**

The project is titled Student Housing West because the project was initially planned as a housing project in the western portion of the campus. However, for reasons set forth clearly in the previous Draft EIR and the RDEIR, a portion of the project is now proposed at the Hagar site located in the eastern portion of the campus. To avoid any suggestion that the project is an entire different project from the one initially planned and communicated to the interested public, the University decided to leave the name unchanged. The NOPs for both the Draft EIR and the RDEIR clearly identified the two project sites (and included maps that showed both sites) and both Draft EIRs fully analyzed the impacts from developing the project at both sites. Therefore, the University has fully disclosed all information to the decision makers and the public about the project and its impacts, and the project's title is not considered misleading.

**Response IND 50-2**

As stated in the RDEIR, the University will use the Supplemental Analysis in the EIR, along with the 2005 LRDP EIR, to focus environmental review of subsequent campus development projects proposed under the 2005 LRDP. Please see **Master Response 1: Tiered Analysis**, which explains the manner in which the RDEIR analysis is tiered from the program-level LRDP EIR and how the cumulative impact analysis has been updated.

**Response IND 50-3**

To reduce building elevations to be no more than 7 stories and to reduce the cost of construction associated with buildings up to 10 stories high as previously proposed, the University has redesigned the space within the buildings to include higher density and "co-housing" as one of the unit configurations, in addition to student apartments. As explained on page 3.0-6 of the RDEIR, the upper division undergraduate beds would be provided in apartment and "co-housing" configurations, with approximately 45-50 percent in single occupancy bedrooms and 50-55 percent in double or triple occupancy bedrooms, where the doubles may or may not be converted to triples in the future. The maximum apartment capacity would not exceed six or seven students. Undergraduate co-housing units would comprise single and double bedrooms where the occupants of a floor share two living rooms and two kitchen spaces, at a rate of 25-40 occupants per common living room and kitchen. For every 300 students, there would also be one 2-bedroom unit with a laundry facility for live-in residential staff. The housing for graduate students would also be in apartment or in co-housing configurations. Graduate co-housing would consist of eight single-bedroom clusters whose occupants would share a living room and kitchen space. With these types of changes, the total building space to be constructed was reduced, along with building heights.

**Response IND 50-4**

The commenter's understanding of the project's total water demand is accurate. As Table 3.0-2 in Chapter 3.0, Project Description shows, the net new potable water demand will be 17.77 million gallons and 16.67 million gallons of the water used will be recycled water for a total of 34.46 million gallons.

The reduction in the water demand of the SHW project is described on page 7.1-2 of the RDEIR, and the details of the change in estimated demand are presented in Appendix 7.1, Memorandum by West Yost dated August 16, 2018. Note that Table 1 in the memorandum presents the project's total water demand at about 41.6 million gallons per year and does not deduct the existing water use at the FSH site. If 7.2 million gallons of the existing water use at the family student housing complex is deducted, the resulting net new demand is 34.4 million gallons per year, which is consistent with Table 3.0-2 in the Project Description. The reasons why the demand is lower than the previous estimate are set forth in the memorandum.

As irrigation demand at the Heller site would be fully met by recycled water, it was not separately reported in the RDEIR to avoid confusion and double counting that could result if it were reported in Table 3.0-2. The same is also true for the Hagar site, except that, as noted in a footnote to Table 3.0-2, a portion of the irrigation demand at the Hagar site will be met with potable water. That amount is captured in the potable water demand reported for the Hagar site in Table 3.0-2. Irrigation demand was calculated based on the acreage that would be landscaped and the types of plantings that would be used.

**Response IND 50-5**

The comment restates information from the project description regarding wastewater treatment at the Heller site.

As discussed on **page 3.0-511** and shown on **Figure 3.0-5b, On-Site Utilities – Heller Site**, of the Project Description, the wastewater treatment facility (a membrane bioreactor (MBR) plant) would be located on the southwest corner of the development site, at the edge of the parking lot. The plant would have a footprint of approximately 3,500 square feet. As shown on **Figure 3.0-5b, On-Site Utilities – Heller Site** (which is reproduced in **Chapter 4.0, Revisions to the Revised Draft EIR**), dry wells would be located in the southeastern portion of the project site, in an area underlain by schist.

The environmental impacts from the construction and operation of the proposed MBR plant, recycled water lines, and dry wells are evaluated as part of the proposed project in this RDEIR. Potential impacts on air quality, noise, biological resources, cultural resources, and water quality impacts from the construction and operation of the MBR facility, recycled water lines, and dry wells would be less than significant or reduced to less than significant with the proposed mitigation.

**Response IND 50-6**

Development of the entire project on the Heller site would occur on the area currently developed with Family Student Housing, including the wastewater treatment plant and dry wells, as shown on **Figure 3.0-5b, On-Site Utilities – Heller Site**. Refer also to Response IND 50-5, above.

No take permit from the U.S. Fish and Wildlife Service would be needed or obtained, since potential take would be avoided by implementing LRDP Mitigation Measure BIO-9 and SHW Mitigation Measures BIO-5A and -5B. SHW Mitigation Measure BIO-5, as noted on pages 4.3-30 and 4.3-43 to 4.3-45 of the RDEIR, includes measures approved by the U.S. Fish and Wildlife Service that will reduce potential take of California red-legged frogs (CRLF). No take permit from the California Department of Fish and Wildlife (CDFW) would be needed since this species is not State listed and Section 2081 Incidental Take Permits from the CDFW only apply to State listed or State candidate listed species, not California Species of Special Concern which is the status of the species under State Fish and Game code.

**Response IND 50-7**

The commenter states that an LRDP amendment may also be needed to implement the project at the Heller site because a tall and dense development is proposed at a campus entrance which could affect the aesthetics in the area and conflict with LRDP policies. The potential for the proposed project to conflict with the 2005 LRDP is evaluated in the RDEIR under SHW Impact LU-1, in terms of the consistency with *LRDP principles* as well as conflict with the *LRDP land use designations*. As stated there, the potential for the proposed project to conflict with specific LRDP policies is analyzed in the applicable sections of the RDEIR, including Aesthetics and Transportation. Based on the analysis in SHW Impact LU-1, an LRDP amendment is not required for the development of the Heller site. Furthermore, as noted in **Master Response 3, Physical Design Framework**, the University's project review process requires a project to be substantially consistent with LRDP principles but not every policy in an LRDP. LRDP amendments are required only if the proposed project use is not an allowed use under the existing land use designation of the site.

**Response IND 50-8**

The RDEIR fully evaluates the impacts of construction of the off-site utilities associated with the Heller site. As noted on page 4.3-42 of the RDEIR, the off-site utilities associated with the Heller site would involve work within CRLF upland or dispersal habitat. As noted on pages 4.3-30 and 4.3-43 to 4.3-45 of the RDEIR, LRDP Mitigation Measure BIO-9 and SHW Mitigation Measures BIO-5A and 5B provide measures that would be implemented to avoid potential impacts to CRLF, including temporary impacts to suitable upland or habitat along the utility corridor associated with the Heller site.



**Response IND 50-9**

The design team has made a concerted effort to reduce the soil import. They have been able to eliminate the import as design has progressed, through the approach to grading, more detailed understanding of geotechnical conditions and associated requirements and other sitework elements have been refined.

**Response IND 50-10**

The comment is related to the information provided in Table 3.0-5 in the RDEIR. That table summarizes the Campus's existing housing stock, housing that would be added by the proposed project and two other projects, housing that would be removed to relieve overcrowding, and the final number of beds that would be on the campus to serve current and projected housing demand under the 2005 LRDP. The table also reports the number of beds needed to satisfy the Settlement Agreement. Subtracting the final number of beds from the number needed to satisfy the Settlement Agreement, the commenter argues that the excess beds are intended to serve future growth. That is not the case. The commenter is referred to the housing demand study in Appendix 3.0 of the RDEIR which shows that, based on growth through an enrollment level of 19,500 students, the campus needs more than the 3,072 beds that are proposed; the study indicates that as many as 4,650 additional beds are needed to meet existing demand within the 19,500-student enrollment level. Therefore the 1,342 beds that are in excess of the 10,125 total beds required to satisfy the Settlement Agreement would serve enrollment under the 2005 LRDP, not future enrollment growth. Also see **Master Response 1: Tiered Analysis**.

**Response IND 50-11**

The commenter summarizes information that is presented in the RDEIR. Please note that the information was presented in the RDEIR not to show the effectiveness of the project in meeting its objectives, but to provide the public and the decision makers information about the population, space and housing projections in the 2005 LRDP as analyzed in the 2005 LRDP, the current (2017) status of the campus in terms of population, building space and housing, and the revised projections through 2020-21. The revised projections of all three variables were used to evaluate the population and housing and water supply impacts through the buildout of the LRDP, including the SHW project. Therefore, the RDEIR bases its analysis on updated information, and analyzes the project relative to current conditions.

**Response IND 50-12**

No permits are required from CDFW. CDFW is listed in the RDEIR as a trustee agency. No permits are required from any of the federal agencies including the U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service. As an encroachment permit is a ministerial approval, the County of Santa Cruz is not listed as a responsible agency.

**Response IND 50-13**

See **Master Response 1: Tiered Analysis** and **Master Response 5: Biological Resource Impacts on the East Meadow**.

**Response IND 50-14**

See **Master Response 1: Tiered Analysis**, which explains why the successor document to the 2005 LRDP does not need to be added to the list of near-term projects.

**Response IND 50-15**

See Response IND 50-3 above which explains how the total building space and heights of the buildings were reduced although the number of beds at the Heller site increased from before. It is not necessary for the Final EIR to present the number of units by building under the previous and proposed project as it does not affect the impact analysis in the RDEIR.

**Response IND 50-16**

Please see Response IND 50-7 above.

**Response IND 50-17**

Please see **Master Response 4: Aesthetics and Visual Simulations**.

**Response IND 50-18**

The RDEIR notes on page 4.1-31 under SHW Impact AES-3 that the Draft EIR included the prior SHW Mitigation Measure AES-3, which required the Campus to reduce the project's impact by incorporating appropriate landscaping and colors. That mitigation measure has been incorporated into the revised project. See RDEIR Section 3.4.3.3, Project and Building Design, regarding exterior materials and colors, and Section 3.4.3.4, Open Space and Landscaping, regarding the proposed landscaping. Regarding avoidance of significant impacts by relocating the project to another site, including a site in the upper portion of the East Meadow, please note that the RDEIR includes seven alternatives that avoid the use of the Hagar site. The alternatives chapter of the RDEIR also describes other sites, such as the East Remote parking lot, considered but rejected as infeasible.

**Response IND 50-19**

Please see **Master Response 1: Tiered Analysis**, which explains the manner in which cumulative impacts are analyzed both in the 2005 LRDP EIR and in the RDEIR. That response also addresses the commenters' assertion about the precedent being set by the Hagar and Heller site development.

**Response IND 50-20**

Please see page 4.2-12 in the RDEIR, which explains that while the 2005 LRDP used the MBUAPCD thresholds available at that time, this RDEIR uses the most recent, 2016, MBARD thresholds of significance. This is noted in Tables 4.2-4, 4.2-5, 4.2-7 and 4.2-8. For CO impact analysis, the RDEIR relies on the 2008 guidance from MBARD because the approach to and thresholds for CO impacts are not included in the 2016 guidance.

**Response IND 50-21**

Regarding the mitigation ratio of the native grasslands, as noted pages 4.3-34 to 4.3-37 of the RDEIR, the impacted native grasslands would be mitigated by restoring native grasslands at a proposed 1:1 replacement ratio, which provides a no-net-loss of native grasslands. In the event that the Campus chooses to mitigate by preserving appropriate habitat, SHW Mitigation Measure BIO-1B has been revised to require a higher preservation ratio of 3:1. For revisions to the mitigation measure, please see **Chapter 4.0, Revisions to the Revised Draft EIR.**

Although the success criteria of the mitigation grasslands may not be achieved within 5 years due to the possible challenges in restoring native grasslands as suggested by the comments, SHW Mitigation Measures BIO-1A, BIO-1B, and 1C, as noted on pages 4.3-34 to 4.3-37, states that if restoration does not meet the success criteria after 5 years, restoration shall be remedied (e.g., replanting) or restoration will be attempted on a new, more suitable site.

**Response IND 50-22**

As noted on pages 4.3-30 and 4.3-43 to 4.3-45 of the RDEIR, LRDP Mitigation Measure BIO-9 and SHW Mitigation Measures BIO-5A and 5B would be implemented to reduce potential construction-phase impacts to CRLF within the utility corridor. The surrounding habitat is already exposed to students who visit the Porter Meadow for passive recreation. Furthermore, students would likely have minimal impact on CRLF dispersal habitat within the Porter Meadow, since CRLF are more likely to disperse through this meadow during the night while it is raining, at a time when students are less likely to be present. Aquatic habitat for CRLF near the Heller site is located within the West Entrance Fork of Moore Creek. This habitat would not be affected by the students. Rachel Carson College detention basin is fenced and the adjacent portion of Moore Creek is densely vegetated and does not provide a convenient pedestrian route to other parts of the campus.

**Response IND 50-23**

A standard-of-practice site-specific investigation was performed to assess the karst hazard and attendant risks to the development. The Project Geophysicist, Enviroscan, conducted a geophysical karst analysis of the site by integrating multiple remote sensing geophysical methods (using electromagnetic mapping,

seismic refraction, and microgravity mapping) with the results from the first phase drilling of 20 small-diameter borings by Pacific Crest Engineering. They subsequently issued a map that depicted a mostly gently sloping marble bedrock surface below the ground, with two specific zones of concern that were thought to have a high potential for containing dolines with soft soil and voids. A second round of drilling of 32 more small-diameter borings, accompanied by geologic and geotechnical engineering analysis was subsequently performed by Pacific Crest Engineering, with most of the work focused on the zones of karst hazard concern flagged by Enviroscan. The products from that work include a marble-bedrock contour map, geological cross sections, boring logs, laboratory analysis, and geotechnical engineering and geological analysis. The marble contour map produced from that investigation clearly depicts the interpreted depth and extents of the dolines on the site.

The aforementioned geophysical, geotechnical engineering and geological scope of services go well beyond the work conducted for the preparation of the 2005 campus geological map and geological hazards map and as such are far more “precise” than the implication of precision by the commenter. This is because the campus hazards map was a regional map prepared using field mapping of outcrops and existing boring data, none of which were on this site. In fact, once a site-specific investigation, including geophysical exploration and analysis, geotechnical engineering exploration and analysis and geological analysis is completed, the campus maps are superseded, and the working maps are updated. At the beginning of a site-specific investigation the campus maps are useful and inform the initial stages of the investigation, but by the end of the investigation, the maps are really only referenced in posterity and to demonstrate how the site-specific work integrates into the regional geological and seismic framework.

There have been no instances where the karst hazards have been inadequately addressed when investigative work similar to the investigation for the SHW project have been completed. There have been past development projects on the campus when unidentified dolines have settled or collapsed, but those projects were not subject to this level of investigation. The Campus has been particularly mindful of karst hazards with respect to the design and construction of habitable structures since the preparation of a comprehensive campus-wide geological hazards report by Weber and Associates in 1993 and the follow up to that work by Nolan, Zinn and Associates in 2005. In the instance of the development project being evaluated, the campus geological hazards map and the investigative protocols laid out by the 2005 Nolan, Zinn and Associates report helped to guide the completed scope of work.

It is important to understand, however, that there is always uncertainty built into development on karst terrane, similar to the inherent uncertainty that exists for the intersection of development and all geological processes such as seismic shaking, surface fault rupture, coastal bluff erosion, etc. The investigative methods employed for this project are standard of practice for karst terrane development projects and are intended to provide recommendations that will result in acceptable risk levels for the

different types of development. The majority of the new buildings and major upgraded buildings on the campus have been successfully designed and constructed since the mid-1990's using the same investigative methods as were employed for this project.

**Response IND 50-24**

The recommended design void span for the residential structures is 10 feet, which is considered adequate given the resolution of the site-specific geophysical work, the spacing of the small-diameter borings, the geological analysis of the data, and the planned mitigative earth work (i.e. over-excavation and replacement with either lime-treated soil or geogrid reinforcement). All of the aforementioned field exploration and analytical methods cumulatively led to the finding that the foundations should be designed to span for a void event up to 10 feet in size.

The RDEIR provides a definition of the term doline on page 4.5-13, where the term is used for the first time in Section 4.5. A doline is a cavity in the marble bedrock that has filled with alluvial or colluvial materials that have washed in, soil from weathering of the rocks in place, and rock that has collapsed or slid into the cavity. Dolines can sometimes (but not always) be expressed on the landscape within karst terrane as closed depressions, commonly referred to as "sinkholes."

The design void span is not the only recommended mitigation to be employed for the residential structures on the site. In addition to the construction of the concrete-steel mat (intended to span a heretofore unidentified void or potential soil settlement zone), the soil beneath the residential structures will be over-excavated 3 feet beneath and 5 feet beyond the structure footprint and replaced with lime-treated soil or soil with geogrid reinforcement. The recommended foundation design (concrete-steel mat) and soil treatment work in tandem to provide a buffer to unanticipated voids or settlement underneath the buildings, without causing the buildings to collapse. In the remote event that a building settles or tilts, the rigid concrete-steel mat foundation may also allow the building to be re-leveled after the karst hazard has been mitigated.

**Response IND 50-25**

The commenter asserts that the project's total emissions should be used in evaluating the significance of the project's impact on climate change. The RDEIR does estimate and report the project's total emissions (operational emissions from all sources plus amortized construction emissions) in Table 4.6-2 (p. 4.6-25) and uses that estimate as the basis of impact evaluation.

To the extent that the commenter is suggesting that instead of the efficiency-based threshold, the project's total emissions should be compared to the bright-line threshold to evaluate the project's impact, please

note the San Luis Obispo Air Pollution Control District (SLOAPCD) that developed the thresholds used in the RDEIR states the following with regard to these thresholds:

“Residential and commercial projects may use *any* (emphasis added) of the three options above to determine the significance of a project’s GHG emission impact to a level of certainty for lead agencies.”

“The Bright-Line numeric threshold of 1,150 MT CO<sub>2</sub>e/yr. represents an emissions level below which a project’s contribution to global climate change would be deemed less than “cumulatively considerable.”

“Emissions from projects that exceed the 1,150 MT CO<sub>2</sub>e/yr. Bright-Line Threshold could still be found less than cumulatively significant if the project as a whole would result in a GHG efficiency of 4.9 MTCO<sub>2</sub>e per service population per year.”

“The efficiency-based threshold encourages infill and transit-oriented development and puts highly auto-dependent suburban and rural development at a severe disadvantage... This efficiency-based threshold would accommodate larger, very GHG-efficient projects that would otherwise significantly exceed the bright-line threshold (SLOAPCD 2012).”

The proposed SHW project is an infill, transit-oriented, on-campus student housing project that is large in size but very GHG-efficient. In light of these project attributes and the guidance provided by the APCD, the RDEIR appropriately uses the efficiency-based threshold to evaluate the project’s impact, and appropriately concludes that the project’s GHG impact would be less than significant.

Please also see Response LA 2-16 which presents information regarding the manner in which the project will comply with the UC Carbon Neutrality Initiative with respect to Scope 1 and Scope 2 emissions. This compliance will have the effect of essentially reducing the project’s electricity-related GHG emissions to zero, and therefore the project’s total emissions will be lower than the number reported in the RDEIR.

#### **Response IND 50-26**

Please see text on pages 4.6-26 and -27 in the RDEIR which specifically addresses this comment which was also previously submitted by the commenter on the previous Draft EIR. As stated in the RDEIR, the MBARD 2016 *CEQA Guidelines* reiterate that “Per Section 15064.7 of the *CEQA Guidelines*, a threshold is an identifiable quantitative, qualitative or performance level of particular environmental effect, non-compliance with which means the effect will normally be determined to be significant and compliance with normally means the effect will be determined to be less than significant.” A proposed project will not have a significant air quality effect on the environment, if the project emissions are below the

thresholds set forth in the MBARD or other applicable guidelines. Furthermore, the MBARD 2016 CEQA Guidelines clearly state that “Global climate change is a cumulative impact; a project contributes to this impact through its incremental contribution of GHG emissions combined with the cumulative increase of all other sources of GHGs. The Air District’s GHG threshold is defined in terms of carbon dioxide equivalent (CO<sub>2</sub>e), a metric that accounts for the emissions from various GHGs based on their global warming potential. If annual emissions of GHGs exceed these threshold levels, the proposed project would result in a cumulatively considerable contribution of GHG emissions and must implement mitigation measures.”

Finally, practically all air districts throughout the state, including MBARD, SLOAPCD, and the BAAQMD, support the use of a quantitative threshold, such as the threshold used in the RDEIR, to evaluate the contribution a project would make to global climate change. Based on the threshold and methodology recommended by the local Air District, the project’s impact would be less than significant, and the project’s contribution to the global cumulative impact would not be cumulatively considerable.

**Response IND 50-27**

The commenter is referred to the Post Construction Storm Water Control Plan (Plan) for the Hagar site in Appendix 4.7 of the RDEIR. Both text and Table 1 in the Plan shows that a total of about 13 acres will be developed for the project and some of the developed areas would be landscaped. As a result, only 6.27 acres of the site would eventually be under impervious surfaces.

**Response IND 50-28**

The RDEIR analyzes both the potential for significant impacts to water quality, as well as impacts related to flooding from increases in total runoff volumes and peak flows from the Hagar site for the 2- through 25-year storms. The potential for increased peak flows from the Hagar site to result in downstream flooding is analyzed in the RDEIR (See SHW Impact HYD-3). The commenter is also referred to **Master Response 7: Water Quality Impacts from Post-Construction Stormwater Runoff.**

**Response IND 50-29**

The analysis in the RDEIR addresses all substantive comments received on the previous Draft EIR, including this comment presented by the commenter. Please see the analysis on RDEIR pages 4.8-12 through -14 demonstrating the manner in which the Heller site development has been designed to not conflict with LRDP planning principles, including the principle related to respecting the environment and preserving open space. Note that the Heller site development is infill development and the proposed buildings will not exceed seven stories. Depending on where the buildings are viewed from, the Heller site Buildings 1 and 3 which are adjacent to the forest edge would appear at, above or below the tree line. As RDEIR Figure 4.1-3 shows, Building 3 appears to be taller than the adjacent forest, whereas Figure 4.1-

5 shows that from this viewpoint near the western entrance of the campus, Building 1 appears to be shorter than the nearby trees to the east. It is for that reason that the RDEIR states that the buildings will be below or close to the tree canopy of the adjacent forest. Similarly, the RDEIR presents on page 4.8-12 an explanation as to what the LRDP principle related to respecting the environment and preserving open space includes. As stated in the RDEIR, this planning principle states that “development will rely on careful infill and clustering of new facilities to promote efficient land use, retain valuable visual and environmental features, and encourage a pedestrian-friendly campus. Within the overall context of infill and clustering, sites will include a reasonable ‘buffer’ between new buildings and major roads where possible.” The Hagar site development would result in the transformation of about 17 acres of the East Meadow into low density student housing. The development would be clustered adjacent to existing housing and two roadways, and the project would leave the vast majority of the East Meadow undisturbed. Therefore, the project would involve clustering of new facilities to promote efficient land use, retain valuable visual and environmental features and preserve open space as much as possible, and, thus, the proposed project would not conflict with this principle.

Furthermore, the University’s project review process requires a project to be substantially consistent with LRDP principles but not every policy in an LRDP.

**Response IND 50-30**

The commenter is referred to page 4.8-12 of the RDEIR. As noted there, the potential for the proposed project to conflict with the 2005 LRDP is evaluated below in terms of the consistency with LRDP principles as well as conflict with the LRDP land use designations. This is because the University’s project review process requires a project to be consistent with the project site’s land use designation and be substantially consistent with LRDP principles but not every policy in an LRDP. The conflict of the project with specific LRDP policies is analyzed in the applicable sections of this EIR, including Aesthetics and Transportation. As different thresholds are applied to analyze land use impacts compared to the thresholds used in the Aesthetics section, the impacts conclusions are appropriately different.

**Response IND 50-31**

As noted above, the University’s project review process requires a project to be consistent with the project site’s land use designation and substantially consistent with LRDP principles but not every policy in an LRDP. LRDP amendments are required only if the proposed project use is not an allowed use under the existing land use designation of the site.

**Response IND 50-32**

Please see discussion on page 4.8-14 about the conflict of the project with the LRDP principle related to sustainability. The planning principle states that “buildings shall be configured simply, to balance



programmatic goals with sensitivity to the natural and/or built context. Efforts will be made to reduce building footprints and increase building height, where feasible.” While the Hagar site is not designed to be densely developed and the building heights would be limited to two stories, the buildings are configured simply and located on the site in a manner that is sensitive to the natural and the built context of the site. As a result, the proposed project would not conflict with this principle.

**Response IND 50-33**

Please see **Master Response 1: Tiered Analysis**, which explains why the RDEIR does not speculate about development of the rest of the East Meadow and why the 2005 LRDP EIR cumulative analysis, as updated by the RDEIR, accurately reflects the cumulative impacts of the proposed project.

**Response IND 50-34**

Please see **Master Response 1, Tiered Analysis**, which explains why the RDEIR does not speculate about development of additional high-rise buildings on the campus.

**Response IND 50-35**

Please see **Master Response 1: Tiered Analysis**, which explains why the RDEIR does not speculate about future development of the rest of the East Meadow. The University does not need to place a conservation easement on all PL lands on the campus for affecting 17 acres on the southern end of the East Meadow. Appropriate mitigation measures are set forth in the RDEIR, commensurate with the type and magnitude of the significant impacts.

**Response IND 50-36**

Please see **Master Response 2: Alternatives**, which discusses all of the other sites considered by the University in lieu of the Hagar site.

**Response IND 50-37**

The University has conducted extensive community outreach for this project. CEQA encourages, but does not require, a public hearing on a Draft EIR. The University conducted four public meetings first for the previous Draft EIR and two additional public meetings for the RDEIR. In addition, the University held numerous information sessions and stakeholder meetings. The University also extended the review period for the Draft EIR to 90 days, and provided a 45-day comment period for the RDEIR. The project is not being rushed, although the University, as a responsible public entity, is working hard to implement the project as soon as possible to keep the cost down (construction costs escalate each year).

**Response IND 50-38**

The comment expresses an opinion regarding planning objectives but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 50-39**

The comment presents information regarding the 1963 LRDP which is consistent with the RDEIR. The RDEIR also notes that under the 1963 LRDP, development was planned for the upper and middle portions of the East Meadow.

**Response IND 50-40**

The comment expresses an opinion that the project would be inconsistent with existing land uses surrounding the Hagar site, but does not provide data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. The commenter is referred to pages 4.8-16 and -17 where explanation is provided as to why the Hagar site low-density residential development would be compatible with the single-family employee housing to the south and off-campus single-family residential developments to the east. No developed land uses exist at this time nor are planned for lands to the north and west of the Hagar site.

**Response IND 50-41**

The RDEIR addresses the concerns expressed in this comment. Please see page 4.8-16 and -17. As noted there, the project would provide adequate parking for student families, visitors, and the childcare facility, and other amenities, including barbeque areas and dumpsters for garbage disposal, for its residents and visitors, so that students living in or visiting the Hagar site would not use employee parking spaces, barbeques, and garbage dumpsters in the nearby employee housing. The potential noise, traffic and congestion impacts on the existing employee housing are analyzed in Section 4.9, Noise and Section 4.11, Transportation and Traffic, and determined to be less than significant.

**Response IND 50-42**

Please see Response IND 50-35, above.

**Response IND 50-43**

The employee housing near Bay and High Streets is Laureate Court, which has 51 units.

**Response IND 50-44**

Please see **Master Response 1: Tiered Analysis**, which explains why the project would not result in further development of the East Meadow and the high-rise development on the Heller site will not result in the development of additional high-rise buildings on the campus under the current LRDP. The response also explains why this EIR cannot speculate regarding the successor document to the 2005 LRDP, the preparation of which is currently underway, or any projects that may potentially be proposed under that successor LRDP.

**Response IND 50-45**

Please see Response 50-29 above regarding the RDEIR's analysis of the project's conflict with the first planning principle listed by the commenter. The commenter is referred to pages 4.8-13 and 14 in the RDEIR for a discussion of the project's potential conflict with the second and third LRDP principles. Note that the proposed family student housing (FSH) at the Hagar site would not be at a distance from the campus core that is much greater than the distance the current FSH complex is relative to the core.

**Response IND 50-46**

Please note that contrary to the assertions in this comment, the RDEIR does provide reasons why the project would not conflict with the LRDP planning principles.

Regarding the comments in the first bullet, note that the analysis in the RDEIR shows that the impact on a sensitive natural community would be reduced to less than significant with mitigation (See SHW Impact BIO-12). With regard to impact on open space, the affected 17 acres at the Hagar site are not designated open space in the 2005 LRDP. Further, the 2005 LRDP provided for the development of up to 51 acres of grassland within the East Meadow; the project is well within that number. Note that the RDEIR contains seven alternatives that avoid the development of the Hagar site. There is no reason for the University to preserve the 17 acres site, as suggested by the commenter.

Regarding the comments in the second bullet, please see Response IND 50-30 above.

Regarding the comments in the last bullet, as noted in the responses above, the University's project review process requires a project to be consistent with the project site's land use designation and substantially consistent with LRDP principles but not every policy in an LRDP. LRDP amendments are required only if the proposed project use is not an allowed use under the existing land use designation of the site.

**Response IND 50-47**

The comment is related to the text in the previous Draft EIR and not in the RDEIR. The commenter is referred to RDEIR text on page 4.8-17, and to **Master Response 1: Tiered Analysis**, which addresses the commenter's concern about development pressures and the precedent being set by the Hagar site development.

**Response IND 50-48**

Commenter requests a VMT impact analysis. State law and recent changes to the *CEQA Guidelines* do not require a VMT impact analysis in the case of the SHW RDEIR, which was circulated prior to the effective date of the changes to the Guidelines. Furthermore, should such an analysis be conducted it would likely show that as an infill project that brings student housing close to where students study, the project will reduce VMT. since it would reduce trips by students who would otherwise live off campus and make vehicles trips to and from the campus to attend classes.

**Response IND 50-49**

The commenter can review the volume tables presented as attachment to the technical memorandum titled Student Housing West Project – Historical On-Campus Traffic County Summary (Fehr & Peers, August 2018) in RDEIR Appendix 4.11.

**Response IND 50-50**

The commenter can review the volume figures presented in the technical memorandum titled Student Housing West Project – Historical On-Campus Traffic County Summary (Fehr & Peers, August 2018) in RDEIR Appendix 4.11. A legend is included for each of the figures in the appendix.

**Response IND 50-51**

UC Santa Cruz TAPS operates Campus Transit, which is the campus shuttle bus system that serves the main campus and other UC Santa Cruz facilities in the city of Santa Cruz, including the Coastal Science Campus and the 2300 Delaware Avenue property. TAPS regularly monitors the campus transit service and adjusts service times and frequencies as transit demands change and budgets allow.

**Response IND 50-52**

The initial plan for the Hagar site included only one full-access driveway as studied in the previous Draft EIR. The left-turn movement out of the driveway was projected to operate at LOS F. The revised plan has two right-in, right-out driveways, one on Glenn Coolidge Drive and one on Hagar Drive. With this change in site access, the driveway on Hagar Drive would operate acceptably, primarily due to the elimination of left-turns in and out of the project site.

**Response IND 50-53**

The Campus reports to UC Office of the President on two metrics: percent diversion from landfill, and reduction per person per day. Increasing number of students does not have an impact on the rate of diversion, which both of these metrics address. In addition, SHW project provides an opportunity for the Campus to increase the diversion rate because the infrastructure to support zero waste has been incorporated into the design, from the beginning—this includes locations for receptacles and collection areas such as convenient areas on each floor for residents to separate their waste appropriately.

**Response IND 50-54**

As shown on Figure 3.0-5b, On-Site Utilities – Heller Site, dry wells would be located in the southeastern portion of the project site, in an area underlain by schist. The environmental impacts from the construction and operation of the proposed MBR plant, recycled water lines, and dry wells are evaluated as part of the proposed project in all sections of the RDEIR. Potential impacts on air quality, noise, biological resources, cultural resources, and water quality impacts from the construction and operation of recycled water facilities, including the dry wells, would be less than significant or reduced to less than significant with mitigation.

**Response IND 50-55**

The potential for recycled water discharged into Jordan Gulch to affect water quality in the receiving waters is analyzed in the RDEIR under SHW Impact HYD-3. For recycled water to be used for toilet flushing and landscape irrigation which are the proposed uses of most of the recycled water that would be generated, it must meet State of California Title 22 Level 4 treatment standards, specifically the disinfected tertiary recycled water standard (the most stringent level of treatment required in California). Title 22 Level 4 standards require specific treatment parameters including total coliform and turbidity as well as scheduled testing and reporting requirements to ensure ongoing water quality performance and regulatory compliance. Title 22 of California's Water Recycling Criteria refers to California state guidelines for how treated and recycled water is discharged and used. Title 22 also includes standards from state's Department of Health Services to water and bacteriological treatment standards for water recycling and reuse. The state and federal laws and regulations that govern the treatment, use and disposal of recycled water are included in the RDEIR on pages 4.7-14 through -21.

**Response IND 50-56**

The statement in the RDEIR is accurate as wastewater will not be discharged from the Hagar site under normal conditions for off-site treatment. The second statement is about recycled water which is not considered wastewater. It is treated wastewater that meets Title 22 requirements and is termed recycled water under the law. There is no contradiction in the two statements.

**Response IND 50-57**

The amount of solid waste that would be generated on the Heller and Hagar sites was estimated based on an average waste generation rate per head that was derived by UC Santa Cruz Physical Plant Grounds from the amounts of waste collected at a number of student apartments on the campus. For example, College 9 Apartments generate about 224 lbs/head/academic year, and Crown/Merrill Apartments generate about 227 lbs/head/academic year. The average for the campus apartments is about 227 lbs/head/academic year. The waste generation rate for the existing FSH is higher at about 782 lbs/head/academic year. Using these average rates, the total amount of waste that would be generated at both project sites was calculated and reported in Table 3.0-2, Utility Demand in Chapter 3.0 of the RDEIR. The volume was converted into tons and reported in Section 4.13. The proposed project includes adequate facilities to encourage recycling and composting, and to minimize the amount of solid waste that would need landfill disposal.

**Response IND 50-58**

The commenter is correct, and the RDEIR properly analyzes 358 ton/year as the increase in the total amount of solid waste generated on the project sites after deducting the existing waste generated at the Heller site by the existing student families. The amount reported is the annual increase. If averaged over 12 months, the project would increase waste generation on the campus by about 30 tons. Table 4.13-1 reports only one month of solid waste generated on the campus, which was about 288 tons in May 2017.

**Response IND 50-59**

Please see **Master Response 2: Alternatives**.

**Response IND 50-60**

Please see **Master Response 2: Alternatives**.

**Response IND 50-61**

The analysis in Section 7.0 of the RDEIR has been prepared as directed by the Court and is correctly titled a Supplement to the 2005 LRDP. The Court directed the University to “Supplement the water supply analysis of the 2005 LRDP EIR...” See a direct quote from the court order which is presented on page 7.1-1 in the RDEIR. Similarly, the Court directed the University to “Supplement the LRDP EIR’s population and housing analysis...” See page 7.2-1 in the RDEIR.

This comment also enquires about the legal effect on the SHW Project RDEIR, or on the 2005 LRDP and EIR, if the Supplement to the 2005 LRDP EIR concerning LRDP Water Supply Impact Assessment and LRDP Population and Housing Impact Assessment is challenged and found inadequate, presumably in a legal action following certification of the SHW Project EIR. This comment does not raise a specific factual

question or concern about the adequacy of analysis of environmental impacts in the SHW Project RDEIR, and CEQA does not require legal speculation in response to comments. Therefore, no further response to this comment is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 50-62**

This comment asserts that state law requires Local Agency Formation Commission (LAFCO) approval for provision of extraterritorial water and sewer services to the campus and asserts that the RDEIR must “discuss the issue.” The RDEIR states that the University does not believe that LAFCO approval is necessary for the campus to receive increased service for the development of those portions of the campus that lie in unincorporated Santa Cruz County, and also notes that, under the Comprehensive Settlement Agreement, the City and UC Santa Cruz agreed to concurrently apply to the Santa Cruz LAFCO for a Sphere of Influence amendment (City application) and for extraterritorial water and sewer services (University application). The RDEIR therefore has disclosed the nature of the legal circumstances surrounding the issue of water supply applicable to portions of the campus that lie in unincorporated Santa Cruz County. As this comment does not raise a specific factual question or concern about the adequacy of analysis of environmental impacts in the RDEIR, CEQA requires no further response to this comment.

In addition, the comment asserts that the University, by applying to LAFCO for extraterritorial water and sewer service without “revis[ing] and resubmit[ting]” the 2005 LRDP EIR, has not “carried out the intent” of the Comprehensive Settlement Agreement, and further asserts that the EIR must discuss “the status of the EIR as well as the relationship of the proposal to LAFCO policies.” CEQA does not require legal speculation or argument in response to comments. As this comment does not raise a specific factual question or concern about the adequacy of analysis of environmental impacts in the RDEIR, CEQA requires no further response to this comment. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 50-63**

The commenter asserts that UC Santa Cruz’s water demand will increase by 20 percent without mitigation and by 11 percent with mitigation between 2017 and 2030, and that this increase should, in itself, be considered a significant impact of the 2005 LRDP, apart from the impact related to the need for the City to develop a new water supply source. As the same comment was provided by the commenter on the prior SHW DEIR as well, the RDEIR explains why such an impact conclusion is not consistent with CEQA. As stated on page 7.1-20, “Consistent with Appendix G, this EIR does not evaluate water supply impacts based solely on the size of the proposed project’s water demand because that would not provide

the necessary analysis of whether new or expanded water supply entitlements will be needed for the project. Specifically, the guidelines recommend the following analyses: “Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?” “Would the project require or result in the construction of new water facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?” The analysis in this EIR, which compares future 2023 demand to both 2003 and 2017 baseline demand levels, assesses whether new or expanded water supply entitlements will be needed for the project based on these factors.”

Further, the Court also provided direction on what analysis was required, and stated “Supplement the water supply analysis of the 2005 LRDP EIR, in accordance with the standards announced in *Vineyard Area Citizens for Responsible Growth v. City of Rancho Cordova*, 40 Cal.4th 412 (2007), to include an analysis of the environmental impacts of developing new water sources to support new Campus development under the 2005 LRDP, specifically considering the environmental impacts if Campus growth under the LRDP triggers the need to develop new water sources or if the City were required to build a higher capacity desalination plant more quickly than it would be in the absence of the LRDP Project.”

#### **Response IND 50-64**

The RDEIR explains why an analysis of the multiplier effect of campus growth under the 2005 LRDP is not required. Additional explanation is provided below as to why a reanalysis is not required.

The 2005 LRDP EIR estimated and reported that approximately 2,645 additional indirect and induced jobs would be created in the regional economy as a result of campus enrollment and employment growth, and an estimated 1,322 non-local persons would move to the area as a result of the indirect and induced jobs. This estimated multiplier effect was analyzed for an enrollment level of 21,000 FTE students and 5,600 employees at UC Santa Cruz by 2020-21. The analysis in Chapter 7.2 of the RDEIR shows that now the Campus will grow to 19,500 FTE students and 3,994 employees under the 2005 LRDP. As both the enrollment and the employment on the campus under the 2005 LRDP would be lower than the previous projections, the multiplier effect would be proportionally reduced, other things being equal. Therefore, the prior analysis of indirect and induced jobs through the workings of the income and employment multiplier is conservative and provides an overestimate of the induced growth impacts of the 2005 LRDP.



**IND-51**



Alisa Klaus <aklaus@ucsc.edu>

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**[eircomment] comments regarding EIR for Student Housing West and East Meadow**

1 message

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**Diana Rowan** <drowan@ucsc.edu>  
To: eircomment@ucsc.edu

Wed, Oct 31, 2018 at 10:01 AM

- 1. Please acknowledge the former East Campus Infill project which went to 90%CD phase in 1023. The project could be reconsidered for an alternate to the current Student Housing West.
- 2. Please provide story poles in both proposed locations so that the both the general public and UCSC affiliates may be able to depict the outline of the project(s) for further assessment.

IND 51-1

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Diana Rowan  
UCSC, Physical Plant Services  
Customer Service/ Project Manager  
ph: 831-459-3298  
cell: 831-212-0167

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

Letter IND 51            Diana Rowan

**Response IND 51-1**

Development of the East Campus Infill site was included in Alternatives 5 through 7 to the proposed project. See Chapter 5.0, Alternatives, for a discussion of the impacts of placing housing on the East Campus infill site. Please also see **Master Response 2: Alternatives** as to why the ECI site housing project as previously approved cannot be developed to provide some of the needed housing and why redesign is required.

**Response IND 51-2**

See **Master Response 4: Aesthetics and Visual Simulations** regarding the need for story poles.

**IND-52**

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

**[eircomment] Comments on Housing EIR**

1 message

**steven schnaidt** <sschnaidt@sbcglobal.net>

Tue, Oct 30, 2018 at 4:42 PM

Reply-To: steven schnaidt &lt;sschnaidt@sbcglobal.net&gt;

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

Cc: Shayna Kent &lt;skent1@ucsc.edu&gt;, Meredith Vivian &lt;meredith.vivian@gmail.com&gt;, Matthew Waxman &lt;waxman.matt@gmail.com&gt;

To Whom It May Concern:

I have studied and read, with great dismay, the proposed draft EIR and revised EIR for the UCSC campus housing proposal (Student Housing West). The document(s) and their underlying reasoning and omissions are about as flawed as I have seen during my extended career in public service, public affairs consulting and 50+ year association with the University of California and UCSC. In the interests of time and brevity, I am attaching a copy of a letter signed by Ken Feingold, et al, dated June 27, 2018 to Alisa Klaus at UCSC, to serve as my main comments and objections to the housing proposal EIRs. I strongly support the reasoning and conclusions of this document and call upon University and campus officials to engage in meaningful and productive discussions that can lead to a more favorable outcome and the completion of much-needed housing at the earliest possible date. The failure to hold honest discussions and make significant changes to the current housing project proposals will surely lead to extended litigation and lengthy delays (and higher costs) for additional student housing.

IND 52-1

Perhaps what is most troubling with the housing proposals is the betrayal and ultimate evisceration of what UCSC was, is and should continue to be: a college-based campus focused on undergraduate teaching, educational entrepreneurship and exploration and a respect for and stewardship of the environment and history of its location. The current project proposals blindly ignore these nontechnical resources, goals and accomplishments. They would destroy what we have tried to build for over 50 years.

With great concern and apprehension,

Steve Schnaidt  
Stevenson College, 1970  
B.A. Politics

UCLA, 1975  
M.P.A.

President, Schnaidt &amp; Associates, Retired

UCSC Alumni Council, Retired

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eircomment mailing list[eircomment@ucsc.edu](mailto:eircomment@ucsc.edu)<https://lists.ucsc.edu/mailman/listinfo/eircomment>**2018.06.27\_TrusteeCouncil\_Further\_Comments\_on\_DEIR.pdf**

707K

June 27, 2018

VIA FEDERAL EXPRESS AND EMAIL

Ms. Alisa Klaus  
UC Santa Cruz  
Physical & Environmental Planning Services  
1156 High St , Barn G  
Santa Cruz, CA 95064

Re: Student Housing West Project  
Draft Environmental Impact Report

Dear Ms. Klaus:

Attached please find the Further Comments on the Draft Environmental Impact Report for the “Student Housing West” Project signed by me and joined by numerous others from the faculty, UC Santa Cruz Foundation, Alumni Association, and friends of UC Santa Cruz. Please place this in the formal comment record and circulate to the University’s responsible officers.



IND 52-2

Thank you for your assistance.

Sincerely yours,

Kenneth A Feingold  
Regent Emeritus, University of California  
Former President, UC Santa Cruz Foundation

June 27, 2018

CHANCELLOR GEORGE BLUMENTHAL  
CAMPUS PROVOST AND EXECUTIVE VICE CHANCELLOR MARLENE TROMP

**Re: Further Comments on Draft Environmental Impact Report for  
“Student Housing West” Project**

Dear George and Marlene:

Thank you for the opportunity to meet with you and your staff on June 11 and with your staff colleagues on June 22 concerning the “Student Housing West” (SHW) project. As with our May 10, 2018 letter, the undersigned write in their individual capacities.

Please note that, due to the narrow time constraints posed by the June 27 further Draft Environmental Impact Report (“DEIR”) comment deadline so soon after our June 22 meeting, this letter is signed only by those who have been actively engaged with and informed of the June 11 and 22 meeting processes, as there has been no time to circulate this letter more broadly. Therefore, one should not draw the inference that fewer signatures below reflect less broad support for the views stated in this letter.

IND 52-3

As previously detailed in the May 10, 2018 comments to the DEIR, we acknowledge the need for and support the construction of additional housing and childcare facilities. However, the current proposal contains four avoidable elements which, if not corrected, would cause material and irreversible damage to UC Santa Cruz: (1) the East Meadow development would forever destroy the iconic entrance to the campus, in exchange for a very small benefit—a mere 148 beds of Family Student Housing (“FSH”) and childcare; (2) the proposed East Meadow development would be an extremely inefficient use of scarce campus buildable land, using up more land for 5% of the proposed project beds than for the other 95% of the project; (3) the West Meadow (“Heller”) plan is way too large in number of beds, and in the height and massing of the buildings, and would create an off-putting West Wall that would be so massive as to also materially change the character of the campus; and (4) the Heller plan for 2, 852 beds would be a free-standing small town, without an academic component, in fundamental conflict with the college system.

IND 52-4

As a result of over 200 comments on the DEIR, on May 15, 2018, you announced the need for a robust discussion to address the current proposal and the alternatives. Unfortunately, major University supporters and stakeholders, such as the UC Santa Cruz Foundation and the Alumni Association, had not been included in the planning process, and the expansion of the “Student Housing West” project to the East Meadow was not publicly announced until on or about February 27 or 28, 2018. Indeed, the Chair of the Foundation didn’t even find out about it until another alumnus and friend of the campus told him about it at a public meeting on another subject on March 4, 2018. Had the Foundation and the Alumni

IND 52-5

Association been included in the planning process, we would have offered our May 10 comments and these comments much earlier in the process. Thus, your May 15, 2018 decision to accept further comment and discussion did not come until after the proposed project already had acquired considerable institutional inertia, rather like a train that is running down the tracks at a high rate of speed.

IND 52-5

Against this background, on June 2, 2018, the UC Santa Cruz Foundation passed a Resolution thanking you for authorizing a collaborative process with a committee as requested by Foundation Chair Alec Webster. The Resolution requested, among other matters, that the collaborative process address: (1) the viability of alternative housing and childcare proposals; (2) whether the P3 project can be realized without utilizing any portion of the East Meadow; (3) the financial models for the P3 project, as currently proposed, as well as those for alternative proposals; and (4) strategies for public outreach to build consensus for the project so that it can be built as quickly as possible. At the June 2, 2018 Foundation meeting you stated that, while you could quibble with a few words, you had no objection to the Resolution and the proposed collaborative process.

IND 52-6

In furtherance of the June 2 Resolution and the anticipated robust discussion, those of us who attended the June 11 and 22 meetings came to collaborate with the administration, the campus planning team, and Capstone (the P3 developer) on whether the current proposal or the alternative proposals would yield the best project, a project that could yield new net beds as soon as possible, with greater consensus, within budgetary constraints, and without the delay potentially resulting from controversy. Given the restraints imposed by the decision that the university administration would not share detailed estimates for the current proposal and/or alternatives nor debate the merits of our ideas or comments, the June 11 and 22 meetings had less robust discussion and two-way conversation than anticipated. However, the meetings were useful and informative to us, and we hope they were useful and informative to you and your staff as well. We thank you for the opportunity.

IND 52-7

We, you, and your staff all need to come away from this period of discussion and comment with a better sense of the realities of the current proposal in relation to achieving the agreed goal of promptly constructing additional housing and childcare facilities. The project, the students, the developer team, and the University all would be better off if we act with a clear understanding of the facts. We see several key realities here:

IND 52-8

**First**, the current proposal has been ever-changing, and it appears to be inferior to the DEIR Alternative 2 plus use of the previously approved East Campus Infill (ECI) site. This “Alternative 2 Plus” approach is essentially a modification of Alternative 2, and the modification itself is also discussed in the DEIR.

IND 52-9

The Heller site has shrunk to a shadow of its former self, and has continued to shrink since the DEIR first was released. In early 2016, when the campus began biological surveys for the SHW project, the site was defined as 55 acres. A year later the campus was defining the

IND 52-10

site as 25.5 acres. By the time the DEIR was released, the site was defined as 13 acres. We now learn from your staff that, while the site is still referred to as 13 acres, the portion of that 13 acres that is in fact buildable has continued to shrink since the DEIR was released, due to various biological and geological constraints.

IND 52-10

As a result, your staff and the developer report that buildings at Heller would have to be considerably taller than described in the DEIR – and that is true for all options, the current proposal as well as each of the alternatives, all of which rely on the Heller site for most of the new housing to be provided. It is said that time is money, but here it is also true that height is money. As these buildings get higher and higher they get more expensive. Lower cost construction techniques end above 4 floors; the costly high-rise fire codes kick in above 7 stories; and increased height generally increases foundation costs, particularly given the sometimes challenging geology of our campus.

IND 52-11

The current proposal would over-pack the Heller site to the point of irrationality. The current proposal employs a two-site strategy, Heller and the East Meadow. But it is a version of the two-site strategy that leaves 95% of the burden on Heller, due to the inherent limitations of the East Meadow site (geologic, aesthetic, storm water, etc.). It is necessary to use a different second site that can accommodate a larger share of the new housing burden and reduce the excessive and expensive overloading of the Heller site.

IND 52-12

We believe that the likeliest choice for a new second site capable of providing a larger share of the housing would be the ECI. It offers several advantages, which we discuss further below, but we simply note here that as previously designed and approved by the Regents it would provide 20% of the proposed new housing, as infill to an already developed housing area, and significantly mitigate the ever-increasing problems at Heller. ECI potentially also could be part of a package involving other sites, such as Delaware Avenue (which might be superior for graduate student housing or FSH), and other sites worth considering as well.

IND 52-13

We also have discussed with your staff possible internal modifications to a portion of the previously designed ECI project that would enable it to serve equally well as interim Family Student Housing and as long-term undergraduate housing, would increase the ratio of doubles to singles as students have indicated they would prefer, would increase the building capacity without increasing its footprint or height, would lower the average price point to students, and would increase revenues. This concept is flexible and is, of course, just one of the options available.

**Second**, the alternatives we propose could produce net new beds quicker than the current proposal.

You have rightly pointed out that this project is not just about dealing with a future housing shortage – the reality is we have a housing shortage today. Therefore an alternative that begins producing net new beds even earlier than full completion of the entire project is highly preferable. The current proposal would produce no net bed increases until the

IND 52-14

completion of the entire project. Utilizing a phasing strategy with ECI at the start would allow for promptly addressing the most pressing needs for undergraduate housing and for the temporary relocation of FSH. One of the advantages of a combined Heller and ECI “Alternative 2 Plus” is that ECI already has been fully designed, its Final EIR has been certified by the Regents, and it has been approved by the Regents. Probably some updates would be needed, but time lost to the pre-construction approval process would be much shorter compared to other alternatives. The ECI beds could be brought online in approximately 3 years, as compared to the current proposal, which would produce no net new beds for at least 5 years, not counting whatever delay may result from the considerable opposition to it.

IND 52-14

Similarly, construction at the Heller site could be phased to give priority to building the new FSH and childcare in a manner that gave them appropriate separation from the bulk of undergraduate housing on that site.

IND 52-15

**Third**, the inaccurate cost estimates currently being touted for the Heller site are for a project no one intends to build.

The commonly cited figure of \$174,000 per bed for the Heller site does not count the cost of the childcare facility that would be at Heller, the dining hall expansions at Porter and Rachel Carson Colleges that would be necessitated by the Heller project, or the rising costs generated by the ever-increasing heights of buildings at Heller.

IND 52-16

When discussing alternatives such as ECI your staff argued that the California Construction Cost Index (CCCI) understates recent rises in construction costs in California. However, if that is true, it applies equally to all alternatives, including the current proposal. In addressing costs of the housing component, we also submit that the campus needs to seriously consider reducing the number of single rooms and increasing the number of doubles, thereby reducing the housing costs to the students and their families, while increasing the housing revenue to pay for the cost of the project.

**Fourth**, the corresponding cost estimates for any alternative to the current proposal have been grossly inflated and misstated. The administration presented at public meetings in Santa Cruz and with the Foundation and Alumni Association bar graph charts that purported to represent \$200 to \$600 million additional cost estimates for alternatives to the proposed project. However, those asserted numbers lack specificity and don’t withstand scrutiny. For example:

IND 52-17

(a) The cost differential in the recently released bar graph charts shows purported relocation costs for each of the alternatives to be approximately \$40,000,000 higher than the current proposal. While the exact number of students actually needing relocation is uncertain, if we assume that number to be 100 (slightly more than the number of students with children now occupying Family Student Housing) the purported relocation cost would be \$400,000 per student! That is clearly a grossly inflated number for three years of relocating about 100 FSH students. Indeed, there are single family homes in South County

IND 52-18



one could buy outright for less than \$400,000, and you could throw in a used car for the commute (not that we are suggesting that approach).

IND 52-18

(b) Another example is that, while the dining hall costs necessitated by Alternative 4 are included in its costs (under the vaguely labeled “North Remote Considerations”), the dining hall expansion costs at Porter and Carson Colleges necessitated by the proposed 2,852 bed Heller project are not included in its costs. Accurate decision-making would insist on objective, apples-to-apples cost comparisons. A more productive discussion of costs would need to reveal specific cost details, which the University has refused to provide.

IND 52-19

(c) For the North Remote Site (Alternative 4 in the DEIR), the bar graphs attribute 40% of purported cost add-ons to “North Remote Considerations.” This assertion is undefined and therefore is impossible to evaluate with specificity. However, it should be noted that the North Remote site (1) is included in the present LRDP as designated for “Colleges and Student Housing”; (2) the location is less than half a mile from major existing water, sewer and electrical infrastructure and already is served by a very large and wide road; (3) the site is relatively flat ground (about the same as the Heller site); and (4) thus the gigantic but unspecified alleged cost add-on, with no supporting numbers provided, is not credible.

IND 52-20

(d) We note that the extraordinary construction cost increases shown in the bar graphs for each of the alternatives purport to show that the alternatives are far more costly than the current proposal, but the graphs in fact show the very high cost penalty of increasing the building heights at Heller. For example, Alternative 2 would reduce undergraduate beds at Heller by 30%, while the bar graph shows the cost of that reduced amount of housing at the same location increasing by \$20 million. How can so much less cost so much more, at the same location? Your staff has provided the answer: the reduced area within the 13 acre Heller site since the DEIR was issued has forced the building heights to be increased, and that has substantially increased construction costs at Heller under any option, including the current proposal. This applies not only to undergraduate housing, but to graduate housing and FSH as well. In Alternative 3, for example, nearly half of all cost increases are construction cost increases (undergraduate, graduate, and FSH) due to increased height, and another 30% of the increased costs are the portion of design, developer fees and financing attributable to that increase in construction costs. The appropriate title for these bar graph charts would be “Why We Need To Reduce Over-Reliance On The Heller Site.”

IND 52-21

In summary, the administration’s asserted additional cost estimates for alternatives to the proposed project are unspecified as to backup numbers, and are vague, unsupported, unrealistic, and lacking in credibility in some instances, and misstated as to their actual meaning in other instances.

IND 52-22

**Fifth**, while cost in dollars is an important consideration in any building project, dollars do not adequately measure all the costs that need to be considered. There is the iconic value of the campus itself, the identity value that comes from its most dramatic vistas, the value of the land for both UC research and contiguous habitat, the power of those distinguishing

IND 52-23

vistas to symbolize our strength in environmental sciences programs, and their value in attracting students, faculty, staff, and donors. What would be the long term costs to the University if those campus attributes intentionally were removed?

IND 52-23

As you have pointed out, there is also the reality that, while our campus is very large in gross acreage, for a variety of geological, environmental and legal settlement reasons, the buildable land is actually scarce. And scarcity creates higher value. As set forth in the DEIR, the Heller site would provide approximately 220 beds per acre, while the East Meadow site would provide approximately 10 beds per acre. The latter would be profligate spending of scarce land, using more than half the proposed project’s buildable acreage for just 5% of the total project. And as we now know, the disparity in the spending of land between those two sites is even greater than those numbers indicate, given the continued shrinkage of buildable land on the Heller site, as discussed above. Appropriate decision-making would consider costs in all the denominations in which costs occur.

IND 52-24

**Sixth**, opposition itself imposes costs in time, money, and reputation. Opposition to the SHW project is far greater than you or we ever expected, and that opposition focuses almost entirely on the East Meadow site. The hard reality here is that 95% of the opposition is generated by a site that provides only 5% of the beds. It is not difficult to calculate that a different approach would greatly benefit this project and the students who need it. But there is more here than avoiding the delay and risk to the project that strong opposition brings with it: there is a fundamental reputation cost as well, a cost that materially would damage our campus brand. In the changed universe of substantially reduced state support for the kind of high quality higher education that our campus has provided, our brand reputation rises to an existential level of importance.

IND 52-25

**Conclusion:** We believe that given all the comments and information now presented, what is required is a strong dose of reality-based decision-making. We believe the campus estimation of the need for additional student housing is real, and that a project well-designed to meet that need and to begin doing so promptly is required. We believe that a project centered on the Heller site, but supplemented by one or more new sites that can carry a significant portion of the new housing requirement, is the path that would be most expeditious and would best serve the needs of the campus. And we believe that, if so directed, your staff and developer team are fully capable of promptly executing such an approach. We stand ready and eager to assist and support you in that approach.

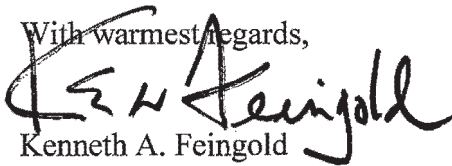
IND 52-26

Because of the limitations placed on the meetings, the robust give and take discussion you called for in the May 15, 2018 announcement and the collaborative process described in the Foundation’s June 2 Resolution have not yet occurred. Accordingly, we request that: (1) immediately after the comment period ends on June 27 and the administrative record is complete, the administration, campus planners, and Capstone share the additional information called for in the Resolution concerning the current proposal and the alternatives; (2) a subsequent meeting be scheduled within 30 days with the Foundation and Alumni Subcommittee to continue to address the current proposal and alternatives;

IND 52-27

and (3) the Subcommittee be updated on a monthly basis on material developments concerning the Project. Continuing the collaborative process is the best approach to timely achievement of a successful project.

With warmest regards,



Kenneth A. Feingold  
Regent Emeritus, University of California  
Past President, UC Santa Cruz Foundation  
Cowell Fellow  
B.A., UC Santa Cruz, Cowell College, 1971  
J.D., University of San Francisco, 1975

**WE HAVE READ AND JOIN IN THIS LETTER:**

Additional participants in the June 11 and 22, 2018 meetings:

Charles Eadie  
Past President, UC Santa Cruz Alumni Council  
B.A., UC Santa Cruz, 1974  
M.J., UC Berkeley, 1981  
University Fellow, A.B.D., University of Texas, 1984

Paul Schoellhamer  
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Campus Architect Emeritus  
University of California, Santa Cruz  
B.A., UC Santa Cruz, Cowell College, 1971  
M. Arch., Princeton University, 1976  
Fellow, American Institute of Architects  
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UC Santa Cruz Foundation Chair and Alumni Council President:

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Adolfo R. Mercado  
President, UC Santa Cruz Alumni Association  
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Former Regents of the University of California and Presidents of the UC Santa Cruz Foundation:

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Faye Crosby

Distinguished Professor of Psychology

Provost of Cowell College, Emerita

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Isebill V. Gruhn

Professor of Politics, Emerita

Former Acting Academic Vice Chancellor

Former Acting Dean of Social Sciences

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Member, Design Advisory Board, 1993-2006

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Kathleen Rose  
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Rachel Carson College Councilor, UC Santa Cruz Alumni Council  
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Matthew Waxman  
Porter College Councilor, UC Santa Cruz Alumni Council  
B.A., UC Santa Cruz, Porter College, 2006  
M.Arch., Harvard University, 2012

Robert Weiner  
Past President, UC Santa Cruz Alumni Council  
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April Yee  
Oakes College Councilor, UC Santa Cruz Alumni Council  
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Friends of UC Santa Cruz:

Claudia Webster  
Chairperson, Art Champions, UC Santa Cruz Arts Division  
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B.A., UC Santa Barbara, 1975  
California Teacher's Credential, University of San Diego

Richard Webster  
Co-Chair and Treasurer, the Helen and Will Webster Foundation  
B.S., Stanford University, 1983  
M.B.A., UCLA



**Letter IND-52                      Steven Schnaidt**

**Response IND 52-1**

This comment includes a set of general introductory remarks expressing opposition to the proposed project and indicates that the previous comments provided by another commenter on the previous SHW Project Draft EIR are this commenter's comments on the RDEIR. The comment presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 52-2**

This comment includes a set of general introductory remarks. It presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 52-3**

This comment, which includes a set of general introductory remarks, and notes that the enclosed comments are on the previous Draft EIR for the Student Housing West Project. The comment presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 52-4**

The comment expresses opposition to construction on the East Meadow arguing that it would destroy the meadow and that is an inefficient use of land, and to the construction of high density housing on the Heller site as too massive and dense. The density of the proposed housing at the Hagar site was determined based on a number of factors, which include but are not limited to the following: the specific needs of student families that are better served by low rise apartment buildings than by one or more high-rise buildings; need for safe open space areas for children that would live in the complex; the need to keep the proposed development comparable in density to adjoining single family developments both in the City and on-campus; and the need to keep the development low rise so as to better integrate with the surrounding meadows to the north, west and south and minimize the project's visual impacts to the maximum extent possible. The density of development on the Heller site was determined based on the need to provide more than 2,900 undergraduate and graduate student beds while keeping the per bed cost as low as possible by spreading the development costs over the maximum number of student beds. The commenter is referred to Response IND 2-1 and **Master Response 4: Aesthetics and Visual Simulations.**

**Response IND 52-5**

This comment includes a set of general remarks. It presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 52-6**

This comment includes a set of general remarks. It presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 52-7**

This comment includes a set of general remarks. It presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 52-8**

This comment includes a set of general remarks. It presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration..

**Response IND 52-9**

The comment expresses support for Alternative 2 (Reduced Project) combined with use of the East Campus Infill (ECI) site but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 52-10**

Please see page 5.0-3 of the RDEIR for an explanation of why the size of the Heller site was adjusted to about 13 acres.

**Response IND 52-11**

The commenter is referred to Chapter 3.0 in the RDEIR. To bring the project cost down and reduce building heights, the Heller site project has been redesigned to include both apartments and co-housing, with these changes, the buildings on the Heller site would not exceed seven stories.

**Response IND 52-12**

The RDEIR evaluates the project as it is proposed. The RDEIR does include alternatives that spread the proposed development over two or more sites, without involving the Hagar site. However, given the limitations of the alternative sites, under all the alternatives that include other sites, the Heller site development would involve tall buildings that would be between 5 and 7 stories high. Note that high density development has the beneficial effect of reducing the per bed cost of housing and is also consistent with the LRDP planning principle related to sustainability that states that “Efforts will be made to reduce building footprints and increase building height, where feasible.” The Heller site development has been designed to address this principle: the buildings are clustered within the existing footprint of the FSH complex, and five to seven story buildings are proposed to provide the needed housing while reducing the footprint of the project.

**Response IND 52-13**

The comment expresses support for placing more of the proposed project’s housing on the ECI site and other sites such as the Delaware Avenue site. In addition the comment makes design recommendations for housing on the ECI site. The commenter is referred to the RDEIR Chapter 5.0, which presents several alternatives that place about 600 student beds on the ECI site. Regarding the development and use of the ECI site as interim housing for student families, please see **Master Response 2, Alternatives**.

**Response IND 52-14**

This comment suggests a new alternative that would combine Alternative 2 and development on the ECI site for the purpose of constructing housing on campus sooner. The environmental impacts of Alternative 2 and placing housing on the ECI site are provided in Chapter 5.0, Alternatives. The commenter is also referred to **Master Response 2, Alternatives**, as to why the ECI site cannot be used to house student families on an interim basis.

**Response IND 52-15**

The comment suggests that development of the Heller site be phased under the suggested alternative discussed above in Response IND 52-14 to give priority to the Family Student Housing component and childcare center first. The footprint of development at the existing FSH site is such that it would not be possible to accommodate temporary units on site, without impacting California red-legged frog dispersal habitat, before demolishing at least a portion of the existing buildings. Therefore, temporary off-site relocation of at least 1/3 to 1/2 of the existing student families would be required. In addition, should families and the childcare center be moved back following the first phase of construction, it is likely that the proximity of this population to a large construction site for the remaining years of construction would result in a significant impact related to exposure to toxic air contaminants emitted during construction, as

well as potential noise and safety impacts, with the construction noise impact being a significant and unavoidable impact.

**Response IND 52-16**

The comment offers an opinion on the cost estimates prepared for the proposed project. CEQA does not require an evaluation of social and economic impacts of a project unless those socio-economic concerns could lead to a physical effect on the environment. The cost of the proposed project would not result in any physical impacts on the environment. Therefore, this issue is outside the scope of CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 52-17**

The comment offers an opinion on the cost estimates prepared for each alternative to the proposed project. CEQA does not require an evaluation of social and economic impacts of a project unless those socio-economic concerns could lead to a physical effect on the environment. The cost of the alternatives to the proposed project would not result in any physical impacts on the environment. Therefore, this issue is outside the scope of CEQA. Additionally, this comment related to cost of the project and alternatives and similar cost-related comments below are comments on other materials presented by the University in meetings and are not on the contents of the EIR. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 52-18**

The comment refers to the cost of relocating existing students with families on the Heller site under each alternative. CEQA does not require an evaluation of social and economic impacts of a project unless those socio-economic concerns could lead to a physical effect on the environment. The cost of relocating existing residents on the Heller site would not result in any physical impacts on the environment. Therefore, this issue is outside the scope of CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 52-19**

The comment refers to costs associated with the construction of dining facilities under the proposed project and Alternative 4. CEQA does not require an evaluation of social and economic impacts of a project unless those socio-economic concerns could lead to a physical effect on the environment. The costs associated with construction dining facilities would not result in any physical impacts on the environment. Therefore, this issue is outside the scope of CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 52-20**

The comment refers to costs associated with the provision of infrastructure to the North Remote site under Alternative 4. CEQA does not require an evaluation of social and economic impacts of a project unless those socio-economic concerns could lead to a physical effect on the environment. The costs associated with the provision of infrastructure to the north remote site under Alternative 4 would not result in any physical impacts on the environment. Therefore, this issue is outside the scope of CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 52-21**

The comment refers to costs associated with the construction of the proposed project and each alternative. CEQA does not require an evaluation of social and economic impacts of a project unless those socio-economic concerns could lead to a physical effect on the environment. The costs associated with the construction of the proposed project and each alternative would not result in any physical impacts on the environment. Therefore, this issue is outside the scope of CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 52-22**

The comment questions that validity of the cost estimates prepared for each of the alternatives to the proposed project. CEQA does not require an evaluation of social and economic impacts of a project unless those socio-economic concerns could lead to a physical effect on the environment. The costs associated with each alternative would not result in any physical impacts on the environment. Therefore, this issue is outside the scope of CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 52-23**

The commenter asserts that loss of vistas and habitat could result in indirect effects on the value of the campus to students, faculty, staff and donors. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration. Note that the RDEIR analyzes and discloses the impacts of the project consistent with the *CEQA Guidelines*, including changes to vistas under SHW Impact AES-1 and impacts on sensitive habitats under SHW Impact BIO-1 and other impacts in Section 4.3 of the RDEIR.

**Response IND 52-24**

The comment points out that approximately 5 percent of the proposed project's beds would be located on more than half the proposed project's buildable acreage. This comment presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 52-25**

The comment states that opposition to the proposed project would impose costs in time, money, and reputation and that a different approach would benefit the project. It does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 52-26**

The comment reiterates support for an alternative that is centered on the Heller site and that includes one or more other sites on campus. It does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 52-27**

The comment makes a request for additional information and meetings after the close of the review period for the previous Draft EIR. In addition, the comment requests that a subcommittee be updated on a monthly basis on material developments concerning the project. The comment does not concern the RDEIR. Therefore, a response is not required pursuant to CEQA.

**IND-53**



Alisa Klaus <aklaus@ucsc.edu>

**[eircomment] Anywhere but East Meadow**

1 message

**C S** <cshanbrom@gmail.com>

Mon, Oct 29, 2018 at 10:55 AM

To: eircomment@ucsc.edu

Hello,

I just read the revised EIR for Student Housing West, and I was very disappointed to see that the project still intends to develop East Meadow.  
 None of the other concerns, while valid, are nearly as important as the loss of the East Meadow.  
 This open space between the main campus and the entrance area is the most interesting and unique thing about the UCSC campus.  
 Once development there begins, it will not end. This project is the death knell for East Meadow.

IND 53-1

Of the alternatives proposed on <http://www.ucscfuture.org/>, I personally find all acceptable except the current Developer Proposal (#1).  
 All the other sites are fine.  
 East Meadow is too important to lose.

IND 53-2

-Corey Shanbrom  
 BA Math 2006  
 BA Philosophy 2006  
 MA Math 2009  
 PhD Math 2013

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

**Letter IND 53                      Corey Shanbrom**

**Response IND 53-1**

The comment expresses opposition to the proposed development of the Hagar site, but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 53-2**

The comment expresses a preference for one of the alternatives analyzed in the RDEIR over the proposed project. It does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.



**IND-54**

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

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**[eircomment] East Meadow project**

1 message

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**pinkmoment via eircomment@ucsc.edu** <eircomment@ucsc.edu>

Tue, Oct 30, 2018 at 8:23 PM

Reply-To: pinkmoment@aol.com

To: eircomment@ucsc.edu

This letter is to state my strong opposition to the newly revised East Meadow development on the UCSC campus. As an alumnus and part-time Santa Cruz residence, I am shocked that the university intends to go forth with such environmentally irresponsible and aesthetically incompatible construction in an area that is emblematic of the sensitive campus that I love.

There have been several recent reports of protected bird species living, hunting and nesting in the East Meadow, including the Burrowing Owl. The University intends to sacrifice the meadow for housing when there is a far better alternative, the East Campus Infill plan, which was approved in 2008.

I implore you to listen to your own Design Advisory Board, the UCSC Foundation and Alumni Association and abandon this huge debacle. There are certainly better ways to accommodate more student housing in scale with the campus design and without ruining the natural beauty and open space of the East Meadow.

Sincerely concerned,

Jill Smith Shanbrom

Kresge, '76

IND 54-1

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eircomment mailing list

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

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

**Letter IND 54                      Jill Shanbrom**

**Response IND 54-1**

The comment expresses opposition to the proposed project but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**IND-55**



Alisa Klaus <aklaus@ucsc.edu>

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**[eircomment] student housing on the Great Meadow**

1 message

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**Katsuhito Sugano** <sugano525@gmail.com>  
To: eircomment@ucsc.edu, Katsuhito Sugano <sugano525@gmail.com>

Tue, Oct 30, 2018 at 1:40 PM

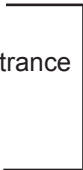
Dear Chancellor Blumenthal,

I am writing this email message to oppose the construction of student housing on the Great Meadow (East Entrance Meadow).

Please do not destroy the beauty of the meadow by constructing the student residence.

Sincerely,

Katsuhito Sugano  
Alumnus



IND 55-1

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

**Letter IND 55                    Katsuhito Sugano**

**Response IND 55 1-1**

The comment expresses opposition to construction on the East Meadow but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**IND-56**

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

**[eircomment] Student Housing West Construction**

1 message

**Martha Zuniga** <mzuniga@ucsc.edu>

Mon, Oct 29, 2018 at 3:46 PM

To: eircomment@ucsc.edu

One of my concerns is specifically about affordability because this project is a "public-private partnership." The private members of the partnership must turn a profit. The university representative told me in response to a question regarding this that the students living in the new housing will pay no more than do students who live in existing housing. So doesn't this mean that the cost of housing will go up for all students living on campus? How does this housing provide affordable housing to our students? As it is housing on campus is more expensive per square foot than is off-campus housing. This is a major reason that students move off campus as soon as they can. It seems to me that the community still will be heavily impacted by an ever growing student population at UCSC.

IND 56-1

At one of the public hearings I asked if the proposed housing was meant to deal with the ongoing influx of students in future years. The answer was: "No." Instead the housing is meant to put a dent into the housing shortage confronting current UCSC students.

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

Letter IND 56                      Martha Zuniga

**Response IND-56-1**

The comment remarks on the affordability of the housing units proposed under the project, and it suggests that students would opt to live off campus after the proposed project is completed. CEQA does not require an evaluation of social and economic impacts of a project unless those socio-economic concerns could lead to a physical effect on the environment. The affordability of the proposed housing units to students would not result in any physical impacts on the environment. Therefore, this issue is outside the scope of CEQA. However, a response is provided for informational purposes. As discussed on page 3.0-8 of the RDEIR, a detailed study of student housing needs on campus that was completed in April 2018 found that there is currently a demand for approximately 13,102 students to live on campus, and that even with the addition of the 2,876 beds (3,072 new beds minus 196 existing beds) under the proposed project and the de-densification of the existing housing, there would be an unmet demand of 1,660 beds. As a result, a majority of students would not opt to live off-campus after completion of the proposed project.

IND-57

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



## [eircomment] concerns about student housing west project

1 message

Martha Zuniga &lt;mzuniga@ucsc.edu&gt;

Mon, Oct 29, 2018 at 3:28 PM

To: eircomment@ucsc.edu

I went to two of the so-called "public hearings" on the Student Housing West Project. Both were dismayingly devoid of information and replete with obfuscation. Sarah Huckabee Sanders would have approved of the job that the university representative did in carefully failing to provide information and in answering questions with oblique and carefully worded non-answers.

I went to these meetings hoping for answers to my questions and walked away with a strong feeling that a cover-up is afoot.

Some of the students who attended public hearings spoke disparagingly about old white guys who live in large comfortable homes not caring about affordable housing for students. Au contraire: I am not an old white guy living in an expensive home and one of my concerns is specifically about affordability because this project is a "public-private partnership." The private members of the partnership must turn a profit. The university representative told me in response to a question regarding this that the students living in the new housing will pay no more than do students who live in existing housing. So doesn't this mean that the cost of housing will go up for all students living on campus? As it is housing on campus is more expensive per square foot than is off-campus housing. This is a major reason that students move off campus as soon as they can.

I did get one straightforward and honest answer to one of my questions, but only after pressure from other members of the audience on the university representative. I asked if the proposed housing was meant to deal with the ongoing influx of students in future years. The answer was: "No." Instead the housing is meant to put a dent into the housing shortage confronting current UCSC students. I infer from this answer that Student Housing West is a band aid on a huge gushing wound.

Housing for students is only one of the many problems for an ever growing student population. Where are the necessary faculty and staff who must be hired to deal with a growing university to live? How are they going to afford to live here on the modest salaries paid by the university?

Then too an growing student population results in a shortage of classroom and laboratory space for the students' education. Where will these facilities be built and how will they be paid for?

George Blumenthal and others seem to think that they are taking a pragmatic approach. They say that University of California must educate all of the "UC-qualified" students (working in the trenches too many seem not to qualified, but that is another problem for another discussion) and thus we must build more dorms. But this attitude ignores the many problems that are created by admitting more and more students to a campus in a town the size of Santa Cruz.

Santa Cruz is a geographically small place. The Pacific Ocean, Monterey Bay, and the Santa Cruz Mountains restrict its growth. It also is a small city that lacks the infrastructure (roads, for example) and resources (water, chiefly) to support a growing UCSC population.

The University of California's "Build it and they will come" (or "Build it because we told them to come") attitude seems to assume that the city of Santa Cruz will magically come up with the necessary infrastructure and resources. But how? Climate change alone increasingly is posing a challenge to providing water for Santa Cruz's existing population.

President Napolitano and UCOP seem to be ignorant of these myriad complex realities that go far beyond the insufficiency of student housing. They are dealing with these numerous problems in much the same way that the current administration is dealing with climate change: pretending that they do not exist.

At one of the two public hearings passionate students characterized the non-students at the hearings as old white guys living cushy lives and not caring about students. Nothing could be further from the truth. Those of us who attended the public hearings (and who were not students) are faculty members, alumni, faculty emeriti, and staff

IND 57-1

**IND-57**

IND 57-1

members who genuinely care about UCSC students as well as members of the UCSC Foundation. For example, I am a faculty member who has been teaching at UCSC for over 28 years. I have always put my students at the forefront of my concerns - and have done so to my own detriment in terms of career advancement. It is because I care so much about the students and their education that I am so greatly concerned about the foolish short-term solution to a large and far-reaching problem.

Sincerely,  
Martha Zúñiga  
Professor

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



**Letter IND 57                    Martha Zuniga**

**Response IND 57-1**

The comment expresses dissatisfaction with the information provided to the public about the project and other concerns not related to the project. The comment does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

September 30, 2018  
Via Email

CHANCELLOR GEORGE BLUMENTHAL  
CAMPUS PROVOST AND EXECUTIVE VICE CHANCELLOR MARLENE TROMP

Re: East Meadow Housing – Request for Story Poles

Dear Chancellor Blumenthal and CP/EVC Tromp:

In this letter we are requesting that the University promptly have erected at the Hagar site standard story poles so that the public can accurately observe the visual impacts of the proposed project and can comment on the basis of their own accurate observations.

One of the issues on which the public is left most in the dark after reading the Revised Draft EIR on the Student Housing West proposal is the degree of impact the Family Student Housing (FSH) component of the project would have on the iconic views that have always characterized the campus. These are views of the campus shortly after one enters through the main entrance of the campus and views from the campus out over its meadows to the town and the Monterey Bay beyond.

IND 58-1

On the one hand the Revised Draft EIR acknowledges that the FSH component would have “significant unavoidable impacts... on scenic vistas... and on scenic resources.” (4.1-27 and 29) On the other hand the Revised Draft EIR presents a series of “visual simulations” which attempt to persuade the public of the exact opposite -- that this development will have very little impact on the visual character and assets of the campus.

The Revised Draft EIR does this in some cases by demonstrating that which needs no demonstration, i.e. that persons at locations from which the lower part of the East Meadow is not visible (such as the Cowell courtyard) will still not be able to see it after the construction. (e.g. figure 4.1-7) In cases of viewpoints from which the project would be highly visible, the Draft makes the computerized simulation as if it were through an extreme wide-angle lens, making a large and obtrusive project appear in the simulation as though it were small and far away. (e.g. figures 4.1-10a and b, 4.1-16a and b, and most egregiously 4.1-18a and b)

IND 58-2

This confusing presentation makes it extremely difficult if not impossible for the public to accurately assess and comment on the visual impacts of this proposed project.

The confusion is compounded by vague references to the idea that the Hagar site would have “changes to grading plans...” (1.0-1), and that there would be “grading to minimize building heights...” (4.1-24) Yet it is impossible to determine how high

IND 58-3

the building platforms would be, how much they have been lowered, or even whether they have been lowered at all. The original Draft EIR provided (perhaps inadvertently) a site plan with contours shown, so that matters of grading and height could be determined. The Revised Draft EIR carefully omits that useful and informative feature with respect to the Hagar site.

IND 58-3

There is, however, an easy, inexpensive, and quick remedy to inadequacies of the Revised Draft EIR as it pertains to the visual impacts at the Hagar site. It is common that for proposed construction projects story poles be erected on the site to show the public in a very direct way what the visual impacts will be, letting them judge for themselves without the warped intermediation of computerized simulations and vague text.

IND 58-4

You have previously been asked to provide story poles and have declined. In light of the lack of clarity in the Revised Draft EIR on the issue of visual impacts in the East Meadow, we are now requesting that the University promptly have erected at the Hagar site standard story poles so that the public can accurately observe the visual impacts and can comment on the basis of their own accurate observations.

We look forward to your reply.

Sincerely yours,

Kenneth A. Feingold  
Regent Emeritus, University of California  
Past President, UCSC Foundation  
Cowell Fellow  
B.A., UCSC, Cowell College, 1971  
J.D., University of San Francisco, 1975

Paul J. Hall  
Regent Emeritus, University of California  
Past President and current Trustee, UCSC Foundation  
Past President, UCSC Alumni Association  
B.A., UCSC, Merrill College, 1972  
J.D., UC Berkeley School of Law, 1975

Gary D. Novack, Ph.D.  
Regent Emeritus, University of California  
Past President, UCSC Foundation  
Past President, UCSC Alumni Association  
B.S., UCSC, Kresge College, 1973  
Ph.D., UC Davis, 1977  
Clinical Professor of Ophthalmology, UC Davis School of Medicine

Claudia Webster  
Chairperson, Art Champions, UCSC Arts Division  
Trustee, UC Santa Barbara Foundation

Adolfo R. Mercado  
Past-President, UCSC Alumni Association  
Kresge College, BA - Anthropology

Chris Connery  
Professor of Literature, UCSC  
UCSC Alumnus, Cowell College

James Clifford  
Distinguished Professor Emeritus  
History of Consciousness, UCSC

Gail Hershatter  
Distinguished Professor of History, UCSC

Paul Schoellhamer  
Cowell College, BA - History

Letter IND 58                      Kenneth Feingold

**Response IND 58-1**

Section 4.1 Aesthetics of the RDEIR includes a detailed analysis of changes in views of the Hagar site both as viewed upon entering the campus and from the campus looking out over the meadows towards the bay. Specifically, changes in views due to the development of the Hagar site from various points along Coolidge Drive and Hagar Drive are clearly presented. Similarly, changes in views from central on-campus viewpoints are also analyzed including Cowell College plaza, Baskin Visual Arts Center, University House, and the field at Oakes College. The visual simulations included in Section 4.1, accurately depict the views of development on the Hagar site from these vantage points and are not intended to persuade the public that there would be minimal change. See **Master Response 4: Aesthetics and Visual Simulations** for a discussion of how the visual simulations are developed. Please note that the project has not been designed with disregard for its location. As discussed in the RDEIR and in the master response, the project has been kept low profile and low density in view of its location on the East Meadow and to be consistent with the low-density development that currently exists adjacent to the east and south of the site.

**Response IND 58-2**

The RDEIR includes simulation or photos from the central campus location because those were requested by commenters on the Draft EIR. The commenter is referred to **Master Response 4: Aesthetics and Visual Simulations** for a discussion of how the visual simulations were developed. The visual simulations and the analyses are presented systematically, and it is not clear why the commenter finds the presentation confusing.

**Response IND 58-3**

Based on the revised grading plans developed for the Hagar site, the site will be graded to provide building pads for the proposed housing and for the construction of roadways and utilities. Cuts of up to 10 feet are planned for the northern and eastern portions of the site and fills of up to 7 feet are planned for the southern and western portions. Please refer to **Master Response 4: Aesthetics and Visual Simulations**, regarding visual simulations. Please also see **Figure 3.0-6a(1)** in **Chapter 4.0, Changes to the Revised Draft EIR**, which shows the final contours of the Hagar site after project development.

**Response IND 58-4**

The commenter is referred to **Master Response 4: Aesthetics and Visual Simulations** for a discussion on the need for story poles.

Director of Campus Planning  
UC Santa Cruz  
Physical Planning & Construction  
1156 High St.  
Mailstop: PPDO  
Santa Cruz, CA 95064

October, 25, 2018

Dear Director,

I'm writing to express my strong concern about the proposed East Meadow construction of "Student Housing West." I have been concerned about this project from the outset. As an alumnus of UCSC ('17, PhD, Anthropology), I am horrified at the prospect of the transformation of the East Meadow and the irreversible loss of that gorgeous natural space. To me, that space is sacred, capturing the essence of UCSC's incomparably beautiful campus for every visitor. It holds a very special place in my heart.

IND 59-1

Having read the Revised Draft Environmental Impact Report (DEIR), I am even more horrified. First, I am not convinced that UCSC needs to continue growing. Indeed, as a graduate student there, it was clear to me that serious financial difficulties for our PhD students potentially compromise the University's ability to continue training PhD students into the future. The high cost of living, which I understand partly motivates the University's desire to increase beds on campus, is not going to be alleviated for PhD students by this construction project (or any version of it). UCSC's position as a leading research institution is in jeopardy if it does not address the question of how to fund its graduate students adequately before seeking to expand undergraduate enrollments.

Second, and in direct response to this revised DEIR, I note that several alternative options exist for increasing the number of beds for students. In section 5.0 of volume one, I note that there are seven alternatives that would spare the East Meadow and five of these would provide just as many beds as the East Meadow development. The housing crisis in Santa Cruz is bigger than UCSC, and the problem should be dealt with in coordination with the City of Santa Cruz in a revised Long-Range Development Plan. In the event that this project is deemed necessary afterward, development should not take place in the East Meadow.

IND 59-2

Third, this DEIR appears to be more or less the same as the original, and I'm concerned that the Administration is not taking the feedback of its alums seriously.

I urge the University administration to hold off on this hurried construction project. I urge them to reconsider plans for growth in light of a revised Long-Range Development Plan in which the University might coordinate better with the City of Santa Cruz to address a housing crisis that is plaguing not only the UCSC community but the Santa Cruz community at large. Most

IND 59-3

importantly, I urge them not to compromise our precious University campus by developing on the East Meadow.

Thank you for considering these comments.

Kind regards,



Colin Hoag  
44 Roe Ave.  
Northampton, MA  
01060



Letter IND 59                      Colin Hoag

**Response IND 59-1**

The comment expresses opposition to construction on the East Meadow but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

Regarding the commenter's assertion that the campus does not need to grow, please note that the project is proposed to address existing housing demand based on a maximum enrollment level of 19,500 students, an enrollment level that was agreed to by all parties under the 2009 Comprehensive Settlement Agreement and not for future enrollment growth.

**Response IND 59-2**

The comment suggests development should not occur on the East Meadow and that there are several alternatives to the project. Please see **Master Response 2: Alternatives** regarding alternatives analyzed in the RDEIR.

**Response IND 59-3**

Contrary to the commenter's assertion, the RDEIR is revised from the previous Draft EIR. Analysis in the RDEIR addresses all of the relevant comments received on the Draft EIR and incorporates changes to the project. In addition, the comment reiterates that development should not occur on the East Meadow and that the project should be delayed until a new LRDP is developed. As noted above, the purpose of the project is to address existing housing demand associated with 19,500 students which are within the enrollment level associated with the 2005 LRDP, and the project is not intended to serve future enrollment growth. Therefore, there is no reason for the Campus to wait for the development of the new LRDP before it moves forward with this project.

**To:** UCSC Planning Department

**From:** Karen Holl, Professor of Environmental Studies, Restoration Ecologist

**Date:** 25 October 2018

**RE:** Comments on the Revised Student Housing West Project Draft EIR

**General comments**

p. 2.0-3 – The draft EIR notes that constructing family student housing at the Hagar Site would require a change in land use designation of that site from Campus Resource Land to Colleges and Student Housing. I realize that a change in land use designation from the 2005 LRDP is allowable with UC Regents Approval, but such a change undermines the value of the entire LRDP process.

IND 60-1

I served as a faculty representative on the 2005 LRDP committee and am serving again on the 2020 LRDP committee. During the 2005 LRDP proceedings, we discussed at length whether to designate the Hagar Site as a land use that would allow for building construction, and after careful deliberation of all the land use tradeoffs on campus decided against this alternative, in large part because of the unmitigable aesthetic impacts that are documented multiple times in the current draft EIR. These impacts are in direct conflict with the UCSC Physical Design Framework that went along with the 2005 LRDP, such as “to site building so as to protect visually and ecologically significant landscape features”. SHW impact LU-1 says that “The proposed project would not conflict with the UC Santa Cruz 2005 LRDP once amended”, but it conflicts with multiple of the LRDP Physical Design Framework guidelines such as the principle that ““interruptions of prime viewsheds will be minimized”.

IND 60-2

I have spent many, many hours in meetings and reviewing documents for both committees. I find it incredibly frustrating that I, and many others, spent extensive time on careful considerations during the 2005 LRDP only to have the campus move forward with redesignating the land for another use without broad campus consultation. This happened despite the fact that there are several areas of land designated for Colleges and Student Housing under the 2005 LRDP that have not been used yet for this purpose. The EIR states that conditions have changed since the 2005 LRDP, which certainly is true. Given this point, this housing project could have been considered as part of the comprehensive 2020 LRDP planning process so as to think more systematically about where to site housing in the context of future development, but the 2020 LRDP committee was told explicitly that we were not allowed to discuss this change in land use designation in the 2020 LRDP committee meetings. It disingenuous for the campus to be in the midst of what is supposed to be a participatory, 2-yr comprehensive land planning process and not include this project as part of it.

IND 60-3

Alternatives – I appreciate that the revised DEIR considers additional alternatives. According to Table 2.0-3 some of which these, such as alternative 5 and 6, have less negative environmental impacts than the chosen alternative. The main case that is made against the alternatives is that (1)

IND 60-4

they would take too long to implement given the Comprehensive Settlement agreement and (2) that the existing alternative is the only one that would results in cost-effective housing. I find both of these arguments to be problematic.

(1) The Comprehensive Settlement Agreement was finalized in 2008, and we are now in 2018. There has been a housing crisis on campus for several years. If the campus was that concerned about meeting the Settlement Agreement in a timely manner then why did the planning for this project not start earlier? The difference in the timelines for completion are only a matter of about one or two years, whereas a decade has elapsed since the Settlement Agreement. So I find the timing delay to be non-compelling. I realize that planning construction on the UCSC campus takes a few years, but this could have all started much earlier so that the construction was underway by now and there wouldn't be such a rush.

IND 60-4

(2) The argument is made that building in the East Meadow is the only financially-viable option for housing construction at this time. The 2020 LRDP is currently considering an increase in the allowable student enrollment to 28,000 students with the campus housing somewhere between 50-70% of these new students. If there is no alternative of where to put 140 units within the area of land designated for College and Student Housing in the 2005 LRDP that is financially feasible, then how is it going to be possible to house the thousands of additional students proposed under the 2020 LRDP at a cost that is feasible? These two planning processes are contradictory in what is being stated.

IND 60-5

Compatible landscaping vegetation for the Hagar Site

Throughout the document, it is stated that landscaping vegetation will be used at both sites that is compatible with the surrounding habitat. But, the landscaping shown around the buildings at the Hagar site is shrubs and trees (section 3.4.3.4), whereas this site is grassland habitat. It is questionable how well trees would survive and grow on this site, and they would likely have higher evapotranspiration demand. In figure 4.1-16b and 20b, it appears that there are a number of conifers would that are not found in this habitat type.

IND 60-6

Likewise, p. 4.8-13 says the project would "incorporate...climate adaptive landscaping, comprising low-growing native plants, climate adaptive ornamental shrubs, and groundcovers would be used at both sites". But the Hagar site drawings shows some tall trees. So, what is stated and drawn in the rendering is inconsistent.

IND 60-7

I did not see any requirement for native landscaping in the Hagar site description. Many non-native landscaping plants, including some that are currently used on campus, can spread into natural areas. There should be a requirement for native landscaping. In summary, I do not find that the landscaping described is compatible with the surrounding habitat.

IND 60-8

Grassland mitigation

p. 4.3-29-32. As noted in the revised DEIR, the Hagar site project would result in the loss of two sensitive natural communities – California oat grass grassland and purple needlegrass grassland. The DEIR notes that these impacts would be mitigated to a less than significant impact by seeding or planting native species elsewhere in the Great Meadow. As a professional restoration ecologist with more than 20 years experience in California grassland restoration, I am concerned that the proposed methods will not result in successful establishment of these plant communities elsewhere on campus. Rare plant mitigation efforts have low success rates generally (Godefroid et al., 2011), and in California grasslands specifically (Holl & Hayes, 2006).

IND 60-9

p. 4.3-33 – It says that “purple needlegrass grassland is a more common sensitive natural community than coastal prairie and purple needlegrass when seeded in restored grasslands performs well.” In my experience, sometimes purple needlegrass (*Stipa pulchra*) seeding efforts are successful and sometime they are not. More generally, the success of grassland seeding efforts is highly variable and often unsuccessful. Therefore, a minimum of a 2:1 mitigation ratio should be required.

IND 60-10

p. 4.3-34 – The method of restoring California oatgrass grassland is not described. *Danthonia californica* has notoriously low germination and establishment rates and should be planted from plugs for there to be any chance of success.

IND 60-11

p. 4.3-35 – A minimum 2:1 ratio for mitigation should also be used for creeping rye grass turfs given the highly unpredictable nature of transplanting efforts.

IND 60-12

To improve the likelihood of successfully mitigating the loss of the two sensitive habitats I recommend the following:

1. The management and monitoring plans for the various habitat mitigation projects should be reviewed by a qualified restoration ecologist who is not the Consultant implementing the project, since that would be a conflict of interest. As written, any one on the campus could review the plan, regardless of whether they have appropriate expertise.
2. I appreciate that the revised DEIR notes that if after 5 years the habitat mitigation efforts have not met the stated goals that restoration efforts will be attempted elsewhere. If that happens then management and monitoring at the new site should continue for at least five years. Achieving restoration targets in a single year do not guarantee the long-term success of a restoration project.

IND 60-13

Other comments

Figure 4.1.14b makes it look like the development is quite distant and small from the Hagar and Coolidge intersection but in fact the aerial photo show that distance to only be about 200 ft at most. It seems like the perspective is not correct and serves to make the visual impact less than it would be in reality.

IND 60-14

Section 4.3.16 Ohlone tiger beetle. A note that Tara Cornelisse mapped all populations of the OTB as part of her dissertation, and no OTB were found in the East Meadow (Cornelisse, 2013).

IND 60-15

Figure 5.0-1 – Rachel Carson College is not identified correctly in Fig. 5.0-1

IND 60-16

Table 7.2-9 shows a slight decline in the total number of faculty/staff between 2003-2004 and 2020-2021 at the same time that the campus student population has increased substantially. I realize that the faculty to student ratio has gone up but it doesn't seem correct that the faculty and staff to support 14,000 students in 2003-2004 would be the same as 20,000 or more in 2020-2021.

IND 60-17

**Literature cited**

Cornelisse TM (2013) Conserving extirpated sites: using habitat quality to manage unoccupied patches for metapopulation persistence. *Biodiversity and Conservation* **22**:3171-3184

Godefroid S, Piazza C, Rossi G, Buord S, Stevens A-D, Aguraiuja R, Cowell C, Weekley CW, Vogg G, Iriondo JM, Johnson I, Dixon B, Gordon D, Magnanon S, Valentin B, Bjureke K, Koopman R, Vicens M, Virevaire M, and Vanderborgh T (2011) How successful are plant species reintroductions? *Biological Conservation* **144**:672-682

Holl KD, and Hayes GF (2006) Challenges to introducing and managing disturbance regimes for *Holocarpha macradenia*, an endangered annual grassland forb. *Conservation Biology* **20**:1121-1131

**Letter IND-60**                      **Karen Holl**

**Response IND 60-1**

This comment notes the need for an LRDP amendment for the Hagar site and expresses the opinion that the change undermines the value of the LRDP process. It does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 60-2**

Please see **Master Response 3: Physical Design Framework**.

**Response IND 60-3**

The project is proposed to meet the housing demand associated with the maximum enrollment level of 19,500 students, which is the enrollment level under the existing LRDP. Thus it would not be appropriate for the proposed project to be included as part of the planning process for the successor document to the 2005 LRDP. The comment does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 60-4**

Please see Section 5.2, Project History and Background in the RDEIR which explains the history of project development and notes that planning to provide additional housing on the campus to satisfy the requirements of the 2008 Settlement Agreement was commenced in 2014. In 2016, the UC President announced the Housing Initiative, which changed the scope of the project. In 2016, work on the Draft EIR was commenced. Concurrent with the preparation of the Draft EIR, the Campus communicated with U.S. Fish and Wildlife Service (USFWS) regarding the potential for the project to affect federally listed species. Based on these discussions, the Campus determined that certain areas may be considered dispersal or upland habitat for CRLF and could not be developed without obtaining a permit and mitigating any potentially affected CRLF habitat. The need to pursue and secure an applicable permit and suitable mitigation had the potential to significantly delay the commencement of project construction. Therefore, it was determined that the project site must be confined to only those areas that do not provide any habitat for the listed species. This necessitated the identification of the Hagar site for the development of a portion of the project. Delays in construction have the effect of increasing the total cost of the project. Providing housing to students at affordable rates is one of the key objectives of the project. In addition, note that sluggish enrollment forecasts, low demand, desire to keep rates low, and urgent need to address

deferred maintenance issues with existing facilities issues were the main reasons that large numbers of beds were not added between 2009 and 2014. Since 2014, the Campus has not added a significant number of new beds due to the restrictions posed by the University's Debt Affordability model and the delay of planned development on the west campus to take advantage of the benefits provided by a P3 solution through the UC President's Housing Initiative.

In 2009, the Campus decided not to proceed with the ECI project because future enrollment forecasts changed radically, reducing projected enrollments in 2020-21 from 19,500 to 17,500. With decrease in enrollment, rates would need to increase to 7-8 percent per year in the near term to pay for the ECI project debt; and it was unclear that the beds could be filled. In addition, assumed future large-scale renovation projects at FSH and Kresge would need to be pushed out further in order to avoid even higher rate increases.

The Campus did add 297 beds as part of the Porter A/B/C Capital Renewal Project in 2008-09. In 2010-2012, the Campus focused its facility design efforts on Capital Renewal at Merrill, which was completed in 2015, adding 61 beds. Enrollment increases were also addressed by increasing density in existing facilities, while 2020-21 enrollment was still projected at less than 18,500. In addition, the Campus explored possible off-campus real estate options for family student housing to enable redevelopment of the FSH site with more than 1,000 beds, but these did not come to fruition.

**Response IND 60-5**

The RDEIR identifies six alternatives to the project that would avoid development of the Hagar site. The determination of feasibility will be made by The Regents when they consider approval of the project. There are many factors that determine feasibility of a project at a particular point in time, including the construction market, funding sources, and type of delivery, as well as environmental considerations. Development on one of the alternative sites analyzed in the RDEIR may prove infeasible for the development of the proposed 3,000 beds under a public-private-partnership delivery method but at a later date be feasible for development of a different student housing project.

The RDEIR does evaluate other sites designated Colleges and Student Housing in the 2005 LRDP which are located mainly in the north campus area and finds that the cost of developing housing at those locations would be high as roadways and utilities would need to be extended long distances to develop on those lands. Therefore, those sites are considered infeasible for the proposed project. With regard to the successor document to the 2005 LRDP, because that plan is still in preparation and neither the enrollment increase nor the land use plan for that LRDP have been finalized, this RDEIR does not speculate as to how housing would be provided under that plan.

**Response IND 60-6**

While trees and shrubs are not currently located on the Hagar site, they are known to exist within grassland habitat. As noted on page 4.1-28 in the RDEIR, the Campus has developed the Hagar site design to be responsive to comments from the DAB concerning strategies to ensure consistency with the historic aspect of the district. These include modifications to the grading plan to reduce the overall height of the development as well as a landscape plan designed to relate to the Jordan Gulch natural landscape (thus providing screening while blending with the existing landscape in the project area). In addition, the trees and shrubs proposed on the Hagar site would be also compatible with the landscaping to the south within the employee housing complex. Please also see Response IND 44-3 above regarding the landscaping proposed for the Hagar site.

**Response IND 60-7**

The RDEIR inadvertently excluded the intended description of trees and their importance to the establishment of a landscape that is appropriate to the settings of each project site. The proposed landscaping for the Hagar site includes native and climate adapted trees, low growing native plants, climate adaptive ornamental shrubs, and ground covers. Trees are vital components of the native mixed deciduous forest and chaparral landscape typologies and will be included throughout the Hagar project site associated with shrub and groundcover planting areas. Areas outside of the loop road will be planted in drifts of native trees and shrubs within the grassland. Native and climate adaptive trees, shrubs and groundcovers will be planted interior to the loop road in areas adjacent to the housing. The climate adaptive plants have been selected for their hardiness and their non-invasive attributes and will not spread into native areas on the campus.

**Response IND 60-8**

As discussed on page 3.0-31 of the RDEIR, development on the Hagar site would be required to utilize climate-appropriate plant materials. As discussed above in Response IND 60-6, the landscaping for the Hagar site would be similar to the natural landscape in the nearby Jordan Gulch and would also be compatible with the landscaping to the south within the employee housing complex.

**Response IND 60-9**

Please see **Master Response 6: Biological Resources Surveys and Mitigation Measures**, for a discussion of proposed mitigation to reduce impacts from the loss of grassland habitat on the Hagar site.



**Response IND 60-10**

Please see **Master Response 6: Biological Resources Surveys and Mitigation Measures**, for a discussion of proposed mitigation to reduce impacts from the loss of grassland habitat on the Hagar site.

**Response IND 60-11**

Please see **Master Response 6: Biological Resources Surveys and Mitigation Measures**, for revisions to the mitigation measure to incorporate the commenter's suggestion.

**Response IND 60-12**

Please see **Master Response 6: Biological Resources Surveys and Mitigation Measures**, for revisions to the mitigation measure to incorporate the commenter's suggestion.

**Response IND 60-13**

Please see **Master Response 6: Biological Resources Surveys and Mitigation Measures**, for revisions to the mitigation measure to incorporate the commenter's suggestion.

**Response IND 60-14**

The visual simulations are accurate in their presentation of the project. The commenter is referred to **Master Response 4: Aesthetics and Visual Simulations**, for discussion of how the visual simulations were produced.

**Response IND 60-15**

Comment noted. The findings of Ms. Cornelisse's research are consistent with the determination on page 4.3-16 of the RDEIR that Ohlone tiger beetle is not likely to occur at the Hagar site due to soil conditions.

**Response IND 60-16**

Figure 5.0-1 has been revised; refer to **Chapter 4.0, Revisions to the Revised Draft EIR**.

**Response IND 60-17**

The number of faculty and staff reported in Table 7.2-9 is correct. As stated on page 7.2-19 in the RDEIR, the 2005 LRDP projected that main campus faculty and staff would increase from 4,080 employees in 2003-04 to approximately 5,074 employees by academic year 2020-21. However, due to the relocation of some of the employees to the Scotts Valley Center and a lower rate of growth in staff population projected by the Campus, UC Santa Cruz now estimates that the number of main campus employees will increase to a total of about 3,994 at LRDP full development.

UC Santa Cruz 2005 LRDP  
Student Housing West Project  
REVISED DRAFT EIR PUBLIC HEARING

IND-61

(October 23-24, 2018)

Written scoping comments may be submitted this by placing them in the labeled box at the information table, or throughout the public review period, by mail to: Alisa Klaus, UC Santa Cruz, 1156 High St., Santa Cruz, CA 95064, Mailstop: PPDO, or via email to eircomment@ucsc.edu. The public review period closes on November 1, 2018, at 5:00 PM.

Commenter name: (PLEASE PRINT) Susan Moren

The whole issue of over crowding and lack of housing for UCSC students is due to there being too many students. Why do the UC Regents insist on increasing student numbers beyond what is reasonable to sustain?

IND 61-1

~~do not disturb the great east meadow.~~ If new housing must be built, do not disturb the great east meadow.

IND 61-2

There are 7 other alternatives that provide housing without disturbing and destroying a natural jewel that serves not only students, but overlooks and gives a very special feeling to all of Santa Cruz. It will not ever be replaced. Btb!

IND 61-3

UC Santa Cruz 2005 LRDP  
Student Housing West Project  
REVISED DRAFT EIR PUBLIC HEARING

IND-62

(October 23-24, 2018)

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Commenter name: (PLEASE PRINT) \_\_\_\_\_

The San Francisco Bird-Safe designs are being revised for more effectiveness  
Contact

IND 62-1

to Christine Sheppard  
from  
American Bird Conservancy

for best BIRD-Safe Design Standards

Letter IND 61            Susan Moren

**Response IND 61-1**

The comment expresses concern regarding the increasing number of students at UC Santa Cruz. Please note that the purpose of the project is to address existing housing demand associated with 19,500 students which are within the enrollment level associated with the 2005 LRDP, and the project is not intended to serve future enrollment growth. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 61-2**

The comment expresses opposition to construction on the East Meadow but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response 61-3**

The comment points out that there are several alternatives to the proposed project that avoid development on the East Meadow. It does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration. Please also refer to **Master Response 2: Alternatives**.

UC Santa Cruz 2005 LRDP  
Student Housing West Project  
REVISED DRAFT EIR PUBLIC HEARING

IND-61

(October 23-24, 2018)

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UC Santa Cruz 2005 LRDP  
Student Housing West Project  
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IND-62

(October 23-24, 2018)

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Contact

IND 62-1

to Christine Sheppard  
from  
American Bird Conservancy

for best BIRD-Safe Design Standards

**Letter IND 62**                      **Christine Sheppard**

**Response IND 62-1**

SHW Mitigation Measure BIO-11 has been updated to ensure that the bird safe designs included in the project are based on the most current Bird-safe Design Standards. Please see **Chapter 4.0, Revisions to the Revised Draft EIR**.

UC Santa Cruz 2005 LRDP  
Student Housing West Project  
REVISED DRAFT EIR PUBLIC HEARING  
(October 23-24, 2018)

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IND 63-1

Commenter name: (PLEASE PRINT) Lee Staff

Comments: We did not get enough of a visual for the ~~Hagar~~ Site. But for the Heller site I respectfully propose that the 7 story building closest to the family housing site is too tall. Visually when entering from Heller it appears as a wall rising behind the family housing.  
Thank you.

UC Santa Cruz 2005 LRDP  
Student Housing West Project  
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IND 64-1

Commenter name: (PLEASE PRINT) Kathy Haber

Comments: I am a UCSC alumni and 50 year resident of Santa Cruz. I am very opposed to any development of the East Meadow. This area is a very important viewscape that is integral to the whole UCSC concept. I support adding housing to the North Remote and East infill sites. The East Meadow site is quite remote from classrooms and other facilities. It is the very last area of the campus that should be bulldozed.

**Letter IND 63            Lee Slaff**

**Response IND 63-1**

The comment regarding Building 5 on the Heller site is noted. It does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

UC Santa Cruz 2005 LRDP  
Student Housing West Project  
REVISED DRAFT EIR PUBLIC HEARING  
(October 23-24, 2018)

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Letter IND 64            Kathy Haber

**Response IND 64-1**

The comment expresses opposition to construction on the East Meadow but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration. The commenter is referred to Response IND 2-1 and **Master Response 4: Aesthetics and Visual Simulations**.

The comment expresses support for constructing the proposed project on the North Remote and East Campus Infill sites but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration. Refer also to **Master Response 2: Alternatives**.

IND-65



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

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

1 message

Evans, James &lt;JEvans@kslaw.com&gt;

Thu, Nov 1, 2018 at 11:52 PM

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

Dear Director of Campus Planning,

I am an alumnus of U.C. Santa Cruz and am still in contact with members of faculty at the university. I have heard about the so-called "public hearings" on the Student Housing West Project from several people who have attended. I understand that the meetings were devoid of information and replete with obfuscation. I understand from several accounts that the university representative did not provide any substantive information and provided oblique "non-answers" to questions.

I understand that some of the students who attended public hearings spoke disparagingly about old white guys who live in large comfortable homes not caring about affordable housing for students. Au contraire: I am not an old white guy living in an expensive home. Rather, I am a black individual who attended U.C. Santa Cruz on my own dime at a time in my life when I had very little cash and no family support. As a result, one of my concerns is specifically about affordability because this project is a "public-private partnership." The private members of the partnership must turn a profit. I understand from very reliable sources that the university representative stated in response to a question regarding affordability that the students living in the new housing will pay no more than do students who live in existing housing. So doesn't this mean that the cost of housing will go up for all students living on campus? As it is housing on campus is more expensive per square foot than is off-campus housing. This is a major reason that students move off campus as soon as they can.

I did hear that one question was directly answered. Someone asked if the proposed housing was meant to deal with the ongoing influx of students in future years. The answer was: "No" Instead the housing is meant to put a dent into the housing shortage confronting current UCSC students. I infer from this answer that Student Housing West is a band aid on a huge gushing wound.

IND 65-1

Housing for students is only one of the many problems for an ever growing student population. Where are the necessary faculty and staff who must be hired to deal with a growing university to live? How are they going to afford to live in Santa Cruz on the modest salaries paid by the university?

Then too a growing student population results in a shortage of classroom and laboratory space for the students' education. As a Molecular, Cellular, and Developmental Biology major at U.C. Santa Cruz, laboratory space is a concern to me for future life science and chemistry students. Where will these facilities be built and how will they be paid for?

George Blumenthal and others seem to think that they are taking a pragmatic approach. They say that University of California must educate all of the "UC-qualified" students and thus we must build more dorms. But this attitude ignores the many problems that are created by admitting more and more students to a campus in a town the size of Santa Cruz.

Santa Cruz is a geographically small place. The Pacific Ocean, Monterey Bay, and the Santa Cruz

**IND-65**

IND 65-1

Mountains restrict its growth. It also is a small city that lacks the infrastructure (roads, for example) and resources (water, chiefly) to support a growing UCSC population.

The University of California’s “Build it and they will come” attitude seems to assume that the city of Santa Cruz will magically come up with the necessary infrastructure and resources. But how? Climate change alone increasingly is posing a challenge to providing water for Santa Cruz’s existing population.

President Napolitano and UCOP seem to be ignorant of these myriad complex realities that go far beyond the insufficiency of student housing. They are dealing with these numerous problems in much the same way that the current administration is dealing with climate change: pretending that they do not exist.

I am an alumnus of U.C. Santa Cruz and have donated money to the university. I am quite frankly appalled by the Student Housing West Project and the way in which the public hearings concerning the project have been run. It is because I care so much about the current and future students and their education that I am so greatly concerned about the foolish short-term solution to a large and far-reaching problem.

Sincerely,  
James Evans, Ph.D., Esq.

**James T. Evans, Ph.D.**  
Counsel | King & Spalding LLP  
1185 Avenue of the Americas, New York, NY 10036  
[jevans@kslaw.com](mailto:jevans@kslaw.com) | T: 212-556-2175

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

Letter IND 65                    James Evans

**Response IND 65-1**

The comment expresses concerns and opinions regarding the increasing number of students at UC Santa Cruz. Please note that the purpose of the project is to address existing housing demand associated with 19,500 students which are within the enrollment level associated with the 2005 LRDP, and the project is not intended to serve future enrollment growth.

The comment remarks on the affordability of the housing units proposed under the project, and it suggests that students would opt to live off campus after the proposed project is completed. CEQA does not require an evaluation of social and economic impacts of a project unless those socio-economic concerns could lead to a physical effect on the environment. The affordability of the proposed housing units to students would not result in any physical impacts on the environment. Therefore, this issue is outside the scope of CEQA. However, a response is provided for informational purposes. As discussed on page 3.0-8 of the RDEIR, a detailed study of student housing needs on campus that was completed in April 2018 found that there is currently a demand for approximately 13,102 students to live on campus, and that even with the addition of the 2,876 net new beds (3,072 new beds minus 196 beds) under the proposed project and the de-densification of the existing housing, there would be an unmet demand of 1,660 beds. As a result, a majority of students would not opt to live off-campus after completion of the proposed project.

The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**IND-66**

Alisa Klaus <aklaus@ucsc.edu>



**[eircomment] a very brief follow-up**

1 message

**Debra Lewis** <lewis@ucsc.edu>  
To: eircomment@ucsc.edu

Thu, Nov 1, 2018 at 7:07 PM

I know that the comment period has been closed for two hours, but I would like to point out that there apparently was an accident on Hagar very close to the proposed exit/entry point some time in the last 15-20 minutes. There are currently at least three emergency vehicles there. My concerns about safety aren't far-fetched.

IND 66-1

Debra Lewis

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

Letter IND 66                      Debra Lewis

**Response IND 66-1**

Please see SHW Impact TRA-4 for a discussion of hazards due to design features associated with the proposed family student housing and childcare facility proposed for the Hagar site. See **Master Response 12: Hagar Site Transportation and Traffic Impact Analysis**, for a discussion of hazards associated with driveway operations, daycare drop-off/pick-up activities, and multimodal access on the Hagar site. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**IND-67**

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

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**[eircomment] East Meadow**

1 message

**Jonathan Beecher** <jbeecher@ucsc.edu>

Thu, Nov 1, 2018 at 2:58 PM

To: eircomment@ucsc.edu

I want to urge that the University reconsider its plan to place a student housing complex at the base of the East Meadow. There must be a better site!

We have a stunningly beautiful campus. I have been associated with the University for 48 years now, and I have never ceased to be heartened by the sense of beauty and calm provided by the drive uphill from the end of Bay Street, past the old ranch buildings (one of them now beautifully restored) and then the meadow with its grazing cows, to Stevenson and Cowell.

There are many other reasons to oppose the development of the East Meadow, and most of them have been carefully laid out in statements by Jim Clifford and others. I urge that the decision be reconsidered.

Jonathan Beecher  
Professor Emeritus of History

Sent from my iPod

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

IND 67-1

Letter IND 67                    Jonathan Beecher

**Response IND 67-1**

The comment expresses opposition to construction on the East Meadow but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

The commenter is referred to Response IND 2-1 and **Master Response 4: Aesthetics and Visual Simulations** for a discussion of visual impacts .to the East Meadow as a result of the proposed project.





IND-68

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

## NEGLECT OF CHILDCARE, REVISED

1 message

**Claudia Webster** <popbeads13@gmail.com>

Thu, Nov 1, 2018 at 9:17 AM

To: Alisa Klaus <aklaus@ucsc.edu>

resent with additional signatory.

----- Forwarded message -----

From: **Claudia Webster** <popbeads13@gmail.com>

Date: Thu, Nov 1, 2018 at 7:23 AM

Subject: RDEIR COMMENT: NEGLECT OF CHILDCARE

To: Alisa Klaus <aklaus@ucsc.edu>

November 1, 2018

Senior Environmental Planner Alisa Klaus  
University of California  
1156 High Street, Mails Stop: PPDO  
Santa Cruz, CA 95064

### Re: Comments on Revised Draft Environmental Impact Report for "Student Housing West" Project

Dear Ms. Klaus:

This letter comments on the Revised Draft Environmental Impact Report ("RDEIR") for the "Student Housing West" Project ("SHW"), which now has most of its acreage on the east side of campus, in the East Meadow. As suggested to the administration immediately upon learning of this project, for clarity, it more properly should now be referred to as SHW/E. Even the naming of this project has been designed to confuse, rather than inform, the concerned public.

IND 68-1

We specifically will address the **Child Care Facility**, which is proposed for the East Meadow or "Hagar" site. We request my comments be part of the official record.

While parts of the Revised Draft EIR ("RDEIR") have been changed in some way as compared to the original DEIR, the childcare facility is one of the exceptions. It is minimally described as 13,500 sq. ft., up to 140 kids, up to 30 staff — just as it was in the original DEIR. Given that it has been 6 months since release of the original DEIR, and that the childcare facility was the part of the entire project for which there was the least information and the least design work done, one would have thought it would be the part of the project that would have most benefitted from the extra 6 months to resolve issues and do design work. **But that has not happened.** The design work and the information provided is as minimal in the revised DEIR as it was in the original.

IND 68-2

The same issues are unresolved, such as a facility right next to a busy road and a busy intersection. We are told by administrative representatives that "studies show traffic noise helps infants sleep." We have been told that "wouldn't it be lovely to drive onto campus and see children playing?" There is no discussion of the siting area's increased traffic congestion specific to child care. There is no discussion of the effect on infants and young children of the emissions from cars, buses and trucks that often idle at the stop lights. And all of this is not to even mention the potential for a traffic accident with young children of all ages in large numbers in close proximity to busy traffic and confused efforts of busy parents to park and drop children off.

**IND-68**

There is no mention whatsoever of the need in today's society for security! Architects and planners all over our country, and indeed all over the world, are taking special care and measures to plan for SECURITY and SAFETY. Instead, our planners have announced that we should consider it lovely our children are on display as we "drive onto campus". This RDEIR IS TOTALLY INADEQUATE. If this facility is being designed without the most current safety measures, it is poorly designed. Because there is NO discussion of this at all in the RDEIR, it is, as a document, inadequate.

In one notable respect the information provided about the facility is worse than it was in the original: The site plans give at least a basic footprint for the childcare facility. It's just an outline in both Draft EIRs, but at least in the original Draft EIR it was a consistent outline. In the revised Draft EIR it is shown as two different outlines in two different illustrations, so that it is not even clear what the outline of the building would be. Compare the childcare facility in figure 3.0-6a to the one in figure 4.11-1 — not at all the same. The childcare facility is shown to be quite close to the road. But in "renderings" provided by campus, the entire facility and housing is shown in the distance, camouflaged by full grown trees. A campus information official offered to create a computer generated artificial rendering of the site to show a more accurate view. But, when I pointed out that the CHILDCARE facility hadn't been designed yet, she noted that would make an accurate computer generated visualization impossible. The public is being poorly deceived by the renderings that have been presented. One cannot represent what has not been designed. Again, the RDEIR is totally and completely inadequate. On one hand we are told how important the child care facility is, but on the other it is plain to see it has ranked last in regards to planning and design

Additionally, not only is the new Revised Draft EIR lacking in the same pertinent information as before, it has clouded the information further by providing conflicting information.

It is difficult to respond to information that is missing and even more difficult to respond to conflicting information. Once again, this DEIR is totally inadequate and shows lack of planning and even proof-reading.

IND 68-2

Information given by the administration and representatives of project developer, Capstone, further confuse the project. Issues discussed in public meetings that are not included in the Revised DEIR include the eventual size of the Child Care Facility. Information in the RDEIR say the Facility is designed to provide for 140 children and 30 staff members. But when questioned about the inadequacies of the planned enrollment (140 doesn't even meet current needs), the public is told "it is being designed to be enlarged." (YIMBY meeting 2018) There is NO discussion of this planned enlargement in the DEIR. In comparison with other high quality childcare centers, the planned enrollment projected to be 140 is completely outsized, while at the same time fails to provide childcare for CURRENT needs. If the center is designed to be enlarged NOW, that information MUST be included.

Centralization of a massive center does NOT provide new parents access to their infants (many of whom will be nursing). What sense does it make to have the required "Lactation Rooms" for new mothers all over campus, when their children will be in a distant singular location (especially with the Coastal Campus, Scott's Valley, and Silicon Valley campuses)?

The administration's own *Child Care Work Group*, Summer 2017, recommends a "necklace" or satellite model. This concept has been completely unexplored by this administration. Why has Vice Chancellor Latham charged and tasked the workgroup only to ignore its comprehensive plan? Better child care satellite sites would include: Life Lab campus, They Seymour Center, the VARF building, the HAAN Art Center, the (currently being renovated) Science and Engineering Library, the Barn Theatre, The Cooperage etc. Instead we are told the only option is to pour money into an extremely large singular building co-located with Family Student Housing. The administration has presented this as a 50's style car-centric development. Meanwhile, current facilities are purposely being allowed to disintegrate with no standardized maintenance. This is not planning. This is not leadership. This is irresponsible stewardship of public funds.

There is currently on campus a excellent well-run childcare that tends to the needs of the student parents. Why should this quality, working Child Care be dismantled in favor of a corporate, for-profit massive, institutional facility that, if the truth were told in this RDEIR, is already being planned for expansion? Why are an outstanding childcare director, and teachers, being laid off only to hire potentially sub-standard workers?

Since the provider, Bright Horizons, was chosen before the *Child Care Work Group* 2017 Study, the administration had to go about systematically ignoring its own study. Student parents will lose their state subsidies with this new corporate child care.

**IND-68**

Bright Horizons, the ONLY provider ever to be presented to the student parents, will not release information regarding fees. They would not even provide sample fees from other institutions. Bright Horizons also has NO requirements for teachers other than they "hope they will be nice people." They also said they "hoped" the director would have a BA. (April 2018 meeting) This is unacceptable for a number of reasons, most notably: is this is a University of California campus, where the mission is to educate, not to babysit! Neither the original, nor the RDEIR give any information as to how this facility will interface and inform the mission of the campus. To repeat: this is not a child care center in the middle of just any community. This is ON the campus of one of the world's best Universities! It should not be designed in mediocrity, but in excellence! Building this facility requires previous LRDP's be negated and the Design Advisory Board be ignored.

The dismantling of the current child care presents another concern. As the fees for Bright Horizon corporate childcare will increase for students (and again students will lose state subsidies), the child care may well only be affordable to the wealthy and/or most probably to the faculty and staff. Therefore, you have created a situation whereby students are not able to take advantage of the very childcare that has been "designed" to be co-located with Family Student Housing. Additionally, you will have the MAJORITY of people driving onto campus to drop their children in a child care facility.

IND 68-2

This is the result of the rapidly changing P3 project that was originally designed for the West side of campus. The RDEIR reflects the resulting knee-jerk reaction in its inadequate thought and planning.

There are alternatives that have been presented to this administration in public meetings, in a written Child Care Work Group Report, in meetings with the Chancellor, the CP/EVC, VC Latham, architects, and many others.

This RDEIR has NOT been designed to adequately inform the public to enable comment, rather, like the entirety of this project, it has been designed to **prevent** comment and input. This RDEIR is again UNACCEPTABLE.

Indeed, while the desire is supposedly to provide childcare for the students, faculty and staff, the design (or lack thereof) would seem to suggest another purpose. Hasty, closeted last ditch efforts cannot mask the results of lack of leadership and thoughtful long range planning.

There is no way that this RDEIR can be considered adequate, let alone comprehensive. It is a document that represents not careful planning, but a hasty effort to confuse and push poor design on our community. The University of California can and should do better.

We look forward to your response to my concern.

Sincerely (in unofficial capacity),

**Alec & Claudia Webster**

Trustee, UC Santa Cruz (AJW)

Trustee, UC Santa Barbara (CLW)

Letter IND 68

Alec and Claudia Webster

**Response IND 68-1**

This comment suggests that the title of the proposed project be renamed. Please see Response IND 50-1. It presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 68-2**

Adequate information to analyze the environmental impacts of the childcare facility is included in RDEIR Chapter 3.0, Project Description. Although the childcare facility has not been fully designed, based on the proposed space program for this facility, adequate information regarding its dimensions (mass and height) was developed so that visual simulations could be prepared.

Please see explanation provided on page 4.2-19 which explains why traffic volumes on Hagar Drive near the proposed childcare facility would not result in an unacceptable health risk at the project site due to vehicle emissions. The facility is adequately set back from the intersection so there is no concern about impacts at the facility due to a traffic accident. Other safety concerns expressed by the commenter are not an environmental issue under CEQA and a response is not required.

With regard to the inconsistency in the outline of the facility as shown on Figure 3.0-6a and Figure 4.11-1, please note that Figure 3.0-6a in the Project Description is accurate. The outline of the facility in Figure 4.11-1 is not material to the traffic analysis and therefore it is not necessary to revise that graphic.

The facility is designed for 140 children and at this time, there is no plan to enlarge it. Therefore, the RDEIR appropriately analyzes the facility at its proposed size and capacity. The commenter appears to argue both that the proposed facility is not adequate for the growth in enrollment and also that it is too large. Note that the facility is designed to address childcare needs of student families through an enrollment level of 19,500 students. The entire SHW project is designed for this enrollment level and not for any enrollment increases beyond that level.

The commenter asserts that decentralization of childcare facilities, i.e., construction of a number of satellite childcare center would be better than the construction of one large facility. Note that the student families are currently served by one centralized facility which is collocated with family student housing. That model has worked well for student families and is being replicated by the project. Further, the proposed location of the childcare facility on Coolidge and Hagar Drives offers an additional advantage –

it is near on-campus employee housing and it is on the main roadway into the campus. This location is easier than the existing west campus location for employees to drop off their children as they head to work locations on the central campus.

From a state licensing standpoint there is nothing that precludes UC Santa Cruz from having multiple childcare centers distributed across the campus. Many campuses have multiple sites; some run by the institution under Title 5 requirements while other childcare facilities on campus are run by for-profit entities and operate under Title 22 requirements. Structural challenges with this distributed model include the cost of operating each site and the availability of campus subsidies to fund said operations, facility modifications needed to meet licensing requirements, and facility availability in general. Comments relates to fees and facility operations are not environmental concerns under the meaning of CEQA and a response is not required.

As stated in the RDEIR, locating the new Family Student Housing and childcare facility at the Hagar site offers a number of benefits that include: substantial savings in construction cost; allows the Campus to reduce the scale and density of undergraduate housing on the Heller site; minimizes displacement impacts on student families; locates student families in a neighborhood that would be more appropriate for families; and locates the childcare facility at a location that would be convenient for students, faculty and staff.

IND-69

Alisa Klaus <aklaus@ucsc.edu>



RDEIR COMMENT: NEGLECT OF CHILDCARE

1 message

Claudia Webster <popbeads13@gmail.com>
To: Alisa Klaus <aklaus@ucsc.edu>

Thu, Nov 1, 2018 at 7:23 AM

October 31, 2018

Senior Environmental Planner Alisa Klaus
University of California
1156 High Street, Mailstop: PPDO
Santa Cruz, CA 95064

Re: Comments on Revised Draft Environmental Impact Report for
"Student Housing West" Project

Dear Ms. Klaus:

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IND 69-1

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The same issues are unresolved, such as a facility right next to a busy road and a busy intersection. We are told by administrative representatives that "studies show traffic noise helps infants sleep." We have been told that "wouldn't it be lovely to drive onto campus and see children playing?" There is no discussion of the siting area's increased traffic congestion specific to child care. There is no discussion of the effect on infants and young children of the emissions from cars, buses and trucks that often idle at the stop lights. And all of this is not to even mention the potential for a traffic accident with young children of all ages in large numbers in close proximity to busy traffic and confused efforts of busy parents to park and drop children off.

There is no mention whatsoever of the need in today's society for security! Architects and planners all over our country, and indeed all over the world are taking special care and measures to plan for SECURITY and SAFETY. Instead, our planners have announced that we should consider it lovely our children are on display as we "drive onto campus. This RDEIR IS TOTALLY INADEQUATE. If this facility is being designed without the most current safety measures, it is poorly designed. Because there is NO discussion of this at all in the RDEIR, it is, as a document, inadequate.

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Additionally, not only is the new Revised Draft EIR lacking in the same pertinent information as before, it has clouded the information further by providing conflicting information.

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IND 69-2

Centralization of a massive center does NOT provide new parents access to their infants (many of whom will be nursing). What sense does it make to have the required "Lactation Rooms" for new mothers all over campus, when their children will be in a distant singular location (especially with the Coastal Campus, Scott's Valley, and Silicon Valley campuses)?

The administration's own Child Care Work Group, Summer 2017, recommends a "necklace" or satellite model. This concept has been completely unexplored by this administration. Why has Vice Chancellor Latham charged and tasked the workgroup only to ignore its comprehensive plan? Better child care satellite sites would include: Life Lab campus, They Seymour Center, the VАРF building, the HAAN Art Center, the (currently being renovated) Science and Engineering Library, the Barn Theatre, The Cooperage etc. Instead we are told the only option is to pour money into an extremely large singular building co-located with Family Student Housing. The administration has presented this as a 50's style car-center development. Meanwhile, current facilities are purposely being allowed to disintegrate with no standardized maintenance. This is not planning. This is not leadership. This is irresponsible stewardship of public funds.

There is currently on campus a excellent well-run childcare that tends to the needs of the student parents. Why should this quality, working Child Care be dismantled in favor of a corporate, for-profit massive, institutional facility that, if the truth were told in this RDEIR, is already being planned for expansion? Why are an outstanding childcare director, and teachers, being laid off only to hire potentially sub-standard workers?

Since the provider, Bright Horizons, was chosen before the Child Care Work Group 2017 Study, the administration had to go about systematically ignoring its own study. Student parents will lose their state subsidies with this new corporate child care. Bright Horizons, the ONLY provider ever to be presented to the student parents, will not release information regarding fees. They would not even provide sample fees from other institutions. Bright Horizons also has NO requirements for teachers other than they "hope they will be nice people." They also said they "hoped" the director would have a BA. (April 2018 meeting) This is unacceptable for a number of reasons, most notably: is this a University of California campus, where the mission is to educate, not to babysit! Neither the original, nor the RDEIR give any information as to how this facility with interface and inform the mission of the campus. To repeat: this is not a child care center in the middle of just any community. This is ON the campus of one of the world's best Universities! It should not be designed in mediocrity, but in excellence! Building this facility requires previous LRDP's be negated and the Design Advisory Board be ignored.

The dismantling of the current child care presents another concern. As the fees for Bright Horizon corporate childcare will increase for students (and again students will lose state subsidies), the child care may well only be affordable to the wealthy and/or most probably to the faculty and staff. Therefore, you have created a situation whereby students are not able to take advantage of the very childcare that has been "designed" to be co-located with Family Student Housing. Additionally, you will have the MAJORITY of people driving onto campus to drop their children in a child care facility.

This is the result of the rapidly changing P3 project that was originally designed for the West side of campus. The RDEIR reflects the resulting knee-jerk reaction in its inadequate thought and planning.

There are alternatives that have been presented to this administration in public meetings, in a written Child Care Work Group Report, in meetings with the Chancellor, the CP/EVC, VC Latham, architects, and many others.

This RDEIR has NOT been designed to adequately inform the public to enable comment, rather, like the entirety of this project, it has been designed to prevent comment and input. This RDEIR is again UNACCEPTABLE.

Indeed, while the desire is supposedly to provide childcare for the students, faculty and staff, the design (or lack thereof) would seem to suggest another purpose. Hasty, closeted last ditch efforts cannot mask the results of lack of leadership and thoughtful long range planning.

There is no way that this RDEIR can be considered adequate, let alone comprehensive. It is a document that represents not careful planning, but a hasty effort to confuse and push poor design on our community. The University of California can and should do better.

I look forward to your response to my concern.

**IND-69**

Sincerely,

*Claudia Webster*

I can give you those, but frankly all the entire document (1,696 pages) has to say about the childcare facility is

- Will hold up to 140 children
- Will serve both FSH and faculty/staff
- Will be 13,500 sq ft
- Will have staff of up to 30
- Will be at the Hagar/East Meadow site, next to Hagar
- Will have a fenced play area next to Hagar
- Will have its own drop-off/pickup and parking area.
- Will use same auto entrance and exit as are used by FSH

There is nothing about the height or massing of the building, the design of the building, the nature of the program, who will run the program, what will be in the play yard, why this approach was chosen over alternatives, etc. That is frustrating for many different reasons, but one of them is that it gives me very little to comment on regarding childcare.

One other thing the Revised Draft EIR does make clear: it provides for exactly the same childcare facility in every alternative except the no-build alternative (140 kids, 13,500 sq ft, etc) except that the facility would be at the Heller site rather than the Hagar site.

Here are the key page references regarding childcare, all in Volume 1:

pages 2.0-3&4

Table 3.0-1 on page 3.0-9

page 3.0-23

figure 3.0-6a on page 3.0-24 (this shows a minimal site plan for Hagar, including the childcare facility)

figure 4.11-1 on page 4.11-12 (shows a very different site plan for the childcare facility, no explanation for the difference given)

4.11-33 thru 4.11-37

The transportation issues at FSH and childcare are complicated and arcane. I'll send you separately a summary of those issues.

The situation with alternatives, however, is simple: all the alternatives (except the no build) would have the same childcare facilities as the proposed project, except they would be located at Heller rather than at Hagar. For a summary of the alternatives, go to pages 2.0-5 thru 2.0-14. For a more complete discussion of alternatives go to section 5.0.

IND 69-2

**Letter IND-69                  Claudia Webster**

**Response IND 69-1**

This comment suggests that the title of the proposed project be renamed. Please see Response IND 50-1. It presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 69-2**

Please see Response IND 68-2.



IND-70

Alisa Klaus <aklaus@ucsc.edu>



[eircomment] Comment on Revised Draft EIR for Student Housing West

1 message

Robert Waxman <rwaxman4@gmail.com>  
To: eircomment@ucsc.edu

Thu, Nov 1, 2018 at 2:47 PM

Dear Jolie Kerns,

The University of California, Santa Cruz is unique. It is not simply unique in California; it is not simply unique in the United States; it is unique in the world. Founded as an alternative to large public universities such as UC Berkeley and UCLA, so-called "multiversities", i.e., large public institutions providing a broad smorgasboard of programs and schools for increasingly large student populations, UC Santa Cruz in contrast was intended to provide a public university education for students, especially California students in a relatively intimate, community-oriented setting. Its setting and community were consequently essential elements of its plans and program. As a public institution, it would be unable to provide the rich financial resources associated with wealthy private institutions such as Harvard, Yale, Swarthmore or Pomona. Nonetheless, UC Santa Cruz would be able to strike a delicate but critical balance between the limited resources of a public educational system with the educational needs of students in an environment where their individuality and identities are valued. Moreover, it would create an environment where all aspects of the natural, social, cultural, economic and political world take center stage in daily life.

To achieve these lofty and difficult goals, great attention was expended on its location and its physical design. Arrayed on a hill crest overlooking Monterey Bay, the campus was set on the edge of forest and meadow. Campus plan and architecture is defined by the "college system," essentially "several Swarthmores" in close proximity to one another. Kerr, Clark (2001). The Gold and the Blue: A Personal Memoir of the University of California, 1949-1967 Volume I: Academic Triumphs. University of California Press. p. 261. For over fifty years since its founding, the residential college system has been the foundation of student social and residential life. Even as students move off-campus, their affiliation with a particular college continues. Likewise, over time the colleges have themselves developed unique identities. Some are associated with cultural and creative activities, others with science or social engagement. Notably, student membership and participation in fraternities and sororities is low compared with similar sized universities. Note also that the great expense and attention paid to intercollegiate sports at other large state universities is completely absent at UCSC, Nor is there any interest among students or alumni in bringing that aspect of collegiate life to UCSC's compus.

IND 70-1

In stark contrast to this history and principles on which UC Santa Cruz is based, the school's administration is now proposing a radical change, imperiling its unique identity and mission. In the interest of brevity:

- The administration proposes an approximately 2760 bed "residence" unaffiliated with any of the colleges to house upper division students only and a 140 beds of family student housing on the East Meadow..
- The administration proposes placing housing below Porter Meadow (the "West Meadow") and on the East Meadow, both valued open spaces and essential elements of the unique forest and meadow environment on campus
- The administration proposes a system of funding and development for these proposals with a "so-called" public/private partnership. This is a system whereby a selected private developer is granted a long term ground lease together with ownership and control of said facility on campus.

IND 70-2

The outcome of these proposals is as obvious as they are shocking.

- The delicate balance between the resources available to a public institution of higher education with the goals

IND 70-3

**IND-70**

and principles that nurture individuality together with community would be lost.

- Its setting of natural beauty, which itself is the product of decades of conscious and systematic restoration, would be lost.
- And the idea that students of a public institution of higher education can enjoy and benefit of close community in a setting of natural beauty, one of the paramount principles on which the school is based would be lost.
- The uniqueness of UCSC that forms and defines its identity and that serves as a source of distinction and pride among students, alumni, faculty and staff and that serves as a valuable asset used by the school in recruiting students and faculty would be lost.

IND 70-3

The purpose of judgments about Environmental Impacts is to ensure that decisions about critical environments are only done with due consideration of their significant effects on on those environments. In our zeal to satisfy a variety of constituencies and interests, we too often run the risk that short term mercenary interests trump long term social and cultural values. The University proposal seriously jeopardizes its commitment to the very principles on which it was founded and which continue to inspire and energize the members of its community, especially its students. I am not an alumnus nor am I a member of its faculty or staff. I am however a parent of an alumnus. And I will never forget the impression the school made on myself and my oldest son. My wife and I are both graduates of small liberal arts colleges on the East Coast. As beautiful as UCSC's campus is, what struck us most was the power of its ideas, ideals and principles, the power of the idea that a public university can value its students' life and their outlook on life as much as any aspect of its classrooms and curricula. Whatever financial value is gained from short term savings from sweetheart deals with large private developers will be certainly lost in the long, and quite probably short, term from the credibility and power of the University's mission. **Ideas, Ideals and Principles – these are things most at stake in this proposal.** *The impact of large and largely anonymous housing complexes, repeated on state university campuses in every corner of the country, will be Profound and Significant. The impact of handing over a critical aspect of the public realm to a well-heeled and powerful private developer will be Profound and Significant.* The prospect of their impact is nothing short of sickening. These Ideas, Ideals and Principles have endured at UC Santa Cruz for over half a century. Their continued existence and their continued support hang in the balance.

IND 70-4

Thanks you for your consideration of these important matters.

Robert Waxman  
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 Berkeley, CA 94708

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

Letter IND 70                      Robert Waxman

**Response IND 70-1**

This comment includes a set of general remarks and opinions but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 70-2**

The comment expresses opposition to construction on the East Meadow but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-makers for their review and consideration.

The commenter is referred to Response IND 2-1 and **Master Response 4: Aesthetics and Visual Simulations, Master Response 2: Alternatives, Master Response 5: Biological Resource Impacts on the East Meadow, and Master Response 6: Biological Resources Surveys and Mitigation Measures.**

**Response IND 70-3**

This comment includes a set of general remarks and opinions. It does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 70-4**

This comment includes a set of general remarks and opinions. It does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

Matthew Waxman  
Porter College Councilor - UCSC Alumni Council  
UC Santa Cruz 2006 | Harvard GSD 2012  
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November 1, 2018

Comment #1 on the Revised Draft EIR for UC Santa Cruz's "Student Housing West".

To Whom It May Concern,

I respect and acknowledge the need for housing at UCSC and within the city of Santa Cruz. The Student Housing West (SHW) project attempts to address this with the addition of approximately 3,000 beds to be added on campus. The housing is meant to address both an existing housing shortage, as well as accommodate additional enrollment growth. What is at issue with the SHW project is not that it aims to address housing in rote. Instead what is a problem is that the process has been deeply flawed and opaque, and the resulting project has a flawed approach to site selection and design. This must necessitate UCSC to evaluate alternatives for site selection and design.

IND 71-1

A major problem is UCSC never did an actual study of the whole campus to vet alternative scenarios in advance, which is what would have been expected for a project of this scale. With respect to the project represented in the Draft EIR, the CEQA process is about analyzing a project that has already been decided upon. In our case, this process was not synchronized with implicit planning assumptions about the UCSC campus -- campus planning norms that have historically been front and center, shaping the values and legacy of the campus as a remarkable environment with a unique student experience characterized by the intimacy and educational role of colleges -- and thus the Draft EIR is in the most basic sense corrupted. These planning assumptions have been expressed within the planning and design direction of prior LRDPs and other planning documents. Yet even more, these planning assumptions have been carried out through implicit ways of working, historically cultivated as values in the office of the Campus Architect and Campus Planning office, the University's Design Advisory Board, and past upper Administrations. This was a culture of campus norms.

IND 71-2

The problem in our case is that as a whole, the process has been overly opaque, and with an outside developer, P3 financial contracts, and a timeline designed to be expedited, there have been decisions made to not properly articulate those campus planning norms, and therefore not sufficient study the campus pre site-selection. While there was a 2015 West Campus Housing study, there was a massive rift between its bed quantity assumptions (it capped out at about 1,000 beds), financial assumptions, and sensitive, transparent process of study, and the Student Housing West process which has operated out of view and at a scale three times the size but on a smaller land area.

IND 71-3

What's more, the SHW process has systematically been shaped to disempower and dismantle the legacy values of the College system. Prior planning at UCSC has been clear about reflecting a mutual benefit of academics, social experience, and residential life -- a synergistic, intersectional approach to the life of a University. This idea has been in-line with the norms and planning goals and principles of the UCSC 2010 Design Framework, the 2005 LRDP, the 1988 LRDP, and all prior long range planning documentation. SHW's focus on unaffiliated housing instead of College housing -- with no study process putting all types of housing, college or otherwise, on the table -- emphasizes a siloed approach to understanding the

campus, and a bias toward pre-rationalized outcomes. It is a travesty and just plain silly that a wider array of options and ideas, sites and methods, have not been acknowledged as offering something. It is also of concern that SHW may significantly counter the valuable benefit for students that exists when academics, student resources, social and public spaces, and housing, are planned in dialogue with one another. It is not sufficient to simply place retail and commercial spaces, privatized wellness, and study spaces into SHW as “amenities”. A holistic conception of design is missing -- one that can only be achieved with a planning process that acknowledges the varied aspects of the campus as a whole, and studies as many avenues as possible. Furthermore, the fact that the 2020 LRDP process has been intentionally divorced from the SHW process, even though they proceed concurrently, is evidence of this problematic approach to planning being used.

IND 71-3

Thus, we have an EIR that has two sites -- 'Heller' on the west, and 'Hagar' on the east -- violating things fundamental for alumni and those who have been around UCSC's campus for many decades.

The landscape architect Thomas D. Church, instrumental in the design of UCSC -- it was his idea to weave a large campus meant to feel small into the natural fabric -- summarized his thoughts about the campus site in the memo "Random Notes on the Site" from 1962. In it, he writes:

*"Instead of remaking the land, the land must remake our standard conceptions of building and plaza and parking lot.*

*"The past is not without monumental examples of man having built with a full realization of the grandeur of his site and a knowledge of how to build to enhance or glorify it as well as meet a specific program. The pyramids, the Greek temples, medieval castles, Tibetan monasteries and gothic spires attest to this.*

*Reverse examples are also plentiful. If the Victor Emanuel Monument is too obvious, consider the man who dared to plunge the Campanile into the Piazza San Marco. Contrast the serenity of the domed cyclotron in the Berkeley hills to some of the more recent buildings being erected there. Look what happened to the Golden Triangle in Pittsburg -- one of the most talked of sites in the country ten years ago. How could anyone have crowded Wright's Museum into a block of dull buildings when light and air and trees were just across the street? The University of Mexico may be controversial but courage was not lacking."*

IND 71-4

This is a remarkable passage that resonates with the campus as it has been, and the norms and practices of campus planning for UCSC in the past. Contextual responsiveness is not about superficially making something that looks like a site or continues aesthetically what's there; rather it is making something beautiful that stands out *in the way* it fits in. But SHW, at Heller and Hagar sites, as planned and designed, does not adhere to the advice of Thomas D. Church. Instead SHW simply stands out *because it does not fit in*.

The SHW project takes a conventional approach, one of "standard conceptions", to on-campus University housing being used by developers at this scale for P3 projects at other universities. They are using a conventional approach that will be "remaking the land" but that does not, so says Church, allow the land to "remake our standard conceptions of building and plaza and parking lot."

What follows are two sections. The first evaluates and contrasts the Developer Proposal with a range of Alternatives. The second illustrates Views that must be studied in the EIR for the Heller and Hagar sites.

IND 71-5

**I. THE DEVELOPER PROPOSAL VERSUS ALTERNATIVES**

**The East Meadow Hagar site:** it is not necessary to build there in order for the University to advance its housing goals because there are practical alternative sites, such as either moving family student housing on to the Heller site or combined to other sites such as the North Remote above the Trailer Park or the East Campus Infill site (articulated further below). I am concerned the construction will set a precedent that it is ok to build in the meadows. There needs to be thoughtful planning that honors values about place and identity. It would be a travesty to set such a precedent. Building there will damage the aesthetic quality of the campus gateway for future generations of students. One thing that is lost in the larger conversation of campus growth is the question of quality of education. I believe in educational access and adapting things to make education accessible. Yet the students of today and tomorrow deserve a high quality education and campus experience that is on par with the one delivered to students in the past. I do not agree with the notion that more students means quality must be compromised.

IND 71-5

The East Meadow site is also very poorly utilized in the developer proposal. On page 54 of the Draft EIR it notes the Heller site is 13 acres, whereas the Hagar site is 15 acres. In terms of a very generic concept of land area efficiency, we are looking at a 13 acre site with 2,875 beds, but a 15 acre site with 148 beds. I do not believe the East Meadow should be built out, either in dense or low density, but rather the site strategy for the East Meadow site in SHW is ultra-low density and is a poor approach to site planning and University resources.

Additionally, on page 17 of Draft EIR, it notes the East Meadow Hagar site will hold "approximately 148 student beds..." within "...approximately 37 two-story pre-fabricated townhomes." Compare this with page 54 of Draft EIR, which acknowledges the Heller site is built on top of, and is replacing, the existing FSH. The existing FSH "complex includes 199 two-bedroom townhomes in 42 two- and three-story apartment buildings." Therefore the campus is losing 51 family student beds with the SHW project. Where are these missing FSH beds going? If students with families argue the only way they will have a place to live is if UCSC builds the East Meadow Hagar site, then something doesn't make sense when in the end there will be even fewer FSH beds. Answering scarcity with even more scarcity doesn't make any sense.

**With respect to the west-campus Heller site:** the project is completely out of scale with the campus as a whole. 10 story buildings that create Walls, holding 2,875 students, is absurdly dense and insensitive to the landscape and the lives of the students who would live there. And like the East Meadow site, it is just not necessary to pack all 2,875 students there in order to meet the University housing goals. In fact, within the Draft EIR, the alternatives show that the Heller site could hold about 1,500 beds while other sites could take on the other 1,500. Additional sites would be the North Remote Site above the Trailer Park, and the East Campus Infill site on and around the parking lot of Crown/Merrill Apartments (articulated further below). Both of these alternate sites are mentioned in the Draft EIR -- the former as a realistic and viable alternative, and the latter oddly dismissed even though it is the most practical and approved by the campus and regents in 2009. These two other sites utilized intelligently, the Heller site could be half as dense, the buildings less tall, and their scale more appropriate to the rest of the campus. Additionally, by breaking up the Heller site among other viable sites, it would allow the combination of the sites and their buildings to not overshadow so grossly the colleges and their social and academic roles.

IND 71-6

And while I would not advocate for it, it is documented in the Draft EIR that an additional viable alternative could be to put the entire project, including the Family Student Housing, all on the Heller Site completely, making it unnecessary to build on the East Meadow anyway. The only caveat in such an instance is that

IND 71-7

for a partial duration of the construction schedule, UCSC would have to find temporary housing for a portion of the current family student housing residents, either on or off campus. This could be achieved with trailers or temporary hotel accommodations such as how the University Inn was used, or other creative strategies that can be studied.

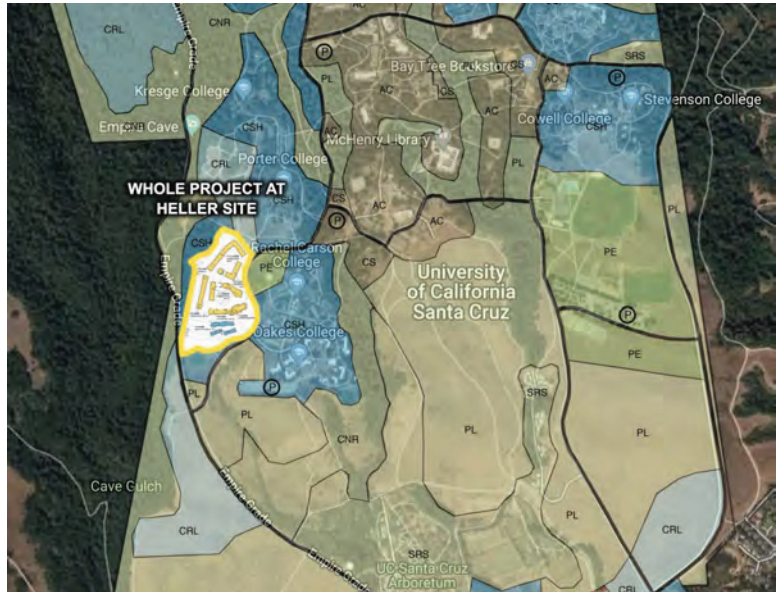
IND 71-7

**What are these alternatives, and how would they work?**

**A. Draft EIR Alternative #3: Whole Project at Heller Site**

Heller Site: Alternate #3 in Draft EIR, pp 21, 518-523. All 3,000 apartment beds on one site. Does not decrease negative impact of this site. 2,675 for upper-division undergraduates, 200 for graduate students, 148 for students with families -- are satisfied. Buildings up to 9 stories tall. Includes private-provider childcare center, parking, wastewater treatment plant.

Occupies already developed site. Close to academic core. Require temporary re-location of some of the existing family student housing and childcare facilities to another location during construction.



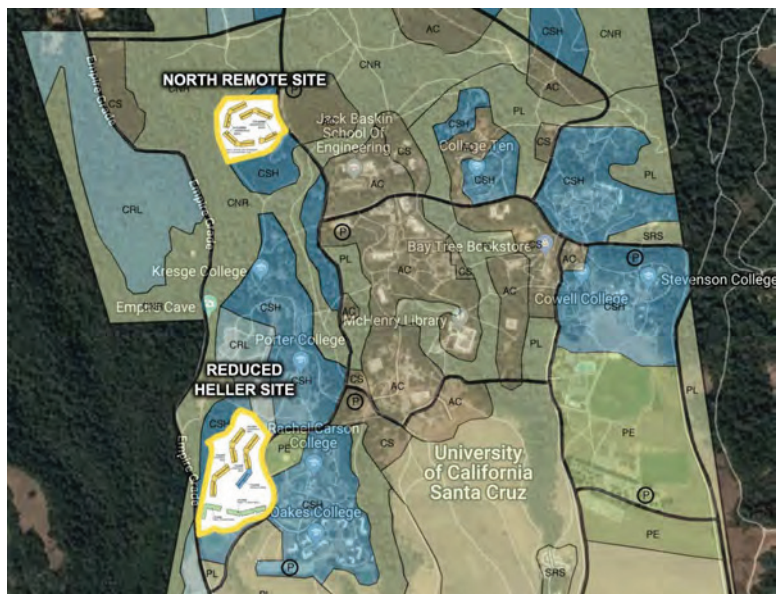
IND 71-8

**B. Draft EIR Alternative #4: Reduced Heller Site + North Remote**

North Remote Site: Alternate #4 in Draft EIR, pp 22, 523-533 1,500 upper-division undergrad beds. All housing close to academic core. Buildings up to 6 stories tall. North site includes parking, retail space, convenience store, fitness center, support, social and student service space, wastewater treatment plant.

A dining hall would also benefit in the North Remote Site, better allowing that community to grow as an identifiable place for years to come.

The location also serves well the potential additions of future academic and student life service facilities to the immediately adjacent east area designated in the



IND 71-9

2005 LRDP as Academic Core, as well as infill within the residential community to create one to two future colleges. Furthermore, according to the plans in the Draft EIR , there is enough space within the land designated for Colleges and Housing in the 2005 LRDP to locate half the desired bed count above the Trailer Park, thus respecting that beloved community and preserving it.

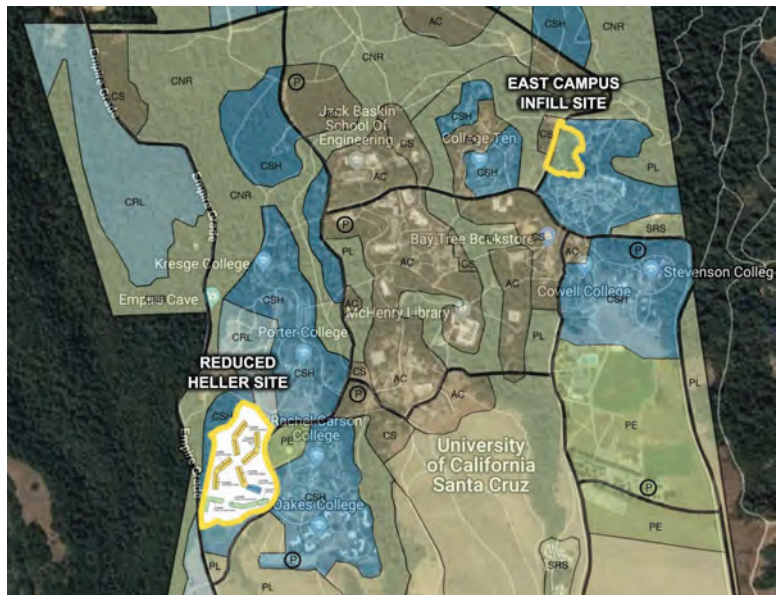
IND 71-9

**Reduced Heller Site:** Holds 1,150 upper-division undergrad beds, 200 graduate beds, 148 family student housing beds. Close to academic core. Buildings up to 6 stories tall. Site includes parking, retail space, convenience store, fitness center, support, social and student service space.

**C. Combination Draft EIR Alternative #2 Reduced Heller Site + East Campus Infill**

**East Campus Infill:** This solution is dismissed in the Draft EIR, but should be considered as a viable alternative given its realistic and practical applicability and strengths.

Approved in 2009 by UCSC and UC Regents for apartments, but was cancelled due to financial and market concerns at the time. Project had 600 apartment beds. Uses an already developed site that's part of the Crown-Merrill apartments community, and close to academic core.



IND 71-10

This is a rational site in terms of enabling the new housing community to benefit from a close proximity to both colleges and to existing apartment-style, on-campus but independent living environment of the Crown-Merrill Apartments.

**Reduced Heller Site:** Alternate #2 in Draft EIR pp 20, 511-518. Holds 1,752 upper-division undergrad beds, 200 graduate beds, and 148 family student housing beds. All housing close to academic core. Buildings up to 6 stories tall. Site includes parking, retail space, convenience store, fitness center, support, social and student service space.

**D. Combination Draft EIR Alternative #2 Reduced Heller Site and the 2300 Delaware Site**

**2300 Delaware:** This is not a site analyzed within the Draft EIR, but is a site that should be included. Under 2008 agreement with city, UCSC can build up to 340 beds off-campus -- this would be nearly all the



IND 71-11



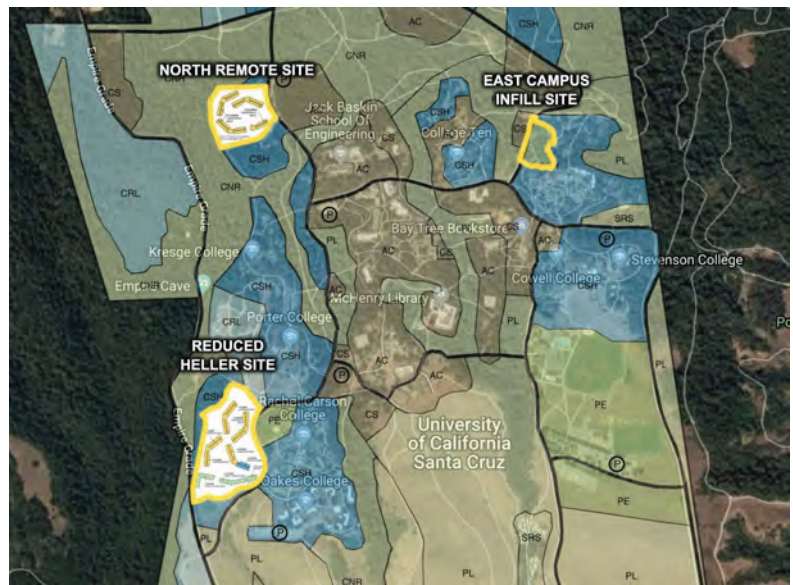
designated Family Student Housing beds and graduate beds. Thus if that agreement is kept, then there can be 230 beds at the 2300 Delaware site. 2300 Delaware site is level, already owned by the University, already with utilities, and near the Marine Sciences campus. Short shuttle services up Western Ave to academic core would need to be provided.

IND 71-11

Reduced Heller Site: Similar to Alternate #2 in Draft EIR pp 20, 511-518 but holding only the 2,675 upper-division undergrad, as the rest would be located at 2300 Delaware. Close to academic core. Buildings up to 6 stories tall. Site includes parking, retail space, convenience store, fitness center, support, social and student service space.

**E. Combination of Reduced Heller Site and Both North Remote Site and East Campus Infill Site.**

North Remote Site and the East Campus Infill Site: 1,500 upper-division undergrad beds would be divided between these two Alternate sites. All housing close to academic core. Buildings up to 6 stories tall. North site includes parking, retail space, convenience store, fitness center, support, social and student service space, wastewater treatment plant.



IND 71-12

A dining hall would also benefit in the North Remote Site, better allowing that community to grow as an identifiable place for years to come.

The location also serves well the potential additions of future academic and student life service facilities to the immediately adjacent east area designated in the 2005 LRDP as Academic Core, as well as infill within the residential community to create one to two future colleges.

It is also relevant to acknowledge this site was studied in the 1970s for the original site of College 8. The proposal at that time was a design by architect Edward Larabee Barnes.

Reduced Heller Site: Could be similar to Alternate #2 in Draft EIR pp 20, 511-518 but with approximately 1,500 upper-division undergrad beds, graduate beds, and family student housing beds. All housing close to academic core. Buildings up to 6 stories tall. Site includes parking, retail space, convenience store, fitness center, support, social and student service space.

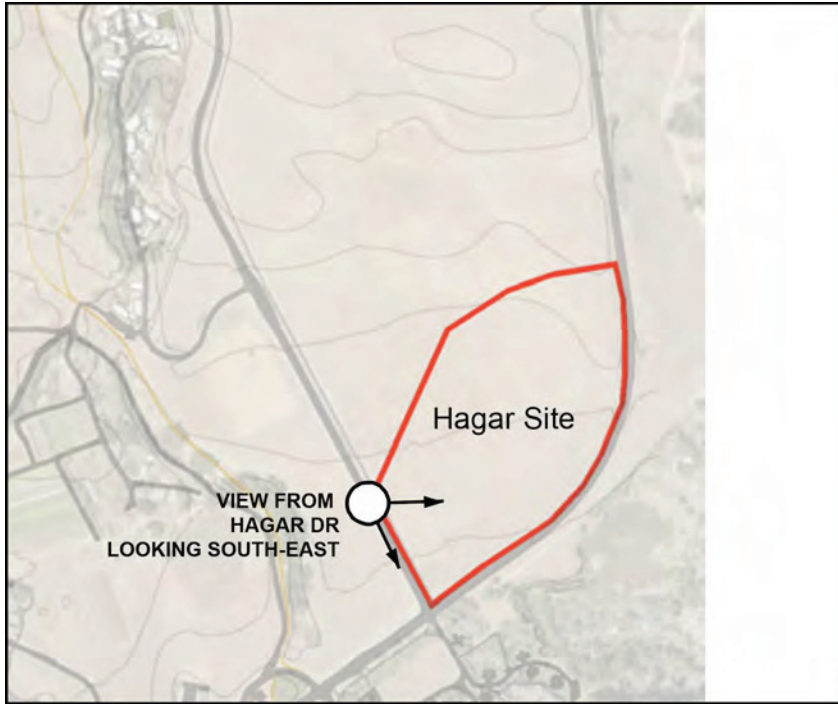
**II. AESTHETIC VIEWS THAT NEED TO BE EXAMINED AND INCLUDED IN THE EIR**

Listed below -- with illustrative drawings -- are views that I request the EIR study and provide visual analysis through perspective site images. Show the aesthetic impact to views from the following 5 Hagar locations and 3 Heller locations.

IND 71-13

Hagar View Study 1.

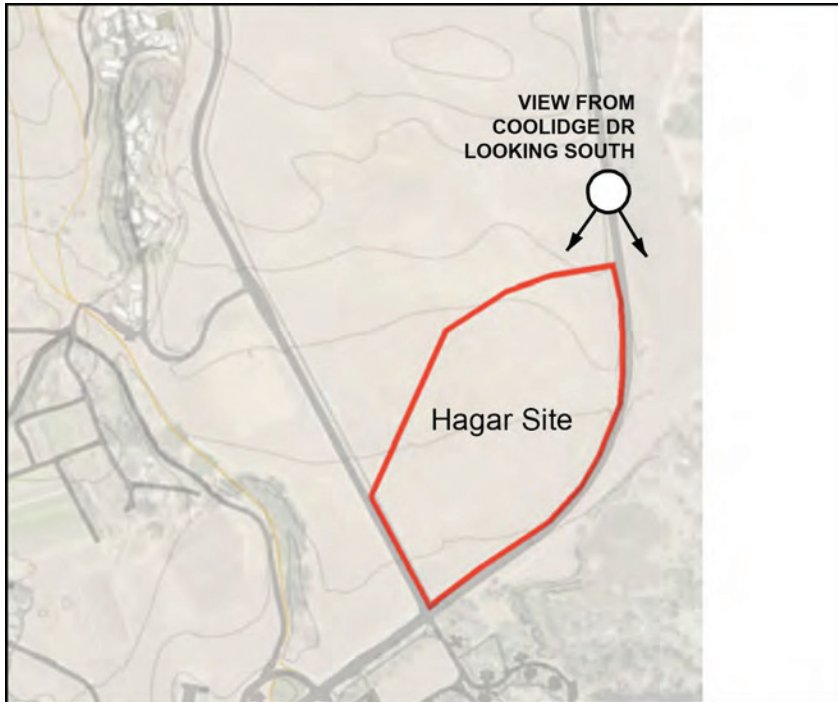
Please show view from Hagar Drive looking south east. See point indicated in drawing.



IND 71-13

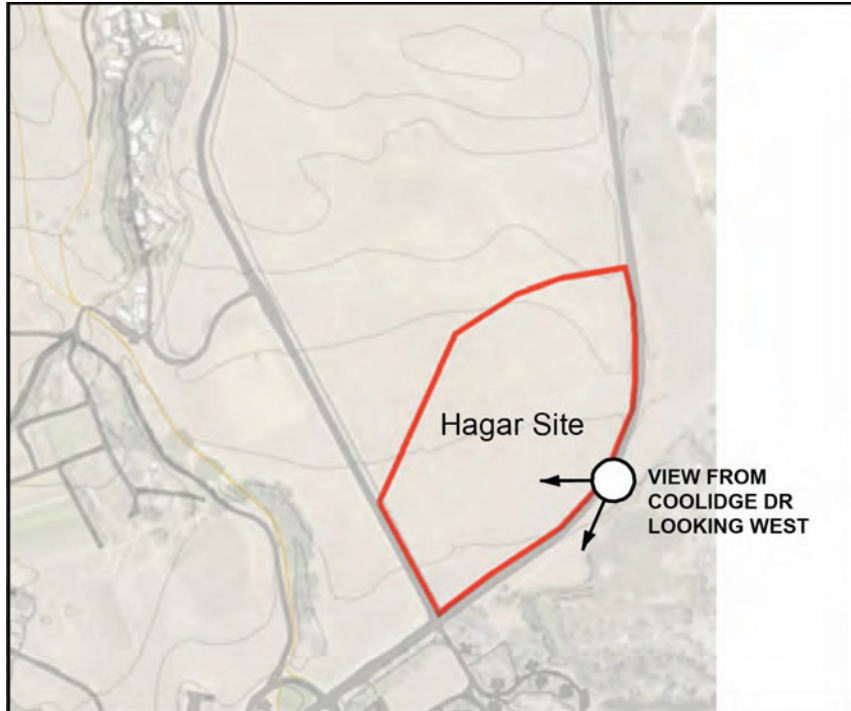
Hagar View Study 2.

Please show view from Coolidge Drive looking south. See point indicated in drawing.



Hagar View Study 3.

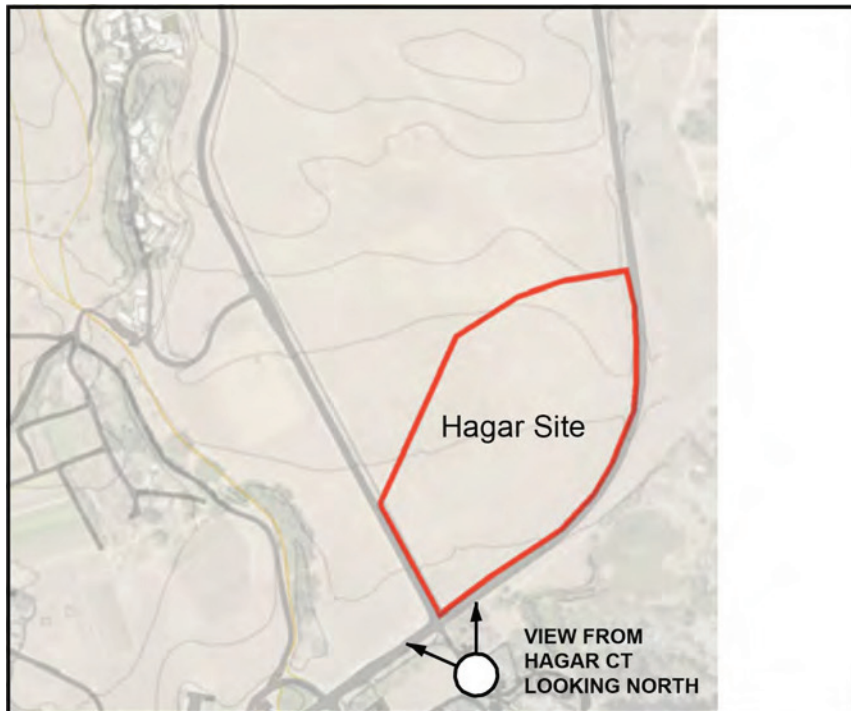
Please show view from Coolidge Drive looking west. See point indicated in drawing.



IND 71-13

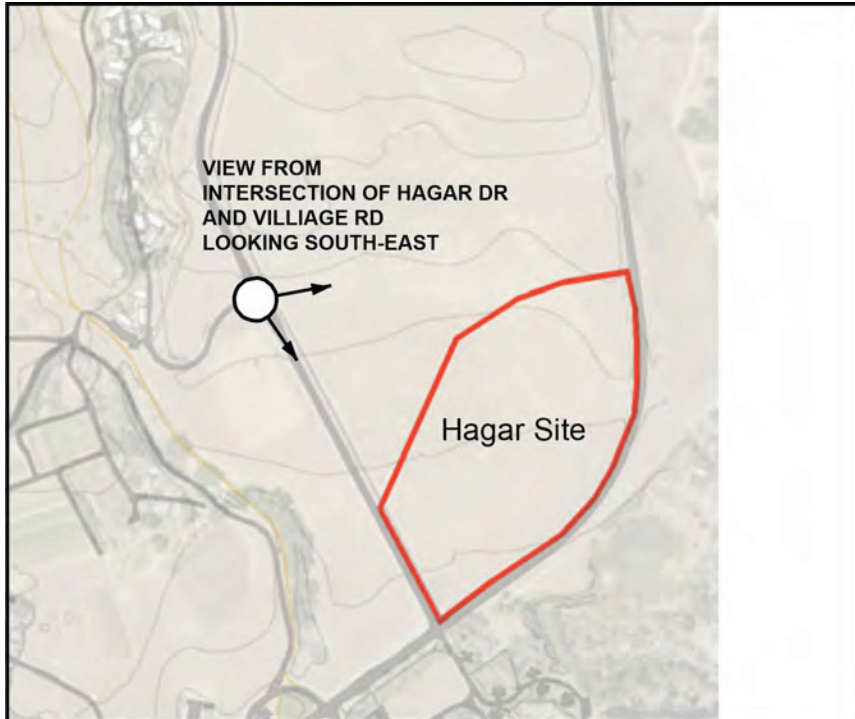
Hagar View Study 4.

Please show view from Hagar Court looking north. See point indicated in drawing.



Hagar View Study 5.

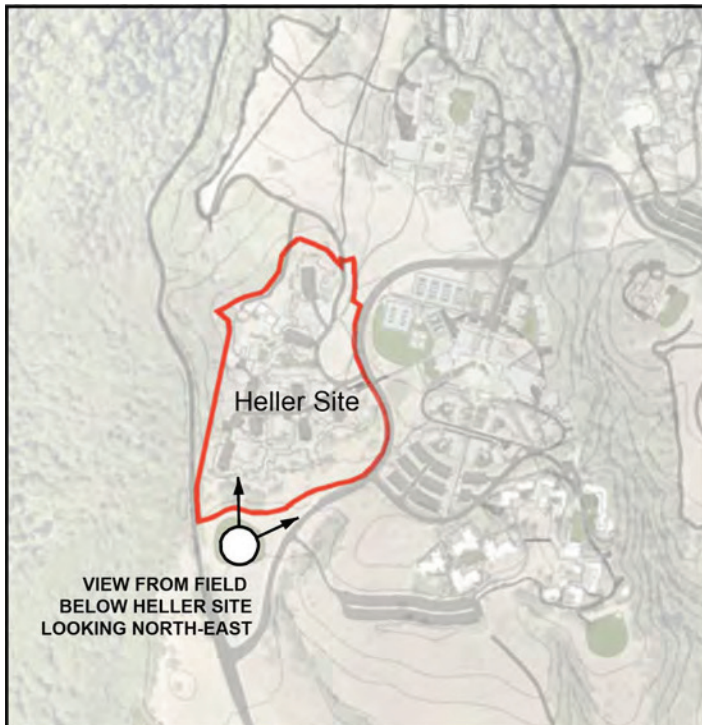
Please show view from Intersection of Hagar Dr & Village Rd. See point indicated in drawing.



IND 71-13

Heller View Study 1.

Please show view from the field below Heller Site, looking north-east. See point indicated in drawing.



Heller View Study 2.

Please show view from Heller Rd looking south-west. See point indicated in drawing.



IND 71-13

Heller View Study 3.

Please show view from middle point of Porter Meadow. See point indicated in drawing.



**Letter IND-71**                      **Matthew Waxman**

**Response IND 71-1**

Please see **Master Response 1: Tiered Analysis**. The project is needed to meet the demand for housing through an enrollment level of 19,500 students, and not for any enrollment growth beyond that. The comment expresses concern about the proposed project's site selection and design, and requests that alternatives to site selection and design be considered. RDEIR Chapter 5.0, Alternatives, includes an analysis of alternatives to the proposed project. Several of these alternatives include constructing housing on other sites within the campus.

**Response IND 71-2**

This comment provides an opinion on the process utilized to select the sites and conceive the proposed project. Please see RDEIR Section 5.2 which describes the studies that were conducted to select the Heller site for the project. It does not state a specific concern or question regarding the adequacy of the analysis contained in the RD EIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 71-3**

This comment states that the proposed project does not follow campus planning norms, especially related to the existing College system on the campus. The comment also expresses concern about the project's design and asserts that the planning for this project has been completed separately from the successor document to the 2005 LRDP. All of the issues raised in this comment do not express a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration. Note that the project is within the scope of the existing 2005 LRDP and designed to support campus enrollment under the 2005 LRDP.

**Response IND 71-4**

This comment remarks on the proposed project's site selection and design. It does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 71-5**

Chapter 5.0, Alternatives, includes an analysis of alternatives that do not include development on the Hagar site. With respect the precedent setting action of developing on the Hagar site, the proposed LRDP

amendment to allow development on the Hagar site would be limited to the site and would not apply to any other sites in the meadow. Also please note that the University retains the authority to approve or disapprove subsequent projects at locations within the meadow. For these reasons, development on the Hagar site would not be precedent setting, either in terms of being legally binding at other sites or constraining the University's discretion with respect to approval of projects at other sites. Finally, the impacts to the aesthetic quality of the campus gateway area are adequately analyzed in Section 4.1, Aesthetics.

The commenter also remarks on the density of the proposed housing on the Hagar site. The University acknowledges that the density on the Hagar site is low. However, the density on the Hagar site is appropriate due to its location within the East Meadow. In addition, the density is consistent with the density of employee housing to the south. Also see Response LA 2-1 regarding the proposed density of development at the Hagar site.

With regard to the question that the project would reduce the number of units for families from about 196 units at the present time to 140 units under the project, please note that at the present time, about 87 of the 196 units are occupied by student families and the rest by graduate students. The graduate students would be accommodated on the Heller site, and the proposed 140 units on the Hagar site would meet current and future demand for family student housing.

**Response IND 71-6**

This comment was made on the previous Draft EIR as it mentions 10 story buildings on the Heller site. The revised project includes buildings at the Heller site that do not exceed seven stories. See SHW Impact AES-3 on page 4.1-29 of the RDEIR for a full discussion of impacts to the visual character of the Heller site under the proposed project. See Chapter 5.0, Alternatives, for a discussion of alternatives to the proposed project, including alternatives that would reduce the number of beds on the Heller site and/or place housing at other locations on and off campus.

**Response IND 71-7**

This comment provides an opinion on Alternative 3 and makes a suggestion on how to temporarily relocate student families for the duration of project construction. See **Master Response 2: Alternatives**.

**Response IND 71-8**

This comment briefly describes Alternative 3 as presented in the previous Draft EIR. The comment does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 71-9**

This comment briefly describes development on the North Remote site under Alternative 4 as described in the previous Draft EIR and provides opinions on its suitability. The comment does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 71-10**

This comment briefly describes an alternative that would combine Alternative 2 with development on the East Campus infill (ECI) site. CEQA does not require consideration of all possible permutations within a reasonable range of alternatives discussed in an EIR. The comment does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration. Note that this comment was provided on the previous Draft EIR. The RDEIR analyzes such an alternative - Alternative 5 would place all of the proposed beds on the Heller site except 600 beds that would be built on the ECI site. The commenter is referred to the RDEIR.

**Response IND 71-11**

This comment briefly describes a new suggested alternative that would combine Alternative 2 with development of about 340 beds on the 2300 Delaware site. CEQA does not require consideration of all possible permutations within a reasonable range of alternatives discussed in an EIR. The comment does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration. Note that this comment was provided on the previous Draft EIR. The RDEIR analyzes an alternative - Alternative 6 would place the proposed beds on the Heller site, ECI site and 2300 Delaware Avenue site. The commenter is referred to the RDEIR.

**Response IND 71-12**

This comment briefly describes a new suggested alternative that would include development of the needed beds on the North Remote site and the East Campus infill site in combination with Alternative 2 development at the Heller site and provides an opinion on its suitability. CEQA does not require consideration of all possible permutations within a reasonable range of alternatives discussed in an EIR. The comment does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment



is acknowledged for the record and will be forwarded to the decision makers for their review and consideration. Note that this comment was provided on the previous Draft EIR. The RDEIR analyzes an alternative - Alternative 7 would place the proposed beds on the Heller site, North Remote, and ECI sites. The commenter is referred to the RDEIR.

**Response IND 71-13**

The commenter provides suggested views for analysis. The commenter is referred to RDEIR Section 4.1, pages 4.1-20 through 4.1-35. The analysis contained within these pages provides 12 viewpoints that demonstrate the visual effect of the proposed project. Most of the vantage points suggested by the commenter were included in the evaluation of visual impacts in the RDEIR, and visual simulations are included for these vantage points. Please note CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commenters. When responding to comments, lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the EIR (Section 15204(a) of the *State CEQA Guidelines*). The commenter is also referred to **Master Response 4: Aesthetics and Visual Simulations**, which discusses how the visual simulations were developed.

**IND-72**



Alisa Klaus <aklaus@ucsc.edu>

**[eircomment] Comment on Revised Draft EIR of Student Housing West**

1 message

**Matthew Waxman** <waxman.matt@gmail.com>  
To: eircomment@ucsc.edu

Thu, Nov 1, 2018 at 4:11 PM

Dear Alisa Klaus, Jolie Kerns, and To Whom It May Concern,

This is my Comment #2 to the Revised Draft EIR ("R-DEIR") of Student Housing West.

**1. CONSTRUCTION TECHNIQUE OF PREFABRICATION**

It is important to observe that the first Draft EIR uses the word "prefabrication" to describe the construction method for the East Meadow Hagar site's low-density townhomes, but the Revised Draft EIR avoids using this word and describes the exact same construction method by using other descriptions, such as "industrialized component manufacturing." Why the change in language when it is apparent and factual that it is talking about the same thing?  
R-DEIR pages of issue: 3.0-37, 3.0-39, 4.11-41, 4.2-17

IND 72-1

**2. R-DEIR ASSESSMENT OF "SIGNIFICANT AND UNAVOIDABLE" TO AESTHETICS**

It is important to acknowledge that the R-DEIR itself in Chapter 4 assesses the impact on the aesthetics of UCSC as being "significant and unavoidable."

R-DEIR pp 4.1-20: "SHW Impact AES-1: Implementation of the proposed project would have a substantial adverse effect on a scenic vista. (Significant; Significant and Unavoidable)"

IND 72-2

R-DEIR pp 4.1-21: "SHW Impact AES-2: Implementation of the proposed project would substantially damage scenic resources. (Significant; Significant and Unavoidable)"

R-DEIR pp 4.1-29: SWH Impact AES-3: Implementation of the proposed project would substantially degrade the visual character and quality of the Hagar site. (Potentially Significant; Significant and Unavoidable)

**3. THE CORE VALUE OF ENVIRONMENTAL STEWARDSHIP**

It is important to acknowledge UCSC has a documented history of stating as an institution it values environmental stewardship as a core value. If so, then UCSC absolutely must re-consider the East Meadow Hagar site development and find an alternative solution. Here are key references to these stated intentions, and to where it is adopted in the 2005 LRDP and the 2010 Physical Design Framework.

The 'about' page of UCSC website it says "commitment to environmental stewardship"

<https://www.ucsc.edu/about/campus-overview.html>

IND 72-3

Chancellor Blumenthal's quote in Sept 17 Santa Cruz Sentinel article:

<https://www.santacruzsentinel.com/2018/09/17/uc-santa-cruz-meadow-development-forging-ahead-reigniting-opposition/>

"In a sense the entrance to the campus and the viewshed there have been such a major part of this campus since its inception," he said. "I can understand how someone would feel that putting a project there really undermines the basic essence of the UC Santa Cruz campus — I can understand that and I even sympathize with it to some extent. But I think like any controversy, this one will have to play out."

2005 LRDP pp 47:

“Throughout the history of UC Santa Cruz, the campus's physical planning approach has carefully balanced its academic, research, and service mission with a commitment to careful stewardship of the remarkable site entrusted to the campus. The 2005 LRDP will be guided by the planning principles outlined below. These principles are intended to protect the campus's extraordinary natural and cultural features, while at the same time incorporating those features into a built environment that, when taken as a whole, maintains UCSC's unique character, community, and quality of life. The principles in this section are not intended to serve as planning restrictions, but will guide future planning of individual projects whenever feasible.”

2005 LRDP pp 48:

All of the Land-Use Patterns Principles, which are: “Respect the natural environment and preserve open space as much as possible”, “Integrate the natural and built environment”, “Maintain UCSC's core configuration”, “Encourage sustainability and efficiency in building layouts”

IND 72-3

2005 LRDP pp 49:

Natural and Cultural Resources Principles: “Respect major landscape and vegetation features”, “Maintain continuity of wildlife habitats”

2010 Physical Design Framework pp 3:

"the major challenge of UCSC's continuing planning enterprise has been to balance the requirements of a dynamic public research university with the preservation of its redwood forests, sweeping meadows, deep ravines, and expansive views of the Monterey Bay."

"Recognizing the extraordinary character of this piece of land, The Regents and UCSC's founders pledged to respect it and to preserve it 'as much as possible.'"

"a campus known for its respect and appreciation of a natural environment filled with remarkable spaces for learning, contemplation, and social interaction"

"a campus where the surrounding natural environment has been more important than individual buildings in creating a campus identity."

Quote from the 1963 LRDP: "The primary concern of the Long Range Development Plan for the Santa Cruz campus is the arrangement on a remarkable campus site of the activities and facilities that grow out of the educational program described in the Academic Plan. The academic proposals must be related to the site in such a way that they can be accomplished as completely and as satisfactorily as possible; at the same time the site itself must be utilized so sympathetically that its natural aesthetic qualities are preserved, and remain to assist and enhance the development of the academic goals."

**4. R-DEIR FALSE CLAIM OF MINIMAL IMPACT ON 2005 LRDP PRINCIPLES**

The assessment in the R-DEIR that the impact to the 2005 LRDP Principles is "Less than Significant" is dishonest and inaccurate. It would seem that by UCSC making this false claim of a minimal impact, it would imply UCSC administration wants to maintain that this project -- which is about the future of UCSC -- is not part of the planning of the future of UCSC. (It is relevant to point out that Admin in charge of the 2020 LRDP Committee has forbidden the committee members from discussing Student Housing West, which is very strange.)

IND 72-4

R-DEIR Section 4.8.4.4 “2005 LRDP EIR Impacts and Mitigation Measures” discusses the potential conflict of the project with the 2005 LRDP principles, but comes to conclusions that are just not true. The R-DEIR significantly

impacts each of the principles.

Please properly analyze the impacts to these principles. Please truthfully acknowledge the actual project and the way it actually is being planned and sited on the campus, and the actual impacts. False and/or misleading statements are highlighted in yellow below.

R-DEIR pp 4.8-12:

*Principle: "Respect the natural environment and preserve open space as much as possible"*

"The Hagar site development would result in the transformation of about 17 acres of the East Meadow into low density student housing. The development would be clustered adjacent to existing housing and two roadways, and the project would leave the vast majority of the East Meadow undisturbed. Accordingly, at both sites, the project would involve careful infill and clustering of new facilities to promote efficient land use, retain valuable visual and environmental features and preserve open space as much as possible, and, thus, the proposed project would not conflict with this principle."

R-DEIR pp 4.8-13:

*Principle: "Integrate the natural and built environment"*

"As the visual simulations in Section 4.1, Aesthetics, show, the tallest buildings would not protrude above the adjacent tree canopy, and the revised project at the Heller site with five to seven story buildings would integrate with both the natural and the built environment surrounding the site. For visually sensitive areas, such as the location of the Hagar site development, the planning principle states that interruption of prime viewsheds and viewpoints will be minimized. Consistent with this planning principle and with LRDP Mitigation AES-3B, the proposed project has been designed to minimize the impact on prime viewsheds. The project would grade the site (to lower the base elevations) and develop two-story low rise buildings in the lower most portion of the East Meadow in order to minimize and limit the impact to the southernmost portion of the East Meadow, and to avoid the interruption of views across the majority of the East Meadow. For these reasons, the proposed project would not conflict with this principle.

"Although the proposed project has been designed to minimize the impact on prime viewsheds consistent with this principle, the Hagar site development would result in significant aesthetic impacts on scenic vistas and scenic resources, as discussed in Section 4.1 of this Revised Draft EIR. However, those impacts (SHW Impact AES-1, AES-2, and AES-3) would occur not because the project fails to minimize impacts on prime viewsheds, as set forth in this land use planning principle, but because the Hagar site is part of an iconic view and because the East Meadow is a designated scenic resource in the 2005 LRDP."

R-DEIR pp 4.8-13, 4.8-14:

*Principle: "Maintain UC Santa Cruz's core configuration"*

UC Santa Cruz has been designed with a central core of academic and administrative buildings surrounded by residential colleges and housing. Development on both the Heller and Hagar sites would not alter this configuration. In addition, the Heller site is currently developed with housing that is near the central core, and thus the project would not develop a site that was set aside for future academic and research facilities. Development of the Hagar site would also not reduce the area set aside on the campus for future academic and research facilities as it is located well outside the campus core. For these reasons, the proposed project would not conflict with this principle.

R-DEIR pp 4.8-14:

*Principle: "Encourage sustainability and efficiency in building layouts"*

This planning principle states that "buildings shall be configured simply, to balance programmatic goals with sensitivity to the natural and/or built context. Efforts will be made to reduce building footprints and increase

building height, where feasible.” The Heller site development has been designed to address this principle: the buildings are clustered within the existing footprint of the FSH complex, and five to seven story buildings are proposed to provide the needed housing while reducing the footprint of the project. While the Hagar site is not designed to be as densely developed and the building heights would be limited to two stories, the buildings are configured simply and located on the site in a manner that is sensitive to the natural and the built context of the site. As a result, the proposed project would not conflict with this principle.

R-DEIR pp 4.8-14:

*Topic: “Conflict with 2005 LRDP Land Use Designations”*

...However, the development of the new family student housing complex and childcare center at the Hagar site would require an amendment to the 2005 LRDP because the project would be located within a 20-acre area which is currently designated CRL. As noted in the 2005 LRDP, the CRL designation was assigned to lands that were not envisioned to be developed under the 2005 LRDP although they were expected to be used for development in the long run. Consequently, the development of CRL lands was not evaluated in the 2005 LRDP EIR for its environmental impacts. As part of the proposed SHW project, the University would re-designate the entire 17-acre area that would be disturbed by the new development, including the landscaping around the site perimeter, to CSH. The environmental impacts from this re-designation of the 17-acre area to CSH and developing the site with family student housing are analyzed throughout this EIR, and the analysis shows that, with the exception of aesthetics, impacts of the proposed land use designation change would be either less than significant or would be reduced to less than significant with mitigation.

The environmental impacts from the proposed LRDP amendment to re-designate the 17-acre area, including the significant and unavoidable visual impacts, would be put before the UC decision makers (i.e., The Regents) to consider and decide whether the benefits of the proposed project, including the proposed LRDP amendment, would outweigh the project’s significant and unavoidable impacts. In the event that the Regents approve the proposed LRDP amendment, the proposed project would not conflict with the amended UC Santa Cruz 2005 LRDP, and this impact would be less than significant.

IND 72-4

R-DEIR pp 4.1-35:

“Comments received on the Draft EIR argue that the project would have cumulative effects not analyzed in the 2005 LRDP EIR. Commenters state that by developing tall buildings on the Heller site and allowing the development of the Hagar site, the project would set a precedent which would result in the construction of more tall buildings than previously envisioned under the 2005 LRDP and would result in the development of additional campus facilities on the lower campus meadows, and therefore the prior 2005 LRDP cumulative analysis is not valid. The revised Heller site development does not include excessively tall buildings. The revised project would add buildings that are five to seven stories high, with the higher buildings located on the western side of the site. The five to seven story buildings would be comparable to other existing buildings on the campus, including those in the western portion of the campus, and would not be precedent setting. With respect to the assertion that Hagar site development on the East Meadow would set a precedent and therefore the cumulative analysis in this EIR must include an assessment of future development of the East Meadow, such an analysis is not required for two reasons. First, CEQA requires that a cumulative impact analysis be completed taking into account past, present, and reasonably foreseeable future development. The cumulative aesthetic impact assessment in the 2005 LRDP EIR was completed based on the projected campus growth under the 2005 LRDP and other reasonably foreseeable development in the city. All of the reasonably foreseeable campus projects are listed in Table 4.0-1, in Revised Draft EIR Chapter 4.0. All of the foreseeable projects are within the scope of development analyzed in the 2005 LRDP EIR and none of them involve changes that would affect the cumulative impact assessment. Based on the list of projects remaining to be completed under the 2005 LRDP, development on the lower campus meadows is not reasonably foreseeable at this time. Second, CEQA discourages analysis that involves speculation. Therefore, the previously conducted cumulative impact assessment is still valid, and the proposed project would not change the conclusions of the 2005 LRDP cumulative impact analysis and would not result in new or more severe cumulative impacts.”

**IND-72**

**5. EAST MEADOW WAS NOT INTENDED FOR THIS FATE**

It is important to highlight that the East Meadow was not intended to be developed for student housing or to be significantly altered from its natural state. The 2005 LRDP makes this very clear in the following references:

On page 68: "The 1988 LRDP assigned approximately 471 acres of undeveloped land located in the northern part of the campus to this land-use category. The 2005 LRDP land-use plan designates 335 acres of undeveloped land, mainly located in the far north campus and areas in the coastal zone west of Empire Grade and west of Porter College, to this land-use category. **This land-use designation is assigned to lands that are not planned for development under the 2005 LRDP. It is envisioned that these lands would be maintained in their natural state to serve as long-term reserve lands for future use.** In the event that the campus determines during the term of the 2005 LRDP that it needs to develop some portion of this land, it will conduct additional environmental review and will seek an LRDP amendment. "

IND 72-4

2005 LRDP pp 21: Under Employee Housing, it says "Additional employee housing could be located on Campus Resource Land."

2005 LRDP pp 67: In discussing the 1988 LRDP it says: "Campus Resource Land, located primarily in the northern portion of the campus, was designated for possible future development, but was to be maintained almost entirely in its natural state under the terms of the 1988 LRDP."

Thank you,  
Matthew Waxman

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

**Letter IND 72**                      **Matthew Waxman**

**Response IND 72-1**

The comment is noted. It does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 72-2**

This comment is a set of general remarks and restatements of information provided in the RDEIR. It presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 72-3**

The comment states that the Campus values environmental stewardship as a core value and provides references. It does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 72-4**

The commenter reproduces text from Section 4.8 and Section 4.1 of the RDEIR and highlights sentences that he asserts are misleading or false. However, the commenter fails to provide reasons or evidence that the text is misleading or false. Therefore, a response is not required pursuant to CEQA. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration. The University has reviewed the highlighted text and notes that the sentences are factually correct. The commenter is also referred to **Master Response 1: Tiered Analysis**, regarding cumulative impacts of the SHW project.

The commenter also asserts that the East Meadow was never planned for development because it was designated Campus Resource Land (CRL) in the 2005 LRDP. That is not accurate. Only the southern-most 20 acres of the East Meadow were designated CRL. The land between the CRL designation and just south of the East Remote parking lot was designated Protected Lands, whereas the lands around and north of the East Remote parking lot were designated for development.

IND-73

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



## [eircomment] Public Comment on student housing

1 message

**Alan Waxman** <alan.e.waxman@gmail.com>

Wed, Oct 31, 2018 at 7:01 PM

To: eircomment@ucsc.edu

Let's not squander the beautiful public spaces we have that make the University of California unique, places like the meadow now being called for development in UC Santa Cruz, and places like People's Park in Berkeley. These spaces are actually the core of the embodied value of education in the University.

Continually claiming a public entity like the UC is in debt is a double binded tangle that only does one thing - plunders our public spaces, selling them off one by one, until we no longer have public spaces at all. This robs us of the value of our education and impoverishing us for future generations.

What we need today is a land trust within the university system that holds these spaces public. Why? Because if we don't have a land trust like this, no doubt the students and residents who use and value this land will become increasingly difficult to manage.

1. The dollar value of their education continue to drop - because the dollar value of education is only the value it is perceived to have by students and community.
2. The price of education will continue to go up - because the real relative value will go down, donations will go down, and people will also be able to make less income with the resulting education and their future donations will go down.
3. The result will be a need for more students at higher cost while also selling off more assets to accommodate students and loans. This will bring further devaluation, especially as the marketplace is flooded with students whose college education is seen as more valueless. The result is more individual student debt, relatively lower paying work, and less assets set aside for education in the future.
4. In its logical extremity this will either lead to an implosion and complete crumbling of the University as an institution, or a complete buyout by a private for-profit institution such as University of Phoenix. Although we may not reach this point because of various larger scale state problems such as war, climate change, or national breakdown is irrelevant, it stands to demonstrate the direction things are going. The microcosm mirrors the macrocosm.

IND 70-1

Students, faculty, residents, in fact the general populace of the state will eventually wise up to this. In fact, in many areas they already have wised up to this. Sometimes the reaction is not productive and instead is only violent and polarized. This has led to a rash of "prepper" movements where people would rather own guns than get a college education.

We cannot sacrifice the places, people, and things we hold dear because we fear the big picture. Every small step is essential on the longest journey. The great journey, the horizon, is in fact, completely within our heart to imagine. Let's not squander our imagination with fear.

A land trust within the university can hold these valuable spaces, building them up in terms of student use and experience, around shared perspective and educational value, not dollar signs. These are spaces where people learn, people of all ages come together, places that nourish the mind body and spirit. We, the people of California, will continue to fight for these places because they are our strength as time goes on and into the future- they are our strength in diversity, in peace, in love, and in harmony.

Perhaps now our voices are being drowned out by big developers, or by loan sharks, or by polarizing chauvinists. But we will grow this movement of unifying love and human value. We will grow.

Sincerely,  
Alan Waxman



**Letter IND 73            Alan Waxman**

**Response IND 73-1**

This comment includes a set of general remarks and opinions. It does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

To: Director of Campus Planning, UC Santa Cruz

From: Michael Warren  
Professor Emeritus of English Literature  
218 Escalona Drive  
Santa Cruz, CA 95060

November 1, 2018

STATEMENT RE: THE “STUDENT HOUSING WEST” PROJECT

Having attended the public meeting concerning the Revised EIR on October 23, 2018, I wish to record my opposition to the proposed construction of a residential development and child-care center on the East Meadow.

IND 74-1

Earlier this year I attended three meetings at which representatives of the campus gave presentations about the (still misleadingly named) “Student Housing West” project. On one occasion (May 3) when the Draft EIR was presented, I spoke in opposition; since submissions concerning the Draft EIR are not automatically included within the responses to the Revised EIR, I shall reproduce those remarks before making further comments relating to the revised document.

STATEMENT AT THE DRAFT EIR MEETING MAY 3, 2018

My name is Michael Warren. I live at 218 Escalona Drive in Santa Cruz, the junction of Escalona and Storey Street, where for the last 46 years the traffic from the campus has poured past my house. But I am NOT here to complain about possible increased traffic from the proposed development on campus. As an emeritus professor—I joined the university fifty years ago this July—and I had the great good fortune and happiness to teach for thirty-three years on the campus—I support the campus’ efforts to provide more housing for students.

IND 74-2

However, I wish to protest the planned building of a housing project and child-care center on a fifteen-acre site on the East Meadow.

Three things strike me as important to state.

First, to build on the East Meadow is the destruction of a place of singular beauty, a feature of our university that (I suspect) is unique not just in the UC system but perhaps in the universities of the nation, a landscape that has been treated for the last fifty years as worthy of stewardship rather than exploitation and that has sustained the spirits of many, something whose preservation has been emblematic of what the campus stands for.

IND 74-3

Secondly, the EIR proposes constructive alternatives to building on the meadow. The many thousands who have signed petitions implicitly advocate reconsideration of the

IND 74-4

campus' rapid and devastating decision. I use the word "devastating" specifically, not as hyperbole. I would urge prompt reconsideration and change of location.

IND 74-4

Thirdly, the circumstances by which the East Meadow development has come into being are distinctly strange and should be an embarrassment to the campus administration. I know I am not the only person who did not learn of it until recently; it would take an exceedingly acute watchdog to have spotted the transfer of part of the Student Housing West project to the East Meadow last fall. What continues to appall me now is that this project is still deceptively named Student Housing West when construction in the East Meadow is its most obviously controversial feature.

IND 74-5

To me, persisting with that project title unmodified reeks of dishonesty, of suppression of facts; it is simply not true. To talk of Student Housing West is a misrepresentation of the reality of the project. The motto of Cowell College, of which I remain a fellow, is The Pursuit of Truth in the Company of Friends. If a student had made such a misrepresentation of facts in one of my classes, I would have regarded them as having failed to live up to the values of the college and the campus. I believe that this East Meadow project is unworthy of the campus, a betrayal of its values.

REMARKS CONCERNING THE REVISED EIR

At the public meeting on Tuesday October 23 concerning the Revised EIR, I listened first to the staff presentation and then to the responses of members of the community.

From the presentation and the responses it was apparent that the Revised EIR is an inadequate document; that in the process of revision little, if any, serious attention was given to alternatives to building on the meadow; and that serious issues remain that should have been addressed in an EIR. Further comments that I have since read have provided further evidence to confirm the inadequacy of the document.

IND 74-6

It is apparent to me that the campus administration had in the spring and has now in the fall no intention of giving serious thought to any alternative to building on the meadow. Here are three observations that I wish to record.

First, the "necessity" of moving part of the development from the west campus to the East Meadow was occasioned by the discovery of the territory of the red-legged frog on the proposed Heller site and the consequent need to protect the frog's environment. Observations by others whose reports will be submitted to you indicate that no similar thorough survey or census of the flora and fauna of the East Meadow was conducted; I would refer you to the report of Joanne Brown dated October 22, 2018. The same systematic attention to the nature of the Heller site should have been given to the Hagar site.

IND 74-7

Secondly, in the hearings concerning the Draft EIR many spoke critically of the lack of attention and apparent ignoring of the potential problems in building on the karst

IND 74-8

landscape of the East Meadow. The materials submitted by the East Meadow Action Committee make clear how superficial, and consequently irresponsible, has been the exploration of this issue in the Revised EIR.

IND 74-8

Thirdly, in response to what appeared to many to be the blithely optimistic visual representations of the appearance of the projected buildings on the East Meadow and their impact on the visual experience, in May there were requests that story poles be placed so that some better physical approximation of the planned structures might be achieved for all to see. The campus has declined to conduct this simple public experiment. It is hard to imagine an innocent reason for not making such an inexpensive and genuinely informative demonstration.

IND 74-9

These three omissions (and probably many others that will be cited) from the activities that led to the preparation of the Revised EIR indicate a delinquency on the part of the campus in fulfilling its responsibilities. In my earlier statement I focused on the idea of developing the East Meadow as a breach of trust in relation to the campus' tradition of stewardship of the land over the last fifty plus years. Now I find I must conclude by stating that this Revised EIR document again manifests a dishonesty in conducting the affairs of the campus that is both embarrassing and reprehensible.

The campus officials who are responsible for the Revised EIR have not reviewed the issues concerning the East Meadow with the thoroughness displayed in the review of the Heller site. One can only suspect that they have no desire to reveal the true state of affairs: presumably, driven by haste in response to a genuine crisis in campus housing, they have sought to produce a document that justifies their desired ends rather than making a detailed and accurate assessment of the issues. Alternatively, of course, those who have conducted these proceedings can still plead incompetence.

In my fifty-first year as a loyal member of the UCSC community I find it painful now to see shabby work presented to justify a decision that will transform the nature of the university, its public image and reputation, and its physical identity negatively and irrevocably. I repeat what I said at the conclusion of my public statement on May 3: I believe that this East Meadow project is unworthy of the campus, a betrayal of its values.

IND 74-10

**Letter IND 74                    Michael Warren**

**Response IND 74-1**

This comment is a set of general introductory remarks expressing opposition to the proposed development on the East Meadow. It does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

The commenter asserts that the project is still misleadingly named. Please see Response IND 50-1 regarding the project name.

**Response IND 74-2**

This comment is a set of general introductory remarks expressing opposition to the proposed project. It does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 74-3**

The comment expresses opposition to construction on the East Meadow but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

The commenter is referred to Response IND 2-1 and **Master Response 4: Aesthetics and Visual Simulations**.

**Response IND 74-4**

The commenter is referred to **Master Response 2: Alternatives**.

**Response IND 74-5**

The commenter is referred to Response IND 50-1.

**Response IND 74-6**

The commenter is referred to **Master Response 2: Alternatives**.

**Response IND 74-7**

Please refer to **Master Response 6: Biological Resources Surveys and Mitigation Measures**.

**Response IND 74-8**

The commenter is referred to pages 4.5-5, 4.5-6, and 4.5-13 through -16 of the RDEIR for information regarding the karst conditions on the Hagar site which were established by conducting a design-phase geotechnical and geological investigation. The geotechnical and geological investigation included three separate analyses of the site: a geotechnical, a geologic, and a geophysical investigation. The geotechnical investigation including an exploratory boring program with 20 borings conducted evenly spread across the development area. The purpose of this was to understand the general subsurface conditions and establish the baseline for the geophysical survey. Then a geophysical survey of the site was conducted, using electromagnetic mapping, seismic refraction, and microgravity mapping. The survey provided information regarding the depth to bedrock (marble) under the site and mapped the areas of interpreted karst related features. Based on the information from the geophysical survey, another 32 borings were advanced in areas identified by that survey as having a higher karst hazard. In addition, a geologic evaluation was also completed, and recommendations to address the karst related hazard on the site were set forth in the design-phase geotechnical and geologic report. With implementation of these recommendations, the potential for development on the Hagar site to encounter problems (e.g., settlement or collapse) would be less than significant. Additional mitigation (SHW Mitigation Measure GEO-3A) is also proposed to address the contingency that a void that is larger than specified design void may exist under the building footprints.

**Response IND 74-9**

The commenter is referred to **Master Response 4: Aesthetics and Visual Simulations** regarding visual simulations and story poles.

**Response IND 74-10**

The comment expresses opinions and opposition to construction on the East Meadow but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**IND-75**

Alisa Klaus <aklaus@ucsc.edu>



**[eircomment] Comments on revised draft EIR for Student Housing West**

1 message

**Kate Warren** <kate@brightconsultancy.com>

Thu, Nov 1, 2018 at 2:40 PM

To: "eircomment@ucsc.edu" <eircomment@ucsc.edu>

Thank you for the opportunity to comment on the revised draft EIR for the Student Housing West project.

I am very glad that the university has revised the original EIR and allowed for further comment. I am disappointed that the numerous comments received on the original draft EIR have not been fully reproduced in the new draft EIR. While I know that there may be many reasons for this, given the vociferous opposition to the development of the East Meadow, it seems disingenuous to conveniently disregard the comments received in the last round of consultation.

IND 75-1

With that in mind, I would like my original statement to be included in the comments on the current draft EIR, so I am reproducing it in its entirety as part of this submission, as follows (and see further comments below):

Thank you for the opportunity to comment on the proposed Student Housing West.

I am strongly opposed to both the location and the appearance of the proposed housing – and I am deeply distressed by the proposed development of the East Meadow.

IND 75-2

The administration knows that there is considerable concern amongst the Emeriti and alumni about the project and I would urge the administration to allow more time for consultation and evaluation of suitable alternatives.

The Alumni Council emailed alums today about the controversy surrounding the Student Housing West proposal. Since the administration has not communicated with alumni about the proposed housing, for the majority of alums, the Council's email will be the first time they hear of the proposed development - yet it is the final day of the consultation process. I urge delay to give more alums the opportunity to comment.

IND 75-3

I am writing from an unusual perspective. I am an alum (Cowell 93) and the daughter of an Emeritus Professor. My father gave his working life to UCSC and I grew up spending every day on campus. When it was time to go to college, there was nowhere else I wanted to be. I am a daughter of the campus and I have deeply loved both the institution and the place – and they are two different things – all my life.

IND 75-4

**IND-75**

In addition, I bring professional experience to this matter. My first career was in heritage conservation, which included built landscapes – so I feel professionally qualified to comment on the preservation of the landscape and the aesthetics of the proposed development.

Today I work in leadership development, where part of my role includes holding senior executives to account for the ethical and moral dimensions of their decisions. In this respect, I believe I am professionally qualified to comment on the administration’s consultation process and the way in which it has not adequately engaged with key stakeholders.

IND 75-4

The proposed development is not in line with the spirit of the place and the traditions and design principles that make the beauty of the UCSC campus universally admired. In fact, the university’s own Design Advisory Committee is unanimously opposed to the development. This alone is reason not to proceed.

The need for housing is acute, and I strongly support the provision of housing for students – but not this housing, and not at any cost.

IND 75-5

I want every student attending UCSC to have the best possible experience and all the resources they need to fulfil their potential. Housing is intrinsic to this, but so is the landscape. Every student attending the campus benefits from a deep intimacy with the landscape. Indeed, this is what draws many students to the place. The East Meadow in particular is the university’s ‘shop window’ for prospective students. To irreversibly mar the beautiful approach to campus for the sake of less than 200 beds is vandalism.

To develop the East Meadow (and to build such high rise, ugly housing anywhere on campus) is to damage the university’s brand. Environmentally conscious planning that nestles within the landscape is a defining feature of UCSC. Protecting those aspects of the campus that are iconic – such as the East Meadow – and are deeply loved by alumni and emeriti faculty – is another. Diminishing the university’s brand in the eyes of the university’s most faithful supporters is an irreversible mistake. It diminishes confidence in the leadership of the university. It will lead to a loss of alumni support – as an example, if the east meadow is developed I will be altering my estate planning to remove the substantial gift I plan to leave the university for the benefit of students.

IND 75-6

Finally, I would like to state my deep objection to the administration’s lack of transparency and poor communication about the proposed housing. The consultation process has been disingenuous (Student Housing West? When the meadow is in the east?) and there has been little to no attempt to communicate with alumni, emeriti, and faculty.

IND 75-7

I recently attended Alumni Weekend, where the administration conspicuously made no attempt at all to inform alumni about the proposed housing nor to engage or elicit alumni views. This is not



**IND-75**

only a missed opportunity. It is shameful. The only way any attending alumni knew of the proposed housing was because of the dedication of a small group of emeriti, current faculty and alumni self-organizing to protest and provide information. I confess to being part of this group, and having driven 500 miles round trip to spend my weekend informing alumni, I would like to make you aware that not a single alum was in favor of building on the meadow.

The alumni and emeriti are not only loyal supporters of the institution, they are the conscience of the place. They deserve respect. To not elicit their views and invite their involvement is a failure of institutional leadership. The administration can and should do better.

IND 75-7

A petition to stop this calamitous housing development has gained thousands of signatures in a few short weeks. A legal fund to oppose the university is receiving contributions daily. The public meetings last week were full of objections to both the proposed housing and the consultation process. Every alum at Alumni Weekend was opposed to the development of the meadow. The university's own Design Advisory Committee opposes it. My understanding is that the proposed housing is not congruent with the university's own Long Range Development Plan. For the first time in the 25 years since I graduated, I have received an email from the Alumni Council making all alumni aware of the degree of controversy around the project. Need I go on?

I invite the administration to redirect the energy it is currently expending on defending this appalling proposal and resisting being held accountable for poor decision making. Instead, investigate and develop suitable alternative housing proposals. I challenge the administration to win hearts and minds as it does so, by transparently and respectfully engaging with its stakeholders.

As you can see, my previous statement contained two principal arguments:

IND 75-8

1 – the University administration has missed a vital opportunity to consult appropriately with alumni and emeriti, to the detriment of both the process and the administration's reputation

2 – the proposed development of the East Meadow is badly conceived and a calamitous error – especially when suitable alternatives exist – that will cause irreversible damage to both the aesthetic character of the campus and the bond between the University and its stakeholders.

IND 75-9

I would like to provide updated comments on both of these arguments. Sadly my original position on both points still stands.

IND 75-10

After I submitted my original comments, I had the opportunity to speak with Vice Chancellor Keith Brant. I appreciated his time and attention during our call, and afterwards I did see some improvement in the administration's attempts to engage alumni. Sadly, it has become apparent – including at the recent public meetings – that this is the appearance of listening rather than actually listening. The administration is not required to agree with the opposition view about the development of the East Meadow. But it could do so much more to acknowledge that opposition exists and to demonstrate serious consideration of alternatives. I am sure that those who oppose the development of the East Meadow are viewed by the administration as missing the point and resistant to change. I would argue that it is in fact

IND 75-11

**IND-75**

the administration that is missing the point and demonstrating resistance to change. Those who oppose the development of the East Meadow are aiming to avert a calamity on behalf of all that they love about UCSC. One can ignore a smoke alarm, but that won't stop the house being on fire. I am deeply disappointed by the administration's conduct in this regard.

2 – Absolutely nothing has changed in terms of the brand and reputational damage the development of the East Meadow presages. In no way has the administration demonstrated that it understands these risks. I would like to reiterate my personal commitment to withdrawing my support for the university by rewriting my estate planning to exclude the university, should the East Meadow be developed.

IND 75-11

Actions speak louder than words. By refusing to seriously consider alternative sites for housing, paying lip service to those who oppose, and by creating the thinnest veneer of paperwork to justify this unjustifiable development, the administration shows its hand. It is clear to me that the administration intends to develop the East Meadow come what may, in spite of opposition, reason, and inadequate investigation of the site. This is a failure of moral leadership by the administration. Shame on you all.

Kate Warren

Cowell 93.

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

Letter IND 75            Kate Warren

**Response IND 75-1**

The comments received on the Draft EIR were not disregarded. A summary of all relevant comments received on the Draft EIR is provided at the beginning of each topical section in the RDEIR, and the relevant comments are addressed in the analysis contained in each topical section in the RDEIR.

**Response IND 75-2**

The comment expresses opposition to construction on the East Meadow and requests consideration of alternatives. The RDEIR did expand the evaluation of alternatives to include six alternatives that would avoid the use of the Hagar site on the East Meadow.

**Response IND 75-3**

The comment was provided on the Draft EIR, which was circulated for more than 90 days. If this comment is intended for the RDEIR, the Campus notes that an extension of the circulation period was not feasible and was not provided.

**Response IND 75-4**

The comment expresses opposition to construction on the East Meadow but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

The commenter is referred to Response IND 2-1 and **Master Response 4: Aesthetics and Visual Simulations**.

**Response IND 75-5**

The comment expresses opposition to construction on the East Meadow because of the project's visual impacts but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

The commenter is referred to Response IND 2-1 and **Master Response 4: Aesthetics and Visual Simulations**.

**Response IND 75-6**

The comment expresses opposition to construction on the East Meadow but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

The commenter is referred to Response IND 2-1 and **Master Response 4: Aesthetics and Visual Simulations**.

**Response IND 75-7**

This comment remarks on the public outreach process undertaken for the proposed project and suggests that suitable alternative housing proposals be investigated and developed. The Campus complied fully with CEQA in notifying the public about the project and the preparation of the EIR. Chapter 5.0, Alternatives, includes an analysis of a number of alternatives to the proposed project, including placing housing on other sites within the campus. Please also refer to **Master Response 2: Alternatives**.

**Response IND 75-8**

Please see Response IND 75-7 above.

**Response IND 75-9**

Comment noted. Chapter 5.0, Alternatives, provides an analysis of suitable alternative to the proposed project, including alternatives that would not place housing on the Hagar site. Please also refer to **Master Response 2: Alternatives**.

**Response IND 75-10**

The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 75-11**

The comment expresses opposition to the proposed development on the East Meadow but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**IND-76**

Alisa Klaus <aklaus@ucsc.edu>



**[eircomment] EIR Comment**

1 message

**Todd Wagner** <toddwagnerjr@gmail.com>  
To: eircomment@ucsc.edu

Thu, Nov 1, 2018 at 4:05 PM

To Whom It May Concern,

In the Revised Draft EIR on Student Housing West the most significant and damaging aspects of the projects were neither revised or adequately addressed by the revision.

The Problem with the "Heller" west site:

The design and site layout of the "Heller" west site damages and destroys the physical environmental, social and educational asset and value of UCSC. By lumping 2,712 upper-division undergraduate beds on this site within 13 acres, in a overly-blocky facility that produces two massive Walls that block the view of the forest and the bay, this project will undoubtedly have a negative impact on the overall well-being of student education at UC Santa Cruz. It diminishes and dilutes the value of a UCSC education, and makes the costs of this project -- to the campus, and to the debt-laden students who will ultimately be the ones paying for the project -- an unprecedented setback for UCSC, for the City and County of Santa Cruz, for the UC, and for the State of California.

IND 76-1

Furthermore, the "Heller" west site cripples the ability of the residential colleges to foster healthy community for all undergrads by separating, and segregating socially, junior and seniors from frosh and sophomores. The colleges are about creating smaller-scale community in the context of the large research institution. An important benefit of the colleges is the way they foster healthy communities that house students of different academic years and statuses together. Juniors, seniors, frosh, and sophomores in the same community foster student-to-student mentoring and sharing knowledge, and mixing of different life experiences. This has been one of the reasons to live on-campus, to be a part of the physical community of the colleges. It is clear the colleges immense value remains fundamental to the UCSC experience, and fundamentally important as an asset to benefit all students at UCSC in the present and future. The residential college model was designed to use physical proximity between where you live, where you study, where you learn, where you collaborate, and where you eat as a way to instill the idea there's a connection between all these things, and to instill the value and virtue of taking responsibility for one's shared community. Are juniors and seniors going to march over to their affiliated college after class to socialize, mentor and randomly meet frosh and sophomores every day to foster nurturing life connections and friendships? This is unlikely. Student Housing West would divide undergrads instead of unite them.

IND 76-2

Please assess accurately and truthfully the impacts of the "Heller" west site's 1) design, 2) site layout, and 3) overall programmatic scheme of only being for upper-division undergraduates, on the 1) campus natural environment, 2) campus identity and legacy, 3) value for generations of student to come, 4) impact on donor and alumni relations, and 5) the unique and specific educational paradigm of UCSC that has been made possible by the historic design of the residential college system.

IND 76-3

Please also assess the scale of the "Heller" west site, and how moving a significant portion of these beds to the East Campus Infill site would allow the "Heller" west site to be reduced in size, density and impact.

IND 76-4

Please also show visible demonstrate through graphic study how re-arranging the physical layout of the "Heller" west site would allow this site to be developed into something closer to a UCSC college, that could be phased over time to include academics and student support facilities in smaller communities of clustered buildings.

IND 76-5

Please also study and acknowledge the fact that this project marks a fundamental divergence from the historic character of UCSC defined by its residential college system, that was designed to bring housing, academics, and student services together in small communities.

IND 76-6

Please also study and acknowledge the value of the UCSC college communities as safety net, social infrastructure that build supportive relationships between students that bring value for the student investment in UCSC and shapes their careers and lives as alumni.

IND 76-7

<b>IND-76</b>
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The problem with the "Hagar" East Meadow site:

The site selection of the East Meadow for 140 beds of Family Student Housing and childcare center cripples UCSC's legacy of environmental stewardship. Located at the gateway of the campus, the East Meadow is a fundamental and iconic part of the UCSC image and brand. It is part of the sequence of spaces that inspires in both subtle and powerful ways the values of graduates of UCSC. For those people in the world that appreciate UCSC, the East Meadow's openness -- its undeveloped character -- is essential to how they value the campus and a fundamental reason why they love UCSC. Building 140 beds of low-density, suburban-style townhomes in the 17.3 acres of the East Meadow is a profound waste and ruin of the campus' distinctive presence.

IND 76-8

It is a sad fact that UCSC is willing to be complicit with a developer partner Kattera that is funded by Saudia Arabia. Ultimately the students will be paying back the money owed for the project, and thus this amounts to a 1-to-1 transaction, where student dollars will be funneled to pay for Kattera, which will need to pay back its investors. UCSC student dollars going to Saudia Arabia.

IND 76-9

The East Meadow was never originally meant to be developed into housing or be a part of the SHW project. SHW was conceived to add more undergraduate and graduate beds exclusively on the west side of campus -- that's why it's called Student Housing \*West\*. In fact, in the 2005 LRDP, the East Meadow was labelled Campus Resource Land, which says "it is envisioned that these lands would be maintained in their natural state to serve as long-term reserve lands for future use." (2005 LRDP page 13).

IND 76-10

Furthermore, there is ample evidence of viable alternatives. The excuses made in the Revised Draft EIR about why all other alternatives are rejected is absurd. It is essential that UCSC re-evaluates the alternatives and gives thorough analysis on each one. It is essential they treat UCSC, its campus, stakeholders, students, alumni and the Santa Cruz community with respect by factually assessing the wide-ranging merits to adopting an alternative solution.

The alternatives in the Revised Draft EIR find a clever way to address the challenge by using new alternative sites, such as the East Campus Infill site and 2300 Delaware. The Revised Draft EIR rejects all of these alternatives by claiming the relocation of beds off-campus for about a year is a scheduling and cost inconvenience. But there is no evidence in the Draft EIR about why this is so. In documentation provided in the June 2018 scoping meeting, it is suggested the cost to house such students with campus is \$40 million. The current number of students with families is about 86 and the current number of grad students living in the existing family student housing along side them is about 100 or so. Thus if we round up, this cost assessment is particularly remarkable and absurd when one calculates back-of-envelope the cost to house 200 students with families for 2 years at \$3,000 / mo. as a presumed rental cost, for example. If so, the overall cost would be \$14,400,000, well below \$40 million.

IND 76-11

But even more important, it is factual that there are other sites that could be combined to produce value and house students with families on campus, even. For instance, the Ranch View Terrace Phase 2 site, next to the existing faculty housing on campus by the base of campus, is available and could be used. If there is the intention to build new faculty housing on-campus, then this could easily be built at 2300 Delaware in town, in addition to using the 2300 Delaware site for the 220 Graduate student beds. The Delaware site is significantly large enough to use it for both -- and UCSC can legally do so, because the 2009 Comprehensive Settlement Agreement only binds UCSC to 225 undergraduate beds, and does not restrict UCSC from building faculty beds off-campus. But regardless, student housing should take priority.

IND 76-12

If environmental stewardship is indeed a guiding and fundamental value espoused by the UCSC campus, then stewardship needs to be prioritized. A marginal short-term cost is nothing when compared to tangible and intangible costs to the campus and to future generations of students.

The UCSC Administration should honor the historic vision of the campus and protect the integrity of the East Meadow by utilizing an alternative site for student family housing and child care facilities. The short term inconvenience of one or more of the alternative sites outweigh the irreversible damage to the campus from constructing the prefabricated development at the East Meadow.

IND 76-13

Please re-evaluate the East Meadow and factually assess the use of all other alternative sites and phasing strategies to avoid developing the East Meadow.

Thank you,  
Todd Wagner

**IND-76**

Todd Wagner

Photographer + Bay Area Throwback  
[toddwagnerphotography.com](http://toddwagnerphotography.com)

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

**Letter IND 76**            **Todd Wagner**

**Response IND 76-1**

The comment expresses opposition to the proposed project but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 76-2**

The comment discusses how the proposed project would affect the operation of the residential colleges on campus. CEQA does not require an evaluation of social and economic impacts of a project unless those socio-economic concerns could lead to a physical effect on the environment. The effect of the proposed project on the operation of the residential colleges on campus would not result in any physical impacts on the environment. Therefore, this issue is outside the scope of CEQA. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 76-3**

The RDEIR provides a complete analysis of the project's impacts on the natural environment due to its design and layout. See Section 3.0 Project Description, and all the resource topics in the RDEIR. The other items listed in the comment are not environmental concerns. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 76-4**

Please see Chapter 5.0, Alternatives, which includes an analysis of alternatives to the proposed project, including Alternative 5, which reduce the number of beds on the Heller site by moving approximately 594 beds to the East Campus Infill site. Also see **Master Response 2: Alternatives**.

**Response IND 76-5**

The Heller site is presently developed with stand-alone Family Student Housing and has never been intended for use as a residential college in any campus planning document. As a result, there is no need to provide a graphic study showing the layout of a residential college on the Heller site.

**Response IND 76-6**

The comment requests a study of how the proposed project will affect the residential college system on campus. This issue has no implications in terms of environmental impacts and is outside the scope of



CEQA. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 76-7**

This comment remarks on the value of the residential college system in fostering relationships among students. This issue has no implications in terms of environmental impacts and is outside the scope of CEQA. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 76-8**

The comment expresses opposition to construction on the East Meadow but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

The commenter is referred to Response IND 2-1 and **Master Response 4: Aesthetics and Visual Simulations**.

**Response IND 76-9**

This comment does not concern environmental impacts of the project and therefore the issue is outside the scope of CEQA. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 76-10**

Comment noted. It does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration. With regard to the reasons why the site was added to the project, please see Section 5.2, Project History and Background in the RDEIR. As to the name of the project, please see Response IND 50-1.

**Response IND 76-11**

Chapter 5.0, Alternatives, provides an analysis of several alternatives, including placing housing on the East Campus Infill site and the 2300 Delaware site. The analysis in the RDEIR does not reject these alternatives from consideration by the Regents, but instead discusses their environmental impacts relative to those of the project and ways in which they would or would not advance project objectives. See **Master Response 2: Alternatives** for a discussion of the costs of each alternative.

**Response IND 76-12**

The commenter is referred to **Master Response 2: Alternatives**.

**Response IND 76-13**

The comment expresses opposition to the proposed construction on the East Meadow and asks that an alternative be selected. The commenter is referred to **Master Response 2: Alternatives**.

**IND-77**

Alisa Klaus <aklaus@ucsc.edu>



**[eircomment] eircomment@ucsc.edu**

1 message

**Leslie McShane Lodwick** <lodwick@ucsc.edu>  
To: eircomment@ucsc.edu

Wed, Oct 31, 2018 at 11:05 AM

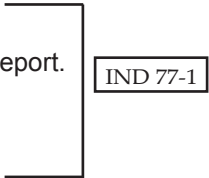
Dear Director of Campus Planning,

Please find attached a letter from parents at UCSC in regard to the Draft Environmental Impact Report.

We are re-submitting this letter in light of the newly extended comment period.

Regards,  
Leslie Lodwick

--  
Leslie McShane Lodwick  
Ph.D. Student  
History of Art and Visual Culture  
University of California, Santa Cruz



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

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 **UCSC Student Parent Group Comment Letter.pdf**  
106K

11 May 2018

Dear Chancellor Blumenthal and CP/EVC Tromp,

We are a diverse group of UCSC student parents who are uniting to issue a joint statement about the future of childcare at the university and to articulate a shared vision for our families and community that asks the university to put the well being of children at the heart of all that we collectively do together. We have very serious concerns about Bright Horizons as a provider, the proposed location of the childcare center, and the lack of transparency around childcare in the DEIR and in official communication about the project from the university.

We are student parents who planned to or currently have students in the UCSC Early Education Center. We value UCSC EES because of the high quality of care our children receive from their dedicated teachers, the involvement of the undergraduate TAs and interns, the continuing development of the program under the direction of a highly qualified director, the diversity of the families, and the affordability that allows all student parents to access the program. After meeting with Bright Horizons, it is clear that they cannot fulfill these commitments and are not a fit provider to run Early Education Services at UCSC. The premature decision to move forward with a corporate childcare provider and the subsequent inability to retain teachers in the current school, has negatively affected prospective student parents and current teachers causing undue stress and anxiety in our community about the future of childcare at UCSC.

IND 77-2

**Our serious concerns about Bright Horizons as a provider are rooted in:**

- Issues around teacher qualifications and educational requirements: teachers at Bright Horizons are not required to have comparable minimum ECE requirements as the current teachers. At a recent meeting, representatives from Bright Horizons said that there may be teachers with no ECE units at all, as well as teachers with 12 ECE units in their classrooms. The teachers at our current center have 24 ECE units as the standard. Shockingly, the same representatives from Bright Horizons shared that they hope to obtain a center director with a BA, but will hire someone without a BA to head the whole center if needed. We wonder how a director and teachers with so little education could provide quality care. This is related to other concerns. Our current center has undergraduate teaching assistants who learn from the teachers, as well as opportunities for research about child development. It is hard to imagine that Bright Horizons' underprepared and underqualified teachers could model the sort of rich learning environment for undergraduates and researchers that seems appropriate for an R1 university.
- Inadequate teacher to child ratios: our current center exceeds the requirements with the help of our undergraduate teaching assistants.
- Concerns about local governance: Bright Horizons corporate model cannot meet our demand for local governance through national corporate model.

- Lack of state involvement and subsidies: The current center is a Title V center which has very high levels of state involvement, oversight and subsidization whereas the new center will be Title XXII. This means that the center will not be state subsidized nor will there be the same level of state oversight and certainty of quality.
- Affordability: Nearby Bright Horizons centers have monthly costs three times higher than which our full fee paying, unsubsidized families are paying. Allowing Bright Horizons to set market rates all but guarantees that our highest needs families will be unable to pay to have their children in on campus childcare.
- Issues around teacher pay, benefits, and representation: Bright Horizons teachers are paid less than current teachers and will not receive the same high level of benefits and pension. This makes it likely that the most qualified educators would not seek employment at Bright Horizons, which explains the lowered standards for teacher qualifications. Bright Horizons teachers are not unionized.
- Teacher retention issues: How will Bright Horizon address the crisis around staffing and retention in Santa Cruz County with low pay and poor benefits while holding quality standards high?
- Value mismatch: Supreme value mismatch between the social justice and equity oriented university and the for-profit corporate childcare movement as embodied by Bright Horizons.

IND 77-2

**Our concerns about the proposed childcare center site at Hagar and Coolidge are:**

- Security: This is an intersection with heavy vehicle traffic. Without any specifications made in either the site plan that was shared with families at the Town Hall Meeting or the DEIR, we are unclear as to what the fences, doors, windows and security features and procedures will be.
- Traffic: The aforementioned heavy vehicle traffic will pose challenges in bringing in more cars of staff, faculty and student parents, many of whom will need to park and drop their children off in the mornings and pick them up in the evenings. This is unaddressed in the DEIR.
- Air pollution: High number of cars entering and exiting campus will increase air pollution at the proposed childcare site potentially making outdoor play and learning spaces inaccessible for students, this needs to be addressed.
- Noise pollution: This site, a main arterial, will be loud and will disrupt indoor and outdoor learning and play.
- Ventilation: The current site plan calls for windows that will be open to let in air and natural light, yet has not considered potential noise or air pollution. This needs to be addressed.
- Sun: What are the specific considerations for both covered and open play spaces for children? This site lacks trees, will new trees be planted and will structures be built for shade? This needs to be outlined.

IND 77-3

IND 77-4

IND 77-5

IND 77-6

IND 77-7

IND 77-8

**Lastly, our issues with a lack of transparency in communication and a lack of any concrete information about childcare in the DEIR revolve around:**

- An inability to get concrete answers to many of our questions.
- A lack of any idea around what rates will be and any written information about potential subsidization for students; Administration has said that future student subsidies could come from two sources: 1) from the leftover amount of money after the cost of the building is assessed and 2) yearly student services fee. This seems unclear, not certain, and unsustainable in the long term.
- Town Hall Meetings held at Merrill Cultural Center: the site was inaccessible for many families at Family Student Housing, the advertisement of the meetings were hidden in the Tuesday Newsday and not targeted to EES and FSH parents, and the meetings were clearly not to solicit feedback but to showcase week old designs of the proposed center that were not yet budgeted for.
- The DEIR makes very little mention of the childcare center save for the following points copied from the DEIR, which offers no specific information about the center or its environmental impact:

IND 77-9

*2-0.3 Provide a childcare facility to serve both students and employees in a location that maximizes its accessibility to families living on and off campus.*

*3.0-8 The proposed project also includes the construction of off-site component manufactured apartments for students with families and a childcare center that would replace the existing childcare center that would be displaced by the proposed project and support an expansion of the Campus' childcare program.*

*3.4.3.2 Childcare Center A new childcare center would be constructed on the southwestern portion of the Hagar site, adjacent to Hagar Drive. The existing childcare facility has a capacity for 72 children but currently serves about 56 children of students. The existing facility has a staff of 15 persons. The new, approximately 13,500-square-foot facility would serve up to 140 children of both employees and students, with ages ranging from infants to school age children, and would employ 30 staff. The childcare facility would include an approximately 10,500-square-foot exterior play area. Play structures and administrative support spaces for childcare operations would be provided.*

*4.8-14 The project would also construct a childcare center to replace the existing childcare center at the Heller site which would be displaced by the proposed development on that site. The 2005 LRDP would need to be amended to develop the site with the proposed family student housing and childcare facility.*

- As mentioned, the DEIR does not make substantial recommendations or outline spatial considerations pertaining to the childcare center.
- The DEIR does not include any part of the report from the Summer 2017 Childcare Workgroup.
- That the DEIR would omit such a crucial component of the project seems a grievous error and indicative of an inattention to the childcare center; the hasty execution of the plans for the center and a shortsighted planning process seems to be the result of this lack of consideration to childcare.

IND 77-10

We call on the University of California, Santa Cruz to come together with staff, faculty and student parents to build a childcare center accompanied by a childcare mandate that is truly

IND 77-11

visionary, innovative, and sets the model for what university childcare in this country can and needs to be. This childcare center will be run under local governance, be spatially, pedagogically and developmentally appropriate for children from infant age through high school; and will offer the same thoughtful, age appropriate, whole child, community oriented and innovative care and instruction that UCSC EES currently offers. UCSC has an opportunity to define university childcare in this nation and by providing the very best childcare at all levels, UCSC will be able to attract the very best professors, researchers and students.

IND 77-11

**Bright Horizons is not an appropriate provider for UCSC families. The location of the proposed center is not a healthy and safe location for our children. And lastly, a lack of transparency from UCSC and lack of concern for the childcare center is deeply problematic.** That the childcare center was hastily inserted into the DEIR without any specifications for it or considerations of its environmental and health implications for students or attention toward state mandates for the construction of childcare centers is deeply troubling. We demand that UCSC reevaluate the DEIR and specifically address the childcare center in the report with the knowledge that the student families on campus insist on better for our children.

Sincerely,

Araceli Anaya EES parent, Undergraduate Student. Sociology  
 Alex Bardales, EES parent, PhD student in Electrical Engineering  
 Beneranda Castro, EES Parent and prospective transfer student  
 Janell Clemente-King, EES parent  
 Juan Ruiz Cortes, EES Parent, MA Student, Philosophy Department  
 Julia lina Vasquez, EES parent Undergraduate Student. Community Studies  
 Marius-Paul Dumitrean, EES Parent, entrepreneur  
 Orlando Carrera, EES parent Undergraduate Student. Community Studies  
 Corey Fromille, EES parent, UCSC staff  
 Brett Göhre, prospective EES parent, PhD student, Physics  
 Jolene Gregory, EES parent, PhD student, Education  
 Yuanzhou Guo, prospective EES parent  
 Fabiola Hanna, EES parent, PhD Candidate, Film and Digital Media  
 Salvador Huitzilopochtli PhD student, Education (FSH resident)  
 Chad Jewsbury, EES parent  
 Theresa Johnson, EES parent, PhD student, Sociology  
 Caroline Kao, PhD candidate, Anthropology (FSH resident)  
 Christopher King, undergraduate student, Biology  
 Kate Korroch, EES parent, PhD student, Visual Studies  
 Colin Lodwick, parent and educator  
 Leslie McShane Lodwick, PhD student, Visual Studies, parent  
 Juan Mendez, EES Parent, Undergraduate Student, Biology  
 Sarah Rapp, PhD student, Education  
 Toni Rouhana, EES parent, PhD Candidate, Sociology

Yvonne Sherwood, EES Parent, PhD student, Sociology

Rachel Maryam Smith, EES Parent, Undergraduate, Art and History of Art and Visual Culture

Aaron Wistar, PhD candidate, History of Consciousness (FSH resident)



**Letter IND 77**                      **Lodwick et al.**

**Response IND 77-1**

This comment is a set of general introductory remarks expressing opposition to the proposed operator of the childcare facility. It is not an environmental issue. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 77-2**

See Response IND 77-1 above.

**Response IND 77-3**

The comment expresses concern regarding site security but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 77-4**

Please see **Master Response 12: Hagar Site Transportation and Traffic Impact Analysis** for a discussion of traffic associated with drop-off/pick-up activities associated with the proposed childcare facility on the Hagar site.

**Response IND 77-5**

The potential for mobile source emissions to affect the proposed childcare facility and the student residences on the Hagar site is addressed in the RDEIR. The RDEIR states on page 4.2-29, "According to a guidance put forth by CARB in 2005 regarding siting of sensitive land uses near sources of air pollution, sensitive receptors should not be sited within 500 feet of rural roads with an average daily traffic (ADT) of 50,000 vehicles (CARB 2005). According to the BAAQMD 2017 CEQA Guidelines, should a lead agency voluntarily decide to evaluate impacts of existing pollutant sources on project receptors, potential risk to sensitive receptors should be evaluated if the project would locate a sensitive receptor within 1,000 feet of a roadway with an average daily traffic (ADT) of 10,000 vehicles or more (BAAQMD 2017). The estimated 2020 plus project ADT at the intersection of Glenn Coolidge and Hagar Drives is about 15,000 vehicles. Based on health risk assessments conducted for other projects with even higher volumes of traffic, this volume of traffic would not result in a cancer risk on the project site that would exceed 10 in a million. Furthermore, the human health risk from high-volume roadways stems from the vehicle mix on such roadways, which includes a high percentage of vehicles that operate on diesel. Vehicles that operate on diesel do not form a high percentage of traffic on campus roadways." As a result, the RDEIR found that

project operation would not result in the exposure of sensitive receptors on the Hagar site to substantial pollutant concentrations.

**Response IND 77-6**

Traffic noise levels that would be experienced at the proposed childcare facility are shown in **Table 4.9-5** of the RDEIR and analyzed on pages 4.9-11 through 4.9-12. The results of the Traffic Noise Model (TNM) indicate that compared to existing noise levels, with the completion of the project and the addition of project traffic to Hagar and Coolidge Drives, noise levels would increase by approximately 0.7 dB(A). The maximum noise level would be approximately 61.9 dB(A) after project buildout. Page 4.9-3 of the RDEIR notes that noise increases of less than 3 dB(A) are not typically audible to humans. As discussed on page 4.9-12 of the RDEIR, receptors at the Hagar Site (both at the student housing and childcare facility) would not be exposed to noise levels exceeding the applicable standard which is 65 dBA for these uses. As a result, traffic noise is not expected to adversely affect the proposed childcare facility.

**Response IND 77-7**

Please refer to Responses IND 77-5 and IND 77-6 above.

**Response IND 77-8**

All of the planning and design information needed to analyze the impacts of the childcare facility is included in RDEIR Chapter 3.0, Project Description. Additional design details, including the information requested in the comment, are not required for the evaluation of the environmental effects of the childcare facility.

**Response IND 77-9**

The Campus fully complied with the CEQA notification and public outreach process. Regarding the information about the childcare facility in the RDEIR, please see Response IND 68-2.

**Response IND 77-10**

The comment relates to the childcare program and is not relevant to the analysis of environmental impacts.

**Response IND 77-11**

The comment expresses concern and general opposition to the proposed childcare provider company but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

Alisa Klaus, Senior Environmental Planner, UCSC  
1156 High Street, Mailstop: PPDO  
Santa Cruz, CA 95064  
Phone: (831) 459-3732  
Via email to [eircomment@ucsc.edu](mailto:eircomment@ucsc.edu)

November 1, 2018

Dear Alisa and the Student Housing “West” team:

Despite my overwhelmingly sense that this call for “public input” is merely showboating in order to proceed with a non-deliberative process that is already a foregone conclusion, I submit this public comment to the Revised Draft Environmental Impact Report (R-DEIR) for the Student Housing “West” project.

It is my strong opinion that the R-DEIR – like the original DEIR before it – fails to analyze feasible alternatives that involve moving only the Hagar site. The plan for the Hagar site, *not* the Heller site, has already generated the bulk of environmental problems and complaints. I look forward to seeing a final EIR that, this time, actually addresses each of the following comments and concerns in detail. See my specific comments below.

IND 78-1

1. The R-DEIR fails to adequately disclose and analyze the Heller-only alternative. What is the environmental impacts of simply moving the Hagar portion of the project to another location (only connoting 5% of the proposed beds), without changing other parts of the project? The final EIR must provide an adequate analysis of all of the feasible alternatives that involve only moving the Hagar site to another location in order to actually support the claim in the R-DEIR that the Heller-only alternative would be inconvenient or add cost.

IND 78-2

2. Relatedly, the R-DEIR fails to analyze alternatives and their impacts adequately. The R-DEIR authors seem to have strategically selected unreasonable and infeasible alternatives, which are unlikely options from an environmental and financial standpoint, such as developing on the campus periphery or far from existing services. Thus, the final EIR must analyze why each site identified with CSH designation by the Long Range Development Plan is an infeasible alternative. The alternatives that the final EIR must consider include, and are not limited to, the following: (a) higher density on the Hagar site, using only a part of the site, (b) moving Graduate or Family Student Housing to the 2300 Delaware site, owned and managed by UCSC; (c) moving the child care center to Parking Lot 116, as proposed by the 2011 Child Care Task Force at UCSC; (d) infill development on West or East Remote parking lots, (e) infill development on any other campus parking lot/structure; (f) the Village.

IND 78-3

3. The R-DEIR fails to adequately analyze the “Heller Site and East Campus Infill Alternative” and the “Heller Site and Kresge Lot Development Alternative.” The final EIR must provide justification to support the claim that Kresge parking lot is too small to construct a feasible project that is aesthetically pleasing and has outdoor space.

IND 78-4

4. The R-DEIR also fails to analyze the environmental impacts of statements that graduate student/family student housing cannot be near undergraduate housing. The final EIR must explain the environmental impacts of keeping these two types of housing separate. Also, the

IND 78-5

statement that “unaffiliated housing in an area surrounded by housing affiliated with colleges was not desirable” is unsupported by any University plans or policies, and its environmental impacts are inadequately analyzed in the R-DEIR. The final EIR must fully disclose and analyze the environmental impacts of “unaffiliated housing” or must remove these statements.

IND 78-5

5. As described in the R-DEIR, the Hagar site provides less than 5% of the overall beds associated with the project. It is curious (and problematic) that the R-DEIR fails to discuss or mitigate the environmental impact of the low density and sprawling nature of the Hagar site design, and this design’s impact on land-use policies. This design also contravenes the letter and spirit of the UC Santa Cruz design framework to “reduce building footprints and increase building height, where feasible.” The final EIR must adequately analyze the environmental impact of building a sprawling, car-oriented housing project at the Hagar site.

IND 78-6

6. R-DEIR renderings continue to misrepresent the aesthetic impact of the Hagar site design, including failing to render roadway access from the site and parked cars, which will be visible from Hagar and Coolidge. The final EIR must include accurate visual renderings of roadway access points, parked cars/parking lots, and impacts on existing bicycle lanes and pedestrian walkways running along Hagar and Coolidge.

IND 78-7

7. The R-DEIR fails to discuss the environmental impacts on transit riders and bicyclists for the proposed project. Thus, the final EIR must analyze the environmental impacts of the proposed building project on bicycle and pedestrian transit, including Metro capacity, campus shuttle capacity, how to avoid bus pass-bys (particularly just before class periods begin), crosswalk capacity and safety measures, and pedestrian routes. The final EIR must also explain the environmental impacts of a paved, accessible, and safe pedestrian pathway from the Hagar site to the main entrance.

IND 78-8

8. The R-DEIR proposes a mitigation measure to add an access to the Hagar site from Coolidge Drive. Given that downhill bicycles on Coolidge attain high speeds, this access roadway would present a serious environmental, health, and safety hazard to bicycles, which is not analyzed in the R-DEIR. Thus, the final EIR should eliminate the Coolidge access roadway as an option, or add protected bike lanes (e.g., with a physical barrier between bicycles and motor vehicles) to reduce the clear and present safety risks involved in the proposal.

IND 78-9

9. The R-DEIR misrepresents trip generation, as no on- and off-campus trip generation rates are included, by mode. The final EIR must clearly represent trip generation by mode, and each mode’s environmental impacts, with specific counts and survey data.

IND 78-10

10. The R-DEIR fails to adequately analyze the environmental impacts of the excess parking proposed for the child care facility. The number of proposed spaces (a ratio of 3.18 per 1,000 square feet) is almost identical to the ratio for child care facilities with little or no transit or pedestrian access (see Institute of Transportation Engineers’ *Parking Generation* report). Thus, the final EIR should explain the environmental impacts of this excess parking, or reduce or eliminate the childcare center parking in order to mitigate its environmental impacts and its conflict with UC Santa Cruz policies related to alternative transportation. The final EIR should also adequately analyze the alternative of employees parking in the lot on Coolidge (Lot 116),

IND 78-11

which is no further from the childcare facility than the closest bus stop, or parking at the East Remote Lot on Hagar.

IND 78-11

Thank you for your attention to each of the above ten public comments on the R-DEIR for the proposed Student Housing “West” Project. I look forward to your detailed responses.

Sincerely,

Melanie J. Springer, Ph.D.

Associate Professor  
Department of Politics  
University of California, Santa Cruz

Letter IND 78                      Melanie Springer

**Response IND 78-1**

This comment includes a set of general introductory remarks expressing opposition to the development of the Hagar site. It presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 78-2**

Please see **Master Response 2: Alternatives.**

**Response IND 78-3**

Please see **Master Response 2: Alternatives.**

**Response IND 78-4**

Please see **Master Response 2: Alternatives.**

**Response IND 78-5**

Student families have expressed a desire that the housing for families not be placed in close proximity of undergraduate housing. Similarly, graduate students would also prefer to have housing that is not close to undergraduate housing. These are programmatic issues that the University is addressing through project design. There would be no specific environmental impacts from locating the three housing types in a manner that addresses the expressed desires of the student groups.

**Response IND 78-6**

The proposed undergraduate housing at the Heller site would not be affiliated with any college. While there would be environmental impacts from the construction and operation of this new housing at the Heller site which are evaluated and disclosed in the RDEIR, there would be no environmental impacts that would stem from the fact that this housing is not affiliated with any college.

**Response IND 78-7**

Refer to **Master Response 4: Aesthetics and Visual Simulations.** Also note that CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commenters. When responding to comments, lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the EIR (Section 15204(a) of the *State CEQA Guidelines*).

The project's impacts on bicycle and pedestrian facilities near the Hagar site are analyzed in the RDEIR. Please see SHW Impacts TRA-4 and TRA-6.

**Response IND 78-8**

The RDEIR includes an analysis of the project's impacts on transit riders, pedestrians, and bicyclists. The commenter is referred to SHW Impact TRA-6 in the RDEIR.

**Response IND 78-9**

A right-in, right-out driveway on Coolidge Drive is part of the project and not a mitigation measure. Please refer to **Master Response 12: Hagar Site Transportation and Traffic Impact Analysis** regarding the Hagar site access analysis and bicycle safety.

**Response IND 78-10**

Please refer to **Master Response 10: Approach to Transportation Impact Analysis** regarding the transportation analysis approach, including the manner in which vehicle trip generation for the project was estimated.

**Response IND 78-11**

The commenter asserts that excess parking is provided for the childcare facility and that the RDEIR must analyze the effect of this excess parking. Please see **Master Response 13: Parking**.



IND-79

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

## UCSC East Meadow EIR comment

1 message

**Warren Sack** <wsack@ucsc.edu>

Thu, Nov 1, 2018 at 11:28 AM

To: eircomment@ucsc.edu

Cc: Jolie Kerns <kernsj@ucsc.edu>, George Blumenthal <george@ucsc.edu>, Alisa Klaus <aklaus@ucsc.edu>

Clearly there are alternatives to the proposed plan that would deliver the needed housing within the necessary timeline. The June 27th open letter addressed to the Chancellor and the EVC and signed by Kenneth Feingold, UC Regent Emeritus and former president of the UCSC Foundation, and many others outlines these other alternatives. It is clear that the current choice is the worst of all the alternatives because it does not deliver student housing quickly enough and it does the most damage to the environment. One of these other alternatives needs to be pursued: some alternative that leaves the East Meadow intact. This is the case for several reasons in addition to the most obvious reasons -- we need to deliver new student housing as quickly as possible and with the least amount of environmental damage as is feasible.

IND 79-1

1. Development opportunities: Some of our most generous alums are opposed to the proposed plan and make it clear that we will lose tens of millions of dollars of future contributions if the Chancellor forges on with this choice of siting housing in the East Meadow.

2. Goodwill of the alums: Not just our most generous alums, but most of our alums remember the campus as a beautiful place. We owe it to them to be good stewards of the land.

3. Faculty trust: The long-range development plan of 2005 makes it clear that the East Meadow will remain undeveloped. To develop it now will discourage the faculty from engaging in any future long-range planning if these kinds of documents like the LRDP -- or the EVC's SAP of 2018, for that matter -- are just so much paper quickly tossed aside when the administration finds them inconvenient.

4. Community relations: 70,000 people signed the petition against the development of the East Meadow. This number of people, over three times the campus population, cannot be overlooked without significant risk to campus-community relations.

IND 79-2

5. Tenure of the Chancellor: With all due respect, on the way out the door to retirement, the Chancellor has no business marring the primary, distinctive feature of the physical campus -- its sublime beauty. We are all going to have to live with this decision for the rest of our time on campus, but it is going to be the next Chancellor who will be in the spotlight and the scandal of this project as soon as they step in the door. At the very least, the outgoing Chancellor owes the still-unchosen, incoming Chancellor the choice of whether or not the campus is going to ruin the East Meadow during the incoming's first days on the job.

6. The reputation of the campus: The Chancellor seems to have delegated this project to VC Sarah Latham. VC Latham has selected Katerra as the construction firm for this project. (Katerra along with Walker Macy is one of two partners in Capstone Development Partners.) Katerra is a large firm with infamous investors including Foxconn and Saudi Arabia. With investors like these, Katerra is directly connected to labor abuse and a murderous political regime. It is gross incompetence on the part of VC Latham to risk dragging UCSC's reputation into the ditch with Katerra. It is outrageous to imagine that Katerra will have any say in the siting or construction of anything on this campus. The Chancellor needs to fix this state of affairs before it becomes a literal and PR nightmare for UCSC.

Respectfully yours,

-Warren Sack

Warren SACK  
Chair + Professor, Film + Digital Media  
University of California, Santa Cruz



**Letter IND 79                  Warren Sack**

**Response IND 79-1**

This comment expresses a preference for an alternative to the proposed project that leaves the East Meadow intact. It does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 79-2**

The comment expresses opposition to the proposed project but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**IND-80**

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

**[eircomment] Meadow Development Project**

1 message

**Jesse Rodrigues** <jdasj91@gmail.com>

Wed, Oct 31, 2018 at 12:48 PM

To: eircomment@ucsc.edu

Good Afternoon,

My name is Jesse Rodrigues and I am a UC Santa Cruz Alumnus. Attending the University and spending time in the majestic redwood forests around campus were some of the best times of my life. It saddens me deeply that the housing project in the meadow is still alive and well.

There seems to be a radical departure from UC Santa Cruz's stewardship / environmental responsibility, which is what attracted me to the campus in the first place. I have always been an avid hiker and an outdoors man, so to be able to attend a college that had all these features was a dream come true. There is no other school in this country that is like UC Santa Cruz, and for damn good reason.

The ground it is built on is unique and historic. The Santa Cruz mountain range is as beautifully diverse as it is fragile. My time on campus I have seen wild turkey, skunks, raccoons, spotted ground squirrels, red squirrels, deer, robins, blue jays, ravens, and a lot more. I understand that the current administration wants to expand UCSC to meet enrollment demands and probably other fiscal reasons, but this will ultimately be a terrible mistake.

By expanding the campus to meet the status quo they are destroying the very integrity and foundation this institution was built on. Being a banana slug doesn't mean taking the easy way out like every other place before us. It is about coming up with innovative solutions to problems that seem unsolvable. I hate to say it but UCSC was not made for everyone, the institution was not funded with the public in mind. The school was created in 1965 and it's first class size was no more than 30 people. It was an experiment which I guess if we look back on it today was successful. By 2017 we almost had 20,000 students actively on campus. They are already placing a tremendous strain on the environment around the school already. One only needs to walk off the main trail to see trash and clutter scattered about under fallen branches. UCSC shouldn't be focusing on expanding, but enriching and protecting the natural assets that make this place unique.

If this plan moves forward it will signal that the university that I loved and respected fully no longer honors their roots. Making my diploma as meaningless as their message of "Environmental sustainability".

IND 80-1

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

**Letter IND 80            Jesse Rodrigues**

**Response IND 80-1**

The comment expresses opposition to the proposed project but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. The remainder of the comment focuses on enrollment growth which does not concern the proposed project. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.



IND-81

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

## [eircomment] UCSC housing

1 message

**NICOLE RANGEL** <nicolerangel@berkeley.edu>

Thu, Nov 1, 2018 at 3:53 PM

To: eircomment@ucsc.edu

To Whom It May Concern,

In the Revised Draft EIR on Student Housing West the most significant and damaging aspects of the projects were neither revised or adequately addressed by the revision.

The Problem with the "Heller" west site:

The design and site layout of the "Heller" west site damages and destroys the physical environmental, social and educational asset and value of UCSC. By lumping 2,712 upper-division undergraduate beds on this site within 13 acres, in a overly-blocky facility that produces two massive Walls that block the view of the forest and the bay, this project will undoubtedly have a negative impact on the overall well-being of student education at UC Santa Cruz. It diminishes and dilutes the value of a UCSC education, and makes the costs of this project -- to the campus, and to the debt-laden students who will ultimately be the ones paying for the project -- an unprecedented setback for UCSC, for the City and County of Santa Cruz, for the UC, and for the State of California.

IND 81-1

IND 81-2

Furthermore, the "Heller" west site cripples the ability of the residential colleges to foster healthy community for all undergrads by separating, and segregating socially, junior and seniors from frosh and sophomores. The colleges are about creating smaller-scale community in the context of the large research institution. An important benefit of the colleges is the way they foster healthy communities that house students of different academic years and statuses together. Juniors, seniors, frosh, and sophomores in the same community foster student-to-student mentoring and sharing knowledge, and mixing of different life experiences. This has been one of the reasons to live on-campus, to be a part of the physical community of the colleges. It is clear the colleges immense value remains fundamental to the UCSC experience, and fundamentally important as an asset to benefit all students at UCSC in the present and future. The residential college model was designed to use physical proximity between where you live, where you study, where you learn, where you collaborate, and where you eat as a way to instill the idea there's a connection between all these things, and to instill the value and virtue of taking responsibility for one's shared community. Are juniors and seniors going to march over to their affiliated college after class to socialize, mentor and randomly meet frosh and sophomores every day to foster nurturing life connections and friendships? This is unlikely. Student Housing West would divide undergrads instead of unite them.

IND 81-3

Please assess accurately and truthfully the impacts of the "Heller" west site's 1) design, 2) site layout, and 3) overall programmatic scheme of only being for upper-division undergraduates, on the 1) campus natural environment, 2) campus identity and legacy, 3) value for generations of student to come, 4) impact on donor and alumni relations, and 5) the unique and specific educational paradigm of UCSC that has been made possible by the historic design of the residential college system.

IND 81-4

Please also assess the scale of the "Heller" west site, and how moving a significant portion of these beds to the East Campus Infill site would allow the "Heller" west site to be reduced in size, density and impact.

Please also show visible demonstrate through graphic study how re-arranging the physical layout of the "Heller" west site would allow this site to be developed into something closer to a UCSC college, that could be phased over time to include academics and student support facilities in smaller communities of clustered buildings.

IND 81-5

Please also study and acknowledge the fact that this project marks a fundamental divergence from the historic character of UCSC defined by its residential college system, that was designed to bring housing, academics, and student services together in small communities.

Please also study and acknowledge the value of the UCSC college communities as safety net, social infrastructure that build supportive relationships between students that bring value for the student investment in UCSC and shapes their careers and lives as alumni.

**IND-81**

The problem with the "Hagar" East Meadow site:

The site selection of the East Meadow for 140 beds of Family Student Housing and childcare center cripples UCSC's legacy of environmental stewardship. Located at the gateway of the campus, the East Meadow is a fundamental and iconic part of the UCSC image and brand. It is part of the sequence of spaces that inspires in both subtle and powerful ways the values of graduates of UCSC. For those people in the world that appreciate UCSC, the East Meadow's openness -- its undeveloped character -- is essential to how they value the campus and a fundamental reason why they love UCSC. Building 140 beds of low-density, suburban-style townhomes in the 17.3 acres of the East Meadow is a profound waste and ruin of the campus' distinctive presence.

IND 81-6

It is a sad fact that UCSC is willing to be complicit with a developer partner Katerra that is funded by Saudia Arabia. Ultimately the students will be paying back the money owed for the project, and thus this amounts to a 1-to-1 transaction, where student dollars will be funneled to pay for Katerra, which will need to pay back its investors. UCSC student dollars going to Saudia Arabia.

IND 81-7

The East Meadow was never originally meant to be developed into housing or be a part of the SHW project. SHW was conceived to add more undergraduate and graduate beds exclusively on the west side of campus -- that's why it's called Student Housing \*West\*. In fact, in the 2005 LRDP, the East Meadow was labelled Campus Resource Land, which says "it is envisioned that these lands would be maintained in their natural state to serve as long-term reserve lands for future use." (2005 LRDP page 13).

IND 81-8

Furthermore, there is ample evidence of viable alternatives. The excuses made in the Revised Draft EIR about why all other alternatives are rejected is absurd. It is essential that UCSC re-evaluates the alternatives and gives thorough analysis on each one. It is essential they treat UCSC, its campus, stakeholders, students, alumni and the Santa Cruz community with respect by factually assessing the wide-ranging merits to adopting an alternative solution.

The alternatives in the Revised Draft EIR find a clever way to address the challenge by using new alternative sites, such as the East Campus Infill site and 2300 Delaware. The Revised Draft EIR rejects all of these alternatives by claiming the relocation of beds off-campus for about a year is a scheduling and cost inconvenience. But there is no evidence in the Draft EIR about why this is so. In documentation provided in the June 2018 scoping meeting, it is suggested the cost to house such students with campus is \$40 million. The current number of students with families is about 86 and the current number of grad students living in the existing family student housing along side them is about 100 or so. Thus if we round up, this cost assessment is particularly remarkable and absurd when one calculates back-of-envelope the cost to house 200 students with families for 2 years at \$3,000 / mo. as a presumed rental cost, for example. If so, the overall cost would be \$14,400,000, well below \$40 million.

IND 81-9

But even more important, it is factual that there are other sites that could be combined to produce value and house students with families on campus, even. For instance, the Ranch View Terrace Phase 2 site, next to the existing faculty housing on campus by the base of campus, is available and could be used. If there is the intention to build new faculty housing on-campus, then this could easily be built at 2300 Delaware in town, in addition to using the 2300 Delaware site for the 220 Graduate student beds. The Delaware site is significantly large enough to use it for both -- and UCSC can legally do so, because the 2009 Comprehensive Settlement Agreement only binds UCSC to 225 undergraduate beds, and does not restrict UCSC from building faculty beds off-campus. But regardless, student housing should take priority.

If environmental stewardship is indeed a guiding and fundamental value espoused by the UCSC campus, then stewardship needs to be prioritized. A marginal short-term cost is nothing when compared to tangible and intangible costs to the campus and to future generations of students.

The UCSC Administration should honor the historic vision of the campus and protect the integrity of the East Meadow by utilizing an alternative site for student family housing and child care facilities. The short term inconvenience of one or more of the alternative sites outweigh the irreversible damage to the campus from constructing the prefabricated development at the East Meadow.

IND 81-10

Please re-evaluate the East Meadow and factually assess the use of all other alternative sites and phasing strategies to avoid developing the East Meadow.

Thank you.

--

**IND-81**

Nicole Rangel  
Ph.D. Candidate  
Social and Cultural Studies in Education  
University of California, Berkeley

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

**Letter IND 81**                      **Nicole Rangel**

**Response IND 81-1**

The comment expresses opposition to the proposed project but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 81-2**

The comment expresses opinions and opposition to the proposed project but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 81-3**

The comment discusses how the proposed project would affect the operation of the residential colleges on campus. The effect of the proposed project on the operation of the residential colleges on campus would not result in any physical impacts on the environment. Therefore, this issue is outside the scope of CEQA. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 81-4**

The RDEIR provides a complete analysis of the project's impacts on the natural environment due to its design and layout. See Section 3.0 Project Description, and all the resource topics in the RDEIR. The other items listed in the comment are not environmental concerns. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 81-5**

Please see Chapter 5.0, Alternatives, which includes an analysis of alternatives to the proposed project, including Alternative 5, which reduce the number of beds on the Heller site by moving approximately 594 beds to the East Campus Infill site. Also see **Master Response 2: Alternatives**.

The Heller site is presently developed with stand-alone Family Student Housing and has never been intended for use as a residential college in any campus planning document. As a result, there is no need to provide a graphic study showing the layout of a residential college on the Heller site.

The comment requests a study of how the proposed project will affect the residential college system on campus. This issue has no implications in terms of environmental impacts and is outside the scope of CEQA. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

The comment remarks on the value of the residential college system in fostering relationships among students. This issue has no implications in terms of environmental impacts and is outside the scope of CEQA. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 81-6**

The comment expresses opposition to construction on the East Meadow but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

The commenter is referred to Response IND 2-1 and **Master Response 4: Aesthetics and Visual Simulations**.

**Response IND 81-7**

This comment does not concern environmental impacts of the project and therefore the issue is outside the scope of CEQA. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 81-8**

Comment noted. It does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration. With regard to the reasons why the site was added to the project, please see Section 5.2, Project History and Background in the RDEIR. As to the name of the project, please see Response IND 50-1.

**Response IND 81-9**

Chapter 5.0, Alternatives, provides an analysis of several alternatives, including placing housing on the East Campus Infill site and the 2300 Delaware site. The analysis in the RDEIR does not reject these alternatives from consideration by the Regents, but instead discusses their environmental impacts relative



to those of the project and ways in which they would or would not advance project objectives. See **Master Response 2: Alternatives** for a discussion of the costs of each alternative.

**Response IND 81-10**

The comment expresses opposition to the proposed construction on the East Meadow and asks that an alternative be selected. The commenter is referred to **Master Response 2: Alternatives**.



**IND-82**

Alisa Klaus <aklaus@ucsc.edu>

**[eircomment] This is what happens when the the Karst Formation becomes too dry**

1 message

**paulnor via eircomment@ucsc.edu** <eircomment@ucsc.edu>  
Reply-To: paulnor@aol.com  
To: eircomment@ucsc.edu

Wed, Oct 31, 2018 at 4:15 PM

It is well documented that if the Karst becomes too wet or too dry, sinkholes form. This is not an over exaggeration. The report worries about too much water regarding the Karst formation, but not enough with regard to a deficiency.

see attachment

From: page 4.7-43

"Although until such time that these new sources are developed, groundwater withdrawal from city wells could potentially increase, the proposed project would make a negligible contribution to the City's need for the additional groundwater pumping during periods of drought."

Paul Norcutt  
SLVWC Environmental Group

IND 82-1

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



**Sink Hole Turkey Loss of Ground Water.jpg**  
780K

**Letter IND 82            Paul Norcutt**

**Response IND 82-1**

The comment makes general remarks concerning karst and the formation of sinkholes. Please note that the RDEIR characterizes the karst that underlies the campus, including the Hagar site.

Further, the commenter appears to be referring to sinkholes that have developed in other parts of the world such as Turkey and Iran. The reasons for sinkhole development in those environments are not fully understood but one of the reasons is stated to be excessive withdrawal of groundwater. The proposed project does not plan to extract groundwater from the underlying aquifer.

**IND-83**

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

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**[eircomment] UCSC Housing**

1 message

**Lilibeth Munoz** <munozlilibeth93@gmail.com>

Wed, Oct 31, 2018 at 6:28 PM

To: eircomment@ucsc.edu

To whom it may concern,

As an alumni, I do not approve of the new construction in the East Meadow. The ecosystem on campus is unique and delicate. The campus should try their best to maintain the natural areas. If the campus is worried about a shortage of housing, admit less students to the school. What attracts people to the school is not only the academic reputation but the natural beauty of the school. Not a lot of campuses have that privilege. If you approve it anyway, do your best to minimize the impact.

IND 83-1

Sincerely,

LM

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

Letter IND 83            **Lilibeth Munoz**

**Response IND 83-1**

The comment expresses opposition to the project and construction on the East Meadow but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-makers for their review and consideration.

The commenter is referred to Response IND 2-1 and **Master Response 4: Aesthetics and Visual Simulations**.

Submitted via e-mail to: eircomment@ucsc.edu

Alisa Klaus  
UC Santa Cruz  
Physical Planning & Construction  
1156 High St , Barn G  
Santa Cruz, CA 95064

November 1, 2018

Dear Ms. Klaus,

Thank you for the opportunity to comment on the September 2018 Revised Draft Environmental Impact Report for the Student Housing West project. We are pleased to provide the attached comments.

Sincerely,

Adam Millard-Ball  
Anna Nisi  
John Armstrong

## Alternatives analysis

### Heller-only alternative

1. The Revised DEIR states the the Heller-only Alternative “would involve more expensive construction methodologies and materials due to the increased building height and the need to build decked parking” (p. 5.0-32). This statement ignores the following considerations:

- Identical building heights (7-10) stories were proposed in the Project analyzed in the March 2018 DEIR. If the costs of 7-10 story buildings were not a considered to be a constraint in March 2018, there is no reason that they should be a constraint in September 2018. Therefore, the Final EIR must provide a detailed cost analysis to demonstrate that the costs of higher buildings are prohibitive, and are not outweighed by the savings from not developing the Hagar Site. The Final EIR must also explain what happened between March and September to change the University’s costs.
- An alternative with reduced parking, which would reduce or eliminate the need for decked parking, is not considered. There is no justification for the levels of parking, which exceed several comparable housing projects on campus. The amount of parking required to “meet

IND 84-1

IND 84-2

basic needs” is cited in the Revised DEIR, but nowhere are these basic needs defined, nor is a reference included to University policy. This point is discussed in more detail below.

IND 84-2

2. The Revised DEIR states that the Heller-only Alternative “would increase all of the proposed project’s impacts related to development at the Heller site.” (p. 5.0-37). However, it does not show that any less-than-significant impacts become significant, and thus this is not a reason to reject the Alternative. The Revised DEIR also rejects the Heller-only Alternative because of unsupported claims that temporary housing would be a “disruption and inconvenience to student families” (a claim discussed later in this Comment), and that the Alternative “would result in a higher per-bed cost.” Given that there is no analysis of the costs to provide temporary off-campus housing, or even of the number of units that would be required, this claim is unsupported. The cited “need for re-design” is not a valid concern, as this could be used to dismiss *any* alternative to the proposed project. The concerns over “required use of more expensive construction methodologies; and construction of decked parking” are discussed in Point (1) above. A similar comment applies to the rejection of several other Alternatives.

IND 84-3

### East Campus Infill Alternatives

3. The Revised DEIR does not acknowledge that the East Campus Infill site was already designated as CSH in the LRDP. Therefore, the impacts identified from developing the ECI site are already analyzed and mitigated in the LRDP EIR, and no further impacts will ensue. Moreover, no justification is provided for the increase in costs that is cited as the reason not to pursue this alternative.

IND 84-4

### Alternatives not considered

4. The only alternatives considered in detail, apart from the Heller-only site and East Campus Infill alternatives, represent either development on the periphery of campus far from existing services, or would provide less housing than the proposed project. The LRDP identifies many sites as suitable for housing (CSH designation), and the Revised DEIR offers no adequate explanation to why these were not considered. The Final EIR must consider other alternatives that are consistent with the LRDP, including all sites that the LRDP (via its CSH designation) deemed suitable for housing, and:

IND 84-5

- A. Higher density on the Hagar site, either through using only a part of the site and preserving the remainder for future housing, or increasing the number of housing units. This would be consistent with the campus policies to “encourage sustainability and efficiency in building layouts,” for example through increasing building heights.
- B. Constructing child care next to employee housing on Parking Lot 116 and/or the adjacent field. The site was recommended by the 2011 Child Care Task Force ([https://senate.ucsc.edu/committees/cfw-committee-on-faculty-welfare/child-care/child\\_care\\_task\\_force.pdf](https://senate.ucsc.edu/committees/cfw-committee-on-faculty-welfare/child-care/child_care_task_force.pdf)) as a suitable location for child care. Separating child care from student housing would allow all housing to be constructed on the Heller site, as originally planned.
- C. The Village, where tall buildings present no aesthetic concerns due to the geography of the former quarry. Current PICA housing could be condensed into one multi-unit building, with other buildings constructed to house unaffiliated students. These buildings could be

IND 84-6

constructed consistent with green design principles, including green roofs and bridges to the bike path, consistent with PICA's culture and spirit of environmental sustainability. The Revised DEIR rejects this alternative due to displacement of undergraduate living-learning program, but states no reason why those living-learning uses could not be preserved as part of a new development in the Village.

- D. Infill development on parking lots in place of the Hagar site (most of which are already designated as CSH in the LRDP). The Revised DEIR states that "loss of parking" is a reason to not consider these further (p. 5.0-15). However, loss of parking evidently did not preclude the designation of some of these sites as CSH in the LRDP. The University has also built on parking lots in the past, without evident concern (e.g. in the case of the Biomedical Research Facility). Moreover, preservation of existing parking is not a goal of the LRDP, and campus policies call for a reduction in vehicle travel to campus, which would suggest a reduction in parking. Therefore, loss of parking is not a valid reason to summarily reject an alternative, and parking lots should be considered as alternatives, including:
- a. East Remote
  - b. West Remote
  - c. Entrance to Rachel Carson College
- E. A reduced-parking alternative, under which reduced parking ratios provide greater flexibility to accommodate all housing on the Heller site.

## Feasibility of alternatives

5. Costs are considered a reason to dismiss several alternatives. However, there is insufficient analysis of the costs in the Revised DEIR to warrant this conclusion. Moreover, only short-term costs are considered, rather than the long-term costs of pushing future building onto higher-cost sites.

6. The temporary relocation of student families is given as a reason to dismiss several alternatives, e.g. Alternative 3 (p. 5.0-31-32 and elsewhere). The Revised DEIR states: "no suitable sites to temporarily relocate student families have been identified on the campus." It dismisses the 2300 Delaware Avenue site because it would only accommodate 25 units. It continues: "The provision of temporary FSH housing for all of the student families at an off-campus location would result in disruption and inconvenience to student families." The Revised DEIR also states that temporary housing would add to the cost of the project." (p. 5.0-31). However, there is no analysis of:

- How the figure of 25 units on the Delaware site could be increased, for example by using a larger portion of the site and relocating parking or reducing the amount of associated parking.
- Options to lease housing off campus, and the costs of doing so (there is an unsupported assumption that the costs would be higher, but this is not self-evident).
- How many student families would need to be relocated and inconvenienced, given that an average of only 87 units in the existing FSH are occupied by families with children (Section 3.4.3), and given natural turnover as students graduate and move out.
- Ways to mitigate disruption to student families, who would need to relocate under any alternative prior to demolition of the existing FSH. Given the natural turnover in the student



population, it is unclear that any family would need to relocate a second time (indeed, they could remain in their new “temporary” housing for the remainder of their time at UCSC).

IND 84-9

In summary, the Revised DEIR does not make any serious attempt to quantify the feasibility or cost of a temporary off-campus relocation alternative, even though this reason is one of the main rationales to reject several alternatives. This must be rectified in the FEIR.

7. The “Heller Site and Kresge Lot Development Alternative” is not evaluated in detail. However, the justifications to exclude this alternative from detailed evaluation (Section 5.4.2) are not supported by analysis in the Revised DEIR. The Final EIR should therefore consider this alternative in details. Specifically:

- There is no justification or analysis to support the claim that the Kresge parking lot is too small to construct a project that includes adequate outdoor space and parking. There is no constraint that the project needs to have dedicated outdoor space and parking, rather than sharing space with adjacent housing.
- The statement “Furthermore, placing this small number of beds on this site would only slightly reduce the visual impacts from developing the undergraduate housing on the Heller site.” ignores the larger benefit of avoiding development on the Hagar site.
- There is no analysis of the potential to place Family Student Housing on the Kresge lot, instead of the Hagar site, rather than moving undergraduate and graduate beds.
- The rationale for excluding the Heller Site and Kresge Lot Development Alternative has changed between the DEIR and Revised DEIR. Specifically, in the DEIR it was rejected in part due to the lack of space to “construct an aesthetically pleasing project,” and the desire to avoid placing graduate housing and/or family student housing next to undergraduate housing. In the Revised DEIR, it is due to the constraint imposed by CRLF dispersal habitat. This changing justification, absent any changes in the fact of the situation, casts doubt on the credibility of the rejection of this alternative, absent more detailed analysis that should be presented in the FEIR.

IND 84-10

## Aesthetics and Conformance with Plans

8. There are numerous statements about the impacts on aesthetics due to building heights and densities, which are not supported by any analysis in the Revised DEIR. In particular, there is no distinction between the identified aesthetic impacts that are inherent (e.g. buildings rising above the tree line) and those that depend on the detailed architectural design.

IND 84-11

9. The low density of the Hagar site is justified as follows (p. 3.0-23): “The Hagar site housing has been designed to provide the needed housing without developing the site densely and keeping buildings low profile in order to minimize visual impacts. The project layout and design has been developed keeping in mind the development’s prominent location, surrounding landscape, and UC Santa Cruz Design Framework.” However, this contravenes the policy (p. 4.8-4) to “encourage sustainability and efficiency in building layouts...Efforts will be made to reduce building footprints and increase building height, where feasible.” The Revised DEIR states that it complies with the principle

IND 84-12

that “buildings shall be configured simply, to balance programmatic goals with sensitivity to the natural and/or built context” (p. 4.8-14), but ignores the second part of the policy (to reduce building footprints and increase height). The Revised DEIR does not discuss nor mitigate this impact on land-use planning policies.

IND 84-12

10. The Revised DEIR states that the Hagar site complies with the LRDP mitigation measure to “cluster development at meadow edges to the extent feasible.” However, the site plans and the renderings show that this is not the case. There are large unused areas, most notably at the SE corner of the site, between the buildings on the Hagar site and the meadow edge.

IND 84-13

11. The Hagar site does not comply with the Physical Design Principle to “Incorporate a mix of uses into new housing complexes, creating distinct “college-like” communities for living and learning.” The Hagar site is a single-use complex plus childcare, that is far from any college-like community, dining facilities, shops or services.

IND 84-14

12. The aesthetic analysis of the Hagar site is misleading. The renderings do not include the roadway access points nor the parked cars on the periphery of the site that would be visible.

IND 84-15

## Transportation analysis

### Analysis of walking and cycling

13. The Revised DEIR transportation analysis focuses on level of service for motor vehicles, and does not analyze impacts on bicyclists. Pedestrian impacts are only analyzed superficially. This is in contravention of the University of California CEQA handbook ([https://www.ucop.edu/ceqa-handbook/chapter\\_03/3.3.html](https://www.ucop.edu/ceqa-handbook/chapter_03/3.3.html)), which states: “Key transportation issues to be evaluated include traffic patterns, trip generation, peak congestion periods, areas and cause of congestion, traffic and pedestrian safety, transit availability, parking availability, and if applicable, bicycle and pedestrian flows.” Indeed, these issues were analyzed in the EIR for the 2005 LRDP. Therefore, the Final EIR should analyze:

IND 84-16

- Pedestrian routes from the Hagar site, including to bus stops at Bay and High, and to the closest grocery store on Cardiff Terrace. At present, there is no safe pedestrian route between the Hagar site and these facilities. Mitigation measures to provide a paved, accessible pedestrian pathway from the Hagar site to the main entrance, and to reduce vehicle speeds on Hagar Drive, should be included in the Final EIR.
- Crosswalk capacity and pedestrian level of service at key intersections, particularly between the Heller site and dining facilities at Rachel Carson College.
- Pedestrian routes from the Heller site to classrooms and other campus destinations. The Revised DEIR provides no analysis of the capacity and accessibility of existing walkways.

This analysis of impacts to non-automobile modes is particularly important to understanding the environmental impact of the proposed project, because the Revised DEIR states that vehicle trip

IND 84-17

generation rates are lower than projected in the LRDP EIR. This implies that transit, bicycle and pedestrian trip rates are higher than projected, and thus impacts to these modes may occur because of the proposed project.

IND 84-17

14. The Revised DEIR proposes an access to the Hagar site from Coolidge Dr. Given that downhill bicycles on Coolidge attain high speeds, this would present a serious safety hazard to bicycles that is not analyzed in the Revised DEIR. While the Revised DEIR suggests that sight distances are adequate, this conclusion is flawed for the following reasons:

- The “Site Access Memorandum Review and Stopping Sight Distance Analysis for Proposed Driveway memorandum,” which provides the justification for the finding of adequacy, is not provided in the Revised DEIR, making it impossible to understand the reasoning.
- The stopping distances and speed analyses appear to have been conducted for cars, not for downhill bicycles. Bicycles are likely to have a more restricted line of sight than assumed in the Revised DEIR; similarly, cars exiting the driveway will be able to see downhill cars more easily than downhill bicycles. Stopping and sight distances for cars will be different for bicycles.
- Several concerns about the safety of this design were raised in the memorandum, “Intersection Operations and Multimodal Site Access Evaluation,” included in the Revised DEIR. Specifically, the memorandum recommends moving the driveway towards Hagar, and redesigning it to make it easier for drivers to view on-coming traffic. Neither recommendation is incorporated into the project design.

IND 84-18

The Final EIR should therefore remove the Coolidge access.

15. The Revised DEIR does not analyze conflicts with bicycles on the Class II lanes adjoining the sites. The Final EIR should consider a mitigation measure to add protected bicycle lanes (i.e., with a physical barrier between bicycles and motor vehicles) to reduce the safety hazard.

IND 84-19

## Transit analysis

16. Shuttle ridership is forecast to increase by the same percentage as the increase in on-campus student beds (23.7%). However, Metro bus service ridership is assumed to be reduced by 23.7%. This is a flawed analysis. The same percentage does not apply to Metro ridership, because off-campus student numbers are not reduced by 23.7%. To give an analogy, suppose that on-campus beds increased from 2 to 3 (an increase of 50%). This does not imply that Metro ridership would fall by 50%, simply because one bed was added. Moreover, the Metro ridership analysis does not take into account use of Metro by on-campus residents.

IND 84-20

17. The load factor analysis uses average weekday load factors. However, this has little relevance to the capacity of Metro and campus shuttle buses to accommodate the increased ridership from the proposed project. Since pass-bys are already common (evidenced, for example, by the University’s pilot project for articulated buses), the Final EIR needs to analyze whether existing transit service will provide sufficient capacity at peak times and in peak directions. If not, mitigation measures to increase transit frequencies and/or capacity should be specified. A mitigation measure should also be added to

IND 84-21

implement a performance-based standard for avoiding pass-bys, which would trigger the addition of more transit service.

The relevant consideration is load factors in the peak direction at peak times, which the Revised DEIR does not consider. The University recognizes the need to consider peak-hour, peak-direction impacts in the intersection level of service analysis, and the FEIR should do the same for transit.

IND 84-21

18. The Revised DEIR does not consider delays to Metro and campus shuttle buses caused by increased boardings, particularly for intra-campus trips. The pedestrian crossing guard program discussed as a mitigation does not speed up boardings.

IND 84-22

Trip generation

19. The Revised DEIR does not consider the net increase in parking capacity on campus in its trip generation analysis. Currently, parking is the main constraint on vehicle trip generation, and limited supplies of parking mean that parking permits are not issued to all students who request one. Since the proposed project will increase parking capacity on campus overall, the Final EIR should analyze how this will affect trip generation by both residents of the proposed housing and non-residents who may utilize freed up parking spaces.

IND 84-23

The Revised DEIR states (p. 4.11-4): “The project provides 174 parking spaces for 2,932 residents at the Heller site. This does not represent excess parking that the trip generation rate for students would increase.” However, this statement (i) ignores the increase in parking capacity on campus as a whole, and (ii) does not mention the 1:1 parking ratio (greater than 1:1 when considering guest parking) at the Hagar site.

20. Trip generation rates derived from existing counts and surveys will not be applicable to housing on the Hagar site, because it is physically isolated from all destinations. The Revised DEIR uses trip generation rates derived from the existing FSH (Table 4.11-11), but Current FSH is walkable to libraries, classrooms, dining facilities and other campus services. Therefore, the Final EIR should adjust trip generation rates to account for this isolation, by using trip generation rates from adjacent Employee Housing as a model. More broadly, the analysis assumes identical trip generation from all alternatives with the same amount of housing, but ignores the difference in trip generation rates because of the location and pedestrian accessibility under different alternatives.

IND 84-24

21. The Revised DEIR states (p. 4.11-33): “The Campus anticipates that the majority of the children at the childcare center will be children from families living on the project site.” However, this is contradicted by the analysis in Table 4.11-11 and p. 4.11-35, which states that children of students will account for fewer than half of children at the childcare center, not all of whom would live on the Hagar site.

IND 84-25

22. The Revised DEIR assumes that no new trips to campus would be generated by the childcare center, in part because (p. 4.11-35): “Children living off-campus would be dropped-off or picked-up as a part of trips traveling from off-campus into the campus at the childcare center.” However, this

IND 84-26

assumes that staff and students travel to campus every day. The Revised DEIR provides no analysis to support this assumption. In practice, many faculty members and students only travel to campus on days that they are in class, but may utilize the childcare services on other days as well.

IND 84-26

Parking

23. The Revised DEIR states that "parking is not an issue under CEQA" (p. 4.11-4). This is only true as regards to the social impacts of parking, e.g. the inconvenience of having to hunt for scarce parking spaces. Overprovision of parking that leads to higher trip generation and conflicts with University planning guidelines and standards is emphatically an issue under CEQA. Indeed, case law specifically states that such secondary impacts must be analyzed. See *San Francisco Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

IND 84-27

24. The proposed project would include more than 400 parking spaces. The Revised DEIR states (p. 4.11-28): "The proposed project would not conflict with any of the campus programs related to alternative transportation. A minimal amount of vehicle parking would be provided to discourage use of personal vehicles by the residents." However, over 400 spaces is not "minimal", especially considering that the differences in traffic with and without the project are insignificant according to Table 4.11-5. The Revised DEIR already claims that Heller Only Site Alternative would avoid all traffic impacts at Hagar, and this was the most dense housing alternative. Clearly, more alternatives need to be properly analyzed to reduce the traffic impacts and the FEIR should include a mitigation measure to reduce the level of parking provided.

IND 84-28

25. The Revised DEIR refers to campus policy: "By 2050, each location shall strive to have no more 40 percent of its employees and no more than 30 percent of all employees and students commuting to the location by SOV." (p. 4.6-18). This is incompatible with the level of parking provision for the childcare center. The number of proposed spaces (43 spaces for 13,500 square feet, or a ratio of 3.18 per 1,000 square feet) is almost identical to the ratio for child care facilities in the Institute of Transportation Engineers' *Parking Generation* report, which provides data from suburban facilities with little or no transit or pedestrian access. Yet, the Revised DEIR also suggests that most children at the child care center will arrive on foot. The Final EIR should reduce or eliminate the childcare center parking in order to mitigate the conflict with UC Santa Cruz policies related to alternative transportation. Employees could park in the lot on Coolidge (Lot 116), which is no further from the childcare facility than the bus stop, or the East Remote lot.

IND 84-29

26. While we recognize that the University's primary objectives for the project include providing a "reasonable amount of on-site parking," we question the need for the amount of proposed residential parking. Many undergraduate and graduate students do not have cars, and having on-campus housing with easy access to the public transportation system could be a good incentive to reduce the need for vehicles. Additionally, reducing housing costs is a high priority for many undergraduate and graduate students. Reducing the space for parking and reducing the environmental impacts and costs would be beneficial. As such, we urge further analysis of reducing the number of parking spaces to a minimum that is necessary for accessibility needs.

IND 84-30

27. The Revised DEIR proposes about 400 spaces throughout the whole project. If we estimate that an average parking space is about 300 square feet, we would be using 120,000 square feet simply for parking cars. This valuable ground space used for parking will increase traffic, GHG emissions, and will be impervious surface which will cause even more environmental damage. The Final EIR should consider reducing parking and building more densely as mitigation measures for stormwater runoff.

IND 84-31

### Circulation

28. The design of the Hagar site with right-in, right-out intersections conflicts with the policy in the 2005 LRDP to restrict access on Hagar Drive north of Quarry Plaza, with Coolidge Drive/McLaughlin Drive becoming “the primary vehicular route accessing the central campus....automobile traffic would be restricted on some roads within the core such as portions of Hagar Drive” (p. 81). Specifically, the intersection analysis assumes that childcare drop-off can occur with employees or students continuing north on Hagar Drive towards central campus. However, if the Hagar route becomes restricted as per the LRDP, then vehicles will need to turn around in the vicinity of Quarry Plaza and retrace their steps, before turning left on Coolidge Drive. (In practice, they may make illegal U-turns.) The intersection analysis does not account for these future changes to campus circulation, and the possibility that cars will need to traverse the intersection twice. The Final EIR must either propose an entrance/exit to Hagar that allow for left-turns, and/or account for increased volumes at the Hagar/Coolidge intersection in the LOS analysis.

IND 84-32

Letter IND 84

Adam Millard-Ball

**Response IND 84-1**

The commenter requests a detailed cost analysis in the Final EIR. Such an analysis is not required in an EIR as it has no implications for the environmental impacts of the project. With regard to the remainder of the comment, which questions what changed between the March 2018 Draft EIR and the RDEIR, as noted in the RDEIR, the University proceeded to refine the project. The cost of construction goes up when buildings exceed 4 stories, and again when they exceed 7 stories. As one of the objectives of the project is to provide housing that is affordable, the University continued to work on project costs after the Draft EIR was published to find ways to bring the cost down, while also trying to find ways to keep the building elevations as low as possible in light of public comment on the heights of the Heller site buildings. The solution to both issues was found by increasing the density of units and the type of units that would be provided in the same buildings as previously proposed. As explained on page 3.0-6 of the RDEIR, the upper division undergraduate beds would be provided in apartment and “co-housing” configurations, with approximately 45-50 percent in single occupancy bedrooms and 50-55 percent in double or triple occupancy bedrooms. The maximum apartment capacity would not exceed six or seven students. Undergraduate co-housing units would comprise single and double bedrooms where the occupants of a floor share two living rooms and two kitchen spaces, approximately 25-40 occupants per common living room and kitchen. For every 300 students, there would also be one 2-bedroom unit with a laundry facility for live-in residential staff. The housing for graduate students would also be in apartment or in co-housing configurations. Graduate co-housing would consist of eight single-bedroom clusters whose occupants would share a living room and kitchen space. With these types of changes, the total building space to be constructed was reduced, along with building heights.

**Response IND 84-2**

Please see **Master Response 2: Alternatives.**

**Response IND 84-3**

Please see **Master Response 2: Alternatives.**

**Response IND 84-4**

Please see **Master Response 2: Alternatives.**

**Response IND 84-5**

Please see **Master Response 2: Alternatives**.

**Response IND 84-6**

Please see **Master Response 2: Alternatives**.

**Response IND 84-7**

Please see **Master Response 2: Alternatives**.

**Response IND 84-8**

Please see **Master Response 2: Alternatives**.

**Response IND 84-9**

Please see **Master Response 2: Alternatives**.

**Response IND 84-10**

The Heller Site and Kresge Lot Development Alternative described in Section 5.4.2 of the RDEIR would avoid development of the Hagar site by building graduate student housing in a seven-story building on the Kresge parking lot, thereby freeing up space at the Heller site for the family student housing program.

As explained in the RDEIR, the potential for development at the Kresge parking lot is constrained by the presence of California red-legged frog (CRLF) dispersal habitat on the south, west and north. It is also constrained by steep slopes immediately to the west. Based on site studies conducted during project planning, the Campus determined that it would not be possible to construct an aesthetically pleasing facility, including the associate pedestrian and vehicle access and outdoor space, without encroaching onto the adjacent habitat.

The suggested variation on this alternative, to develop family student housing on the Kresge lot, does not offer environmental advantages over the Heller Site and Kresge Lot Development Alternative considered in the RDEIR but not evaluated in detail. In addition, as the family student housing units are larger than the graduate student units, and the family units require outdoor play space and nearby parking, it would be even less feasibly to accommodate the family student housing on the Kresge lot than the graduate



student housing. The childcare program would have to be developed on another site, either the Heller site or another location on campus.

**Response IND 84-11**

The RDEIR analyzes visual impacts based on the guidance provided by Appendix G of the *State CEQA Guidelines*. The appendix sets forth the types of impacts that a CEQA document must evaluate, which include impacts on scenic vistas, impacts on scenic resources, impacts on the visual quality and character of the project site/area, and impacts related to light and glare. In evaluating impacts on scenic vistas with the addition of the project, the emphasis of the analysis is on the bulk/mass and contrast the project would add to the view, whether the buildings would rise above the tree line, and whether it would result in the interruption or blockage of a view, as discussed under SHW Impact AES-1. However, in evaluating the impacts on visual quality/character of the project site, bulk, mass and detailed architectural design are considered, as discussed under SHW Impact AES-3.

**Response IND 84-12**

The LRDP policy reads as follows: “Encourage sustainability and efficiency in building layouts: Buildings shall be configured simply, to balance programmatic goals with sensitivity to the natural and/or built context. Efforts will be made to reduce building footprints and increase building height, where feasible.” The Hagar site development is consistent with the first part of the policy and not the second. However, note that the policy states that efforts will be made to increase building heights *where feasible*. In other words, a project does not need to satisfy all parts of this policy. As there is no conflict with the policy, no mitigation is required.

**Response IND 84-13**

The Hagar site buildings are clustered within 17 acres of a large 80-acre meadow. With the exception of the southern corner of the Hagar site, which is occupied by a sinkhole and will not be developed with buildings, all parts of the site are proposed for development. The project includes three bio-filtration basins that would be located along Coolidge Drive. These appear as open space/natural areas in the visual simulations, suggesting perhaps that the meadow is not being used.

**Response IND 84-14**

Please see **Master Response 4: Physical Design Framework**, regarding the role of the PDF in UC Santa Cruz’s project review process. Please note that even at the present time, the Family Student Housing complex is a single-use complex and not a “college-like community” as described in the PDF principle.

Given the unique needs of student families, UC Santa Cruz family housing program has been developed to be separate from the college system of development on the campus.

**Response IND 84-15**

Refer to **Master Response 4: Aesthetics and Visual Simulations**. Although the driveways are included in all the simulations, it is not possible to see them easily because of the direction from where the simulations are prepared and the distance between the vantage point and the Hagar site development. If parked cars were shown, they would also not be visible for the same reasons. The RDEIR includes two simulations of the Coolidge Drive driveway (Figures 4.1-18a and -18b). Due to comments received on those simulations, replacement simulations have been prepared and are presented in **Chapter 4.0, Revisions to the Revised Draft EIR**. Please also note that CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commenters. When responding to comments, lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the EIR (Section 15204(a) of the *State CEQA Guidelines*).

**Response IND 84-16**

The RDEIR does not focus on vehicle LOS impacts only. It presents the project's impacts on pedestrians, bicyclists and on transit under SHW Impact TRA-6. Therefore, the RDEIR analysis is not in conflict with the UC CEQA Handbook or the *State CEQA guidelines* which require analysis of impacts on all modes of travel. The commenter requests a pedestrian access analysis from the Hagar site to bus stops on Bay, High, and the closest grocery store on Cardiff Terrace. The RDEIR analyzes pedestrian access to the nearest bus stops. It is not necessary for the EIR to include an analysis of pedestrian access to more distant bus stops and destinations.

The commenter requests crosswalk capacity and pedestrian LOS for the crosswalks near the Heller site that would be used to access bus stops, dining facilities at Rachel Carson College, and other destination on the campus. Please see the analysis and discussion under SHW Impact TRA-6. Pedestrian facilities across Heller Drive that would serve the project population will be designed to meet pedestrian demand and industry standards. Furthermore, as discussed under SHW Impact TRA-6, a mitigation measure is included to address effects of pedestrian volumes at the southern crosswalks near Oakes Road. Additional environmental analysis is not needed.

**Response IND 84-17**

The RDEIR acknowledges that as more students live on campus due to the project, the project would reduce the need for transit or other transportation modes to bring students from off-campus locations. However, the students living on the project sites would make transit trips for jobs, shopping and entertainment, and the use of transit services could increase substantially compared to existing conditions. Similarly, more usage of on-campus bicycle and pedestrian facilities would occur. The project's impact on transit, pedestrian and bicycle facilities are fully analyzed under SHW Impact TRA-6 and mitigation is provided for impacts that were determined to be significant.

**Response IND 84-18**

Please refer to **Master Response 12: Hagar Site Transportation and Traffic Impact Analysis** regarding the Hagar site access analysis, including a discussion of how the Coolidge driveway will be designed to address vehicle and bicycle safety. The stopping sight distance analysis is presented in the Student Housing West Project – Intersection Operations and Multimodal Site Access Evaluation memorandum (Fehr & Peers, August 23, 2018) included in Appendix 4.11 of the RDEIR. The suggested change to move the driveway south on Coolidge Drive was a recommendation to further improve vehicle safety but was not required as there is adequate stopping distance based on the proposed design of the driveway. As the proposed driveway is adequate in terms of traffic operations and vehicle/bicycle safety, there is no need to remove this proposed point of access to the Hagar site.

**Response IND 84-19**

The commenter request buffered bicycle lanes. Please refer to **Master Response 12: Hagar Site Transportation and Traffic Impact Analysis** regarding the Hagar site access analysis.

**Response IND 84-20**

The transit capacity analysis studies two campus population scenarios. The first is under Existing Conditions with a campus population of 21,844 students, faculty, staff and other daily population, and the second is under Year 2020/2023 Conditions with a campus population of 24,134 students, faculty, staff and other daily population. Under either of these scenarios, the addition of on-campus housing will shift off-campus students to on-campus. The expected change in the demand is equal to the percent change in on-campus housing. For example, with a 23.7% reduction in off-campus students, it is reasonable to expect the average weekday off-campus boardings per SCMTD bus trip per student to be reduced by a similar proportion and the average weekday boardings per UC Santa Cruz TAPS shuttle trip per student to be increased by a similar proportion. Given that the average weekday boardings per bus trip per

student are greater for the SCMTD transit routes than the UC Santa Cruz TAPS shuttle routes, a reduction in a SCMTD transit trip does not mean an equal increase in UC Santa TAPS shuttle trips as students that move on-campus will not just take transit to their destinations on campus but would also walk or bicycle on-campus.

**Response IND 84-21**

The RDEIR acknowledges that the transit analysis discussed under SHW Impact TRA-6 is for the average weekday boardings per trip, which means that there are conditions that are both higher and lower than these averages. As a part of regular UC Santa Cruz TAPs practices and as LRDP mitigation (TRA-4A and TRA-4C), TAPS regularly monitor the campus transit service and adjusts service as transit demands changes and budgets allow. Because these mitigation measures from the 2005 LRDP EIR are incorporated into the proposed project and will continue to be implemented by the Campus, no further transit analysis is needed.

**Response IND 84-22**

Please refer to Response IND 84-21 regarding transit capacity and delay analysis. Furthermore, adding on-campus housing has the potential to reduce overall transit ridership because former off-campus transit riders who would now live on the project site may choose to walk or bike upon moving on-campus rather than using the on-campus shuttles to get to destinations on the campus.

**Response IND 84-23**

The gateway trip generation rates are based on gateway counts, which capture the effect of campus parking policies and travel behavior of students, faculty, and staff that are destined for the campus and campus services such as the day care center. Please refer to **Master Response 13: Parking** regarding the parking ratios. The proposed project at both the Hagar and Heller sites includes parking ratios similar to or less than existing parking ratios. Therefore, the project will not increase parking capacity to the point of causing travel behavior changes. Therefore, the campus trip generation rates that are based on gateway counts do not need adjustment due to the proposed project.

**Response IND 84-24**

Trip generation rates for student family housing were derived from driveway counts collected at the existing Heller student family housing site. Specifically, family student housing trip generation is based on the following trip rates (see Table C-1 of the *Student Housing West Project – Intersection Operations and Multimodal Site Access Evaluation* memorandum (Fehr & Peers, August 2018)):

- 9.67 daily vehicle trips per unit
- 0.66 morning peak hour vehicle trips per unit
- 0.75 evening peak hour vehicle trips per unit
- These rates are comparable to the average trip rates for single-family housing and greater than the average vehicle trips rates for multifamily housing (low-rise land use code 220) in the Institute of Transportation Engineers, *Trip Generation Manual* 10<sup>th</sup> Edition (2017) which are: 7.32 daily vehicle trips per unit
- 0.46 morning peak hour vehicle trips per unit
- 0.56 evening peak hour vehicle trips per unit.

The ITE vehicle trip rates represent the national average of various suburban sites throughout the United States with limited access to amenities by walking or bicycling. Given the Hagar analysis used vehicle trip generation rates higher than published rates for multi-family units, it is reasonably conservative, and no further trip generation analysis is needed.

Regarding the comment that the alternatives analysis uses identical trip generation rates for all alternatives and ignores the location and pedestrian accessibility under the different alternatives, please note that as set forth in CEQA, the alternatives are analyzed qualitatively and at a lower level of detail than the proposed project. Also, the alternatives analysis is based on the key assumption that regardless of where the proposed student beds are placed on the campus (Heller site, North Remote site, ECI site, etc.), the housing will reduce trips at the campus gateways.

#### **Response IND 84-25**

The commenter is correct. Consistent with Table 4.11-11, which forms the basis of the impact analysis, the text on page 4.11-33 the RDEIR has been revised to state that about 1/3<sup>rd</sup> of the children at the childcare facility would be children that would be living on the Hagar site. Please see **Chapter 4.0, Revisions to the Revised Draft EIR**. As the trip generation estimate is based on Table 4.11-11 (and not on the erroneous text), this revision to the EIR text does not change the traffic impact analysis or the conclusions of the RDEIR with regard to the Hagar site development.

**Response IND 84-26**

Please refer to **Master Response 12: Hagar Site Transportation and Traffic Impact Analysis** regarding the Hagar site access analysis.

**Response IND 84-27**

Please see Response IND 83-23 above and also refer to **Master Response 13: Parking** regarding the parking analysis.

**Response IND 84-28**

Please refer to see Response IND 83-23 above and **Master Response 13: Parking** regarding the parking analysis. While it is true that the provision of on-campus housing will reduce the number of daily and peak hour trips to the campus by a small percentage compared to the No Project conditions, it will also provide the benefit of reducing vehicle trips on city roadways, and the burden on off-campus housing which is both expensive and in short supply.

Regarding alternatives, the Heller Site Only Development alternative would eliminate the less than significant traffic impacts at the Hagar site by virtue of removing the project from that site, and not because it includes less parking than the proposed project. In fact, all seven alternatives analyzed in the RDEIR will eliminate the traffic impacts at the Hagar site. With regard to the commenter's request for more alternatives that reduce traffic impacts, potentially by reducing parking, note that CEQA requires an EIR to analyze alternatives that would avoid or result a project's significant impacts. The analysis in Section 4.11 of the RDEIR shows that all traffic impacts from project operations would be less than significant. Therefore, an evaluation of additional alternatives or the inclusion of a mitigation measure that reduced the level of parking provided is not necessary.

**Response IND 84-29**

Please refer to **Master Response 13: Parking** regarding the parking analysis.

**Response IND 84-30**

Please refer to **Master Response 13: Parking** regarding the parking analysis.

**Response IND 84-31**

Please refer to **Master Response 13: Parking** regarding the parking analysis.

**Response IND 84-32**

The Hagar site design is based on the existing on-campus street network. If a future street were constructed that might influence the site access of the Hagar site, site modifications would be made as appropriate. Campus staff does not anticipate the construction of a new future street within the foreseeable future that might influence the proposed site access to the Hagar site.



**IND-85**

Alisa Klaus <aklaus@ucsc.edu>

# [eircomment] Revised Draft Environmental Impact Report (Student Housing West Project)

1 message

**Jim McCloskey** <mcclosk@ucsc.edu>  
To: eircomment@ucsc.edu

Thu, Nov 1, 2018 at 4:11 PM

Director of Campus Planning,  
UC Santa Cruz,  
Physical Planning & Construction,  
1156 High St  
Santa Cruz CA

Colleagues,

I have been following discussions about the Student Housing West Project closely; I've studied the revised DEIR carefully and talked about the matter with many colleagues and friends (on both sides of the debate).

As I've learned more, I have become more and more opposed to the project itself and more and more unhappy with the way it has been managed -- especially the lack of transparency on the crucial question of cost and the obvious inadequacies of the revised environmental impact report.

Beyond all of that there is a deep disillusion with the way in which the plan abandons principles of environmental stewardship, principles which have sustained me through some of the most difficult periods of my time on the campus.

IND 85-1

For those reasons I want to go on record as being deeply opposed to the plan, especially as it affects the Meadow.

I have a number of letters from the Chancellor, which I appreciate very much, thanking me for various donations and contributions to the campus. I will not give another penny to UCSC if this project goes ahead in its current form.

Sincerely,

JMcC

-----  
James McCloskey [mcclosk@ucsc.edu](mailto:mcclosk@ucsc.edu)  
Research Professor  
Department of Linguistics  
UC Santa Cruz <http://ohlone.ucsc.edu/~jim>  
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**Letter IND 85                      Jim McCloskey**

**Response IND 85-1**

The comment expresses opposition to the proposed project but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

Mark Fathi Massoud, JD, PhD  
1156 High St.  
Santa Cruz, CA 95064  
mmassoud@ucsc.edu

November 1, 2018

Alisa Klaus, Senior Environmental Planner, UCSC  
1156 High Street, Mailstop: PPDO  
Santa Cruz, CA 95064  
Phone: (831) 459-3732  
Via email to [eircomment@ucsc.edu](mailto:eircomment@ucsc.edu)

Dear Alisa and the Student Housing West team:

I submit this public comment to the Revised Draft Environmental Impact Report (R-DEIR) for the Student Housing West project. Thank you for the opportunity to provide public input. I look forward to seeing a final EIR that addresses in detail each of the following comments.

IND 86-1

My bottom line is that the R-DEIR – like the DEIR before it – fails to analyze feasible alternatives that involve moving only the Hagar site. The plan for the Hagar site, not the Heller site, has already generated the supermajority of environmental problems and complaints. Below you will find additional comments.

1. The R-DEIR fails to represent the environmental impacts of simply moving the Hagar portion of the project to another location, without changing other parts of the project. The Hagar site represents a huge portion of the total land devoted to the project, but only 5% of the total beds. Thus, **the final EIR must provide adequate analysis of all feasible alternatives that involve moving only the Hagar site to another location.**

IND 86-2

2. The R-DEIR fails to adequately disclose and analyze all other feasible alternatives. Thus, **the final EIR must provide an adequate analysis to support the claim that the Heller-only alternative (or simply moving the Hagar site elsewhere) would be inconvenient or add cost**, particularly as temporary housing or rent subsidies for student families may be cheaper and have less environmental impact than the current proposal. The final EIR must provide analysis of temporary housing options to support the R-DEIR’s assertion that it would be too expensive.

3. The R-DEIR asserts there would be a “parking loss,” which prevents feasible alternatives from going forward. But “parking loss” is not a known environmental impact. If anything, the loss of parking, if any, could be an environmental gain, as people move to sustainable modes of transit. All references to “parking loss” must be removed from the final EIR.

IND 86-3

4. The R-DEIR authors seem to have strategically selected unreasonable and infeasible alternatives, which are unlikely options from both an environmental and a financial

IND 86-4

standpoint, such as developing on the campus periphery or far from existing services. Thus, **the final EIR must analyze why each site identified with CSH designation by the Long Range Development Plan is an infeasible alternative.** The alternatives that the final EIR must consider include, and are not limited to, the following: (a) higher density on the Hagar site, using only a part of the site, (b) moving Graduate or Family Student Housing to the 2300 Delaware site, owned and managed by UCSC; (c) moving the child care center to Parking Lot 116, as proposed by the 2011 Child Care Task Force at UCSC; (d) infill development on West or East Remote parking lots, (e) infill development on any other campus parking lot/structure; (f) the Village.

IND 86-4

5. The R-DEIR fails to adequately analyze the “Heller Site and East Campus Infill Alternative” and the “Heller Site and Kresge Lot Development Alternative.” **The final EIR must provide justification to support the claim that Kresge parking lot is too small to construct a feasible project that is aesthetically pleasing and has outdoor space.**

IND 86-5

6. The R-DEIR makes statements about how building heights and densities impact aesthetics. **The final EIR must explain how building heights and densities impact aesthetics and the environment, including differences between inherent impacts (e.g., rising above tree lines) and architectural design impacts.**

IND 86-6

7. The R-DEIR fails to discuss or mitigate the environmental impact of the low density and sprawling nature of the Hagar site design, and this design’s impact on land-use policies. This design also contravenes the letter and spirit of the UC Santa Cruz design framework to “reduce building footprints and increase building height, where feasible.” **The final EIR must adequately analyze the environmental impact of building a sprawling, car-oriented housing project at the Hagar site.**

IND 86-7

8. The R-DEIR and DEIR before it shrouds itself in suggestions of LEED certification as a strategy to attempt to show less environmental impact, but it fails to show how the alternatives, if also LEED certified, would have greater environmental impacts. **Thus, the final EIR must explain the environmental impacts of LEED certification in each feasible alternative, including each feasible alternative mentioned in comment (1) and comment (3) above.**

IND 86-8

9. R-DEIR renderings misrepresent the aesthetic impact of the Hagar site design, including failing to render roadway access from the site and parked cars, which will be visible from Hagar and Coolidge. **The final EIR must include accurate visual renderings of roadway access points, parked cars/parking lots, and impacts on existing bicycle lanes and pedestrian walkways running along Hagar and Coolidge.**

IND 86-9

10. The R-DEIR fails to discuss the environmental impacts on transit riders and bicyclists for the proposed project. Simply averaging load factors over the day does not account for peak-hour capacity constraints on Metro and campus shuttles. Thus, **the final EIR must analyze the environmental impacts of the proposed building project on bicycle and pedestrian transit, including Metro capacity, campus shuttle capacity, how to avoid bus pass-bys (particularly just before class periods begin), crosswalk capacity and safety measures, and pedestrian routes. The final EIR must also explain the**

IND 86-10

environmental impacts of a paved, accessible, and safe pedestrian pathway from the Hagar site to the main entrance.

IND 86-10

11. The R-DEIR fails to provide detail as to the design and location of bicycle parking on both the Heller and Hagar sites, whether it will be usable, and its environmental impacts. **Thus, the final EIR must analyze the design and location of bike parking on both sites, whether the bike parking will be safe and usable, and its environmental impact at each site.**

IND 86-11

12. The R-DEIR proposes to add an access to the Hagar site from Coolidge Drive. Given that downhill bicycles on Coolidge attain high speeds, this access roadway would present a serious environmental, health, and safety hazard to bicycles, which is not analyzed in the R-DEIR. **Thus, the final EIR should eliminate the Coolidge access roadway, or add protected bike lanes (e.g., with a physical barrier between bicycles and motor vehicles) to reduce the clear and present safety, health, and environmental risks involved in the proposal.**

13. The R-DEIR fails to adequately analyze the environmental impacts of a net increase in campus parking, not least given that parking is the main constraint on vehicle trip generation. **The final EIR must analyze how extra parking will impact trip generation and the environment, by fueling new vehicle trips by residents and non-residents. For the Hagar site, the final EIR should adjust trip generation rates to account for the site's isolation, by using trip generation rates from adjacent Employee Housing as a model.**

IND 86-12

14. The R-DEIR fails to analyze adequately the environmental impacts of adding 120,000 square feet of parking to the campus (approximately 400 spaces at 300 square feet per space). **Thus, the final EIR should adequately analyze the specific environmental impacts of the parking components of the proposal.**

15. The R-DEIR claims that the Heller Only Site Alternative would avoid all traffic impacts at Hagar, as this was the densest housing alternative. **Thus, more alternatives need to be properly analyzed to reduce the traffic impacts and the final EIR should include a mitigation measure to reduce the level of parking provided.**

IND 86-13

16. The R-DEIR fails to adequately analyze the environmental impacts of the excess parking proposed for the child care facility. The number of proposed spaces (a ratio of 3.18 per 1,000 square feet) is almost identical to the ratio for child care facilities with little or no transit or pedestrian access (*see* Institute of Transportation Engineers' *Parking Generation* report). **Thus, the final EIR should explain the environmental impacts of this excess parking, or reduce or eliminate the childcare center parking in order to mitigate its environmental impacts and its conflict with UC Santa Cruz policies related to alternative transportation. The final EIR should also adequately analyze the alternative of employees parking in the lot on Coolidge (Lot 116), which is no further from the childcare facility than the closest bus stop, or parking at the East Remote Lot on Hagar.**

IND 86-14

17. The R-DEIR fails to disclose the environmental impacts of the proposed parking areas at the Heller and Hagar sites. This valuable ground space used for parking will increase traffic and greenhouse gas emissions, and the impervious surface will cause deep environmental damage. **Thus, the final EIR should consider reducing parking and building more densely, not least as mitigation measures for stormwater runoff.**

IND 86-15

Thank you for your attention to the above public comments on the R-DEIR for the proposed Student Housing West Project.

Yours sincerely,

/s/

Dr. Mark Fathi Massoud, JD  
Member #253468 (inactive), State Bar of California

Letter IND 86            Mark Massoud

**Response IND 86-1**

The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 86-2**

Refer to **Master Response 2: Alternatives**.

**Response IND 86-3**

The comment is unclear. The RDEIR does not assert that there would be a loss of parking.

**Response IND 86-4**

Refer to **Master Response 2: Alternatives**.

**Response IND 86-5**

Refer to **Master Response 2: Alternatives**.

**Response IND 86-6**

Refer to **Master Response 4: Aesthetics and Visual Simulations**. The RDEIR provides, through text, graphics, and visual representations the layout and visual effects of the project. See Section 3.0 Project Description and 4.1 Aesthetics. Section 15204(a) of the *State CEQA Guidelines* indicates that CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commenters. When responding to comments, lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the EIR.

**Response IND 86-7**

SHW Impact 4.8-1 provides a discussion of the proposed project's consistency with land use policies listed in the 2005 LRDP. As discussed starting on page 4.8-14 of the RDEIR, the proposed project would not conflict with policies listed in the UC Santa Cruz LRDP once amended, and thus mitigation is not required. See **Master Response 3: Physical Design Framework** for a discussion of the applicability of the UC Santa Cruz design framework to the design of the proposed project. Also see Response LA 2-1 regarding why low-density housing is proposed for the Hagar site, and **Master Response 13: Parking** which explains why the project does not include excess parking and is not a car-oriented development.

**Response IND 86-8**

As discussed on page 3.0-7 of the RDEIR, the proposed project would be designed to achieve a minimum of LEED Gold certification. In addition, it is assumed that all of the alternatives analyzed in Chapter 5.0, Alternatives would also be designed to achieve LEED Gold certification. As a result, with respect to building design, the proposed alternatives would not have a greater impact than the proposed project, including the alternatives suggested in Comments IND 86-1 and IND 86-3. As a result, there is no need for the Final EIR to evaluate whether the environmental impacts of each alternative would differ due to differences in LEED certification.

**Response IND 86-9**

Roadway access to the Hagar site along Coolidge Drive is shown in Figures 4.1-18a and 4.1-18b. Parked cars are also visible in Figures 4.1-12a and 4.1-12b and Figures 4.1-18a and 4.1-18b. As a result, roadway access to the site and the location parked cars are accurately rendered. Finally, a discussion of impacts on existing bicycle lanes and pedestrian walkways is provided under SHW Impact TRA-6.

**Response IND 86-10**

The commenter requests an impact analysis on alternative modes of travel. Please refer to **Master Response 10: Approach to Transportation Impact Analysis** regarding the transportation analysis approach and Response to Comment IND 84-24 regarding the Hagar trip generation rates.

**Response IND 86-11**

Bicycle parking will be located within the project sites and the environmental impacts from developing the bicycle parking would not be separate from the environmental impacts of the rest of the project. The environmental impacts of the entire project are disclosed in the RDEIR.

Regarding concerns about the Coolidge Drive driveway, please see **Master Response 12: Hagar Site Transportation and Traffic Impact Analysis**.

**Response IND 86-12**

Impacts to parking is not an issue that requires analysis under CEQA and therefore impacts related to inadequate or excess parking included in the proposed project were not addressed in the RDEIR. The proposed project provides 174 parking spaces for 2,932 residents at the Heller site. This does not represent excess parking such that the trip generation rate for students would increase. Please see Response IND 84-24 for a discussion of the trip generation rates used to estimate traffic generated by development proposed on the Hagar site. Refer also to **Master Response 13: Parking**.

**Response IND 86-13**

As discussed in Section 4.11.4.5 of the RDEIR (SHW Impact TRA-1 and SHW Impact TRA-2), all traffic impacts of the project would be less than significant with mitigation; therefore, identification and analysis of alternatives that would reduce traffic impacts is not required. Also see **Master Response 13: Parking**.

**Response IND 86-14**

See **Master Response 13: Parking**.

**Response IND 86-15**

See **Master Response 13: Parking**.



## PLAGEMAN, LUND &amp; CANNON LLP

ATTORNEYS AT LAW

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November 1, 2018

University of California  
1156 High Street, Mail Stop PPDO  
Santa Cruz, CA 95064  
Attn: Alison Klaus

Submitted via email to: eircomment@ucsc.edu

Re: UCSC Student Housing West Project  
Revised Draft EIR Comments

Dear Sir or Madam:

Our firm is submitting these comments on the Sept 2018 Revised DEIR ("DEIR") on behalf of our client Louis E. Rittenhouse, owner of the property at 660 High Street in Santa Cruz.

Mr. Rittenhouse is concerned that his High Street property and water rights could be directly affected by the hydrology impacts of the Hagar Site portion of the proposed project. Mr. Rittenhouse is the owner of pre-1914 water rights (see CIWQS ID: S013334) to make beneficial use of the waters flowing in a stream running through his High Street property. This drainage course is referred to on page 4.7-8 of the DEIR as the Kalkar Quarry spring and the Kalkar Quarry Pond, and an "unnamed creek" draining Kalkar Quarry Pond to the southeast. We will refer to this drainage course between the Existing Sinkhole and the High Street property as "Kalkar Quarry Stream" for purposes of this letter.

Mr. Rittenhouse understands that the waters feeding Kalkar Quarry Stream originate in the groundwater springs and surface drainage from the southwestern portion of the UCSC campus, where the Hagar Site is proposed for development. His understanding is that Kalkar Quarry Stream is currently fed from sources that include the "Existing Sinkhole" in the southwest corner of the Hagar Site, by drainage therefrom to the southwest through the Hagar Meadow and Kalkar Quarry areas, and on to his High Street property.

Mr. Rittenhouse is concerned that the proposed Hagar Site development will divert or substantially reduce the water available for beneficial use in Kalkar Quarry Stream. If this were to be caused by the project, that would be both a significant environmental impact and an actionable interference with Mr. Rittenhouse's water rights.

We previously submitted comments on the March 2018 draft EIR, in the form of my letter dated May 11, 2018. This letter will comment on the revised analysis of these same issues in the Sept 2018 DEIR.

### 1. Diversion of Surface Waters by Proposed Hagar Site Storm Drain

The revised DEIR now includes a detailed analysis of the predicted storm drainage flows into Kalkar Quarry Stream, and the predicted consequences of installing the stormwater control improvements specified for the Hagar site. This work addresses our prior concern that there was no detailed analysis of the nature and extent of these diversions.

Unfortunately, what the new analysis shows is that the current stormwater control project would, by design, reduce the average recharge and runoff into the Existing Sinkhole that feeds Kalkar Quarry Stream by approximately 521,362 gallons per year, in an average year (DEIR p. 4.7-38). The DEIR concludes that this diversion is insignificant on the theory that this represents only a 1.2 percent reduction in the average annual base flow or a 0.6% reduction in the average annual flow. The base flow is the relevant figure for Mr. Rittenhouse's purposes, because he is exercising his vested water rights by using Kalkar Quarry Stream for irrigation during the summer months. To him, a 1.2 percent reduction in the availability of water during the summer is significant. The effect is even more significant in dry years.

The DEIR should be revised to classify this identified impact as significant and to add appropriate additional mitigation.

The DEIR does not explain why the design does not use the environmentally superior alternative of designing the project to retain the full level of historical flows into Kalkar Quarry Stream. The water is available in the stormwater control system, but is inexplicably being diverted in too great a quantity to Jordan Gulch. The DEIR does not explain why the Hagar site storm drainage system is designed to deliberately fall short of protecting Kalkar Quarry Stream by 521,362 gallons per year.

The concept for the stormwater control design for the Hagar site described at page 3.0-28 of the DEIR and in Appendix 4.7 is that the stormwater run-off from areas DMA-1, DMA-2 and DMA-3 are directed to the Existing Sinkhole, and the run-off from area DMA-4 is directed away to Jordan Gulch. The diversion of DMA-4 to Jordan Gulch involves 325,000 cubic feet of water annually, or 2,431,169 gallons (see Table 3 in Hagar Site Stormwater Control Plan, Appendix 4.7). This diversion is also causing an increase in peak storm flows in Jordan Gulch of 1.2% to 1.5%, which is analyzed as a potential environmental impact to Jordan Gulch (DEIR at p. 4.7-40). In light of the negative effects of the current design on both Kalkar Quarry Stream and Jordan Gulch, the drainage diversion areas should be revised to move 521,362 gallons of the DMA-4 projected annual drainage (21.4% of the total DMA-4) from Jordan Gulch back to the Existing Sinkhole.

In addition, because these projections are not an exact science, it may be appropriate to include facilities to meter DMA-4 flows between the Jordan Gulch discharge and the Existing Sinkhole discharge, in the event observed effects are different from the prediction calculations. This should be coupled with a binding mitigation measure for the project operator to use the metering equipment to preserve historical flows into Kalkar Quarry Stream.

### 2. Reduction of Groundwater Infiltration on Hagar Site

The DEIR at 4.7-34 asserts that "The Hagar site is underlain by karst, and runoff cannot be infiltrated into the site soils." The assertion that onsite infiltration is not feasible is still not explained or supported by any analysis in the revised DEIR, even though we raised this point in commenting on the May 2018 DEIR.

IND 87-2

IND 87-3

IND 87-4

This assertion still seems inconsistent with the general description of the Campus Hydrology in Section 4.7.2.1 of the DEIR, which describes an underlying fractured karst marble system capable of absorbing groundwater infiltration, and other similar descriptions in the DEIR.

This is an important regulatory and environmental issue. According to the DEIR at p. 4.7-23, the Watershed Management Zone 3 regulations require that all runoff from the 85th percentile 24-hour storm “must be retained on site; compliance must be achieved via storage, infiltration, rainwater harvesting, and/or evapotranspiration.” The current design concept seems to be to collect and concentrate all runoff, discharge it to the edge of the site at either the Existing Sinkhole or into Jordan Gulch, and call that “infiltration”. While some of that flow presumably would infiltrate into groundwater downstream, during rainy periods that discharge seems likely to function more like discharge into a stream leading offsite. It is a stretch to call this on-site infiltration during rainy periods.

Mr. Rittenhouse cares about the difference between onsite infiltration and stream-like discharges because his main practical concern is having enough water in Kalkar Quarry Stream during the dry season for irrigation. He believes that the pre-project conditions, where the rainfall on and above the Hagar site is allowed to infiltrate into the ground over a wide area, creates good groundwater recharge to keep the spring fed sources of Kalkar Quarry Stream going during the dry season.

The DEIR should analyze the groundwater recharge potential of the proposed drainage system, in comparison to pre-project conditions. The current analysis is helpful to quantify pre- and post-project runoff quantities, but does not investigate or consider the difference in groundwater recharge effect between dispersed infiltration pre-project and concentrated point discharge at the edges of the site post-project.

### 3. Direct Disturbance of Karst System by Construction

In commenting on the May 2018 DEIR, we noted the concern that deep excavations necessary to prepare the building foundations on the Hagar Site would cause impacts from mechanical disturbance of the underlying dolines and fractured Karst geology, potentially disturbing, contaminating or filling with sediment or construction fill the current pathways for water infiltration feeding Kalkar Quarry Stream. The revised DEIR includes some analysis of this issue in the discussion of SHW Impact Geo-3 in Section 4.5.4.5, but falls short of fully addressing what will be involved in the construction of these foundations.

The determination of what will need to be done to construct safe building foundations in this challenging geological setting has largely been deferred for later analysis. The DEIR indicates “the project will implement LRDP Mitigation GEO-1 which requires collection of additional site-specific information (as needed) and implementation of the recommendation of the final geotechnical report.” The Hagar construction site is categorized as Karst Hazard Level 3, and two buried dolines have already been found the “present an elevated risk to several of the proposed residential structures for the project” (DEIR at p. 4.5-14). The depth to intact marble bedrock is 12 to 38 feet down. The DEIR describes a range of possible foundation systems that might be needed, including special mat foundations designed to span a 10-foot void.

Because the detailed analysis of foundation design feasibility has been deferred, the DEIR cannot simply presume that everything will be fine and good foundations will be constructed without having to encroach into the fractured Karst system. The only conclusion we

IND 87-4

IND 87-5

see in the DEIR specifically responding to this concern is the statement at page 4.5-15 that “the proposed cut and fill would not alter the movement of groundwater in filled dolines and would not reach the depth of fractures zones in the marble.” However, this appears to refer to the general site grading to minimize cuts and fills, not the deeper excavations for building foundations that are driven by soil and foundation stability needs. The DEIR does not acknowledge the potential for extensive disturbance of these karst fracture zones that may be needed when the final geotechnical analysis and foundation designs are done, and when any additional buried dolines are uncovered.

IND 87-5

Conclusion

For these reasons, we believe the revised DEIR as currently drafted fails to adequately analyze and describe the significant impacts of the proposed project and fails to impose the required mitigation measures to address those impacts.

Thank you again for the opportunity to comment on this proposed project.

Very truly yours,



Richard W. Lund

Letter IND 87                      Richard Lund

**Response IND 87-1**

The commenter is referred to **Master Response 9: Impacts to Kalkar Quarry Pond and Stream.**

**Response IND 87-2**

The RDEIR explains why the diversion of about 521,362 gallons per year from potentially discharging to the sinkhole and via the sinkhole to Kalkar Quarry Pond is not expected to result in a significant impact on the pond or the waters downstream of the pond. Based on the topography at and surrounding the Hagar site, as stated in the RDEIR (p. 4.7-33), an approximately 45.4-acre portion of the East Meadow, which includes the 17-acre Hagar site and about 31.5 acres upslope of the site, contributes flow to the sinkhole/detention basin. Stormwater that is not lost due to evapotranspiration or infiltration into the ground within this area runs off to the south and east to discharge into a detention basin/sinkhole located in the southeastern corner of the Hagar site. The RDEIR analysis assumes that all the runoff that enters the sinkhole eventually reaches the Kalkar Quarry Pond via spring flow. The project has been designed to replicate that condition. As stated in the RDEIR (p. 4.7-38), there is no evidence that all of the stormwater that infiltrates on the Hagar site under current conditions or all of the runoff that discharges into the detention basin/sinkhole flows into the Kalkar Quarry Pond. Therefore, the RDEIR's estimated reduction in the Kalkar Quarry spring discharge due to the development at the Hagar site is a conservative estimate. Second, as shown in RDEIR Table 4.7-1, this spring displays a high level of variability in base flows from year to year, and a reduction of about 0.6 percent in the annual flows and about 1.2 percent in base flows would be relatively insignificant and well within the annual variability in flows. As discussed in **Master Response 9**, Kalkar Quarry Pond receives runoff from a substantial watershed via spring discharge and not just from the 6.3 acres of the Hagar site that would be developed with impervious surfaces or the 3.8-acre Drainage Management Area (DMA) 4 from which runoff would be diverted to Jordan Gulch. Furthermore, the pond receives runoff not only via spring discharge but also from storm drains, and therefore the percent reduction in pond volume would be less than the percent reduction in annual and base flows. As the amount of post-development recharge would be nearly equal to existing recharge (within 2 percent), the impact is considered less than significant, and no mitigation is required.

**Response IND 87-3**

As the addition of new impervious surfaces on the Hagar site would generate runoff that would otherwise infiltrate into the site soils, the diversion of the runoff from DMA 4 is proposed to avoid increasing the amount of runoff discharged into the sinkhole.

The proposed design is not purposefully designed to reduce the flow into Kalkar Quarry Pond. The reasons for the small decrease in discharge is provided above and Response IND 87-2 explains why the small decrease is unlikely to affect the pond and stream.

The commenter is also referred to **Master Response 9: Impacts to Kalkar Quarry Pond and Stream**.

**Response IND 87-4**

The project will infiltrate runoff that will recharge the underlying karst aquifer. The project also includes detention. Furthermore, previous dye trace studies have confirmed that captured runoff can take days to even weeks to emerge in the springs which suggests that detention occurs in karst as well (see **Master Response 8: Flooding Impacts to Jordan Gulch Watershed**). Although the captured and infiltrated runoff is expected to influence the spring-fed streams, the runoff will not be directly discharged to any surface waters.

As the project would direct run-off and run-on to the Hagar sinkhole at approximately the same total volume as in the existing conditions, while diverting additional run-off to Jordan Gulch, recharge to groundwater is expected to remain balanced within the Kalkar watershed (see **Master Response 9: Impacts to Kalkar Quarry Pond and Stream** for additional details). The redirection of additional project runoff to Jordan Gulch would be expected to increase groundwater recharge within the Jordan Gulch watershed by a conservative estimate of about 1 percent.

**Response IND 87-5**

Based on the geophysical survey and the geotechnical investigation, there are two areas within two separate north-trending linear dolines, located near the eastern and western edges of the proposed development area, that were considered to pose an unacceptable risk to the proposed habitable structures with respect to karst hazard processes by the design team. The risk to those affected structures will be reduced primarily through a compaction grouting program. The rest of the site is underlain by a more uniform level of risk related to the potential collapse or settlement of soil due to smaller scale voids and pockets of soft soil. The more ubiquitous hazard and risk to the residential structures will be mitigated through:

1. A 3-foot deep over-excavation that will extend 5 feet beyond the footprint of the residential structures that will then be backfilled with lime-treated fill or fill reinforced with geogrid.
2. A rigid concrete-steel mat foundation designed to span voids.

The aforementioned mitigation for all the residential structures on the site will also be applied to the structures in the two areas of concern, except the over-excavation will be four feet deep for those structures.

The project is designed to avoid impeding or constraining the flow of groundwater across the site. It appears that any groundwater moving through the site is being conveyed through the fractures and voids within the marble bedrock, based upon the observation that no permanent regional groundwater was encountered during the geotechnical engineering investigation and that the soil cover that blankets the marble bedrock on the site was not gleyed (an indicator that the soil is typically saturated all or part of the year). Since none of the excavations for the project are anticipated to intersect the marble bedrock surface on the site, groundwater movement along the marble bedrock surface will not be negatively impacted. The proposed soft soil zone compaction grouting program within the two different dolines is intended to compact the soil within the dolines, not fill voids within the marble bedrock. This method has been successfully employed in the past on the campus to mitigate settlement and collapse risks for structures located atop soft soil zones in existing dolines.

Overall, the project design objective was to avoid altering or impeding the groundwater flow across the site in order to eliminate the impact to the springs that ring the campus region, as well as to avoid creating new hydrogeological conditions that might lead to doline reactivation.

With respect to excavations on the site, the project includes cuts up to ten feet in the northern and eastern portion of the development area and fills up to seven feet in the southern and western portion of the development area to prepare building pads and install roads and utilities. In addition to these, excavation will likely be needed in the area of the two dolines. Excavations for building foundations are not expected to be deep as the proposed foundations are mat foundations. The project site is blanketed with marine terrace deposits and marble bedrock is located at depths of 12 to 30 feet below the ground surface. It is unlikely that project construction would require any excavation in marble bedrock.

The commenter is also referred to **Master Response 8: Flooding Impacts to Jordan Gulch Watershed**, and **Master Response 9: Impacts to Kalkar Quarry Pond and Stream**.

## Concerns about proposed family student housing project location

The proposed location of the new Family Student Housing (FSH) and Childcare Center near the Hagar/Coolidge intersection poses several serious risks that are not shared by the other locations under consideration.

### Hazards (**potentially fatal**, **serious injury**)

#### Vehicles exiting and entering the complex

The supposed convenience of access to the proposed location of the childcare center was touted during the project presentation at one of the public hearings. That apparently was an attempt to put a positive spin on the idea of locating a childcare facility adjacent to the intersection of two of the three primary access roads to most of the campus, roads which carry large numbers of vehicles traveling at speeds far above the speed limits for residential areas. Putting a large child care center next to an intersection that already has an impressive history of serious and even fatal accidents isn't just the infamous Driver's Ed "accident waiting to happen". It's a "how could they have not foreseen this?!?" after several serious accidents waiting to happen. Either the new traffic into and out of the complex **would** significantly alter traffic flow on Hagar and Coolidge during commuting hours, which would make the rush hour trek off campus even more time-consuming than it already is, or it **wouldn't**, which would create persistent serious risks of collisions between vehicles pulling out of the complex, or slowing to turn into the complex, and vehicles traveling at typical speeds on Coolidge or Hagar.

IND 88-1

The proposed location for the Coolidge entry/exit point seems bizarre, given the lack of uphill visibility and the fast moving traffic coming down Coolidge. The same features of the terrain that will supposedly hide multi-story structures will also do a terrific job of hiding vehicles (which are much smaller than the proposed buildings), with potentially fatal consequences. Efforts to significantly slow traffic on Coolidge would push more traffic onto Hagar, increasing traffic congestion and risk of pedestrian/vehicle collisions between East Field House and McLaughlin. I can easily imagine many drivers doing the infuriating and increasingly ubiquitous "stop well into the lane - rather than behind the white line - to try to see what might be approaching" move and cutting off an approaching cyclist. This form of super-dooring could very likely be fatal given typical speeds of bikes coming down Coolidge.

IND 88-2

Visibility is better at the proposed Hagar entry/exit point, **but** the proximity of the proposed childcare center to that entry/exit point is likely to tempt downhill-bound drivers to make an

IND 88-3



illegal left turn onto Hagar rather than thread their way through the complex and exit onto Coolidge. This would also be extremely dangerous for any cyclists in the vicinity.

IND 88-3

Having commuted on two wheels for most of my life, I know that many, many people are terrible at estimating the position and speed of an approaching bike (motorcycle or bicycle) and that few things are more dangerous to do on a bike than not doing the generic expected thing when a nearby driver is doing something they shouldn't. I often leave campus heading down Bay early in the morning, and I've been badly cut off by shuttle buses an annoying number of times: they've passed me heading down hill, and either cut me off while making an un-signalled right turn into the barn parking lot, or cut me off as they made a left turn - without stopping - to head back uphill after having swung around in the parking lot. My best guess is that they've been focused on the empty bus stop across the street, and have doubled back without bothering to look for the approaching cyclist that they'd passed a few seconds earlier, rather than waiting for the signal at Bay and High. Presumably the problem isn't that they don't care that they're endangering cyclists, but that they don't expect any cyclists to be leaving campus first thing in the morning and don't notice the exceptions.

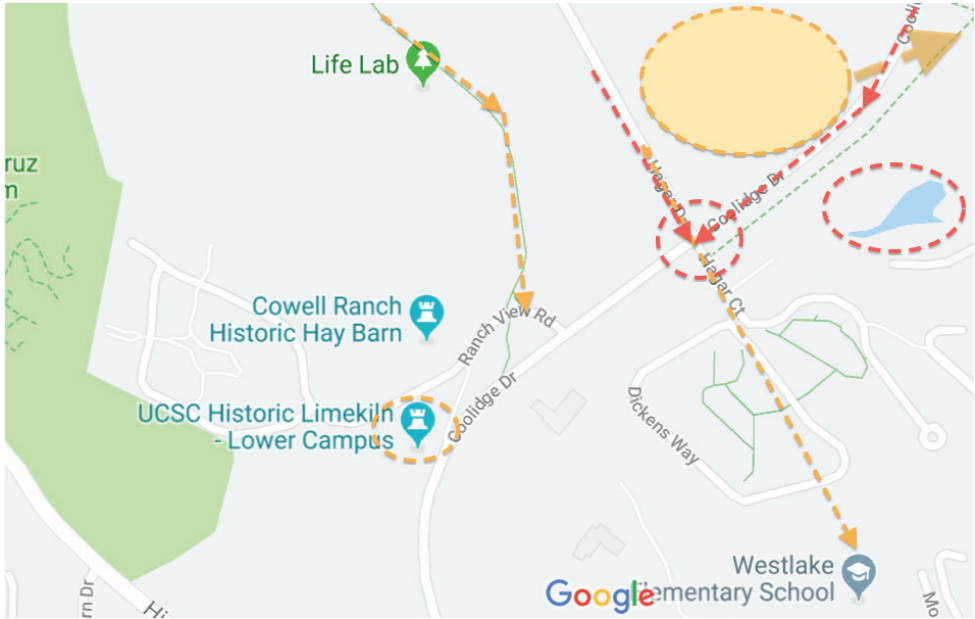
If drivers with commercial Class B licenses who are being paid to drive around in a loop are repeatedly putting cyclists at risk, I don't expect consistently better behavior from frazzled parents who are rushing off campus. Existing Westside childcare facilities and schools are nexuses of reckless, tyrannical driving, and there is little reason to expect that parents who are also students will be any less impatient, distracted, or self-absorbed than older parents. I've biked or driven from Faculty Housing down Western Drive at least once every day for the past fourteen years, and the behavior of the parents heading into and out of the childcare facility on Western below Meder is appalling. In the past, I stabled my horse on a property adjoining the university land across Empire Grade from the Arboretum; there was a very small child care facility on the property that served almost exclusively UCSC families, and even though the access was via winding, narrow roads and there was a fantastic assortment of animals roaming the neighborhood, parents still blasted in and out because they were always late for something. Some children were dropped from that day care program because their parents persisted in driving recklessly in spite of several warnings and reprimands.

IND 88-4

### Nearby or near/on the route to Westlake Elementary

- High speed downhill traffic (car and bike) on Coolidge and Hagar
- Heavy congestion at Coolidge/Hagar intersection during commute hours
- Traffic within Cardiff Terrace (not sidewalks everywhere)
- Quarry

IND 88-5

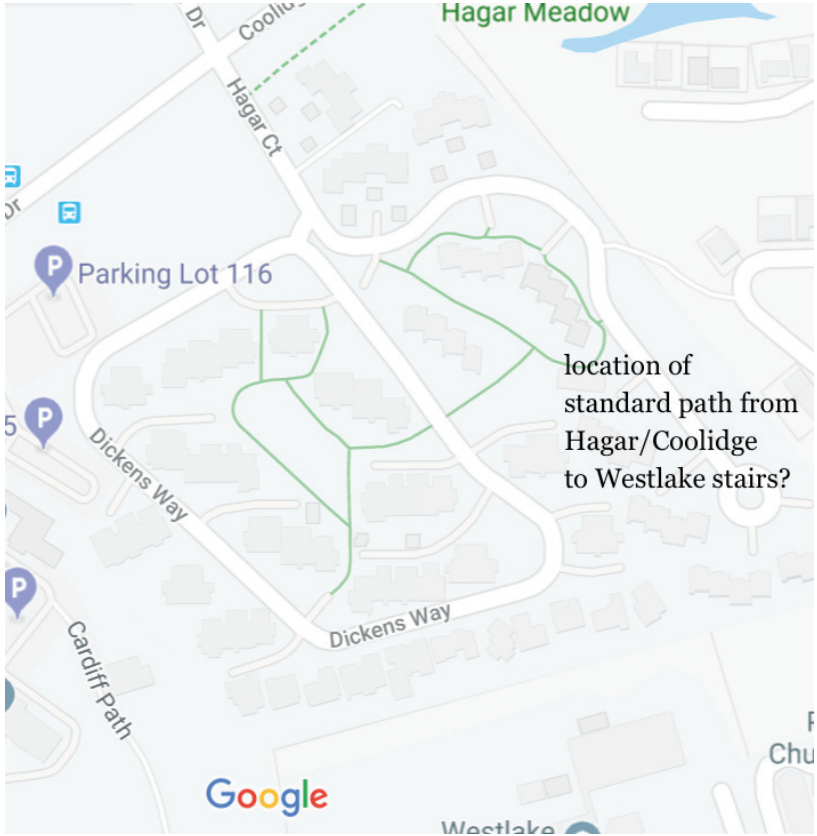


It's typically easier to forbid young kids to stay entirely away from some area than to tell them they can only be there when escorted by adults. Saying "I'll tan your fanny if I catch you near Empire Grade!" seems more likely to work up to a certain age than "You can only cross the street [that you cross twice every school day] when Mommy or Daddy [or whoever else walks a bunch of kids to school] is with you, not by yourself." Fairy tales and kid movies often feature a dangerous region beyond the established boundaries; after a certain age, its 'beyondness' makes it attractive, but my non-parent impression is that little kids tend to have a strong sense of safe territory. If that familiar territory is bisected by a heavily traveled road with fast-moving traffic, it may not really be all that safe.

Moderately close (unsupervised play range for upper elementary grades and up)

- Bike path (high speed downhill riders)
- Cattle
- Other quarries, limekilns, and drop-offs
- Homeless camping in Pogonip (probably not hazardous, but could frighten parents/kids)
- Old barb wire fencing (not life-threatening, but tends to leave scars)

Most Cardiff Terrace residents take their children to Westlake Elementary via the path and staircase leading directly from one end of the complex down to the school. The "official" Cardiff Path branches off of the Physical Plant parking lots, near Police Dept; it isn't suited for heavy pedestrian traffic during business hours.



If someone comes rocketing through Faculty Housing to drop Child A off at the staircase down to Westlake Elementary after dropping Child B off at the child care center and hits a resident, or even a resident’s pet, there will be a lot of angry faculty. Having been the president of the Cardiff Terrace HOA for the past two years, I can assure you that some of our residents are **really** good at making life miserable for the people they’re annoyed with. The persistence and vigor they bring even to minor, literal turf wars is presumably a pale shadow of the dark forces they’d summon if something seriously bad happened.

IND 88-5

### Liability and its consequences

Hopefully no one in Santa Cruz wants anyone, particularly children, to be injured or badly frightened or worse. (I had to add the geographic restriction in recent revisions, given recent political events.) Hence rather than dwelling on that possibility, I will focus on the possible negative consequences of attempting a posteriori to make an inherently high risk situation less risky.

IND 88-6

I am afraid that if something bad happens, or almost happens, or is recognized as being likely to happen, UCSC will respond by making structural changes or policy changes that could severely impact the vicinity of the proposed family student housing and child care center.

High fences or walls added in an attempt to keep children in or wildlife out would dramatically change the aesthetic and environmental footprint of the development. Some people who've lived in Faculty Housing for a long time are still afraid of coyotes, even though you can hear the coyotes most nights and they haven't attacked anyone yet. Cattle pose the opposite problem in some important regards—cows are faster on their feet than many people realize and there's nothing in their domestic animal contract that stops them from chasing, kicking, or trampling perceived threats, particularly threats to their calves. I would not want coyotes or cattle or any other long-term residents of the Meadow evicted to appease nervous parents.

IND 88-7

A pedestrian bridge that no child could climb on and potentially fall off of (or drop stuff off of onto passing vehicles) would have one heck of a visual impact. In addition, in my experience, any pedestrian bridge with solid pony walls becomes a de facto homeless shelter. If you build a bridge to protect children from the road, what will happen the first time a parent spots some used needles or condoms, or a sleeping transient, on that bridge?

IND 88-8

I don't have an estimate of the numbers, but there seem to frequently be some homeless people camping in the Pogonip; given its proximity to the facilities near Harvey West, that seems inevitable. How would UCSC respond if some parents kicked up a fuss about that? Would we abandon our tradition of tolerance out of concern that we could be held liable if "something" happened?

IND 88-9

I grew up in an area that had suburban neighborhoods abutting large undeveloped areas. It was a great place to be a kid, but it was a different era and perceptions of risk were fundamentally different. When "something" happened at the park down the street, we were just told not to use the bathrooms at the park for a while and to avoid strangers; no one I knew was told not to go to the park. Stuff happened—kids got injured monkeying around in the hills, scared by exhibitionists or worse, hit by cars... a few died as a result of accidents. It's not that the parents didn't care, but that risk was seen as an inherent part of life in general and growing up in particular. I see many of the same opportunities and risks in the current situation, but a very different attitude towards risk among most parents. If incidents were to occur here at anywhere near the rate that they did when and where I was a child and teen, UCSC would be perpetually up to its eyebrows in liability suits.

IND 88-10

No area can be made completely safe for children, but for the reasons I've outlined above, I think that the lower Meadow is a particularly unsuitable location for family student housing or a child care center.

Sincerely,

Debra Lewis  
Professor, Mathematics, and resident of Faculty Housing

Letter IND 88                      Debra Lewis

**Response IND 88-1**

Please see **Master Response 12: Hagar Site Transportation and Traffic Impact Analysis**, for a discussion of hazards associated with driveway operations on the Hagar site.

**Response IND 88-2**

Please see **Master Response 12: Hagar Site Transportation and Traffic Impact Analysis**, for a discussion of hazards associated with Coolidge Drive driveway on the Hagar site.

**Response IND 88-3**

Please see **Master Response 12: Hagar Site Transportation and Traffic Impact Analysis**, for a discussion of hazards associated with Hagar Drive driveway on the Hagar site.

**Response IND 88-4**

This comment expresses opinions regarding potential dangers to cyclists, but the comment does not state a specific concern or question regarding the adequacy of the information or analysis contained in the RDEIR. Further, the likelihood of this to occur is speculative; per *CEQA Guidelines* Section 15145 an EIR need not engage in "sheer speculation" as to future environmental consequences. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 88-5**

This comment expresses opinions regarding traffic safety, but the comment does not state a specific concern or question regarding the adequacy of the information or analysis contained in the RDEIR. Further, the likelihood of this to occur is speculative; per *CEQA Guidelines* Section 15145 an EIR need not engage in "sheer speculation" as to future environmental consequences. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 88-6**

This comment expresses opinions regarding potential liability, but the comment does not state a specific concern or question regarding the adequacy of the information or analysis contained in the RDEIR. Further, the likelihood of this to occur is speculative; per *CEQA Guidelines* Section 15145 an EIR need not

engage in "sheer speculation" as to future environmental consequences. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-makers for their review and consideration.

**Response IND 88-7**

This comment expresses opinions regarding fencing and walls, but the comment does not state a specific concern or question regarding the adequacy of the information or analysis contained in the RDEIR. Further, the likelihood of this to occur is speculative; per *CEQA Guidelines* Section 15145 an EIR need not engage in "sheer speculation" as to future environmental consequences. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 88-8**

There is no pedestrian bridge proposed as part of the project. No response to this comment is required.

**Response IND 88-9**

This comment is not relevant to the project or the RDEIR. No response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 88-10**

This comment expresses opinions regarding potential liability, but the comment does not state a specific concern or question regarding the adequacy of the information or analysis contained in the RDEIR. Further, the likelihood of this to occur is speculative; per *CEQA Guidelines* Section 15145 an EIR need not engage in "sheer speculation" as to future environmental consequences. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.



IND-89

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

## [eircomment] Draft Environmental Impact Report

1 message

**Lisa Larson** <lisafaylarson@gmail.com>

To: eircomment@ucsc.edu

Wed, Oct 31, 2018 at 5:04 PM

October 31, 2018

Lisa Fay Larson

2217 Albert Lane

Capitola, CA 95010

[scbirdclubeditor@gmail.com](mailto:scbirdclubeditor@gmail.com)

To: Alisa Klaus

UC Santa Cruz, Physical Planning and Construction

1156 High St, Mailstop: PPDO, Santa Cruz, CA 95064

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

Dear Physical Planning and Construction,

I wish to submit the following statement in response to the Draft Environmental Impact Report for the proposed Student Housing West project. I am opposed to the proposal to develop the East Meadow of the UCSC Campus.

I urge you to take into consideration the fact that the EIR was hastily done and insufficiently considers protected bird species in the area. I have been an avid birder for years now, and am very acquainted with the protected species and others who will be negatively impacted if this area is developed. Of special note are these protected species: Golden Eagle, Burrowing Owl, Northern Harrier, White-tailed Kite, Ferruginous Hawk, Peregrine Falcon, Loggerhead Shrike, Bryant's Savannah Sparrow, and Grasshopper Sparrow. I have observed all of these species and can assure you that they are indeed, very sensitive to habitat loss. The Burrowing Owl pair who winter at the meadow have returned. This tiny, skittish owl has home burrows and hunts in the East Meadow. Golden Eagles need a lot of territory in which to hunt, and they do benefit from this area. They are always a breathtaking sight! Most people know of the Peregrine Falcon's beauty and awesome speed. Don't you want to help this bird to continue in its recovery from the brink of extinction? The Loggerhead Shrike is a songbird, but is unique in that the prey it hunts- reptiles, small rodents and birds and insects- can be "stored" on a sharp thorn or barbed wire (called a "larder") for later consumption. Many people take no notice of sparrows, but the Bryant's Savannah Sparrow and Grasshopper Sparrow are denizens of the fields and are quite beautiful. I see joy come into people's eyes once they learn to recognize the songs and physical differences between these birds.

Please consider the following:

### Site and infrastructure:

- The development of this site was not the first choice, but a last-minute change. In haste and desperation, the following matters are not considered:
- This area is isolated from the main portion of the campus. Inadequate consideration (if any) has been given to sidewalks and crosswalks, buses and shuttles, traffic, bike paths, walking distance.

*The East Campus Infill project would be a much more expedient choice, relieving the urgent need for housing for hundreds of students.*

### Character and beauty of UCSC Santa Cruz:

- The bucolic vista of the East Meadow is what greets people who come to the campus. Do not destroy one of the most striking views on campus!

IND 89-1

IND 89-2

IND 89-3

**IND-89**

- The construction of housing on this site will be a visual blight and out-of-character with the campus as it is now known. Once it is gone, *it is gone forever*.

IND 89-3

**Valuable Habitat:**

- The East Meadow is a crucial habitat for the species mentioned previously. It is listed as “hotspot” by the Cornell Lab of Ornithology, with more than 80 species identified: <https://ebird.org/hotspot/L2716357>
- There are at least 15 species of raptors recorded in the East Meadow. I also have personally witnessed and photographed these birds. It is a foraging and wintering habitat for these birds, who are frequently appreciated even by non-birders.
- Of special interest and particular significance is the Burrowing Owl. This owl is very selective about its place of residence and the meadow has been home to a pair who have been known to return to spend their winters. They are there right now. There is great hope that they may choose to breed here. This event has not happened since the mid eighties and any potential for breeding will be terminated as will enjoying the presence these birds in the future if this area is disrupted.
- An abundance of “more common” species benefit from these open grasslands. Western Meadowlarks, Western Bluebirds, Great Horned and barn Owls, swallows, swifts, and many more!
- The shrinking habitats in Santa Cruz County result in greater pressure on other habitats, which will result in further decline in bird populations- it is all connected. It is our responsibility to protect these areas, and it makes great sense to focus on saving crucial areas such as the East Meadow!

IND 89-4

As a naturalist and birder, of special concern to me is the irreparable destruction of wildlife habitat. I am an officer in the Santa Cruz Bird Club, and I have led bird/nature walks in the area. Many people care about this area. You will destroy any bond with the birding community.

**Other biological impacts to consider:**

- Bird Collisions with Glass and Infrastructure. Windows kill upon millions of birds a year in the United States. This fact alone causes significant decreases in bird populations!
- Residents mean pets. Even with pet laws in place, without enforcement there can be increased predation by cats and dogs.
- Introduction of such invasive species as pet hamsters, guinea pigs, ferrets, weasels, rabbits, snakes, frogs and insects is extremely likely as pets will escape.

IND 89-5

Thank you for taking the time to consider these points. I do hope you opt to being part of the solution rather than the problem. Desperation leads to disaster and careful planning can result in a good outcome for all those affected . . . and this decision will affect all of Santa Cruz. Please do the right thing!

Sincerely,  
Lisa Fay Larson

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



Letter IND 89

Lisa Larson

**Response IND 89-1**

The comment expresses opposition to the project and construction on the East Meadow and concern about the proposed project's impact to bird species on campus. SHW Impact BIO-7 provides a discussion of the proposed project's impacts to special-status raptors and other special-status and protected birds. As discussed on page 4.3-46, with mitigation, the project's impact on special-status and protected bird species would be less than significant. SHW Impact BIO-8 provides a discussion of the proposed project impacts on the western burrowing owl. As discussed starting on page 4.3-46, with mitigation, the project's impact on this species would be less than significant.

**Response IND 89-2**

The comment expresses a preference for development of the East Campus Infill site and states that inadequate consideration has been given to multimodal access to the Hagar site. Please see **Master Response 12: Hagar Site Transportation and Traffic Impact Analysis**, for a discussion of multimodal access to the Hagar site.

**Response IND 89-3**

The comment expresses opposition to the project and construction on the East Meadow but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

The commenter is referred to Response IND 2-1, **Master Response 4: Aesthetics and Visual Simulations**, **Master Response 2: Alternatives**, **Master Response 5: Biological Resource Impacts on the East Meadow**, and **Master Response 6: Biological Resources Surveys and Mitigation Measures**.

**Response IND 89-4**

Please see Response IND 89-1 above.

**Response IND 89-5**

The RDEIR analyzes the potential for the project to affect birds as a result of bird collisions with the proposed buildings at both sites. Although the Heller site buildings have been designed to minimize bird collisions, a mitigation measure is set forth in the RDEIR that requires that the final design of both the Heller site buildings and the Hagar site buildings be examined relative to the most updated Bird-Safe design guidelines and modified as necessary to minimize bird collisions. Unlike employee housing, pets

are not allowed in student housing. Although comfort and support animals are permitted with approval of the Disability Resource Center, the number of animals is relatively small. In addition, the ratio of staff to residents in student housing is much higher than in employee housing, so the enforcement level is high. Therefore, the Campus does not anticipate that the project will result in a substantial number of uncontrolled domestic animals on the campus.

**IND-90**

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

IND 89-3

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**[eircomment] Stop the East wing project**

1 message

**Constance Kreemer** <ckreemer@gmail.com>

Thu, Nov 1, 2018 at 2:43 PM

To: eircomment@ucsc.edu

I am writing to object to the proposed building project on the East or Great Meadow. Besides ruining the animal habitat, and the eyesore that will eternally replace the beauty we currently have, the traffic will be horrific. I live in Faculty housing at UCSC. Already it is nearly impossible to turn left onto oncoming traffic during rush hour. With increased housing right at that corner, it will push it over the edge and become downright dangerous, when it already is.

Destroying our iconic field, destroying animal's habitats, and increasing traffic are all reasons housing should be found for another cite.

Thank you,  
Constance Kreemer

IND 90-1

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

**Letter IND-90                    Constance Kreemer**

**Response IND 90-1**

The comment expresses opposition to the proposed Hagar site development based on its potential visual, traffic and biological resource impacts. All of these impacts of the project are fully evaluated and disclosed in the RDEIR and mitigation measures are included to reduce most of the significant impacts of the project. The visual impacts are determined to be significant and unavoidable. No further evaluation is required. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**IND-91**

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

IND 89-3

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**[eircomment] UCSC construction on meadow**

1 message

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**jj** <pdinfo@cruzio.com>  
To: eircomment@ucsc.edu

Wed, Oct 31, 2018 at 11:10 PM

i don't care what environmental sleight of hand they pull. i'm a fairly wealthy alumna and i already contribute every year. but if they build on that sacred meadow, not another penny do they get from me.

it is so obvious that they want to build a little item on the meadow - so little that it won' really help with the enormous housing problem. BUT once they've already ruined the meadow with their little token buildings, then it will be so easy to build more, and more, and more.

IND 91-1

we alums aren't stupid.

not another penny.

love,  
jjw-h

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

**Letter IND-91            JJ**

**Response IND 91-1**

The comment expresses opposition to the proposed construction on the East Meadow and asserts that further development on the East Meadow will result due to the project. Please see **Master Response 1: Tiered Analysis**, which explains why future development on the East Meadow is not foreseeable.

IND-92

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



## [eircomment] comments on revised draft EIR

1 message

Virginia Jansen &lt;goth@ucsc.edu&gt;

Thu, Nov 1, 2018 at 4:44 PM

To: eircomment@ucsc.edu

RE: Revised Draft EIR comments

To: Director of Campus Planning, Physical Planning &amp; Construction, UC Santa Cruz

From: Virginia Jansen, Professor Emerita of History of Art &amp; Visual Culture [goth@ucsc.edu]

Virginia Jansen is an architectural historian who taught several courses over two decades on the UCSC campus plan and its architecture and American Campus Planning and Architecture. She participated in two exhibitions on the campus, "Twenty Years After" in 1986, and, as co-curator, "An Uncommon Place: Shaping the Santa Cruz Campus" in 2015. She served as the campus representative on the Design Advisory Board from 1993 to her retirement in 2006; before that she served on the Campus Physical Planning Advisory Committee from 1986 to 1996.

Date: November 1, 2018

### INTRODUCTION

UCSC needs to house more students, now, as it adds students. That is not the issue. Rather it is in what ways can it do so most effectively that does not produce a blight on the spectacular landscape.

While the planners have worked hard on details of the proposed project, it is very discouraging to see that the UCSC administration still prefers the original project, which has so many vividly documented flaws. The flaws have been amply brought up on public hearings, comments to the first draft EIR, and comments to the minimally revised draft EIR. The current draft cites lower cost and speed of bringing the project to completion in comparison to the "environmental superiority" of alternative sites, but access to cost figures has not been forthcoming and many believe the figures are inaccurate, both for the proposed project and for several of the alternatives, as has been often pointed out. The unwillingness to engage more seriously and competently with alternatives and the many opposing thoughtful remarks supported by extensive commentary to the proposed project is very discouraging and not healthy for the continuing success of our campus.

IND 92-1

### HELLER WEST SITE 13-acre site

One better solution from the earlier design work is the lowering of the potential 10-story building to a more manageable size, but still with a cliff facade. Such a facade is more suited to a flat, urban site rather than to the varied topography and "fantastic," stimulating views of the UCSC campus. Views are not just a nicety: they affect the emotions and psyche of the viewers with positive results. Furthermore, the canyons of buildings on the Heller site are out-of-scale for and ill-fitting in the varied terrain and dynamic topography of the campus. They do not agree with the statements about fitting the buildings to the landscape, including the trees and rolling hills. They seriously block the view from the Porter College knoll sculpture. This site is a major view point for students and visitors alike — to connect with nature, breathe in the fresh ocean air to refresh the spirit and re-energize, and to watch the stupendous sunsets that occur with regularity. I always take visitors there on my campus tours, as one of the two main vistas of the campus; visitors are always wowed and understand why I say, "UCSC is the most beautiful campus in the world." (Although I have not seen every campus, of course, I have seen many: from Berkeley, UCLA, and Scripps, to Konstanz, to Canterbury, Oxford, and Cambridge, to Canberra, etc.).

IND 92-2

### COLLEGE SYSTEM

However, the big housing structures destroy the hallmark of the UCSC campus — the college system which fosters personalized environments for students and merges younger and older students for better development of each student. Building huge housing slabs removes this kind of significant human development in our students, who are among the most intellectually mature in the country. The college system has contributed to this adult growth. A bit more careful planning could make a much more collegiate experience in Heller West, especially if used in conjunction with many of the alternative solutions. This is what I strongly recommend.

IND 92-3

What a pity that the quotation from the 2009 settlement agreement that "UCSC will immediately initiate planning for on-campus housing on the west campus" did not occur at that time. ([quote from '2009 settlement agreement' page 3](#)).

IND-92

#### HAGAR/EAST MEADOW SITE 17-acre site

The Hagar site, as approved by the Regents in the 2005 LRDP, opposed its use for colleges and housing. Several professors of Environmental Studies have written negatively against such a use for several important reasons. As Karen Holl, Professor of Environmental Studies and a member of both the 2005 LRDP as well as the 2020 LRDP committees, put it in her submitted comments for the first draft EIR, changing the current LRDP "undermines the value of the entire LRDP process. . . . During the 2005 LRDP proceedings, we discussed at length whether to designate the Hagar Site [to] allow for building construction, and after careful deliberation of all the land use tradeoffs on campus decided against this alternative . . ." (Cited from the [eastmeadowaction.org](https://static1.squarespace.com/static/5aa8064bb98a7807c929fbed/t/5af923116d2a73ca54f39c28/1526276881780/DEIR6+Holl+-+Housing+West+EIR+comments.pdf) website: <https://static1.squarespace.com/static/5aa8064bb98a7807c929fbed/t/5af923116d2a73ca54f39c28/1526276881780/DEIR6+Holl+-+Housing+West+EIR+comments.pdf>).

The 2005 LRDP stated in regard to Campus Resource Land that "it is envisioned that these lands would be maintained in their natural state to serve as long-term reserve lands for future use." Since there are alternatives to the project's proposed use, the future for the Hagar site for housing should not be here, and needn't be here for many, many years. One needs only to study the alternatives, both those mentioned in the Revised Draft EIR and in many comments made on this draft.

IND 92-4

No less a group than the official campus Design Advisory Board also opposes the Hagar project. The DAB is the professional group hired by the University to ensure good planning at the University of California, which has obviously not been done in this case. Also, as a member of DAB from its institution in 1993 until my retirement in 2006, I can strongly attest to the careful and reasoned examination and assessment that the DAB members render. The University needs to pay attention to their advice.

The Board "commented that low-cost housing and the proposed landscaping was programmatically incongruous for the site," maintaining that "there are other spaces on campus better suited for student housing and that the East Meadow site would be more suitable for other uses." "The Board felt the need to reiterate that the enduring quality of the open meadow was well understood by all and underscored that there was a storied sequence into the campus." These comments are accurate.

There should be "story-poles" to tell the effects of this proposed Hagar building better to non-architectural viewers than the distorting wide-angle photo-shopped flattened images that the architects have prepared.

#### TRAFFIC AT THE EAST MEADOW SITE

Let me raise just one significant drawback to the Hagar site.

Traffic at the intersection of Coolidge and Hagar is already heavy at peak times, especially with increased back-ups stemming from the intersection of Coolidge and Carriage House Road/Ranch View Road.

There will surely be much traffic noise for these residences if built as well. Noise travels uphill.

The childcare center for 140 children and 30 staff is going to make the traffic at this intersection a nightmare at peak times. And the parking may be too little if the drop off and pick up times are not staggered. Moreover, fast-moving student-driven cars, whizzing bicycles gaining speed down the hill, and small children running across roads is not a happy mix. It is not a good idea to have child care so close to important, busy campus roads.

IND 92-5

#### RESEARCH LAND

Ironically the campus has used research on the meadow lands to promote the value of our campus landscape. On a University news website from late May this year, an article lauds the resource-laden landscape of UCSC campus lands, specifically citing how students find the meadow significant for their learning and **an important reason** for enrolling at UCSC. Their research has proved to have significant commercial and ecological importance. The Great Meadow is part of an **\$800,000 NSF research grant**—quite a large grant, you'll agree. Greg Gilbert, one of the professors heading up the grant, stated, "The grant was only possible because UC Santa Cruz has the combined resources of . . . protected natural lands," he said. "All of them play key, complementary roles that make the work possible." The article highlights the impact campus land research has on students' careers and success. (citation: <https://news.ucsc.edu/2018/05/davis-handson.html>: Diverse campus landscapes are ideal outdoor laboratories—and classrooms. By Jennifer McNulty May 25, 2018.)

IND 92-6

If the proposed project takes a big chunk out of this important resource, i.e., divides it up, which according to those who study landscapes and their ecologies, is tantamount to destroy it, we will have damaged not only our reputation of our stated traditions and values, which students often cite as a reason to attend UCSC, but also have damaged significant internationally recognized research with serious commercial application as well as students' education, experiences, and career successes. How can housing for 140 students out of the planned roughly 2800 and a childcare center, which can be placed in several other—even better—sites, destroy the UCSC history and reputation of intelligent stewardship of its natural environment? It surely sounds like a big, wasteful, and obvious blunder. Any perceived cost-savings are negligible given the ascribed lifetime of such housing. And leaders of the Alumni Council and UCSC Foundation query the University figures, which they think may be faulty. Even Chancellor



**IND-92**

Blumenthal sees that the Hagar project runs counter to UCSC, as he acknowledged in the *Sentinel* of September 17 (2018) with the words, "I can understand how someone would feel that putting a project there really undermines the basic essence of the UC Santa Cruz campus. . ."

Some of these ideas were discussed in more detail by Joanne Brown in the public hearing of October 23, 2018, who spoke about the vanishing Prairie landscapes across the United States and how important it is that this bit of prairie remaining in our meadow should be maintained. Prairie grass plants are increasingly endangered. Taking a portion out is not like restoring a patchwork quilt. The interconnectedness of the whole landscape is critical to maintaining the ecology of the plants and animals that live there. Many of these species, both on the ground and in the air, will leave the entire ecosystem if a piece is disturbed. Building in this portion of the meadow is not even necessary for increasing housing for students and a childcare center. With more insight the choice of campus stewardship or student housing is seen to be a illusory choice. Both can be done, and in a cost-effective and speedy fashion, given several alternatives that many have suggested previously and in this revised EIR period.

IND 92-6

#### ALTERNATIVES TO PROPOSED PROJECT

Several alternatives in the Revised Draft EIR provide more flexibility and according to examination made to the administration in June probably would bring new housing for students to the campus sooner. The administration is NOT serving the campus for this project well, nor is it preparing well for future housing, as it did not in 2009 with the East Campus Infill project. Planning for UC is difficult always but with understanding, it can be done. Instead, the document rejects "environmentally superior" solutions (RDEIR 5.0-85 -90) on the basis of short-term construction scheduling and cost. (RDEIR 5.0-17 -18)

Moreover, since use of the precious east meadow land does not accommodate a large number of people, it is a highly INEFFICIENT way of housing on campus, as many have noted. The Hagar site is a larger site than the Heller site, yet it is slated for 140 students against the 2712 of the Heller land.

Why in fact would one use this gorgeous piece of land for "productivized" housing when there are several better alternatives, as the Revised Draft EIR makes clear.

IND 92-7

It might be that because it is close to the main city roads and the land is relatively flat without trees, it is cheap to build here, but ruining one of nature's great landscapes for cheapness is a terrible idea. Instead, use one of the alternatives, particularly the East Campus Infill and the north site, which will have to be used soon anyway if the campus develops further as has been discussed and is expected. And the north campus site, is near roads and utilities, contrary to what the revised draft EIR says. Many have maintained that the cost of this site development will be less than those supporting the proposed project have stated, but the figures have not been forthcoming in order for others to evaluate properly. (Recently, a news bulletin mentioned that Gov. Brown has approved one-time only funding for significant UC infrastructure projects — for which the North Remote could well qualify.)

Using other infill sites or the north remote would allow the Heller project to fit better on its site. Instead of monster slab buildings, the structures should work with the campus environment, not fight it, and participate sensitively with the landscape. It's possible, e.g., a tower or two might help to vary the building profiles, reduce the size of the slabs, and align better with the towering trees. Surely, architects can find other solutions. The 12/6/17 minutes of the DAB question, "how a sense of verticality could be used, in both open spaces with redwood trees and in building massing . . . to punctuate open space and break up building massing." They also "noted that the grading required is not in the tradition of the campus and its design principles. . ."

IND 92-8

#### FINALLY

What is truly needed for UCSC is a decision to build housing that will stand the test of time, not to put a prefab down on a plot of land central to the core ideas of what has made UCSC the campus that it is. Students should not have to pay for bad decisions. Since UCSC is expected to increase beyond the number of this proposed project, now is the time to plan for the medium term, not for the short term, which always proves to be the wrong action. Haste makes waste, we all know. The administration is not doing its job here; those pushing the Chancellor into this are stubbornly not seeing the advantages of other sites, all of which have been described in the Draft EIR's and the many, many comments made in the process. I do wonder why . . .

Thank you for taking these comments into consideration.

Virginia Jansen  
 Professor Emerita of History of Art & Visual Culture  
 University of California, Santa Cruz  
 Fellow of the Society of Antiquaries, London  
 Virginia Jansen, FSA  
 Professor Emerita of History of Art & Visual Culture  
 University of California, Santa Cruz  
[goth@ucsc.edu](mailto:goth@ucsc.edu)

Letter IND 92            Virginia Jansen

**Response IND 92-1**

The comment expresses opposition to the proposed project and asks for consideration of alternatives. The commenter is referred to **Master Response 2: Alternatives**.

**Response IND 92-2**

The visual impacts of the Heller site development are analyzed in the RDEIR, and the RDEIR concludes that the impacts on scenic vistas, including the view from Porter Meadow, would be a significant and unavoidable adverse impact. Alternatives are also included in the RDEIR that would reduce the density of development on the Heller site but the impact on scenic vistas would not be avoided.

**Response IND 92-3**

The Heller site is presently developed with stand-alone Family Student Housing and has never been intended for use as a residential college in any campus planning document. With regard to the fact that this housing is not college affiliated, that has no implications in terms of environmental impacts and is outside the scope of CEQA. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 92-4**

The RDEIR discusses the proposed change in land use designation of the Hagar site, and why development of low-density housing would not be in conflict with the existing uses adjacent to the Hagar site, which include campus and non-campus low density housing. Regarding landscaping, as noted on page 4.1-28 in the RDEIR, the Campus has developed the Hagar site design to be responsive to comments from the DAB concerning strategies to ensure consistency with the historic aspect of the Cowell Lime Works Historic District. These include modifications to the grading plan to reduce the overall height of the development as well as a landscape plan designed to relate to the Jordan Gulch natural landscape (thus providing screening while blending with the existing landscape in the project area).

Regarding story poles, please see **Master Response 4: Aesthetics and Visual Simulations**.

**Response IND 92-5**

The increase in noise due to traffic both with and without the project is estimated and reported in the RDEIR and analyzed for its impacts on existing receptors near the project as well as on the residents of the proposed family student housing and the childcare facility. Regarding traffic congestion and hazards, see **Master Response 12: Hagar Site Transportation and Traffic Impact Analysis**.

**Response IND 92-6**

The proposed Hagar site development is located on the East Meadow and not the Great Meadow, which is the grassland area between Jordan Gulch and Moore Creek. With regard to the concern about the project removing or dividing up the East Meadow, please see **Master Response 5: Biological Resource Impacts on the East Meadow**. Please note that coastal prairie is not present on the Hagar site. With respect to alternatives, please refer to **Master Response 2: Alternatives**.

**Response IND 92-7**

Refer to **Master Response 2: Alternatives**.

**Response IND 92-8**

This comment is a set of general remarks and expresses opposition to the proposed project but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-makers for their review and consideration.



IND-93

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

## [eircomment] Student Housing West

1 message

Molly Jaffe &lt;maggiekate1@gmail.com&gt;

Thu, Nov 1, 2018 at 5:01 PM

To: eircomment@ucsc.edu

I would like to specifically address the proposal to build approx 140 units on the East Meadow.

I am an alumn of UCSC (graduated from College V in 1976) and worked on campus for 35 years so I am invested in the outcome of this proposal.

To that end, and for many reasons ,I think that building on the lower East Meadow is a shortsighted and destructive plan. Shortsighted because UCSC will loose the very thing that attracts to students to our campus and we will become just another UC campus.

IND 93-1

Shortsighted and destructive because we will loose valuable important habitat of which there is not much left and is critical to many species of birds, coyotes, insects, deer, bobcat and much more.

And it is shortsighted and destructive because building 140 units and housing 300+ students on the lower east meadow habitat would also bring about the destruction of the upper East Meadow.

Nowhere in the DEIR are there plans for protecting the upper East Meadow from the 300 plus students living on the lower east meadow. Keeping students from using the meadow is not addressed. Nor are there any plans in the DEIR for protecting the upper East Meadow from domestic pets such as cats and dogs which are invasive species. Nowhere does it describe how to insure that students will keep their cats or dogs inside and off the meadow. Using UCSC's current policy of no pets on campus will do nothing to address this issue since it is a farce and does nothing to address the dogs and cats already on campus. Without specific and effective ways to keep humans and pets off of the upper East Meadow not only will we loose the fragile habitat of the lower East meadow it this project goes forward, we will also ruin the remaining habitat of the upper East Meadow.

IND 93-2

Another point I'd like to make is that over the course of my time working on campus many buildings have been built. In all cases architects and builders made great promises as to the wonderfulness of their buildings and in all cases due to bad construction, design or unrealistic budgets, the final product did not live up to those promises and in fact many buildings were/are flawed. Some examples: the in-fill at Cowell College needed redoing after a few years due to water damage, the dimensions of the Physical Sciences building had to be decreased while being built due to budget problems so was a less useful building, and due to poor design the extraordinarily expensive McHenry Library turned into a labyrinth of disconnected hallways and awkward placement of departments. There is also the example of the Science and Engineering Library whose roof had to be replaced at great cost after only 20 years. Last but not least there is the current Family Student housing which is falling apart after only + or - 45 years. This shouldn't happen. Due to my past experiences I do not have confidence that what the developers are promising for the buildings on East meadow will be part of the final product and will we have lost vital habitat and the soul of UCSC to crappy buildings.

IND 93-3

Since there are alternatives to the East Meadow why build on the East Meadow. There are too many problems with building on this land and too much at stake to move forward with this project.

Molly Jaffe  
Santa Cruz, Calif

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

Letter IND-93 Molly Jaffe

**Response IND 93-1**

The comment expresses opposition to construction on the East Meadow. SHW Impact BIO-1 provides a discussion of the impact of the proposed project on the grassland habitat on the Hagar site. As discussed starting on page 4.3-32 of the RDEIR, with mitigation, the proposed project would not result in a substantial adverse impact to sensitive natural communities, including grasslands.

**Response IND 93-2**

See SHW Impact BIO-16 for a discussion of indirect impacts related to introduction of pet dogs and cats to the project area. Pets are not allowed in student housing (unlike employee housing), although comfort and support animals are permitted with approval of the Disability Resource Center. Therefore, the number of animals is relatively small. In addition, the ratio of staff to residents in student housing is much higher than in employee housing, so the enforcement level is high. Therefore, the Campus does not anticipate that the project will result in a substantial number of uncontrolled domestic animals on the campus.

**Response IND 93-3**

The comment expresses opposition to construction on the East Meadow, and argues that the proposed buildings would deteriorate. That is true for any building. Further, the comment does not have anything to do with the environmental impacts of the project. Nonetheless, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**IND-94**

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

**[eircomment] Response to SHW DEIR**

1 message

Lee Jaffe &lt;leejaffe54@gmail.com&gt;

Wed, Oct 31, 2018 at 12:35 PM

To: eircomment@ucsc.edu

October 31, 2018

Lee Jaffe  
124 Hagar Court  
Santa Cruz, CA 95064  
[leejaffe54@gmail.com](mailto:leejaffe54@gmail.com)

Director of Campus Planning  
Physical Planning & Construction  
University of California, Santa Cruz

I wish to submit the following statement in response to the revised Draft Environmental Impact Report for the proposed Student Housing West project. To be specific, I wish to state my opposition to the proposal to develop the East Meadow.

I worked at UC Santa Cruz from 1987 until retiring in 2014. During my time on campus, I served on the building committees for the Science Library and the McHenry Renovation and Addition. I also served on a campuswide wayfinding working group which, in part, tried to address how to make the west entrance an attractive, coherent and effective introduction to the campus. I have lived on campus, near the site of the proposed Hagar component, for almost 20 years. For the last 10 years, I have been an avid bird watcher and nature photographer, centered on the natural habitat of the UC Santa Cruz campus.

IND 94-1

My building committee experience gives me a realistic understanding of how construction projects are developed and implemented on campus. These projects are always a matter of compromise, at best, and sometimes are significantly diminished. At the same time, my longterm, day-to-day familiarity with the proposed Hagar site and surrounding area gives me a realistic understanding how the choice of this location will – or will not – serve the project's objectives, as well as what may be lost if it proceeds. There is nothing about the proposed East Meadow site – its location, terrain, adjacent facilities – that contributes to the project's objectives. In fact, there are significant drawbacks to the site that diminish the proposal's effectiveness. And, at the same time, the proposed construction poses a grave and irredeemable threat to a unique natural habitat. This view has been validated by responsible parties, including the campus's own Design Advisory Board.

IND 94-2

**IND-94**

In my informed and considered view, the Draft Environmental Impact Report (DEIR) overstates the case for locating the Family Student Housing and the daycare center on the East Meadow site.

- Expedient choice — The site selection was never a matter of preferred choice but of expediency, a last-minute change. Administrators readily acknowledge that the key benefits of moving part of the larger project to this location, rather than any of the alternative sites, was the timing and cost containment. The location itself was irrelevant to the program. IND 94-3
- Contradicts objectives — The choice of the East Meadow contradicts some of the project's original stated objectives, notably accessibility and integration with rest of the campus community. IND 94-4
- Inaccessibility — The site is very isolated from the core campus, especially on foot or bicycle. Even if the project fixes the crosswalks and paths to nearest bus stops, getting from this location to the rest of the campus, or off campus, will be difficult. IND 94-5
  - Buses and campus shuttles arriving on campus during peak times are usually overfull and refuse to pick up passengers at the Facilities stops. The response from TAPS is that is quicker to walk than wait for an available shuttle at these times.
  - There are currently no continuous paved walkways from the intersection of Hagar and Coolidge to the center of campus, nor to the campus entrance. The Hagar walkway ends at the East Remote parking lot. Pedestrians heading off campus often walk down the narrow, unpaved shoulder along Coolidge.
  - While one case for the East Meadow site is supposed to be that it is walking distance to West Lake School, there is not continuous paved pathway between those two locations. IND 94-6
  - The bike lane up Hagar also ends at the East Remote lot. Bicyclists can pick up a bike path by crossing the parking lot, but most continue along the road without benefit of a bike lane.
  - The best option for bicycles from this site is to head down to Ranch View Rd. and pick up the main bike path leading to the Performing Arts. This route, however, is prohibited to pedestrians.
- Diminished outcomes — If the project follows the usual pattern for construction on campus, the final product will be diminished by compromises. From past experience with major construction project, have no doubt that, due to cost and time considerations and unforeseen problems encountered along the way, the facilities delivered will be less than what we now see on paper. Or worse. IND 94-7
  - If the normal pattern holds true, the project will also be marred by construction errors, resulting in the usual leaky roofs, mold intrusion and other problems that could add significant costs, delay occupancy and even leave the buildings unusable for long periods. (I could list many cases of such problems in recent campus construction projects – several in student housing projects.)

**IND-94**

- These points are important because they touch on the “benefit” side of the equation. Those proponents of the project have focused on the rosy promises pictured in the proposal. Reduce the project in any dimension – a smaller footprint forcing smaller or fewer rooms, smaller childcare facilities, less space between buildings, fewer parking spaces ... – and the delivered site will be less viable and attractive.
  - Further, it is often the case with campus construction that components may be removed during the process, even if they were key features that helped sell the project in the first place. These deleted features can be anything from attractive amenities to safety features. Though the DEIR may promise, for instance, fencing, paving adjacent walkways and improved pedestrian crosswalks as measures to protect children on the site, once the project is approved these can be dropped without further review. Based on my experience with these matters, there is no guarantee that any features not mandated by law will be implemented if time or money are a factor.
- \_\_\_\_\_
- Alternatives — I also find that the DEIR makes only the thinnest, suspect case in support of the current plan against the alternatives considered.
    - The DEIR lays out seven viable alternatives to construction on the East Meadow but then provides objections, many of them superficial and contradictory.
    - I note that the earlier DEIR addressed fewer alternatives and that the expanded list was prompted by comments received in response to the earlier draft.
    - Many of the objections to the alternatives focus on the urgency of the campus housing crisis and the added time and costs the planners claim would be incurred. Yet the campus has not been forthcoming about projected costs, either of the proposed plan or of the alternatives.
    - While the desperate plight of students seeking housing is a key argument for the East Meadow component, the campus has had a short-term solution in-hand for almost 10 years. The East Campus Infill project, approved in 2008, could be launched and ready for occupancy in very short order, relieving the housing needs for hundreds of students. Though this does not answer all the needs the SHW project attempts to address, it would address some immediate needs of the current crisis. And could play a role in staging the larger project that would take pressure off the East Meadow component.

IND 94-7

IND 94-8

In summary of the above, the DEIR’s case in support of the project, specifically the case for construction on the East Meadow, depends upon overselling the benefits to be realized. As proposed, even if built precisely as promised in the document, the project is a mediocre contribution to the campus’s built environment, a minor and uninteresting initiative. It gains nothing from the East Meadow setting, selected out of last-minute desperation.

IND 94-9

At the same, the DEIR greatly underestimates the damage that will result from the proposed construction on the East Meadow. The document, and statements made by campus administrators in its support, minimize and dismiss the sincere concerns raised by many



IND-94

campus and community stakeholders. People who have held positions of authority on campus and worked for much of their lives on behalf of UC Santa Cruz have challenged or opposed this plan outright. Many others who support and care for the future of the campus have expressed their dismay about the plan. It is impossible to ignore that moving forward with building on the East Meadow will break a bond with communities upon whose goodwill the university depends.

IND 94-9

My own first-hand experience and interest the DEIR centers on its dismissive assessment of the value of and the potential harm to the natural environment – particularly native bird species – and the alarming “mitigations” proposed.

- Valuable Habitat — The East Meadow is a crucial bird habitat in the Monterey Bay region.
  - It is listed as “hotspot” by the Cornell Lab of Ornithology, with more than 80 species identified there. <https://ebird.org/hotspot/L2716357>
  - According to Alex Rinkert, the County Bird Record Keeper, “At least 15 species of raptors have been recorded in the East Meadow, and for many of these the East Meadow serves as important foraging and wintering habitat. Also noteworthy is that the East Meadow is preferred by raptors over other adjacent grassland. This is especially true for the breeding pair of Golden Eagles...”
  - I have personally sighted rarities such as Ferruginous Hawks, Golden Eagles and Burrowing Owls on the Meadow, as well as the more common – and protected species – Red-tailed Hawks, Red-shouldered Hawks, Cooper’s Hawks, Northern Harriers, American Kestrels, Peregrine Falcons, and White-tailed Kites. Plus multitudes of swallows, sparrows, bluebirds, blackbirds and meadowlarks.
  - For the past three years, I have been part of the team that surveys the campus for Audubon’s annual Christmas Bird Count. Each time, our team has sighted species not seen elsewhere in the count area, including the resident Golden Eagles.
  - *The Natural History of the UC Santa Cruz Campus* (2nd edition, 2008) provides is an extensive discussion of the East Meadow as a bird habitat (p. 245-250) with a special insert about Burrowing Owls. Here are some of the highlights:

IND 94-10

This moor-like slope is the best known of UCSC’s several great fields, because it greets the visitor who comes onto the campus by the main entrance...Its birdlife is active all day and even at night, when various owls search there for prey. ... All of the campus’s grasslands are raptor country, splendid places to sit and watch birds of prey soar by. Raptors are here in both abundance and diversity. ... The lower East Meadow occasionally boasts a special treat: Golden Eagles that hunt ground squirrels there. ... Owls are also active in the East Meadow. After dusk, Great Horned and Barn owls hunt for ground squirrels there. ... Burrowing Owls are declining in central California but a few still winter in the East Meadow. Tolerant as they are human disturbance ... they seem skittish here, and so one should use discretion when near these birds....

IND-94

What ground squirrels confront on the ground with raptors, small insects face in the air with swifts and swallows. Both Vaux's and White-throated swifts feed over campus grasslands in the warmer months.... Swallows, much more familiar aerial insectivores than swifts, are mostly spring and and summer birds here.

IND 94-10

#### Improving Burrowing Owl Habitat

...

Short grass and ground squirrel burrows seem to be central to these owls' preference for just a few parts of our fields. Grasslands may all look roughly alike from afar, but actually they differ according to how they are managed. Even well-intended land management programs (such as UCSC's) carry subtle but substantial environmental consequences, in this case ones that attract or repel Burrowing Owls. For us, our open slopes are simply beautiful. For these owls, they are rare vestiges of an ecologically apt place to live. **If we alter them beyond what Burrowing Owls seek at least as winter home, they will leave us entirely.** [emphasis added]

- Domestic pets — In my response to the earlier draft, I raised concerns about domestic pets that could be introduced to the area once the site is occupied by student families and a daycare center. This draft responds that the campus “will enforce its existing pet policy which does not allow students to have pet cats and dogs on the campus, and will enforce policies that restrict the feeding of feral cats at the Heller and Hagar sites.” The campus effectively has no pet policy.
  - The five adjacent staff & faculty housing complexes all allow pets within the complex with the proviso that dogs are kept on leash and cats remain indoors. A visit to the area readily shows that cats prowl outdoors, dogs are frequently off-leash and sometimes exercised in protected areas of the campus.
  - I can easily imagine scenarios where dog owners on the other side of Coolidge and Hagar will bring their permitted pets to the East Meadow complex when they pick up their children at daycare or their children visit friends living in Family Student Housing.
  - I cannot imagine a scenario where housing managers, who may need to deal with other pressing issues, will be willing to become the “pet police,” especially when visiting neighbors bring their pets into the East Meadow complex and vicinity.
  - I have never encountered a childcare center without pet hamsters, guinea pigs, weasels, ferrets, snakes, frogs, rabbits, an assortment of insects ... or one that hasn't “lost” said animals.
  - You cannot guarantee that this project will not introduce dangerous non-native and invasive species into this natural habitat.
- Mitigations — Mitigations are, by definition, supposed to be a means of preventing or minimizing harm. The mitigations offered by the DEIR in response to potential harm to

IND 94-11

IND 94-12

IND-94

native species present on the East Meadow are superficial, short-term, counter-productive and, in at least one case, missing outright. To put it plainly, the DEIR does not effectively address the damage that will be caused by the construction, in the short term, or by the human occupancy on the site over the long-term. As this is the primary purpose of any EIR, this failure should be grounds for summary rejection.

- Though the DEIR notes the presence of some protected bird species on the East Meadow and acknowledges that nests of native birds are protected, it offers little information about any mitigations to be used.
  - There are currently two Burrowing Owls occupying a burrow approx. 100 yds. from the proposed East Meadow construction. This finding has raised the hope that this may be the first instance of this species breeding in Santa Cruz County since the mid-1980s.
  - The DEIR says “If western burrowing owls are found during the breeding or nonbreeding season, Mitigation BIO-8B will be implemented.” However, I cannot find Mitigation BIO-8B described anywhere in the DEIR.
  - The DEIR does outline specific steps to protect active nests, those with eggs or young, of any protected bird. However, such measures as fencing, meant to keep people away from a nest, might also cause “skittish” Burrowing Owls to abandon the nest.
  - For nests in-progress, absent necessary documentation in the DEIR, a field biologist has told me that the “standard mitigation” requires disrupting (i.e., destroying) the nest to avoid having an active nest in or near the construction site.
  - The idea that a “mitigation” might effectively result in interrupting breeding is repugnant and completely contrary to the purpose of the EIR. The idea that this project may interfere with a historic breeding event, the first recorded instance of Burrowing Owls breeding more than 30 years, is unforgivable.
  - I note that administrators have verbally referred to construction of a fence that would prevent intrusion by residents, guests (and their pets) into the protected section of the East Meadow once the project is completed – at best a minimal response to the hazards presented– but I can find no reference to such a fence within the DEIR.
  - Further, the DEIR makes it clear that these mitigations, even if effective, apply only during the construction period. It does not address the ongoing impact on adjacent native habitat caused by the presence of hundreds of residents and visitors once the project is completed.
- 
- Shrinking Habitat — The DEIR does not address how the East Meadow construction relates to loss of habitat in other parts of the campus, especially in nearby open space. The current project is, in fact, only the latest in a series of development and “enclosures” that effectively increases value of the East Meadow within the total remaining habitat space.
    - The East Meadow has already been reduced once with the addition of a “temporary” construction yard appended to the East Remote lot.

IND 94-12

IND 94-13

**IND-94**

- Before the new “south” field of the Farm was fenced and enclosed, it was prime hunting habitat for the campus’s resident Golden Eagles.
  - <https://flic.kr/p/d4GEph>
  - <https://flic.kr/p/fhwa7C>
- The “corporation yard” constructed in the field between the back of the Farm and the Arboretum was a hunting and nesting habitat for Northern Harriers.
  - <https://flic.kr/p/7CQP9T>
  - <https://flic.kr/p/7CQMUg>
- Trees cut down along the bike path were used as roosts and potential nesting sites for American Kestrels and Red-shouldered Hawks.
- Each loss of available habitat forces species to compete for the remaining diminished space. This forces prey animals into a smaller space where they are more vulnerable to predators – the “last watering hole” syndrome – and concentrates predators – protected raptors – into a smaller space where they must compete for shrinking territory.
- The loss of “only thirteen acres” on the East Meadow cannot be assessed in isolation but has to be factored as yet another loss to part of a complex system.

IND 94-13

To summarize, the East Meadow is a unique and crucial natural habitat that supports a wide variety of native specials that have fewer and fewer places available. Both the construction project and then the ongoing occupancy of even a fraction of the larger meadow removes that portion as viable habitat and will have significant adverse consequences for the whole of the East Meadow.

The DEIR greatly underestimates the value of this site and is irresponsibly dismissive of the potential harm the proposed construction will cause. Here I wish to take exception with Chancellor Blumenthal’s statement quoted in the *Los Angeles Times* (Aug 12, 2018) that the site is a “cow patch” as an example of the misguided approach the campus has employed to further its construction agenda. Yes, there are cattle on the East Meadow. But they are there at the campus’s impetus, ostensibly for wildfire abatement. And, whether it is intended or not, the cattle play a role in making the East Meadow viable and attractive for some species threatened by shrinking habitat. It may be a “cow patch” but it is still a viable habitat. The DEIR does nothing to address that nor does its promised “mitigations” provide the protections necessary to preserve it.

IND 94-14

Last, this is not a question of lack of compassion for students struggling with a dire housing crisis. I’ve heard the heartbreaking stories and the administrative critique of the situation and I am completely sympathetic. That is why I am glad that there are alternatives at-hand that can answer these needs. Some of these alternatives would put some new housing in place in a shorter time frame than the project with the East Meadow component. It is clear to me that the need for added housing can be met, as well as or better, without causing irretrievable damage to the campus environment.

IND 94-15

**IND-94**

I don't think one can overestimate the value of this campus's natural environment, how it helps shape the unique character of UC Santa Cruz. From other responses you have received, you know that the natural environment and a sense of stewardship are points of pride for our alumni. That unique character – embodied in the campus's natural environment – continues to be an important factor in bringing new students to the campus. Those of who oppose the proposed construction on the East Meadow are trying to make sure that we pass along to those future students a campus as unique and as engaged with its environment as the one that has brought students to this campus for the last 50 years.

IND 94-15

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eircomment mailing list

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

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

Letter IND 94            Lee Jaffe

**Response IND 94-1**

This comment is a set of general introductory remarks expressing opposition to the proposed project but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 94-2**

This comment is a set of general remarks regarding the commenter's experience and expressing opposition to the proposed project due to 'a grave and irredeemable threat' (sic) to a unique natural habitat but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 94-3**

The RDEIR (p 5.0-3) documents the reasons why a portion of the project is proposed for the Hagar site. The reasons include not only substantial construction cost savings, but also that it allows for a reduction in the scale and density of undergraduate housing at the Heller site, significantly reduces the number of student families who would otherwise be displaced, and locates student families in a neighborhood that would be more appropriate for families.

**Response IND 94-4**

The Hagar site is located on two key roadways of the campus and is highly accessible, and therefore not in conflict with the project objective. Regarding integration with the community, although the proposed family student housing is not near any colleges, it is a self-contained community with an associated childcare facility, specifically designed to serve the needs of student families.

**Response IND 94-5**

The Hagar project site is well connected to the rest of the campus by pedestrian pathways, bicycle facilities, streets, and transit service. Students, faculty and staff living on-campus can use these facilities to access academic and recreational uses on-campus within a 20 to 30-minute walk, bike or transit travel time.

**Response IND 94-6**

Regarding transit bus by-pass, please see **Master Response 11: Transit Analysis**, regarding transit capacity.

Regarding the assertion that there is not a continuous pedestrian facility to the main campus area; a sidewalk exists on the east side of Hagar Drive to the east remote parking lot, and pedestrians can continue on a multiuse path and/or limited use service road to Cowell College and Stevenson College. Therefore, the commenter is incorrect in stating that a continuous pedestrian path does not exist from the Hagar site to the center of campus.

Regarding the assertion that there is not a continuous pedestrian facility to Westlake School south of the UC Santa Cruz campus; a pedestrian can walk to Westlake School from the Hagar project site via sidewalks on Hagar Drive and Coolidge Drive, Cardiff House Road, a multiuse path from UC Santa Cruz campus to High Street and sidewalks on High Street.

**Response IND 94-7**

The comment does not pertain to the environmental impact analysis in the RDEIR. No response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 94-8**

Refer to **Master Response 2: Alternatives**.

**Response IND 94-9**

The comment expresses opposition to the proposed project but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 94-10**

The RDEIR fully evaluates the impacts of the Hagar site development on bird species, including burrowing owl. The commenter is referred to **Master Response 5: Biological Resource Impacts on the East Meadow** regarding effects on foraging habitat, and **Master Response 6: Biological Resources Surveys and Mitigation Measures**, regarding impacts on burrowing owls.

**Response IND 94-11**

The comment expresses doubt that the existing pet policy will keep pets from entering the East Meadow from the Hagar site. Pets are not allowed in student housing (unlike employee housing), although comfort and support animals are permitted with approval of the Disability Resource Center. Therefore, the number of animals is relatively small. In addition, the ratio of staff to residents in student housing is much higher than in employee housing, so the enforcement level is high. Therefore, the Campus does not anticipate that the project will result in a substantial number of uncontrolled domestic animals on the campus.

However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 94-12**

Please **Master Response 6: Biological Resources Surveys and Mitigation Measures**, regarding impacts on burrowing owls and mitigation measures for burrowing owls and other nesting birds. The reference to Mitigation Measure BIO-8B was a typographic error which has been corrected. Please see **Chapter 4.0, Revisions to the Revised Draft EIR**.

**Response IND 94-13**

The commenter is referred to **Master Response 5: Biological Resource Impacts on the East Meadow**, and **Master Response 6: Biological Resources Surveys and Mitigation Measures**. The Resource Recovery Facility and the southern farm field are discussed in **Master Response 5** as projects that resulted in the removal of small acreages of grasslands. The bike path project did not affect grassland or trees. The temporary construction yard project pre-dates the 2005 LRDP.

**Response IND 94-14**

The commenter is referred to **Master Response 5: Biological Resource Impacts on the East Meadow**, and **Master Response 6: Biological Resources Surveys and Mitigation Measures**.

**Response IND 94-15**

The comment expressing opposition to the project is acknowledged for the record and will be forwarded to the decision makers for their review and consideration. The commenter is referred to **Master Response 2: Alternatives**, **Master Response 5: Biological Resource Impacts on the East Meadow**, and **Master Response 6: Biological Resources Surveys and Mitigation Measures**.



IND-95

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



## [eircomment] Comment On Revised DEIR

1 message

Catherine Hiatt &lt;cehiatt@ucsc.edu&gt;

Thu, Nov 1, 2018 at 8:51 AM

To: eircomment@ucsc.edu

I strongly oppose development of the meadow. By any measure, the great meadow is a spectacular ecological and aesthetic asset to the UCSC campus. UCSC's administration owes a duty of careful stewardship and conservation of that asset to the campus and Santa Cruz community.

Without repeating the eloquent and carefully detailed accounting made by others of the many sensitive species of plants and animals that will be negatively impacted by the development and subsequent use of the meadow, I want to add my own expressions of disappointment and concern. The intentional preservation of this unique ecological wonder for its natural inhabitants, for the campus and surrounding community, for future students, and for its own sake as a treasured ideal space has been, for many, the tangible expression of UCSC's wonderful ideological *difference* from other campuses.

IND 95-1

Sufficient discussion has been offered in other commentaries as to the delayed and inadequate communications regarding public comment opportunities, the misleading cost analyses, and the rushed and insufficient studies of impacts on the meadow and surrounding areas. The administration's handling of this proposed project, again, evinces an erosion of ideals – in this case the ideals of good faith dealing and transparency that are held up as principals of our campus.

IND 95-2

As an apparent result of these and other “managed” messages, many students, in real need of housing, appear to have the impression that the current plan is a “this or nothing” proposition. The DEIR itself provides more desirable alternatives. Options 2, 3, 5 and 6 would not require conversion of the meadow or any other currently undeveloped sites. I urge adoption of one of these other possibilities.

IND 95-3

Catherine Hiatt

--

*Catherine Hiatt*  
*Business Coordinator*  
*Early Education Services*  
*University of California, Santa Cruz*

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eircomment mailing list

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Letter IND 95                      Catherine Hiatt

**Response IND 95-1**

The comment expresses opposition to the project and construction on the East Meadow but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

The commenter is referred to Response IND 2-1; **Master Response 4: Aesthetics and Visual Simulations; Master Response 2: Alternatives; Master Response 5: Biological Resource Impacts on the East Meadow; and Master Response 6: Biological Resources Surveys and Mitigation Measures.**

**Response IND 95-2**

The comment expresses opposition to the proposed project, but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-makers for their review and consideration.

The University has conducted extensive community outreach for this project. CEQA recommends, but does not require, a public hearing on a Draft EIR. The University conducted four public meetings first for the previous Draft EIR and another two for the RDEIR. In addition, the University held numerous information sessions and stakeholder meetings. The University also extended the review period for the Draft EIR to 92 days, and provided a 45-day comment period for the RDEIR. The project is not being rushed, although the University, as a responsible public entity, is working hard to implement the project as soon as possible to keep the cost down (construction costs escalate each year).

**Response IND 95-3**

The comment does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration. The commenter is also referred to **Master Response 2: Alternatives.**

IND-96

Alisa Klaus <aklaus@ucsc.edu>



[eircomment] On the development of the East Field

1 message

Mark Headley <mooseley@gmail.com>  
To: eircomment@ucsc.edu

Wed, Oct 31, 2018 at 10:30 PM

To the Administration of the University of California, Santa Cruz and the Office of the President,

My name is Mark Headley, Stevenson 83, Everett Program Advisory Board co-Chair, and Trustee of the UCSC Foundation.

My purpose in writing today is to echo the wise words of former EVC Allison Galloway and Professor Emeritus John Dizikes.

<https://www.eastmeadowaction.org/dizikeshistorymatters/>

If you read their statements carefully, you will understand that some of us will fight this battle for years to come in court, sacrificing money that is desperately needed to support the mission of the University. Why?

IND 96-1

In order to avoid irreparable harm to the founding vision of this University.

The project that is today UCSC, was founded on an historic concept of both powerfully unique scholarship and ascetic ideals. My father, who took me to the opening ceremonies, told me throughout my childhood how many millions were spent to avoid cutting trees and maintaining a profound and rare natural environment. He ought to know - he was designing the Human Resources of all new campuses in 1964.

Of course the University needs to provide housing. Tragically, it a great failure of leadership at many levels of State and University governance that has resulted in this shortage. My own nephew spent a year living in a van while attending UCSC 2 years ago - and he joins me today in fighting this heinous development. He wears his hardship as a badge of honor.

IND 96-2

I accept the need for some truly significant housing development on the west side of Campus. I hope it doesn't destroy the "College System" and believe that can be avoided. The East Field however - could only be considered a building site for something profoundly important that would enhance the aesthetic value of the University as Ms. Galloway outlines in the attached document.

The East Field may be a "cow patty" to some, but for those of us who choose UCSC, it is like the frame of the Mona Lisa - it holds the picture of a splendid institution that was meant to be the finest undergraduate public university in the world. The powers that be may have sold out to a considerably cheapened version of the future, but not those who truly care about UCSC. The consequences of terrible planning and poor leadership haunt this institution which was once the pride of the UC System. UCSC can be that exceptional again, but only if System Wide leadership accepts and supports its unique qualities.

I hope the Office of the President and current administration will understand that this decision must be handed to the incoming leadership of the University. The alternative will be a profound conflict that will set the University back many many years.

IND 96-3

I remember the tear gas that enveloped Berkeley during the People's Park riots. The shots fired and the community shredded. National guard rifles pointed at children. Bloodied students lying in the streets, fighting for a simple park that still sits like a grave fifty years later.

Please don't make the same terrible mistake. There is a better solution if you are determined to find it.

With great respect,

Mark W. Headley

**IND-96**

60 Oak Ridge Road  
Berkeley CA 94 705

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

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2085K

Letter IND 96            Mark Headley

**Response IND 96-1**

The comment expresses opposition to the proposed project, but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 96-2**

The comment expresses opposition to the construction on the East Meadow, but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration. The commenter is also referred to **Master Response 4, Aesthetics and Visual Simulations.**

**Response IND 96-3**

The comment expresses opposition to the construction on the East Meadow, but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**IND-97**

Alisa Klaus <aklaus@ucsc.edu>



**[eircomment] public comment for the Revised Draft Environmental Report for the Student Housing West Project**

1 message

**Carol Foote** <carolafoote@gmail.com>  
To: eircomment@ucsc.edu

Thu, Nov 1, 2018 at 12:27 PM

**Comments on the Revised Draft Environmental Impact Report for the Student Housing West Project (SCH No. 2017092007)**

I am strongly opposed to development on the East Meadow for multiple reasons, impact on the flora and fauna of the region being of the greatest concern. I urge the university to choose alternative sites for additional student housing.

IND 97-1

Sincerely,  
Carol A. Foote

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

Letter IND 97            Carol Foote

**Response IND 97-1**

The comment expresses opposition to the construction on the East Meadow, but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

The commenter is referred to Response IND 2-1, **Master Response 4: Aesthetics and Visual Simulations**, **Master Response 2: Alternatives**, **Master Response 5: Biological Resource Impacts on the East Meadow**, and **Master Response 6: Biological Resources Surveys and Mitigation Measures**.

**IND-98**

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

**[eircomment] Comment on the Draft EIR**

1 message

**Geoff Fleissner** <gfleissner@comcast.net>

Thu, Nov 1, 2018 at 6:22 AM

To: eircomment@ucsc.edu

## Additional Post-Development Runoff from Hagar Site

Prior to the Public Hearing on Tuesday, October 23rd at Loudon Nelson a brief presentation was made in reference to the Draft Environmental Impact Report (EIR) on the Student Housing West Project. During this presentation, the statement was made that no additional runoff would be created at the Hagar Site by the introduction of impervious surfaces such as rooftops, parking areas, drive aisles, paved walkways, etc. Since this statement was very misleading I would like to explain what the storm water mitigation measures in the Draft EIR are intended to do and what they are not intended to do. It is important to understand the principles at work and the function of proposed storm water mitigation measures in light of concern from local neighborhoods about exacerbating current issues with flooding, ponding and erosion. The Draft EIR specifically mentions "areas that have experienced flooding from surface ponding include the area near the McLaughlin Drive sinkholes and on Moore Creek at Highview Drive south of the campus."

IND 98-1

Mitigation measures usually work in two ways: filtering runoff and releasing runoff in a controlled manner. The bioswales mentioned in the Draft EIR filter runoff by passing it through a special planting medium. Detention structures hold storm water runoff in a pond, vessel or rock filled trench where it exits during normal operation through a sized orifice. The orifice is designed to release runoff from the detention volume at the pre-development rate. Thus, the retention and detention structures such as those proposed in the improvement projects described in the Draft EIR are designed to hold the additional runoff caused by increases in impervious surfacing and release it at the same rate that runoff had been generated before the project.

In order to shed light on the effects of development, especially at the Hagar Site, a bit of background on Hydrology may be useful. Storm water runoff is usually quantified using the rational method, where the amount of runoff is calculated using the simple formula  $Q = C I A$ . The rate of runoff is the product of a runoff coefficient (C), the rainfall intensity (I), and the area receiving the rainfall (A). Thus, if the area is 100 percent impervious (C = 1.0) all of the rainfall that strikes the area in question results in runoff. The accepted values for runoff coefficients in the County of Santa Cruz Design Criteria for pervious surfaces (bare land) and impervious surfaces (rooftops, impervious pavement, etc.) are 0.2 and 0.9 respectively.

IND 98-2

Furthermore, the discussion of rainfall intensities relies upon convention of quantifying precipitation for storms of a specified recurrence interval and duration. For example, a two-year storm is the most intense storm that will recur on average every two years. A ten-year storm is the most intense storm likely to recur every 10 years. Intuitively, it can be understood that a rain event with a longer recurrence interval will be more intense. The duration of the storm further refines the estimation of the intensity of the "design" storm. Thus the 10 year, 90 minute storm is the most intense storm with a duration of 90 minutes that recurs every 10 years. The rainfall

IND 98-3



**IND-98**

intensity ("I" from the equation above) has been established through statistical means for storms of various recurrence intervals and durations in a given area.

IND 98-3

The Draft EIR describes the hydrologic impacts of development of the two sites. It quantifies the increase of impervious surface at the 13-acre Heller Site from approximately 6.0 acres to about 7.9. The Draft EIR states the intuitive hydrologic impact as "there would be an increase in the total volume of storm water runoff that would be generated on the project site" (about 20 percent). One of the project goals is adherence to the Long Range Development Plan (LRDP) mitigation measure HYD-3C to limit post-development runoff rates to pre-development rates for 2 to 10 year storms. Thus, the concluding statement regarding runoff from the Heller Site is that "despite a 32 percent increase in impervious surface area on the site with implementation of control measures included in the proposed project, the rate or amount of surface runoff leaving the site would not increase."

IND 98-4

A similar presentation is made about the Hagar Site. In this case, no impervious surfaces exist already at the site. The planned development would introduce about 7.1 acres of impervious surface to the 15-acre site. Thus, 47 percent of the site would be converted from bare land to rooftops, walkways, parking stalls, drive aisles, etc. If no mitigation measures were present, the increase in impervious surfaces would cause a 266 percent increase in storm water runoff. The Hagar Site is to be designed for storm water mitigation similar to the Heller site, following the HYD-3C design guidelines. The effect of the mitigation measures is explained in a similar fashion to the discussion of the Heller Site. The report concludes, "the proposed project would not result in an increased downstream discharge of storm water that could lead to substantial off-site flooding or other changes."

IND 98-5

But the summary of hydrologic impacts is really only referring to the range of storms stated in the HYD-3C guidelines. The report is stating that no additional runoff will be created for a range of storms with a recurrence interval from 2 to 10 years. But what will happen in the more intense storms with longer recurrence intervals? For example, even with the design mitigation measures in place, what will happen during the 15 year or 25 year storm as opposed to the 2 year or the 10 year storm?

In terms of mitigation, nothing will happen during these more intense storms. The release structure for detention volumes under ideal conditions will release the detained volume of water at the specified rate, usually the pre-development rate. But the detention and/or retention volumes (and the release structures) are sized for the 2 or 10 year storms. During more intense rain events (e.g. a 20 year storm or a 30 year storm) the volume of runoff exceeds the capacity for retention and/or detention causing the overflow condition of the system. The overflow condition is to simply release all of the additional runoff without mitigation.

IND 98-6

Thus, the following sequence will occur during the less frequent, longer recurrence interval storms with greater rainfall intensities than the mitigation measures are designed for. First, the runoff will start collecting in the retention and/or detention structures. These will begin to infiltrate and/or release at the predevelopment rate. But since the rainfall is more intense than the design storm the retention and/or detention structures will fill up. Once full, the overflow condition will occur and all runoff in excess of the design storm will simply be released without mitigation. Under these conditions, any increase in impervious surfaces will result in increased runoff.

It should also be noted that release structures are prone to clogging by

IND 98-7

**IND-98**

trash, tree leaves, or other debris. An impaired release structure also results in the detention structure filling up and eventually triggering the overflow condition. It is even possible for infiltration rates to be reduced by the buildup of sediment at the bottom of retention structures. The reduced infiltration rate caused by sediment buildup can also result in an overflow condition and unmitigated release of storm water. The overflow condition results in the increase in runoff rate described earlier simply based on the rational method. Thus, the Heller Site under these conditions would be releasing runoff at 120 percent of the current rate at that site. The Hagar Site would release runoff at 266 percent of the current rate. Unfortunately, there is no easy solution to this simple fact. Since mitigation measures rely upon storing the increased runoff from development, it is easy to understand that mitigating more intense, larger storms will cause large increases in the cost of the measures, their size, their impact on the project, ultimately affecting the overall feasibility of the project.

IND 98-7

Despite the fact that design intensities are known in various areas from statistical analysis, larger, more intense storms can occur more often than expected. In the last 25 years the Santa Cruz Mountains have experienced storms corresponding to a recurrence interval of 70 to 80 years at least twice, based on flood levels in local water bodies. Thus, the development of the Hagar site will cause additional runoff leading to detrimental downstream impacts despite the design methodology described in the Draft EIR. For this reason, I oppose the development of the East Meadow of the UCSC campus.

I also oppose the development of the East Meadow for some of the reasons stated in public comment during the recent hearings. I am concerned about the impact to native plant and animal species of the development and all of its appurtenant construction activities (road work, utilities, etc.). I feel that the development will spoil the pristine natural beauty of the meadow, and will in fact "pave the way" for further development. The buildings will be an eyesore in the natural setting and will have a much greater impact than what was shown in the project renderings presented before the public hearings. I believe the high rate of speed of vehicle traffic in that area makes it a poor choice for a facility for child care, which experience episodic congestion at times when children are dropped off or picked up. I feel that other locations (either remote or offsite) will better serve not only the staff and families of the child care center and housing units but all of the students and staff of the University.

IND 98-8

--Geoffrey Fleissner  
--CA Registered Civil Engineer

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Letter IND 98                      Geoff Fleissner

**Response IND 98-1**

This comment includes a set of general remarks that explains that “mitigation measures” are intended to address flooding, ponding, and erosion, and are to designed filter and release runoff in a controlled manner so that post-project runoff is released at the same rate as the pre-project runoff. It presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

Also see **Master Response 8: Flooding Impacts in Jordan Gulch Watershed**, for a discussion regarding the discharge of stormwater runoff and recycled water to Jordan Gulch, and **Master Response 9: Impacts to Kalkar Quarry Pond and Stream**, for a discussion of the impacts to Kalkar Quarry Pond due to the changes on the Hagar site.

**Response IND 98-2**

The commenter describes the rational method that is commonly used to calculate runoff. The Bay Area Hydrological Model (BAHM) used for this project utilizes the rational method in its calculations. The model requires project-site specific inputs for the area, soil type, and average slope for each drainage area. This information is used to determine the runoff coefficient.

**Response IND 98-3**

The commenter describes the concept of storm size and frequency. The comment is noted. Please note that the BAHM used to calculate existing and with-project runoff uses the actual rainfall data from a 37-year span from 1959 through 1997 to calculate the storm intensities from a 2- to 25-year storm. The model has been calibrated for the project’s specific location.

**Response IND 98-4**

This comment restates information from the RDEIR. It presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 98-5**

This comment restates information from the RDEIR. It presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 98-6**

The project has been designed to comply with the Post Construction Requirements (PCRs) that have been established by the Campus for new projects and are designed to assist the Campus in complying with its MS4 permit from the Central Coast Regional Water Quality Control Board. The selection, sizing, and preliminary design of stormwater treatment and control measures meet the requirements of the Regional Board which stipulate that controls be designed for storms with a recurrence frequency of 2 to 10 years. However, for the proposed project, the controls have been designed for storm sizes up to a 25-year storm. Table 5 in the stormwater control plan (RDEIR Appendix 4.7) shows that with the proposed design, the post-development peak flow rates would be less than the pre-project peak flows for storms up to the 25-year storm.

The concern with stormwater runoff from urban development relates to the discharge of urban runoff pollutants into receiving waters. As stated in **Master Response 7: Water Quality Impacts from Post-Construction Stormwater Runoff**, a first flush phenomenon occurs when most of the urban pollution load is entrained and transported in stormwater runoff during the initial precipitation events of the wet season. Therefore, it is expected that the vast majority of urban pollutants will be captured and treated within the bio-filtration basins prior to, or during the 85th percentile 24-hour storm, which is the design storm that the bio-filtration basins are designed for and required to treat under the PCRs. Subsequent storm events are expected to entrain less and less urban pollutants through the wet season.

As noted above, the bio-filtration basins will mitigate peak flows for 25-year storms and larger. With respect to the total runoff, the bio-filtration basins only provide for detention of stormwater, not retention. Therefore, the increase in impervious surfaces will result in an increase in total runoff for all storm sizes. However, this has been mitigated by directing the increased volume to Cave Gulch, in the case of the Heller site, so as to not increase the total runoff into Moore Creek.

**Response IND 98-7**

The developer will be required to maintain all stormwater management facilities so that they perform as designed. The storage volume of the detention structures has been designed to detain the peak flow rate.

When the storage volume is reached, an overflow condition is expected, and the water would be released at the metered flow rate.

The bio-filtration basins are lined to not allow for infiltration due to the existing soil and subsurface conditions. Therefore, the argument that the infiltration rates will decrease with sediment buildup is not valid because the design infiltration rate is zero. The overflow condition with the design storage volume achieved does not increase the runoff rate. The quoted runoff rate increases would only occur if no detention volume was provided, which is not the case.

Please see Response to Comment IND-98-6 above regarding the storm sizes that the Hagar site stormwater management system has been designed to detain and reduce the downstream impacts. Note that the Hagar site runoff will not be discharged directly into any surface waters. Rather it would be discharged into the on-site sinkhole replicating approximately the current conditions and the excess runoff will be discharged to Jordan Gulch. As discussed in **Master Response 9: Impacts to Kalkar Quarry Pond and Stream**, the underlying aquifer will provide some detention, before the infiltrated runoff emerges in down gradient springs and spring-fed streams, and additional surface detention will also be available at the discharge point in Jordan Gulch.

#### **Response IND 98-8**

The comment expresses opposition to the proposed project and claims that the project would affect biological and aesthetic resources at the Hagar site and that due to traffic on the roadways, the location is not appropriate for siting the childcare facility. The RDEIR fully evaluates and discloses the impacts on biological and visual resources from the development of the Hagar site and analyzes the traffic impacts of the project. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

To: Director of Campus Planning Physical Planning and Construction University of California, Santa Cruz

Re: Revised Draft EIR for Student Housing West (& East)

As an alumna of UCSC’s undergraduate and graduate programs and a lifetime member of the UCSC Alumni Association and a Santa Cruz County environmental activist of 37 years, I urge you to not build on the rare West (and East) meadows. This project does not follow CEQA Guidelines and the 2005 LRDP EIR. It will have a major impact on the environment and the Revised Draft EIR (Revised DEIR) contains several major flaws. This hasty study is not adequate for CEQA compliance standards.

I know from my work on many environmental protection boards such as the local Sierra Club, there are more reasonable and environmentally-sane alternatives. You can provide more housing for students by adding floors on existing buildings and developing “in-fill” rather than sprawl. Creating more compact, European-style structures in the center of campus which has been already developed is another ecologically-friendly solution.

IND 99-1

The UCSC planners preserved this sensitive habitat on purpose and designed the campus to include natural beauty. The green open spaces enhance learning by offering students unique, fresh air, areas for quiet refection. It is inspiring and thought-provoking to be surrounded by so much lovely, non-made natural habitat. We should be stewards of this natural heritage and not destroy it with unnecessary development. The Student Housing West (and East Meadow) Project is a radical departure from these original plans for UCSC.

Please go back to the drawing board and create sustainable housing that supports our climate and our natural heritage!

The conclusion of the Revised DEIR states that the project’s impacts on scenic resources are significant and unavoidable and that the project will degrade the visual character and quality of the East Meadow for the Hagar site and also are significant and unavoidable. These conclusions alone should push you to seek more viable choices.

IND 99-2

The Revised DEIR understates the impact on the East Meadow via visuals that are chosen to minimize the height and scale of this project from the two adjacent roads. The Revised DEIR does not respect the vision and intention of the 2005 LRDP EIR, which states: “Respect major landscape and vegetation features. Development will be sensitive to preservation of UC Santa Cruz’s distinctive physical features, including ravines, major grasslands, chaparral, and areas of redwood and mixed evergreen forests.”

CEQA Guidelines and the 2005 LRDP EIR state that development should not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

The LRDP also states that, “To the extent possible, development will minimize interruption of wildlife movement and fragmentation of habitats.” I urge you to consider development of the family housing at any of the alternate sites.

IND 99-2

The mitigation measures fail to adequately assess the threshold of the Project’s long range, cumulative impact on the movement of any native resident or migratory fish or wildlife species, or on established native resident or migratory wildlife corridors, or on impeding the use of native wildlife nursery sites. Furthermore, the Revised DEIR does not disclose if the UCSC Campus has adequate locations available for “the event that restoration is the chosen mitigation” for the potentially necessary mitigation measures.

IND 99-3

The mitigation measures for the Biological Resources do not include the environmental impacts of three years of construction activities. This cannot be assessed properly without knowing the quantity of cubic yards of excess material taken from Hagar site or the impact of permanent loss for various wildlife nurseries at that site.

The proposed projects are located in the Pacific migratory Flyway and are foraging habitats for a wide variety of bird species, and hunting grounds for raptors and falcons. The findings are compromised due to the lack of baseline data for wildlife inventory. This prevents a measurable assessment of the cumulative impact on the fragmented habitats that will result from the project.

IND 99-4

Biological surveys for the Hagar site are inadequate. The project biologist LSA conducted only one burrowing owl survey within 2 hours of dusk on 12/7/17. The Revised DEIR admits that “LSA did not conduct a protocol level burrowing owl survey which includes multiple surveys” because they didn’t expect to find their nests in the site’s grasslands. A proper survey of burrowing owls, which are known to nest nearby, should be conducted and included in the final EIR.

IND 99-5

There were no protocol level surveys conducted for all the other species for the Hagar site.. The final EIR should include protocol level surveys for all species within and migrating through the project site.

IND 99-6

Please go back to the drawing board and create sustainable housing that supports our climate and our natural heritage!

Sincerely,

K.J. Durham

Santa Cruz Educator

831-222-0280

Letter IND 99                    K.J. Durham

**Response IND 99-1**

The comment expresses opposition to construction on the East Meadow and argues that the RDEIR is not adequate but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. Please note that Chapter 5.0, Alternatives, provides an analysis of several viable alternatives, including alternatives that preserve the Hagar site and construct housing elsewhere on campus. The commenter is also referred to **Master Response 2: Alternatives**. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 99-2**

The commenter is referred to **Master Response 4: Aesthetics and Visual Simulations** regarding the visual impact assessment and the preparation of visual simulations. Regarding wildlife movement, please see SHW Impact BIO-11, and **Master Response 5: Biological Resource Impacts on the East Meadow**. Regarding LRDP policies, please refer to **Master Response 3: Physical Design Framework**.

**Response IND 99-3**

SHW Impact BIO-11 evaluates the project-level impacts of the proposed project and sets forth mitigation measures to avoid and reduce the Heller site development's potential impact on movement of bird species. For impacts of the Hagar site development, see **Master Response 5: Biological Resource Impacts on the East Meadow**, which explains why the cumulative impacts of the SHW project on grassland habitat are adequately addressed in the 2005 LRDP EIR.

With regard to mitigation sites, the locations of the mitigation native grasslands have not been determined, but the Campus has available grassland habitat within the Porter Meadow, the upper East Meadow, and the Great Meadow that could be restored. If mitigation grasslands cannot be restored on the Campus, the native grasslands would be restored at a suitable off-site location. The native grasslands would be restored under the direction of a qualified restoration ecologist on sites that provide suitable habitat conditions for the target plant community, such as locations with appropriate soil substrates and sun/shade exposure.

The commenter asserts that biological resource impacts from construction activities cannot be ascertained without an estimate of the quantity of earth materials to be excavated and removed from the Hagar site. As stated in Section 3.8.3.1 in the RDEIR, the cut and fill at the Hagar site will be balanced. Furthermore, the amount of materials to be excavated has no bearing on biological resource impacts.



**Response IND 99-4**

The RDEIR provides an accurate characterization of both project sites with respect to their use by special-status bird species, and the impact analysis is not based on incomplete information. The RDEIR identifies all of the bird species that are known to or likely to use the Hagar site for foraging, and therefore provides adequate baseline data for the evaluation of the project-level and cumulative impacts of the project. See **Master Response 5: Biological Resource Impacts on the East Meadow**, with regard to why the project would not make a cumulatively considerable contribution to a substantial reduction in habitat available for wildlife movement. The same expansive grassland habitat would also continue to provide foraging habitat for bird species.

**Response IND 99-5**

The commenter is referred to **Master Response 6: Biological Resources Surveys and Mitigation Measures**.

**Response IND 99-6**

The commenter is referred to **Master Response 6: Biological Resources Surveys and Mitigation Measures**.

**IND-100**

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

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**[eircomment] SHW Revised DEIR Comments**

1 message

**Tim Duane** <tpduane@ucsc.edu>

Wed, Oct 31, 2018 at 9:02 PM

To: eircomment@ucsc.edu

I am submitted the attached comments on the Student Housing West (SHW) Revised Draft Environmental Impact Report (RDEIR). The initial portion of my written comments reproduce the written comments I submitted on the original DEIR, because the deficiencies in the RDEIR are similar and their detail would otherwise not be formally part of the RDEIR.

Sincerely,

Tim Duane

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SSRN: [http://papers.ssrn.com/sol3/cf\\_dev/AbsByAuth.cfm?per\\_id=1247685](http://papers.ssrn.com/sol3/cf_dev/AbsByAuth.cfm?per_id=1247685)

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October 31, 2018  
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Alisa Klaus, Senior Environmental Planner  
University of California, Santa Cruz  
1156 High Street, Mailstop: PPDO  
Santa Cruz, CA 95064

Via email to [eircomment@ucsc.edu](mailto:eircomment@ucsc.edu)

Dear Alisa Klaus and the Student Housing West (SHW) Team:

I am writing to provide comments on the Revised Draft Environmental Impact Report (RDEIR) for the Student Housing West (SHW) project. Unfortunately, many of my comments repeat the verbal and written comments that I made on the original DEIR.

IND 100-1

I made verbal comments at the public hearing on May 2, 2018 where I made the following comments on deficiencies in the original DEIR:

A. Alternatives: The Hagar site has only 5% of the beds and the day care facility, and those components of the overall SHW project could go to many other sites (North Remote, East Remote, higher density). Yet none of the Alternatives considered moving only the Hagar site components—instead, the Alternatives all incorporate more complex combinations of housing types that prevent either the public or the UC Regents from seeing what the impacts would be of simply moving the Hagar site elements.

IND 100-2

B. Aesthetics: Aesthetic impacts are not all the same; the qualitative impact of the specific Hagar site would be much greater than other impacts considered. The DEIR fails to analyze the degree of aesthetic impact associated with the Hagar site.

IND 100-3

C. Cultural: Cultural resources do not include only archeological sites: the aesthetics of UCSC campus design and meadow condition are a cultural resource, too. Moreover, the historical significance of the Hagar site includes its role within the context of both the history of the site in ranching and its history in the design of UCSC itself.

IND 100-4

D. Piecemealing: Developing the Hagar site is the proverbial Camel’s nose under the tent: by modifying the Long Range Development Plan (LRDP) now in order to develop SHW on the Hagar site, the apparent incremental impacts of contiguous expansion from that site further into the meadow in the future will appear less than significant later. This violates CEQA because the DEIR fails to consider reasonably foreseeable development that is a consequence of both modifying the LRDP now and the SHW development itself on the Hagar site. Significant impacts now will make future impacts of much more

IND 100-5

dramatic extension seem less than significant—which makes such expansion more likely.

E. Transportation: Due to the piecemealing issue above, further “less than significant” incremental contiguous expansion into the meadow will result in cumulatively significant effects. These have not been analyzed in the DEIR

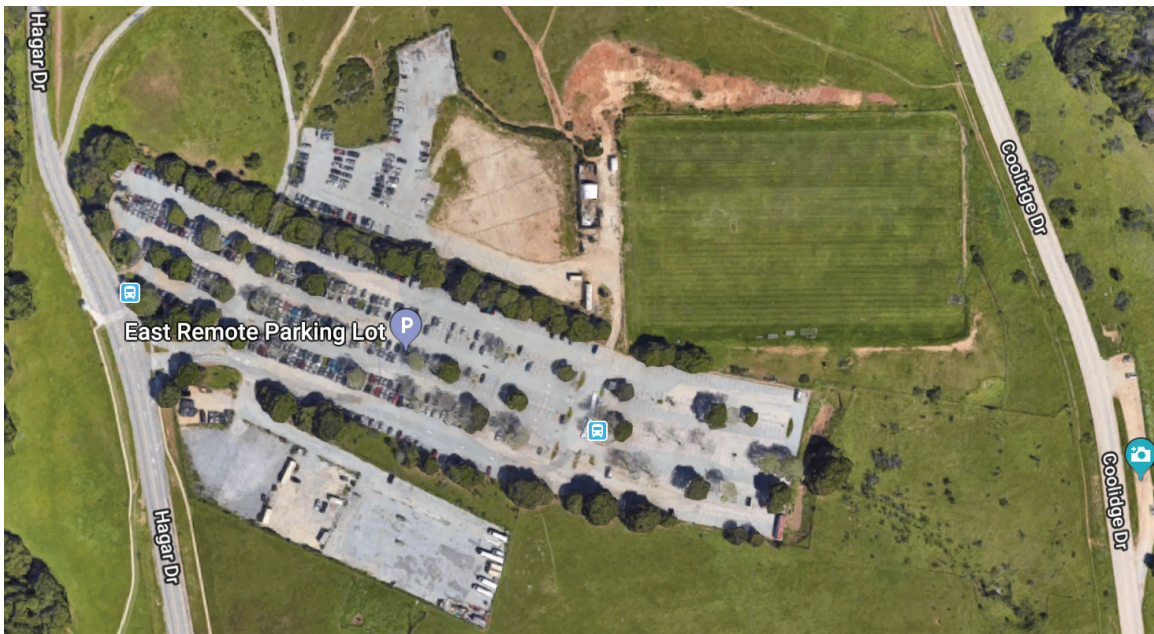
IND 100-5

Each of these deficiencies is discussed in more detail below in these written comments. I submitted the following written comments on the original Draft EIR on May 11, 2018. All direct quotes from the SHW DEIR are in *italics*; all underlined emphasis is mine.

A. Alternatives

The Alternatives analysis fails to consider any Alternative that simply moves the housing and day care center proposed for the Hagar site to another location. This failure is glaring, because only 5% of the beds are at the Hagar site yet it encompasses roughly half of the total development footprint for the combined Heller and Hagar sites. In particular, possible relocation of the Hagar site development to the area around the East Remote Parking structure and its associated parking lots and construction staging area was not considered or evaluated. The East Remote site (inclusive of the nearby parking and construction staging area; possibly including the soccer field in the photo below) appears to be sufficient to handle both existing parking needs (through construction of a multi-level parking structure) and all of the uses proposed for the Hagar site. Moreover, it would then be within walking distance of existing colleges and public transit access—without incurring any of the aesthetic, transportation, noise, or light and glare impacts of the Hagar site. The final EIR must include an analysis of this alternative to the Hagar site.

IND 100-6



In addition, the North Remote site was never considered for relocation of the Hagar site uses. Instead, the North Remote Alternative in the DEIR is much more complex and involves greater impacts on the forest in the North Remote vicinity. Therefore, the EIR is deficient in failing to analyze simple relocation of the Hagar site uses to the North Remote site. The Final EIR must include an analysis of this alternative to the Hagar site.

IND 100-6

Finally, there is no discussion of the reasons that these alternatives to the Hagar site were not evaluated. The UC staff stated in the Public Hearing on May 2, 2018 that the East Remote site is designated for photovoltaic (PV) solar development, but such a constraint is not a sufficient basis for transforming the Hagar site through an LRDP amendment. The LRDP as currently adopted does not allow development of the Hagar site for the SHW project—yet that was not considered a constraint on proposing development of the Hagar site. So a proposed PV facility should not be a constraint on placing the Hagar site SHW development on the East Remote site. Please provide a detailed discussion of (1) the criteria used to evaluate alternatives, and (2) all of the alternative sites considered.

#### B. Aesthetics

The analysis of Aesthetics in the DEIR is deficient, because it takes too narrow a view of the aesthetic impacts of the SHW project by failing to consider how the Hagar site will dramatically affect the context in which the entire campus is experienced and viewed. Moreover, development of the Hagar site will directly conflict with UCSC policies:

The DEIR cites the 2005 Long Range Development Plan (LRDP) in section 4.1.22:

*The 2005 LRDP identifies several visual elements on the campus as valued elements of the visual landscape. According to the 2005 LRDP, the following views and vantage points are important to the campus community:*

*Long-range views from central campus vantage points that include Cowell College plaza, Baskin Visual Arts Center, University House, the knoll at Porter College, and the field at Oakes College.*

*Important vantage points looking across open space areas towards the upper campus include points along Empire Grade Road, Glenn Coolidge Drive, and Hagar Drive.*

*Other relevant policies from the 2005 LRDP include:*

#### *Land Use*

- *Respect the natural environment and preserve open space as much as possible: Development will rely on careful infill and clustering of new facilities to promote efficient land use, retain valuable visual and environmental features, and encourage a pedestrian friendly campus. Within the overall context of infill and*

IND 100-7

clustering, sites will include a reasonable "buffer" between new buildings and major roads where possible.

- Integrate the natural and built environment: New development will respond to the aesthetic qualities of UC Santa Cruz's unique natural environment through siting, development patterns and architecture that are sensitive to the natural setting. In forested areas, buildings generally should not protrude above the surrounding tree canopy; in visually sensitive areas, interruption of prime viewsheds and viewpoints will be minimized.
- Encourage sustainability and efficiency in building layouts: Buildings shall be configured simply, to balance programmatic goals with sensitivity to the natural and/or built context. Efforts will be made to reduce building footprints and increase building height, where feasible.

#### Natural and Cultural Resources

- Respect major landscape and vegetation features: Development will be sensitive to preservation of UC Santa Cruz's distinctive physical features, including ravines, major grasslands, chaparral, and areas of redwood and mixed evergreen forests.

The DEIR also cites the UC Santa Cruz Physical Design Framework for UCSC policies:

*A companion piece to the 2005 LRDP, the UC Santa Cruz Physical Design Framework highlights the complex and dynamic physical environment found on campus. The Framework categorizes key landscape types, building types and circulation types throughout the campus, articulating related guidelines that are intended to actuate sustainable and mindful campus development. The predominant landscape types found at the project sites are Meadow Areas, Forest, Forest Edge. Guidelines specifically related to the proposed project are highlighted here.*

#### Meadow Areas

- Maintain the continuity and visual "sweep" of the meadow landscape across the lower campus, from the Pogonip east of the campus to Wilder Ranch State Park on the west.
- Do not permit new plantings or plant succession to change the overall visual character of the lower campus meadows. Avoid new fencing, except where necessary to manage meadows or grasslands.
- Preserve the integrity of meadows by maintaining a clear meadow boundary. Site development so as not to encroach on the meadow open space.

#### General Building Siting + Design

- Site buildings so as to protect visually and ecologically significant landscape features.

Despite this detailed recitation of policies, however, locating any portion of the SHW at the Hagar site directly conflicts with every UCSC policy that I have underlined above.

IND 100-7

Section 4.1.4 of the DEIR defines IMPACTS AND MITIGATION MEASURES:

#### *4.1.4.1 Significance Criteria*

*The impacts on aesthetics from the implementation of the proposed project would be considered significant if they would exceed the following significance criteria, in accordance with Appendix G of the State CEQA Guidelines, the UC CEQA Handbook, and the 2005 LRDP EIR:*

- *have a substantial adverse effect on a scenic vista;*
- *substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway;*
- *substantially degrade the existing visual character or quality of the site and its surroundings; or*
- *create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area. As stated in the 2005 LRDP EIR, a scenic vista is defined as an expansive view of a highly valued landscape, as observable from a public accessible vantage point. According to the 2005 LRDP EIR, important scenic vistas for the campus include views of the Monterey Bay as viewed from Cowell College plaza, Baskin Visual Arts Center, University House, the knoll at Porter College, Stevenson College knoll, and the field at Oakes College; and views across the campus and wooded backdrop as viewed from locations along Empire Grade Road between Western Drive and the campus west entrance, Glenn Coolidge Drive between Hagar Drive and Cowell College, and Hagar Drive between Glenn Coolidge Drive and the East Remote parking lot. The 2005 LRDP EIR also defines scenic resources on the campus to include Cowell Ranch Historic District buildings and structures, rock exposures in the main entrance area, and all of the meadows on the lower campus, including Great Meadow, East Meadow, and the meadow west of Empire Grade Road. Meadows on the central campus (Kerr, Crown, Porter) are not considered scenic resources because these are not of a significant scale or part of a scenic vista.*

IND 100-8

Section 4.1.4.2 also states that “[w]ith regard to the Hagar site, that site was not envisioned for any development under the 2005 LRDP.” This statement is critical: although the LRDP designated it as “Campus Resource Land,” development was not contemplated. The entire 2005 LRDP process was based on non-development here. Changing the LRDP designation for this site is tantamount to changing the entire LRDP—because development at the Hagar site will induce reasonably foreseeable development throughout the East Meadow once it has been degraded significantly. Further development of the East Meadow through incremental contiguous development is

a likely consequence of developing the Hagar site. Therefore, the cumulative impacts of such development must be assessed in the DEIR. Otherwise, this is “piecemealing.”

IND 100-8

The SHW DEIR also states that “[t]he site is prominently located at the intersection of Hagar and Glenn Coolidge Drives, and is visible along both streets in close proximity to the site” (*Views of the Hagar Site from On-Campus Viewpoints*) and that “[t]he Hagar site is located within an area previously identified in the 2005 LRDP EIR as highly visible from off-campus viewpoints” (*Views of the Hagar Site from Off-Campus Viewpoints*). It is therefore unsurprising that the DEIR finds that “[i]mplementation of the proposed project would have a substantial adverse effect on a scenic vista.” (*SHW Impact AES-1*). The impact is described as “Significant; Significant and Unavoidable.”

However, this conclusion is based upon inadequate analysis that significantly understates the likely impact of the Hagar site project on Aesthetics. The reason for this deficiency is that the DEIR fails to analyze the Aesthetic impact of the Hagar site development on the overall experience of encountering the meadow vista for the first time in all of its visual “sweep,” which frames one’s experience of the entire campus by establishing the setting as one climbs Coolidge and emerges onto the marine terrace at the Ranch View Road intersection. The UC Santa Cruz Physical Design Framework has a goal to “Maintain the continuity and visual “sweep” of the meadow landscape across the lower campus.” But there is no analysis in the SHW DEIR on the impact of the Hagar site on this clear goal:

IND 100-9

*To evaluate the impacts of the proposed project on scenic vistas, this EIR examines the potential change to views of the Monterey Bay from valued vantage points on the campus. In addition it evaluates changes to views across the campus meadows to its wooded backdrop on central and upper campus as viewed from Empire Grade Road between Western Drive and the West Entrance; Glenn Coolidge Drive between Hagar Drive and Cowell College; and Hagar Drive between Glenn Coolidge Drive and the East Remote parking lot, as views from these roadway segments are also considered scenic vistas pursuant to the 2005 LRDP.*

*Comments received on the NOP identified a number of locations in the immediate vicinity of the Hagar site as potential viewpoints that would be adversely affected by the proposed development. Several of the viewpoints identified, specifically the East Playing Field, the entry to CASFS, Cowell Ranch Historic Hay Barn, bike path that runs through the Great Meadow, and the Music Center entry court, Hagar Court, and Parking Lot 116, are not valued vantage points. Furthermore, the Hagar site would not be visible from most of these locations due to intervening topography and vegetation, as well as elevation change. The commenter also identified locations along Hagar Drive and Coolidge Drive as likely to be affected. As portions of both roadways are identified in the 2005 LRDP as providing valued views, impacts from scenic vistas from viewpoints along both roadways are analyzed below.*

IND 100-10



There are several deficiencies in this analysis. First, the approach from Ranch View Road to the intersection of Coolidge and Hagar is neither analyzed nor simulated for public review. Instead, approaching the intersection is analyzed from above the intersection rather than below it—yet the opening up of the first view onto the meadow occurs as one crests the hill near Ranch View Road, so that segment is also important. Second, static images of the visual changes associated with the Hagar site project do not capture how a driver, passenger, bicyclist or pedestrian would actually experience moving along that segment. The sudden appearance of the open meadow and “the continuity and visual “sweep” of the meadow landscape across the lower campus” are important visual resources that directly affect Aesthetics. My former UC-Berkeley colleague Peter Bosselman demonstrated in the Environmental Simulation Laboratory that the experience of moving through a space is very different than simply seeing a static image of that space. Third, the conclusory statement that “[s]everal of the viewpoints identified... are not valued vantage points” is not supported by any evidence in the DEIR. In fact, that claim is directly contradicted by the explicit goal in the UC Santa Cruz Physical Design Framework to “[m]aintain the continuity and visual “sweep” of the meadow landscape across the lower campus.” The EIR must therefore explicitly evaluate these impacts.

IND 100-10

The DEIR then goes on to minimize the Aesthetic impact of the Hagar site development:

*Development of the new FSH complex on this site would disrupt views from both roadways but as the complex would only be two-stories high and would be located at the lowest point of the East Meadow, the view across most of the East Meadow would still be available from the majority of points along the designated segments of Hagar Drive and Glenn Coolidge Drive. However, the proposed housing would be visible in the foreground of views from both roadways, which would alter the scenic vistas from both Hagar Drive and Glenn Coolidge Drive near the intersection with Hagar Drive.*

IND 100-11

But whether a minority or “majority” of viewpoints is impacted is not relevant: the overall disruption of visual continuity of the meadow is the critical and significant impact. The Final EIR must be clear about this: any development at the Hagar site that disrupts the visual sweep—even if only from a minority of viewpoints—is significant.

The DEIR incorrectly concludes that there is no feasible mitigation for these “unavoidable” impacts, yet it has not analyzed the Alternatives discussed above:

*As these simulations show, the proposed development is clustered in the southern portion of the East Meadow and although it is low rise, it would obstruct a portion of the expansive meadow view. The landscaping would soften the appearance of the housing development but would not eliminate the obstruction of this view. Therefore, the change in views due to the Hagar site housing and childcare center would be substantial and adverse. The impact of the Hagar site development on scenic vistas is considered significant.*

IND 100-12

*Mitigation for the impact on scenic vistas from the Hagar and Glenn Coolidge Drive intersection is not feasible because the project is already sited and designed to be as low as possible in its vertical profile.*

*Mitigation Measures: No mitigation is feasible.*

*Significance after Mitigation: The impact on scenic vistas would be significant and unavoidable.*

IND 100-12

But these conclusions—that “no mitigation is feasible” and that therefore the impacts are “unavoidable”—are based upon a premise that the Hagar site is the only possible location for the portion of the SHW project that is proposed to be located at the Hagar site. The discussion of “Alternatives” above shows that it is feasible to mitigate the impacts and therefore avoid these significant impacts by locating the Hagar development elsewhere. These impacts are “unavoidable” only if the DEIR can show that Alternatives (such as the East Remote and North Remote sites, when analyzed only to accommodate the development proposed for the Hagar site) are infeasible. And the DEIR does not do that.

This same logic applies to all of the following conclusions regarding Aesthetic impacts:

***SHW Impact AES-2: Implementation of the proposed project would substantially damage scenic resources. (Significant; Significant and Unavoidable)***

IND 100-13

***SWH Impact AES-3: Implementation of the proposed project would substantially degrade the visual character or quality of the Hagar site. (Potentially Significant; Significant and Unavoidable)***

Moreover, the DEIR incorrectly concludes that the following impacts are “Less than Significant” due to a flawed analysis of the particular impact (each explained below):

***SHW Impact AES-4: Implementation of the proposed project would not result in a substantial adverse effect related to light and glare. (Less than Significant)***

*Hagar Site*

IND 100-14

*The Hagar site is currently undeveloped and no light or glare is currently generated at the site. Construction of the new FSH complex would increase light and glare compared to existing conditions. However, the scale of development and the low-rise housing proposed for this site would not generate substantial new light....Therefore, the impact from any glare produced by the panels at the Hagar site would be less than significant.*

*Mitigation Measures: No mitigation is required.*

The DEIR has no analysis of actual increase in levels of light from combination of

IND 100-15

buildings, parking, traffic, and pathway lighting to support this conclusory statement. Moreover, there is no assessment of the impact of that increase in light levels on the sense of solitude in the meadow landscape at night. The criteria for determining whether any increase is “substantial” are not clear and are not based upon actual user survey data. The Final EIR must include user surveys of residents and others who actually use the site—including questions about the sense of isolation and solitude going to and from the Lower Campus bus stop for residents who live in Faculty/Staff housing near the Hagar site. Their subjective experience of how increases in light may affect the experience of the night sky at the base of the meadow is relevant to determining significance criteria.

IND 100-15

Finally, in Section 4.1.6 CUMULATIVE IMPACTS AND MITIGATION MEASURES

***SHW Impact C-AES-1: Implementation of the proposed project would not result in significant cumulative visual impacts. (Less than Significant)***

*The cumulative impact of campus development under the 2005 LRDP along with other development in the City of Santa Cruz on scenic vistas is analyzed in the 2005 LRDP EIR under LRDP Impact AES-7. The cumulative impact of campus development under the 2005 LRDP along with other development in the City of Santa Cruz on visual character and quality is analyzed under LRDP Impact AES-8, and the cumulative impact on light and glare is addressed in LRDP Impact AES-9. All of the cumulative impact evaluations in the 2005 LRDP EIR addressed changes to views of the campus as a result of LRDP development from off-site locations combined with changes to the same views from other reasonably foreseeable development.*

IND 100-16

*...these changes would not substantially increase the amount of campus development and light and glare that would be visible from off-campus areas, as analyzed in the LRDP EIR cumulative impact assessment... Therefore, the cumulative impacts on scenic vistas, visual character and quality, and light and glare analyzed in the 2005 LRDP EIR would still be less than significant.*

*Mitigation Measures: No mitigation is required.*

This conclusion ignores the fact that “reasonably foreseeable development” changes dramatically with development of the Hagar site, because the multiple significant impacts associated with its development will then mean that incremental development of other parts of the East Meadow would be deemed less than significant. The likely extension of the Hagar site SHW project development footprint through repeated yet incremental contiguous development is a reasonably foreseeable consequence of allowing any development on the meadow at all, so full development of the meadow should be analyzed in the cumulative impacts section. Also, impact “as visible from off-campus areas” is not the only cumulative impact—the Final EIR must analyze impacts on all visual resources (including those visible from anywhere on campus able to see the

project). Such an analysis is likely to show: (1) the cumulative impact on Aesthetics are significant; and (2) mitigation is feasible and the impact avoidable by changing the site.

IND 100-16

### C. Cultural

The DEIR takes a very narrow view of cultural resources, focusing on archaeological sites and those historic structures or artifacts that have been listed in historic registries:

*Cultural resources include historic and prehistoric archaeological sites and features, historic structures and buildings, historic districts, and other prehistoric and historic objects and artifacts. Paleontological resources include (vertebrate, invertebrate, and plant fossils, and fossil localities). California Environmental Quality Act (CEQA) Guidelines also include “unique geologic resources” under the category of cultural resources. Under the category of cultural resources, CEQA also considers impacts to human remains, including Native American burials found in the context of an archaeological site.*

*Within the Hagar site, there is one previously mapped archaeological site and one feature. There is one historic district mapped in its associated utility corridor (Table 4.4-2). These cultural resources include historic site CA-SCR-277H, historic isolate P-UCSC-012H, and the Cowell Lime Works Historic District (CA-SCR-198H) (ARG 2005a; ARG and Pacific Legacy, Inc. 2005b; Calciano and Collet 1973a; Edwards and Simpson-Smith 1986; Maley 2007; Podzorski and Toenjes 1978; Reese 2005b, 2009a, b; UCSC 2007). The Cowell Lime Works Historic District (CA-SCR-198H) is an historic resource listed on the National Register of Historic Places (NRHP) (NPS 2007; UCSC 2007), and as such, it is automatically listed in the California Register of Historic Resources (CRHR). Historic site CA-SCR-277H is recorded as the location of a destroyed Mission-period agricultural site (Edwards and Simpson-Smith 1986; Edwards and Kimbro 1986). Distinctive plow marks were visible in aerial photographs in 1931 but recorders in 1986 observed no artifacts or non-artifactual constituents on the ground (Calciano and Collet 1973b; Edwards and Simpson-Smith 1986; Edwards et al 1978; Kimbro, n.d; Kimbro 1978). Historic isolate P-UCSC-012H is located on the Hagar site; but as an isolate, it is not eligible for the NRHP.*

IND 100-17

*Mr. Dexter conducted a 15-meter-spaced transect survey of the entire Hagar site, including the proposed utility corridor that extends east of the intersection of Hagar and Glenn Coolidge Drives and northeast of Glenn Coolidge Drive into the boundary of the Cowell Lime Works Historic District (CA-SCR-198). Surface visibility during the survey was very poor -- approximately 5 percent due primarily to dense grasses; however, visibility was good closer to Glenn Coolidge Drive. While the utility corridor associated with the Hagar site extends into the Cowell Lime Works Historic District (CA-SCR-198), Mr. Dexter determined that there would be no impacts to any of the structures, buildings, or features that comprise the district. Mr. Dexter did not observe site CA-SCR-094 within the Hagar site. Mr. Dexter noted no physical trace of site CA-SCR-277 in the field in 2017. Any remnant of a plowed agricultural field within the Hagar site is eroded and/or*

IND 100-18

*destroyed, despite UC Santa Cruz using the field only for cattle grazing.*

IND 100-18

#### **4.4.3.8 Historical Resources**

*The Cowell Lime Works Historic District is an historic property under Section 106 of the National Historic Preservation Act (NHPA) and an historical resource under CEQA §15064.4(a)(3), (NPS 2007; UCSC 2007). The utility corridor extends within approximately 100 feet of the closest building, the historic Powder House. However, the proposed project would not cause an adverse effect on the significance of the historical district, as only the proposed utility corridor would enter the far eastern boundary of the district. The University of California at Santa Cruz plans to place the utility corridor below the surface, so there would be no lasting visual or aesthetic effects to the historic district. Outside of the utility corridor, the Hagar Site does not contain any historical resources.*

However, CEQA does not take such a narrow view. CCR § 15064.5 (Determining the Significance of Impacts to Archaeological and Historical Resources) states:

IND 100-19

(a) For purposes of this section, the term “historical resources” shall include the following:

(1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code §5024.1, Title 14 CCR, Section 4850 et seq.).

(2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

(3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 4852) including the following:

(A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

(B) Is associated with the lives of persons important in our past;

(C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

(D) Has yielded, or may be likely to yield, information important in prehistory or history.

(4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.

(b) A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

(1) Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.

(2) The significance of an historical resource is materially impaired when a project:

(A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or

(B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the

requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

(C) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

(3) Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource.

(4) A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures.

(5) When a project will affect state-owned historical resources, as described in Public Resources Code Section 5024, and the lead agency is a state agency, the lead agency shall consult with the State Historic Preservation Officer as provided in Public Resources Code Section 5024.5. Consultation should be coordinated in a timely fashion with the preparation of environmental documents.

Note that the definition of what qualifies as an historic resource includes “any...site, area, place...which a lead agency determines to be historically significant or significant in the...economic, agricultural, educational, social, political...or cultural annals of California may be considered to be an historical resource...in light of the whole record.” In this case, the Hagar site and greater East Meadow qualify for at least two reasons:

(1) As a site that offers important insights into the history of ranching during both the Mexican period and the first century of the state of California, before the UC campus was established; and (2) as a critical example of the design approach to the UC-Santa Cruz campus itself when the UC Regents selected it and it was first developed in the 1960s.

The DEIR does not address the impact of the Hagar site SHW development on these historical resources. This is a glaring deficiency in the DEIR. There is substantial evidence, though, that the East Meadow qualifies under historical resource criteria:

- (A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- (B) Is associated with the lives of persons important in our past;
- (C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- (D) Has yielded, or may be likely to yield, information important in prehistory or history.

IND 100-19

The UC Regents must therefore make findings—based on substantial evidence—that building on the Hagar site will not violate CEQA by “alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.” The final EIR must analyze these impacts on historical resources.

D. Piecemealing

A reasonably foreseeable consequence of approving the SHW development at the Hagar site is the likely extension of the Hagar site SHW project development footprint through repeated yet incremental contiguous development, so full development of the meadow should be analyzed in the cumulative impacts section. Otherwise, UC is guilty of “piecemealing” the project in ways that avoid full compliance with CEQA by failing to inform the public and the UC Regents of the full magnitude of foreseeable impacts. Amending the LRDP to allow the Hagar site to be developed will open the floodgates to future encroachments upon the East Meadow, which will have cumulatively significant effects on every aspect of the campus environment. Those must be analyzed in this EIR.

IND 100-20

E. Transportation

The DEIR fails adequately to address the transportation impact of the SHW project in at least two ways: (1) by failing to compare the impacts of the Hagar site to alternatives that simply relocate the Hagar site components of the project to the East Remote or North Remote sites, and (2) by failing to address the cumulative impacts of reasonably foreseeable development of the rest of the East Meadow if the Hagar site is built. The Final EIR must address both of these transportation impacts directly to be adequate.

IND 100-21



Fixing the SHW DEIR

For these reasons, the DEIR is inadequate and deficient in three ways that are in direct conflict with CEQA’s goals: (1) legally, the DEIR has the specific deficiencies noted above; (2) politically, the DEIR fails to inform the relevant public (the greater Santa Cruz community, UCSC alumni, and UCSC students/staff/faculty) about the impacts of the project—thwarting public engagement in the decision-making process; and (3) the DEIR fails to inform the relevant decision-makers, the UC Regents, of the impacts of the project and the feasible alternatives to it that would avoid some significant impacts. These deficiencies mean that the SHW project will be mired in litigation if not fixed.

But the DEIR can be fixed if (1) it is modified to develop alternatives to the Hagar Site; (2) higher densities and less parking are considered at those alternative sites; (3) it sufficiently analyzes aesthetic, cultural resource, noise and light impacts and the cumulative transportation impacts based on the reasonably foreseeable consequence of modifying the LRDP and allowing SHW development at the Hagar site—which is incremental contiguous development of the East Meadow over the coming decades to transform the campus. Otherwise, the UC Regents will make decisions on the SHW project with incorrect and misleading information and the SHW project will be delayed further in litigation. Such a strategy serves neither the genuine housing needs of UCSC students nor the community of local residents and UCSC alumni/students/staff/faculty.

IND 100-22

UC’s Assets vs. Liabilities

UC faculty, staff, and students are its greatest asset—but UC has not drawn on most of those assets in this design process. More deliberative engagement of the UC community through a planning process would have taken the Hagar Site off the table very early in the process, which would have saved UC considerable time, money, and controversy. UC should actually use its assets—including faculty like myself, who have extensive professional knowledge and academic expertise—or else they will become liabilities.

IND 100-23

I have been a UC faculty member for the past 27 years—the past nine years at UCSC in Environmental Studies and the previous 18 years at UC-Berkeley, where I taught environmental planning and policy in the Department of City and Regional Planning, Department of Landscape Architecture and Environmental Planning, and the Energy and Resources Group. UCSC campus designer Tommy Church was a graduate of Cal’s Landscape Architecture program and taught briefly there; some of my colleagues knew him personally. Two of my other Cal colleagues (Richard Bender and Elizabeth Deakin) helped to develop the shuttle bus and bridge system at UCSC when campus planners originally proposed a massive increase in parking to accommodate students who were driving between classes and their colleges. Innovative design ideas come from UC faculty and students and staff; these same resources can solve the SHW design problem. Including UCSC alumni/students/staff/faculty as a resource more directly would help to

move many of those opposed to the SHW project toward helping to see SHW built.

IND 100-23

I have also served on the boards of a non-profit affordable housing organization (Common Ground Communities) that built 34 units of sweat-equity affordable housing in my hometown of Nevada City, California. That project used innovative clustered design to protect open space and environmental values while still providing affordable housing at the same average density as nearby neighborhoods. This is not a case, as some have argued, of opponents being opposed to housing. Instead, it is an insistence that the core values and stated policies of UCSC be honored when addressing the housing crisis. That is not only not too much to ask, but it is essential if UCSC is to maintain its legacy as a place that is willing and able to do what is harder to protect what is important. Building on the Hagar site will jeopardize that legacy. And that is far too high a price to pay.

IND 100-24

I urge the UC staff, the senior administration of UCSC, and the UC Regents to revise the DEIR in accordance with these and other public comments to produce both an altered SHW design that avoids development of the Hagar site and sufficiently analyzes the impacts of such development to inform the public and the UC Regents what the true impacts of developing the Hagar site would be compared to feasible alternatives.

IND 100-25

**New Comments on the Revised DEIR**

I have included the written comments above—originally submitted as comments on the original DEIR—because the core critique of the DEIR remains valid for the RDEIR even if the specifics of the analysis and the page numbers have changed. That critique is simple and has not been adequately addressed through the revisions in the RDEIR:

1. The RDEIR fails adequately to consider several feasible alternatives;
2. The RDEIR fails adequately to assess the impacts of the Hagar site on aesthetics, historical and cultural resources; and
3. The RDEIR fails adequately to assess the reasonably foreseeable impacts of developing the Hagar site, which includes further build out of the East Meadow.

IND 100-26

I address each of these specific inadequacies in the RDEIR in my new comments below:

**1. The RDEIR fails adequately to consider several feasible alternatives;**

Many commenters on the DEIR suggested that the Hagar site development could be moved to other locations on campus while continuing with the Heller site development as proposed. Specifically, I proposed evaluation of the East Remote Parking site in my comments. Yet the RDEIR has conducted no analysis of the feasibility of developing the East Remote Parking site, simply stating that the site was “not studied further as [a] potential site[] for the FSH complex” because it would result in a “loss of parking”:

IND 100-27

#### 5.4.4 Alternative Sites for Family Student Housing Only

*A number of comments received on the Draft EIR suggested that the Campus consider building only the new family student housing (FSH) complex, both with and without the childcare center, at other sites on the campus. The suggested sites include: East Remote parking lot, facilities yard (resource recovery yard) near the CASFS Farm, land near West Remote parking lot near Rachel Carson College, West Remote parking lot (with a parking structure to replace parking displaced by the FSH complex), Granary site, Chancellor's house, Crown Merrill parking lot, and the Village. Some suggested that FSH be located on the North Remote site or the East Campus Infill site. Most of these sites were not studied further as potential sites for the FSH complex for a variety of reasons: displacement of other existing uses (newly developed resource recovery yard north of the CASFS Farm, undergraduate living-learning program in the Village; loss of parking at the East and West Remote parking lots); impacts to CRLF habitat (land near the West Remote parking lot); potential impacts to Cowell Lime Works Historic District (Granary site); proximity to undergraduate housing, and/or ease of vehicle access (Crown Merrill parking lot, North Remote and East Campus Infill sites, and Chancellor's House site). The use of the North Remote site and the East Campus Infill site for undergraduate housing are incorporated into alternatives evaluated in detail below. (underling highlighting summary dismissal in RDEIR)*

IND 100-27

This summary dismissal of the East Remote parking lot as a feasible alternative—indeed, the summary dismissal of all of these sites—fails the substantial evidence test that CEQA requires. I will repeat the request that made in my written comments to the DEIR: “Please provide a detailed discussion of (1) the criteria used to evaluate alternatives, and (2) all of the alternative sites considered.” The paragraph above does not constitute an analysis.

As the RDEIR notes, an adequate EIR must give decision makers a range of alternatives:

*“According to the State CEQA Guidelines, the discussion of alternatives, in addition to considering a “no project” alternative, should focus on alternatives to a project or its location that can avoid or substantially lessen the significant effects of the project, while feasibly attaining most of the basic project objectives. The State CEQA Guidelines indicate that the range of alternatives included in this discussion should be sufficient to allow decision makers to make a reasoned choice. The alternative discussion should provide decision makers with an understanding of the merits and disadvantages of these alternatives.” (5.5-16)*

IND 100-28

Yet the decision-makers in this case, the UC Regents, are not being given a range of alternatives that is sufficient to allow them to make a reasoned choice. The RDEIR is therefore legally deficient and likely to fail the substantial evidence test if litigated.

**2. The RDEIR fails adequately to assess the impacts of the Hagar site on aesthetics, historical and cultural resources**

The Revised DEIR acknowledges that the following issues were raised in comments on the original DEIR, all of which are included in the written comments I filed on the DEIR:

- “• *Hagar site development is not consistent with the Physical Design Framework guideline that instructs the campus to “Maintain the continuity and visual ‘sweep’ of the meadow landscape across the lower campus, from the Pogonip east of the campus to Wilder Ranch State Park on the west.”*
- *Hagar site development would alter iconic views as seen upon entering the campus as well as from viewpoints on the central campus looking out to the city and the ocean.*
- *Hagar site development would result in significant light and glare impacts and mitigation measures should be set forth to address the impacts.*
- *Hagar site development would be close to the Cowell Lime Works Historic District and therefore the consistency of the project design should be evaluated against the guidelines in the Physical Design Framework for areas near the historic district.” (4.1-2)*

However, the analysis in the RDEIR to address these impacts is inadequate. In general, it continues to limit the frame of analysis to static assessments of the visual impact of the Hagar site development on a narrow list of scenic viewpoints identified in the LRDP. There is an important improvement in that the RDEIR expands on the DEIR’s assessment of the visual impact of the Hagar site development on the Hagar and Coolidge road views, but the analysis remains static and fails to address how the experience of moving onto the marine terrace exposes one to the sweep of the East Meadow and the grandeur of the campus (including the fringe of forest above the sloping East Meadow) landscape. At least the RDEIR now recognizes that the impact on the expansive view is significant:

*“Nonetheless, the proposed development would change the view of the site from that of an expansive meadow, and conflict with the UC Santa Cruz Physical Design Framework goal to “Maintain the continuity and visual “sweep” of the meadow landscape across the lower campus.” The impact is considered significant.” (4.1-25).*

Yet, despite that recognition, there is no serious consideration of feasible alternative sites (including the East Remote Lot) that would mitigate this impact to less than significance. Instead, the RDEIR incorrectly characterizes these impacts as “unavoidable” by defining the limits of possible mitigation within a constraint that only the Hagar site is “feasible”:

*“Mitigation for the impact on scenic vistas from points near or adjacent to the Hagar site is not feasible because the project is already sited at the lowest point on the East Meadow and has been designed to be as low as possible in its vertical profile.*

**Mitigation Measures:** *No mitigation is feasible.*

**Significance after Mitigation:** *The impact on scenic vistas would be significant and unavoidable.” (4.1-27)*

I could repeat this critique for each of the related SHW Impacts AES-2 and AES-3: in both cases, the incorrect statement that “[n]o mitigation is feasible” leads to the incorrect conclusion that the impacts are “unavoidable.” But the logic of this sequence is fundamentally flawed: all of these impacts are avoidable, because alternatives are feasible that would not require mitigation because the impact of those alternatives would not be significant. It is the failure to consider alternatives that drives the conclusory statements.

My comments on the DEIR also remain valid regarding the RDEIR for Impact AES-4:

**SHW Impact AES-4: Implementation of the proposed project would not result in a substantial adverse effect related to light and glare. (Less than Significant)**

The RDEIR has no analysis of actual increase in levels of light from combination of buildings, parking, traffic, and pathway lighting to support this conclusory statement. Moreover, there is no assessment of the impact of that increase in light levels on the sense of solitude in the meadow landscape at night. The criteria for determining whether any increase is “substantial” are not clear and are not based upon actual user survey data. The Final EIR must include user surveys of residents and others who actually use the site—including questions about the sense of isolation and solitude going to and from the Lower Campus bus stop for residents who live in Faculty/Staff housing near the Hagar site. Their subjective experience of how increases in light may affect the experience of the night sky at the base of the meadow is relevant to determining significance criteria.

Finally, I raised concerns in my comments on the original DEIR regarding the impact of the Hagar site development on cultural resources. The RDEIR acknowledges these issues:

*“The boundary of the historic district was established not only to identify an assembly of historic buildings and structures, but also to relate to the history of use, circulation, and natural landscape elements that shaped the human activities that occurred on this site. Development of the Hagar*

IND 100-29

IND 100-30

IND 100-31

*site has the potential to affect the historic district.*

*The Draft EIR takes a very narrow view of cultural resources, focusing on only archaeological sites or historic resources listed in historic registries. The aesthetics of the campus and the meadow condition are a cultural resource. The definition of what qualifies as a historic resource includes “any... site, area, place... which a lead agency determines to be historically significant or significant in the ...economic, agricultural, educational, social, political... or cultural annals of California may be considered to be an historical resource... in light of the whole record.” The historical significance of the Hagar site includes its role within the context of both the history of the site in ranching and its history in the design of UCSC itself when it was first developed in the 1960s. There is substantial evidence that the East Meadow qualifies under historical resource criteria.” (4.4-1 and 4.4-2)*

IND 100-31

However, the RDEIR does not analyze the impact of developing the Hagar site in the context proposed by my DEIR comments and paraphrased in the RDEIR quotes above. Therefore, the RDEIR inadequately informs the decision-makers about the actual impacts of the Hagar site development on cultural resources and their significance under CEQA.

The RDEIR is therefore woefully inadequate as a matter of law due to these deficiencies.

**3. The RDEIR fails adequately to assess the reasonably foreseeable impacts of developing the Hagar site, which includes further build out of the East Meadow.**

Perhaps the greatest deficiency in the RDEIR is that it continues to ignore how SHW development of the Hagar site will lead to more reasonably foreseeable development:

***SHW Impact C-AES-1: Implementation of the proposed project would not result in significant cumulative visual impacts. (Less than Significant)***

This conclusion ignores the fact that “*reasonably foreseeable development*” changes dramatically with development of the Hagar site, because the multiple significant impacts associated with its development will then mean that incremental development of other parts of the East Meadow would be deemed less than significant. The likely extension of the Hagar site SHW project development footprint through repeated yet incremental contiguous development is a reasonably foreseeable consequence of allowing any development on the meadow at all, so full development of the meadow should be analyzed in the cumulative impacts section. Also, impact “*as visible from off-campus areas*” is not the only cumulative impact—the Final EIR must analyze impacts on all visual resources (including those visible from anywhere on campus able to see the project). Such an analysis is likely to show: (1) the cumulative impact on Aesthetics are significant; and (2) mitigation is feasible and the impact avoidable by changing the site.

IND 100-32

## Conclusion

The RDEIR continues the deficiencies of the DEIR: by narrowly constraining the range of alternatives considered for development of the Hagar site, it erroneously concludes that mitigation measures are not feasible and therefore significant impacts are unavoidable. But that logic is seriously flawed: it flows from a presumption—that the Hagar site is the only feasible site and that other sites are not feasible due to constraints that have not been analyzed—rather than from any systematic analysis of feasibility. In particular, excluding the East Remote Parking Lot site on the grounds that it would displace parking shows a remarkable level of design myopia: certainly, construction of a multi-level parking structure could easily replace any parking lost from building there.

IND 100-33

The RDEIR paraphrases and gives lip service to public comments made on the DEIR, but it does not engage in any serious attempt to incorporate those comments to improve the project's design or to analyze the impacts so that the decision-makers can be informed. It is unfortunate that I (and many others in the public) have had to resubmit comments that were made nearly six months ago, but my comments have not been taken seriously. A court of law would examine this record and see clearly that the RDEIR is inadequate. I therefore urge the campus to redesign the project to give serious consideration to all feasible alternatives and to assess the reasonably foreseeable impacts of the project.

Sincerely,

/s/ Tim Duane, Ph.D., J.D.  
Professor Emeritus of Environmental Studies  
University of California, Santa Cruz  
California State Bar #290622

Letter IND 100            Tim Duane

**Response IND 100-1**

This comment is a set of introductory remarks and opinions. It presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 100-2**

Please see **Master Response 2, Alternatives**.

**Response IND 100-3**

As described on Section 4.1 Aesthetics in the methodology discussion, the “value” of a site is an important piece of the determination of aesthetic impacts. As stated in the RDEIR, the Hagar site is identified in the 2005 LRDP as have visual significance. The commenter is referred to Response IND 2-1 and **Master Response 4: Aesthetics and Visual Simulations** for further discussion on the steps undertaken to determine aesthetic impacts associated with the development of the Hagar site.

**Response IND 100-4**

CEQA provides a very specific definition of what constitutes a cultural resource. As noted on page 4.4-1 of the RDEIR, cultural resources include historic and prehistoric archaeological sites and features, historic structures and buildings, historic districts, and other prehistoric and historic objects and artifacts. Paleontological resources include (vertebrate, invertebrate, and plant fossils, and fossil localities). California Environmental Quality Act (CEQA) Guidelines also include “unique geologic resources” under the category of cultural resources. Under the category of cultural resources, CEQA also considers impacts to human remains, including Native American burials found in the context of an archaeological site. The East Meadow does not qualify as a cultural resource for purposes of impact evaluation under CEQA.

With respect to the importance of the East Meadow in the ranching and lime production history of the campus, as noted in the RDEIR, while the meadow was historically used for grazing cattle, it does not contain any historic resources related to the ranching operations or lime production that would make the East Meadow a historical resource. Regarding the role of the East Meadow in the design of UC Santa Cruz through the campus’ history, please see RDEIR pages 4.4-7 and -8.

**Response IND 100-5**

Segmentation or “piecemealing” under CEQA occurs when the project description in an EIR does not encompass the whole action or the entire proposed project, with the result that project impacts are



understated. Where the courts determined that the project had been segmented, they pointed to a piece of the project that was not analyzed in the EIR. That is not the case here. All components of the proposed project are fully described and analyzed for their significant environmental effects.

In *Laurel Heights I*, the court set forth the standards for determining whether reasonably foreseeable future activities must be included in an EIR project description and for determining whether the impacts of those activities must be analyzed in the EIR. In that instance, the court ruled that an EIR must include an analysis of the environmental effects of future expansion or other action if: (1) it is a reasonably foreseeable consequence of the initial project; and (2) the future expansion or action will be significant in that it will likely change the scope or nature of the initial project or its environmental effects. In *Laurel Heights I*, the court found that there was "credible and substantial evidence" that the University's occupancy of the entire building was reasonably foreseeable, and so had to be considered in the challenged EIR. Here, that is not the case. There is no evidence that the rest of the East Meadow will be developed as a consequence of placing the proposed housing on the Hagar site. The Campus has commenced the preparation of a successor document to the 2005 LRDP and is currently examining three test land use scenarios which are posted on the UC Santa Cruz LRDP web page. While these are test scenarios and could change, all three scenarios show that the Campus has no plans to place additional development on the East Meadow adjacent to the proposed Hagar site. Therefore, unlike *Laurel Heights I*, there is no evidence that the University will develop the rest or a portion of the East Meadow. As stated in the RDEIR, CEQA does not allow speculative analysis of future development if there is no evidence that such development is planned or would occur.

For the reasons set forth above, the University is not required to, nor can it reasonably, analyze traffic impacts associated with future development of the East Meadow.

**Response IND 100-6**

Please see **Master Response 2: Alternatives**.

**Response IND 100-7**

The commenter is referred to Response IND 100-3, Response IND 2-1, and **Master Response 4: Aesthetics and Visual Simulations**, for further discussion on the steps undertaken to determine aesthetic impacts associated with the Hagar site. With regard to the Physical Design Framework (PDF), please see **Master Response 3: Physical Design Framework**. Note that the RDEIR finds the visual impacts from the development of the Hagar site significant and unavoidable because of the project's conflict with certain LRDP policies and some policies in the PDF.

**Response IND 100-8**

Please see Response IND 100-5 above which explains that the RDEIR does not segment or piece meal the proposed project. That response also explains why the University is not required to, nor can it reasonably analyze impacts associated with future development of the East Meadow, including any cumulative impacts. Also see **Master Response 1: Tiered Analysis**.

**Response IND 100-9**

The commenter is referred to pages 4.1-24 and -25 of the RDEIR. The EIR notes that “upon traveling further north on Glenn Coolidge Drive, viewers arriving at the Hagar/Coolidge Drive intersection are afforded an uninterrupted view of the central and upper campus, with the field of view dominated by the expansive meadow area, and only a few central campus facilities and the forested areas visible in the far distance. The proposed development would change the view of the site from that of an expansive meadow, and conflict with the UC Santa Cruz Physical Design Framework goal to “Maintain the continuity and visual “sweep” of the meadow landscape across the lower campus.” The RDEIR concludes that the impact would be significant.

**Response IND 100-10**

The change in views from Ranch View Road are analyzed in the RDEIR. Please see page 4.1-24. Further, an adequate number of before and after simulations of the project are included in the RDEIR from a number of valued and other vantage points on Hagar Drive and Glenn Coolidge Drive suggested by commenters which collectively provide a complete understanding of the change in views due to the project. Note that the 2005 LRDP and its EIR designation vantage points that would be considered valued, and this EIR follows the direction provided by the LRDP. Also note that CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commenters.

**Response IND 100-11**

Please see Response IND 100-9 above. The analysis in the RDEIR concludes that development on the Hagar site would have a significant and unavoidable impact with respect to the change in the view from the Hagar/Coolidge Drive intersection and locations near the project site.

**Response IND 100-12**

The RDEIR is accurate in stating that no mitigation is feasible and the impact would be significant and unavoidable. The commenter is referred to RDEIR Chapter 5.0, Alternatives, which includes eight alternatives to the proposed project, all of which avoid the development of the Hagar site and develop

housing elsewhere on campus. As discussed in that chapter, all of these alternatives would avoid the project's significant impact to views across the Hagar site.

**Response IND 100-13**

See Response IND 100-12 above. As discussed in Chapter 5.0, all alternatives would avoid the project's significant impacts related to scenic resources and visual character as no development would occur on the Hagar site under these alternatives.

**Response IND 100-14**

The commenter presents text from the previous Draft EIR. This text has been replaced by new analysis in the RDEIR. The RDEIR finds the project's impact related to light and glare potentially significant and sets forth mitigation that would reduce the impact to a less than significant level. Please see RDEIR SHW Impact AES-4.

**Response IND 100-15**

The RDEIR adequately addresses the change in light and glare from the development of the Hagar site. The project comprises low density, low rise housing and would therefore not add a large number of light sources on the Hagar site. Further, as noted in the RDEIR, the project would be required to implement LRDP Mitigation Measures AES-6A, AES-6B, AES-6C, and AES-6E to minimize the increase in light and reflective surfaces at the site. As the outdoor lighting at the Hagar site could still cause light spill and result in a potentially significant impact, SHW Mitigation Measure BIO-12 would be implemented. This mitigation measure requires the site lighting design to follow the International Dark-Sky Association guidelines for minimizing light pollution, and that outdoor lighting be provided in a manner that provides for nighttime safety, utility, security, and enjoyment while preventing light trespass into natural areas surrounding the sites.

**Response IND 100-16**

Please see Response IND 100-5 above. As stated in that response, there is no evidence that the University will develop the rest or an additional portion of the East Meadow. Therefore the cumulative impacts would not be greater than those set forth in the 2005 LRDP EIR. Please also see RDEIR page 4.1-36 which explains that although the proposed housing at the Hagar site was not included in the 2005 LRDP EIR visual simulations, Figures 4.1-22 and 4.1-23, which are reproduced from the 2005 LRDP EIR, show that the site is not prominently visible from the wharf or Highway 1, off-campus locations that were analyzed for cumulative impacts on visual resources. Therefore, the development of both sites would not substantially increase the cumulative amount of campus development and light and glare that would be visible from off-campus areas and would not alter the conclusion of the LRDP EIR cumulative impact assessment.

The commenter states that the cumulative impact from off campus locations is not the only cumulative impact, and that the EIR must analyze cumulative impacts from anywhere on the campus that the project is visible from. Note that a cumulative impact to views or scenic resources from view points on the campus would occur if the project is in the same field of view as other reasonably foreseeable development. There is no other foreseeable development near the project site that could combine with the project to result in a significant cumulative impact. The only nearby future project is Ranch View Terrace Phase II. While that project and the proposed family housing on the Hagar site would both be visible from Coolidge Drive in the vicinity of Ranch View Road, both developments would be seen at a distance from that vantage point. No cumulative impact would occur.

**Response IND 100-17**

The comment repeats the text on page 4.4-9 of the RDEIR. No specific concern or question regarding the adequacy of the analysis contained in the RDEIR is presented. Therefore, a response is not required pursuant to CEQA.

**Response IND 100-18**

The comment repeats the text on page 4.4-13 of the RDEIR. No response is required. No specific concern or question regarding the adequacy of the analysis contained in the RDEIR is presented. Therefore, a response is not required pursuant to CEQA.

**Response IND 100-19**

The comment repeats the text found on page 4.4-15 of the RDEIR, which notes that the Hagar site does not contain any resources that qualify as historical resources. The commenter asserts that CEQA does not define historical resources so narrowly and argues that the Hagar site offers insights into the ranching history of Cowell Ranch, and that the Hagar site is a “critical example of the design approach to the UC Santa Cruz campus” when the site was selected and the campus was developed in the 1960s. Please refer to Response IND 100-4 above and RDEIR pages 4.4-7 and -8 which address both issues raised by the commenter. The Hagar site does not meet any of the California Register of Historical Resources (CRHR) criteria that are used to determine whether a resource may be listed in or determined eligible to the CRHR, i.e., that the resource qualifies as a historical resource.

**Response IND 100-20**

Please see Response IND 100-5 above.

**Response IND 100-21**

The traffic impacts of alternatives analyzed in the RDEIR are set forth in Chapter 5.0. All eight alternatives analyzed in the RDEIR note that traffic impacts near the Hagar site would be avoided under each alternative.

Please see Response IND 100-5 above which explains why the University is not required to, nor can it reasonably analyze impacts associated with future development of the East Meadow, including any cumulative traffic impacts. Also see **Master Response 1, Tiered Analysis**.

**Response IND 100-22**

This comment is on the previous Draft EIR. The commenter asserts that the Draft EIR is deficient and that the document fails to inform the public and the decision makers of the environmental impacts of the project. The commenter suggests that the deficiencies can be fixed by addressing the comments presented by the commenter and by developing alternatives to the Hagar site. The RDEIR is substantially revised from the Draft EIR, addresses most of the comments presented by the commenter, and includes eight alternatives that avoid the use of the Hagar site. The RDEIR satisfies CEQA requirements as an informational document.

**Response IND 100-23**

The comment presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 100-24**

The comment presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 100-25**

The University revised the project and published a revised Draft EIR that addresses all of the pertinent comments received on the March 2018 Draft EIR. Additional revisions to the RDEIR are not required.

**Response IND 100-26**

The comment presents a bullet list of the issues that the commenter expands upon in his subsequent comments. No response to this comment is required.

**Response IND 100-27**

Please see **Master Response 2: Alternatives**.

**Response IND 100-28**

Please see **Master Response 2: Alternatives**.

**Response IND 100-29**

The commenter asserts that the RDEIR's analysis of aesthetic impacts is static and fails to address the experience that a viewer has moving along Glenn Coolidge Drive and observing the change in views. The RDEIR presents an adequate number of before and after simulations of the project from a number of valued and other vantage points on Hagar Drive and Glenn Coolidge Drive suggested by commenters which collectively provide a complete understanding of the change in views due to the project. Note that CEQA requires that an EIR be prepared with a sufficient degree of analysis to provide decision makers with the information needed to make an intelligent judgment concerning a project's environmental impacts; CEQA does not, however, require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commenters. The commenter also asserts that the RDEIR's conclusion under SHW Impact AES-1 is incorrect, and that the significant and unavoidable impact is avoidable by not placing the project on the Hagar site but at another location on the campus. Note that the RDEIR is correct in its conclusions under SHW Impact AES-1 as truly there are no mitigation measures that could reduce or avoid the impact. Please note that an alternative is not a mitigation measure. Also note that the RDEIR includes eight alternatives that avoid the use of the Hagar site and the impact analysis for each of those alternatives notes that the alternative would avoid the project's significant and unavoidable visual impacts at the Hagar site. The RDEIR therefore satisfies CEQA requirements by setting forth alternatives that avoid or reduce the project's significant impacts.

**Response IND 100-30**

Please see Response IND 100-15 above. With regard to the comment that the Final EIR should include user surveys of people that use the site, please note that CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commenters.

**Response IND 100-31**

Please see Responses IND 100-4 and IND 100-19 above.

**Response IND 100-32**

Please see Response IND 100-5 above as to why the RDEIR does not need to analyze the development of the rest of the East Meadow. Please see Response IND 100-16 above regarding the commenter's concern related to cumulative visual impacts as viewed from on-campus locations.

**Response IND 100-33**

Please see **Master Response 2: Alternatives** regarding the commenter's comment related to the analysis of alternatives.

The comments provided on the previous Draft EIR were carefully reviewed and as documented throughout the RDEIR, additional analysis was provided to address the comments received. Design changes were also made to the project as documented in Table 4.0-2 (RDEIR p. 4.0-8). As an example, the stormwater drainage system for the Hagar site was redesigned and the impacts of the redesign were analyzed in the RDEIR. Similarly, the Heller site development was modified to include buildings that did not exceed seven stories. The impact analysis in the RDEIR was revised to reflect the design change. All significant impacts of the proposed project are fully analyzed and disclosed, and all feasible alternatives have been evaluated in the RDEIR.



**IND-101**

Alisa Klaus <aklaus@ucsc.edu>

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**[eircomment] comments before the deadline**

1 message

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**Faye Crosby** <fjcrosby@ucsc.edu>

Thu, Nov 1, 2018 at 8:07 AM

To: eircomment@ucsc.edu

Please accept my comment on the Draft EIR-rev.  
Please acknowledge receipt  
Faye J. Crosby

Distinguished Professor of Psychology  
UCSC  
831 297 7223 (cell)  
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**comments DEIR rev.pdf**

35K



In times of great national turbulence, distrust can permeate local politics. Personal experiences at an institution can serve to exaggerate or mitigate the impression of mistrust. At this moment, given my personal experiences in several administrations at UCSC, I must confess to feeling deeply suspicious of the administration’s claims about why they continue to refuse to give serious consideration to the alternative sites mentioned in the revised draft Environmental Impact Report (DEIR-rev). This comment explains why.

IND 101-1

Virtually everyone acknowledges that we need child care for staff and faculty as well as for students. We have been fighting this battle for at least 30 years. Second, virtually everyone knows that we are desperately short on beds for students, and again affordability enters the picture. The question is not IF. The question is HOW.

IND 101-2

One seemingly good means to go forward with expensive housing projects is the P3 plan proposed by President Napolitano. We can avoid the problems of debt-ceilings. We can link with professionals who appear to have expertise in matters of construction and finance. But, as the P3 idea is a new one, we may lack expertise in business savvy and may end up with the tail wagging the dog. A short term solution to an immediate crisis may prove not only short-sighted but ultimately very costly to our campus both in financial terms and in terms of the spirit of the school.

IND 101-3

Three Threats

Three threats to the spirit of UC Santa Cruz appear imminent in the proposed plans. First, the West Side housing project as now conceived poses a threat to UCSC’s cherished college system. UCSC is the only public research university that seeks to give a collegiate experience to all its undergraduates, or at least to all its freshman. All other great research universities that also devote focused attention on how age-appropriate developmental experiences delivered in small living-learning environments affect the minds and hearts of undergraduates are in the private section. Yale, Rice, Princeton, Wesleyan, and many others come readily to mind. Great public research universities like the University of Michigan or the University of Virginia provide the living-learning environment to a small cadre of students, not to the whole student body or even to the whole freshman class. If UCSC is to retain its role in helping preserve a true democracy in the United States, it should rail against the divide between public and private higher education.

IND 101-4

A second threat comes in the proposed destruction of the East Meadow. We have declared ourselves stewards of the land. Open land is more and more rare in Santa Cruz county. How uplifting to students, to their families, and to all from the community who visit UCSC to arrive at a breath-taking visit. How deflating to see pre-fab housing. Montesquieu had it right: our environment influences our capacities for thought and feeling.

IND 101-5

That we should so easily abandon the principles on which the campus was founded and which have been reiterated again and again is dispiriting. And here is the greatest threat of all: there may be someone rushing to build her or his vitae by pushing for us to “solve the crisis” under

IND 101-6

his or her watch. We have let the urgent overtake the important, and the bill will come due both sooner and later. In the near-term many donors, myself included, will turn away from the school. In the long term – say 40 years from now – the school may be crippled by new housing costs just as we are crippled today by the costs of re-building Kresge and Family Student Housing, costs that were predictable and were predicted 40 years ago.

IND 101-6

Alternatives

The major sticking point for many opponents of the DEIR-rev is the continued refusal to take seriously alternative plans to the proposed behemoth housing on the West Side and the pre-fab modules on the East Meadow. The East Campus Infill project had been abandoned in 2009, apparently with the same sense of urgency and short-sightedness that we see again today. The north campus parking area and, yes, the caravan village, would be good places to consider building. In addition to places noted in the DEIR -rev, there are additional sites to consider or reconsider such as the buffer zone next to Hagar, the plot that now contains the condemned and currently un-useable University House, the area next to Rachel Carson College tennis courts, the land to be used for the second phase of Ranch View (where the 39 buildings could be built on an accelerated schedule, leased to Family and Student Housing families, and then sold to faculty), and locations in-town.

IND 101-7

Using such alternatives could preserve our values and our nature and could have some unexpected advantages. One main advantage might be – a more affordable and more child-centric day care arrangement than is envisioned now. Another advantage might be enhanced town-gown relations.

Why such short shift to the advantages?

Proponents of the P3 plan claim that the alternative would be exorbitantly expensive. But figures proving their point seem to be hard to find. I am not on the UCSC Foundation Board, but my friends who are on the Board exhibit some frustration at what appears to be obfuscation on the part of the administration.

IND 101-8

Non-board members like myself have also been blocked. Before ill health forced me to take a medical leave from my duties, I attended all the public information meetings that occurred on campus when I was not in class. The meetings were a lesson in frustration. Consultants and officials presented charts and photos and did not leave time for real questions. When someone managed to slip in a real, pointed question, the answers were disappointing. Take one specific instance. The consultant exhibited an image of how the East Meadow complex would appear from the intersection of Hagar Drive and the road to the lower quarry; but he was forced to admit that the viewpoint was one inch off the groups, not 60 or 70 or 80 inches as might occur to a person walk or in a car. Squirrels might be very happy, but such deception (intentional or not) added little credence to the account.

IND 101-9

Additional cynicism

IND 101-10

My personal experiences in various roles at UC Santa Cruz has informed my view point about the processes by which we have come to this unfortunate pass. I disclosed them in the hope that you will put my views in context.

In 1998, I came to the campus as a Full Professor. The next year I made the mistake of accepting an invitation into the cabinet of Chancellor MRC Greenwood. I reported directly to the Executive View Chancellor (EVC) John Simpson in the newly created role of Vice Provost for Academic Affairs. Immediately I could see how people’s personal agendas and relationships had serious and often negative ramifications for the larger community. The personal relationship between Linda Goff and MRC Greenwood meant that the EVC was excluded from some important discussions and decisions. It also facilitated Greenwood’s plan to weaken the college system (over which Goff stood) in her attempt to get UCSC admitted to the AAU. These shenanigans – and similar battles between Student Affairs and the Business Administrative Services -- were not apparent to those outside the cabinet; but the effects were. My frustrations led to my resignation after 4 months in office.

Later, I served as Vice Chair and then Chair of the Academic Senate. I was on the podium with Chancellor Denice Denton at her investiture, November 4, 2005, sitting next to President Dynes as he texted the announcement to the news media of the resignation of MRC Greenwood due to improper behavior at the Office of the President. The stories mentioning UCSC that appeared on November 5 spoke more of the improper dealings of MRC Greenwood (concerning failure to disclose her associations with Goff) than of Denton. If the Denton administration had not been doomed from that moment, it became doomed as the Chancellor was more and more isolated. Her depression and suicide on June 24, 2006 thankfully occurred off campus; but a pall was cast.

From 2010-2016 I had the great honor to serve as Provost of Cowell College. In that role I could again see how one or two strong voices in the central administration at UCSC might hold sway over others. Chancellor George Blumenthal, whom I have counted as a friend and admired as a leader, has many fine attributes. But he shuns discord and will seek to avoid having anyone in his team meet with public embarrassment. Many times such a stance is optimal. Other times, it is not. It seems to me that George Blumenthal’s unfortunate comments about the East Meadow being a Cow Patch are symptomatic of how he has removed himself from any down-and-dirty battles that might be occurring within his administration. If such battles were occurring, it is also obvious that some additional factors would make them hard to resolve: a) a still relatively new ECV whose main focus is not on this matter but on her Strategic Academic Plan; and b) an organizational chart where there is no Vice Chancellor for Student Affairs and where the Planning and Budget department is lateral to, neither subsumed under nor subsuming, the unit for Business Administration.

Too Late?

IND 101-10

**Letter IND 101**            **Faye Crosby**

**Response IND 101-1**

The comment expresses opposition to the proposed project, but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration. The commenter is also referred to **Master Response 2: Alternatives**,

**Response IND 101-2**

This comment is a set of general remarks and opinions. It does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 101-3**

This comment is a set of general remarks and opinions. It does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 101-4**

CEQA does not require an evaluation of social and economic impacts of a project unless those socio-economic concerns could lead to a physical effect on the environment. The effect of the proposed project residential college system on campus would not result in any physical impacts on the environment. Therefore, this issue is outside the scope of CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 101-5**

This comment is a set of general remarks and opinions. It does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration. The commenter is also referred to **Master Response 4: Aesthetics and Visual Simulations**.

**Response IND 101-6**

This comment is a set of general remarks and opinions. It does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 101-7**

Chapter 5.0 of the RDEIR analyzes seven alternatives to the proposed project, including alternatives that reduce the density at the Heller site and/or develop housing on portions of the campus other than the Hagar site, including the East Campus Infill site. Refer also to **Master Response 2: Alternatives**.

**Response IND 101-8**

CEQA does not require an evaluation of social and economic impacts of a project unless those socio-economic concerns could lead to a physical effect on the environment. The ultimate cost and method of implementing and constructing the proposed project would not result in any physical impacts on the environment. Therefore, this issue is outside the scope of CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration. Regarding the assumptions underlying the Campus's estimates of the costs of the alternatives, the commenter is also referred to **Master Response 2: Alternatives**.

**Response IND 101-9**

The commenter is referred to **Master Response 4: Aesthetics and Visual Simulations**, for discussion of the methodology utilized to develop the visual simulations.

**Response IND 101-10**

This comment is a set of general remarks and opinions. It presents no environmental issues within the meaning of CEQA and no specific response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**IND-102**

Alisa Klaus <aklaus@ucsc.edu>



**[eircomment] EIR comment Nov. 1, 2018**

1 message

**Singne Coe** <singnecoe@gmail.com>

Thu, Nov 1, 2018 at 12:31 PM

To: eircomment@ucsc.edu

November 1, 2018

Attention: Alisa Klaus, Senior Environmental Planner, UCSC

I am writing in response to the Revised Draft EIR for the Student Housing West Project.

The two photos below depict the same site, but are emblematic of startling difference in vision. The first was published in the recent UCSC Magazine, mailed to alumni and other supporters of UCSC (presumably to encourage financial donors?)—a vision of their plan for the future. The second is from the East Meadow Action Committee website. One vision is of a developed “cow patch” (as it has been called by university administration) and the other a stunning view of a great meadow and a rare natural public treasure. Despite the fact that over 74,000 concerned community members, alumni, and others associated with UCSC signed a petition last spring requesting that the university reconsider their plan to site a housing development on this site, the plans seemingly go ahead without true consideration of the irrevocable destruction that they entail.

IND 102-1



**IND-102**

This difference in vision is not “just” a matter of aesthetic. It represents a startling departure from the vision for the UCSC campus as described by the early planners in 1962, which influenced much of the admirable early development of the campus site. The respect and honoring of the natural world implicit in the early plan involved important moral values that informed the culture of UCSC. The unique campus environment became a place where students (and others) were encouraged to think differently and creatively in their investigations into the natural world and how people can live sustainably with each other and with nature.

Besides destroying this particular inspiring meadow, the proposed east meadow housing development does not represent the best model for future development. There is no question that more student housing is needed, and soon. More efficient use of land in proposed “infill” sites, which have shown to be viable in earlier plans, could leave such natural sites open for the myriad species which inhabit them, and provide, in the case of the meadow, an additional 13.5 acres of grassland to sequester CO2 as well as provide habitat for many rare species.

IND 102-2

But especially discouraging is the difference in vision represented in these development plans. In the past students as well as members of the public have been inspired and enriched by the beauty of the campus landscape, and encouraged and empowered to think creatively about how we can create a sustainable future for us all in the natural world. This kind of inspiration can lead one to see a complex and rich watershed where others see a “ditch,” and a great meadow rich with varied and rare life forms where others see a “cow patch.” It is especially distressing to those of us who love the campus and the university to realize that its unique beauty and vision are undervalued and threatened by development which does not work to sustain the values which have made it such a special place.

Singne Almestad Coe  
B.A. UCSC 1971  
M.A., Ph.D. UC Berkeley 1987

---

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

Letter IND 102            Singne Almestad Coe

**Response IND 102-1**

This comment is a set of general remarks and opinions in opposition to the aesthetic effects of Hagar site development. It does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 102-2**

This comment largely consists of a set of general remarks and opinions in opposition to the project. The commenter does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA.

The commenter states that if the Hagar site were left undeveloped, 13.5 acres of grassland site would continue to provide carbon sequestration. The Hagar site, when developed by the project, would place impervious surfaces on 6.3 acres. The remainder of the acreage on the site would remain undeveloped or would be planted with lawns, trees, and other climate appropriate landscaping. Therefore, the reduction in carbon sequestration would be associated with about 6.3 acres of the site that would be developed with buildings, roads, paths, and parking areas. Based on a CO<sub>2</sub> accumulation rate of 4.31 MT CO<sub>2</sub>/acre for grasslands, the removal of this acreage of grassland would result in a reduction in sequestration of about 27 MT CO<sub>2</sub>/year. However, most, if not all, of this loss would be offset by the new landscaping that would be installed as part of the project, which would include a number of trees and shrubs that generally have higher carbon sequestration rates than grasses. According to CalEEMod, the CO<sub>2</sub> accumulation rate for trees is 111 MT CO<sub>2</sub>/acre, and for scrub is 14.3 MT CO<sub>2</sub>/acre.

The commenter asserts that the housing could be provided on infill sites. The commenter is referred to **Master Response 2: Alternatives** regarding the infeasibility of infill sites.



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

RE: Student Housing West Revised Draft Environmental Impact Report (dEIR)

Dear Alisa,

I am a former student, staff member, and I live on the Westside of Santa Cruz. I have the following comments on the dEIR.

1. 7.1-5 on page 7.1-22 has annual potable water demand information for the Student Housing West project sites from March 2018. Please revise this table to reflect the updated potable water demand based on the work performed in July and August with the Recycled Water Model in the Appendix. IND 103-1
2. Page 7.1-53 states that LRDP Mitigation UTIL-9B is to expand the use of recycled water on the main campus. If UCSC constructs a recycled water distribution network to Porter and Kresge and the Arboretum, would it be feasible to include irrigation demands at Rachel Carson College and Oakes College too? Title 22 recycled water has been used for organic food crops with the Castroville Seawater Intrusion Project distribution network since the 1980s. It could be used to support the UCSC Farm and Garden’s agroecology operations. IND 103-2
3. Public acceptability of the Student Housing West project could be improved by pursuing an option that lessen density at the Heller site and avoid development of the East Meadow with the Hagar site. Avoid AES-2, AIR-3, and HYD-3 impacts by pursuing Alternative 5. Alternative 5 offers the benefits of locating undergraduate students close to Crown and Merrill colleges, where these students could be socially included in college life. If it is infeasible to build 5 to 7 story buildings due to the karst geology in the area, smaller buildings could be located at the East Infill Site, and the Heller site could have the same density as the proposed project. IND 103-3
4. Future water supplies must bear a likelihood of actually proving available, and the EIR should include an adequate description of long-term water sources. (40<sup>th</sup> Cal. 4<sup>th</sup> 412 *Vineyard Area Citizens for Responsible Growth, Inc. v. City of Rancho Cordova* (2007). The LRDP Water Supply Impact Assessment left out an important description, which makes it seem like the result of the City’s recycled water planning is the non potable reuse project only. Please use the final version of the City of Santa Cruz [Regional Recycled Water Facilities Planning Study](#). Please include a brief description on page 7.1-43 of the water supply alternatives with advanced treated purified recycled water that could meet the water supply gap for the City of Santa Cruz. The Pure Water Soquel project Environmental Impact Report offers an environmental review of the potential project to construct an advanced purification water facility at the City’s Wastewater Treatment Facility, which is available at <https://www.soquelcreekwater.org/PWS-CEQA>. IND 103-4

Thank you for your consideration of my comments.

Sincerely,



Catherine M. Borrowman, M.P.A./M.A.I.S  
Natural Resources Communications  
1315 Laurel St., Santa Cruz, CA 95060 [cborrow1315@gmail.com](mailto:cborrow1315@gmail.com) M. 831.227.6412

**Letter IND 103**            **Catherine Borrowman**

**Response IND 103-1**

The RDEIR acknowledges that with the inclusion of the MBR plant in the Hagar site development and due to other adjustments to water use factors, the total water demand of the revised SHW project is lower than previously estimated and analyzed in the Water Supply Assessment (WSA) (see page 7.1-2, in Section 7.2, LRDP Water Supply Impact Assessment, and Technical Memorandum by West Yost dated August 16, 2018 in Appendix 7.1). However, because the change in the demand was small, the University decided to leave the prior WSA unchanged as it provides a conservative analysis of the 2005 LRDP's impact on water supply.

**Response IND 103-2**

The Campus will consider using recycled water for irrigation at the UC Santa Cruz farm and also for landscape irrigation at Kresge and Oakes Colleges.

**Response IND 103-3**

Please see **Master Response 2: Alternatives**.

**Response IND 103-4**

The commenter recommends that the descriptions of future water supply projects presented in Section 7.1 of the RDEIR should be expanded to include alternatives that involve advanced treated purified recycled water that could help meet the water supply gap for the City of Santa Cruz. Two such projects are identified in the City of Santa Cruz Regional Recycled Water Facilities Planning Study. Text describing these projects and their potential impacts has been added to Section 7.1. Please see **Chapter 4.0, Revisions to the Revised Draft EIR**.

IND-104



Alisa Klaus <aklaus@ucsc.edu>

# Re: [eircomment] What's the News on Student Housing West at UCSC?

1 message

Tommaso Nicholas Boggia <tboggia@gmail.com>  
Reply-To: tboggia@gmail.com  
To: eircomment@ucsc.edu

Wed, Oct 31, 2018 at 6:02 PM

I'm an UCSC alumni and I stand with Matthew Waxman in advocating for UCSC to honor the historic vision of the campus as laid out in the 2005 LRDP and protect the integrity of the East Meadow by utilizing an alternative site for student family housing and child care facilities. The short term inconvenience of one or more of the alternative sites outweigh the irreversible damage to the campus from constructing the prefabricated development at the East Meadow.

IND 104-1

The real problem here is that new campuses have not been built keeping pace with population growth and need. It is unfair of the legislature to put these pressure on the existing campuses without simultaneously providing funds for the system to grow in a way that doesn't compromise it's integrity. It is time for UC campuses to take more aggressive action in refusing impossible mandates from the legislature.

Also, one parking space per unit!? The campus is extremely well connected by public transit, and all state agencies have a [mandate from the Governor](#) to reduce greenhouse gas emissions to 0 by 2045. How does subsidizing every apartment to have a personal gas vehicle fit into that plan? How much does adding all that parking add to the construction and maintenance costs of the project?

IND 104-2

Tommaso Nicholas Boggia  
Crown Class of '08 (graduated in '07)

On Wed, Oct 31, 2018 at 4:43 PM Matthew Waxman <waxman.matt@gmail.com> wrote:

Dear colleagues and friends,

Apologies on any repetition. An update on public comment process for UCSC Student Housing West:

Because UC Santa Cruz issued a Revised Draft EIR, which fully replaces the *first* Draft EIR, all public comments submitted to this *first* Draft EIR will not be incorporated into the Revised Draft EIR above and beyond the way UCSC may or may not have dealt with them in that revision. In other words, if you submitted comments and feel the Revised Draft EIR did not respond to them adequately, then you must re-submit your prior comments in order to keep them in play.

Thus only public comments submitted now to [eircomment@ucsc.edu](mailto:eircomment@ucsc.edu) before the 5pm November 1st deadline tomorrow will be the ones UCSC must legally respond to in the Final EIR that will go to the UC Regents in January for approval.

See below fwd email from UCSC about this.

Matthew

----- Forwarded message -----

From: **UC Santa Cruz Physical and Environmental Planning** <pep@ucsc.edu>  
Date: Mon, Oct 29, 2018 at 10:12 AM  
Subject: Revised Draft EIR, UC Santa Cruz Student Housing West Project  
To: Alisa Klaus <aklaus@ucsc.edu>  
Cc: Jolie Kerns <kernsj@ucsc.edu>

UC Santa Cruz issued a revised draft environmental impact report for Student Housing West on September 17.

**Letter IND 104            Tommaso Boggia**

**Response IND 104-1**

The comment is noted. It does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration. The commenter is also referred to **Master Response 2: Alternatives**.

**Response IND 104-2**

See **Master Response 13: Parking**.

**IND-105**

Alisa Klaus <aklaus@ucsc.edu>



**[eircomment] Student Housing West Revised EIR**

1 message

'Dale Benedix' via [eircomment@ucsc.edu](mailto:eircomment@ucsc.edu) <eircomment@ucsc.edu>  
Reply-To: Dale Benedix <reachdale7@yahoo.com>  
To: [eircomment@ucsc.edu](mailto:eircomment@ucsc.edu)

Wed, Oct 31, 2018 at 10:38 PM

An email from the UCSC planning office dated October 29 indicated that public comments on the revised EIR for the student housing West would be received until a November 1 deadline. This is absolutely ridiculous to provide almost no notice whatsoever. The EIR comment period should be reopened and extended so that meaningful public input can be obtained and that the public have the opportunity to do so. The University should be ashamed of itself.

IND 105-1

Dale Benedix  
Capitola, CA

...  
[Sent from my iPhone](#)

---

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

**Letter IND 105            Dale Benedix**

**Response IND 105-1**

The University distributed a Notice of Completion and Notice of Availability of the RDEIR on September 17, 2018. This distribution included email or hard copy mailings to members of the public who had previously requested to receive CEQA notifications for campus projects, and to all individuals who had submitted comments on the previously issued Draft EIR. The email distributed on October 29, 2019 was a reminder to those who had submitted comments on the Draft EIR that the final EIR would not include responses to those comments, and of the approaching deadline for submitting comments on the RDEIR.

**IND-106**

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



## [eircomment] Student Housing West Project: comments

1 message

Jennifer Gonzalez &lt;jag@ucsc.edu&gt;

Thu, Nov 1, 2018 at 4:36 PM

To: eircomment@ucsc.edu, Jennifer Gonzalez &lt;jag@ucsc.edu&gt;

To Whom It May Concern:

I am writing with a serious concern about the proposed plan to destroy the spectacular beauty and remarkably rare asset of a California natural meadow on our campus in order to build 140 family student housing units. Our campus, and the East Meadow is literally world-renowned for its natural beauty. Historically we have paid careful attention to the built environment, and made an effort to create structures that will blend into the landscape. This building project is an affront to the vision of this original campus plan, and will utterly transform the experience of students, visitors and alumni. We will lose support from a remarkable number of stakeholders, and along with one of the iconic features our landscape. The East Meadow can never be reduced to a "cow patch." Shame on anyone who suggests as much! Whether cows occupy the space or if it is left in a natural state, the open green space is symbolic of our character as a campus. It creates the remarkable, spectacular views we are known for; it is a breath of fresh air in an increasingly dense, overpopulated region; it is one of our best infrastructure features. Even building across the street would be a better choice!

IND 106-1

Moreover, the current proposal will put young children at significant risk by placing them in a childcare center and family housing at the busiest traffic intersection on campus. These children will cross the street on their way to school, frequently unaccompanied by adults, for most of their K-6 education. The intersection is already a terrible traffic nightmare at busy times of day; adding more housing on the corner will make the situation virtually untenable, and create probably the worst congestion corridor on any of the UC college campuses state wide. Children will be trying to safely navigate that corner on a regular basis, while inexperienced, college-age drivers are speeding through. I will hold the current UCSC administration and this terrible decision accountable when the first child is hit by a car. As a mother and long-time resident in faculty housing I can say with experience that I find this choice to be profoundly irresponsible. The traffic studies in the Draft EIR are entirely inadequate, and do not respond fully to these two concerns.

IND 106-2

The proposal to build on the East Meadow is simply and quite clearly the result of poor and rushed planning, and the imperative (possibly flawed) to develop a public/private partnership model that requires a for-profit enterprise to get involved. In order to create sufficient profit margins from low-cost housing, Capstone is clearly looking for a cheap and easy place to build. This rationale is an unacceptable excuse for destroying what *generations* of UCSC administrations have tried to protect. Don't build on the East Meadow, *especially* when there are many other reasonable, safer, and affordable options.

IND 106-3

Sincerely yours,

Jennifer A. Gonzalez

--

Letter IND 106            Jennifer Gonzalez

**Response IND 106-1**

The comment expresses general opposition to the the project. It does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

The commenter is referred to Response IND 2-1, and **Master Response 4: Aesthetics and Visual Simulations**, for a discussion of views across the East Meadow.

**Response IND 106-2**

An increase in transportation and traffic hazards due to a geometric design feature or incompatible uses that would be introduced by a proposed project is considered to be an environmental impact under CEQA, but potential safety concerns related to enforcement of traffic regulations are not in themselves considered impacts under CEQA. The proposed use of the Hagar site for family student housing and childcare facility is consistent and compatible with the adjacent land uses. The proposed design of the project intersections is consistent with applicable design standards; the Hagar/Coolidge Drive intersection has two existing controlled locations for pedestrian crossing and the project would add an additional controlled location for pedestrian crossing to improve pedestrian safety and access. Therefore, additional analysis of safety impacts at the Hagar/Coolidge Drive intersection is not required.

**Response IND 106-3**

This comment is a set of general remarks and opinions in opposition to construction on the East Meadow. It does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.



Comments on the EIR

The unprecedented plan to build family student housing on the meadow is an aberrant change, after over 5 decades of stewardship of environmentally sensitive expansion of our campus.

Before making substantive comments, it is important to alert the dedicated staff about people's tendency to be overconfident in their beliefs and to behave with a confirmation bias. Overconfidence and confirmation bias leads us to seek out evidence that supports those beliefs and ignore or even actively suppress disconfirming evidence and alternative possibilities. I caution the staff and responsible administrators to guard against confirmation bias in proposing solutions to new housing and a daycare on campus. Thus, it would be detrimental to the future of the campus to seek only positive evidence, ignore negative evidence, view ambiguous evidence as positive, and overweight the positive relative to the negative.

IND 107-1

It appears unconscionable to propose this design for family student housing, consuming 13 acres for 140 beds and a daycare, and built around the automobile. The current family student plan has an overabundance of roads and vehicle pavement highly conducive to vehicle traffic blatantly contradicting the university's goal to eliminate automobiles on campus. The proposed family student housing site for 140 beds and a daycare actually requires the same dedicated acreage as the current 13 acres available for the Heller site for housing thousands of students.

IND 107-2

Another human fallacy or trap is to narrow the consideration of alternative solutions to a problem. I believe there are plans to install solar panels in the east remote parking lot. Although this on the surface might be considered a worthy cause, it would preclude the use of this space for more pressing needs for housing, for example. We might even expect that in a few years soon after the project is built, it will be illegal for a mere mortal to drive an automobile in California (because of driverless technology).

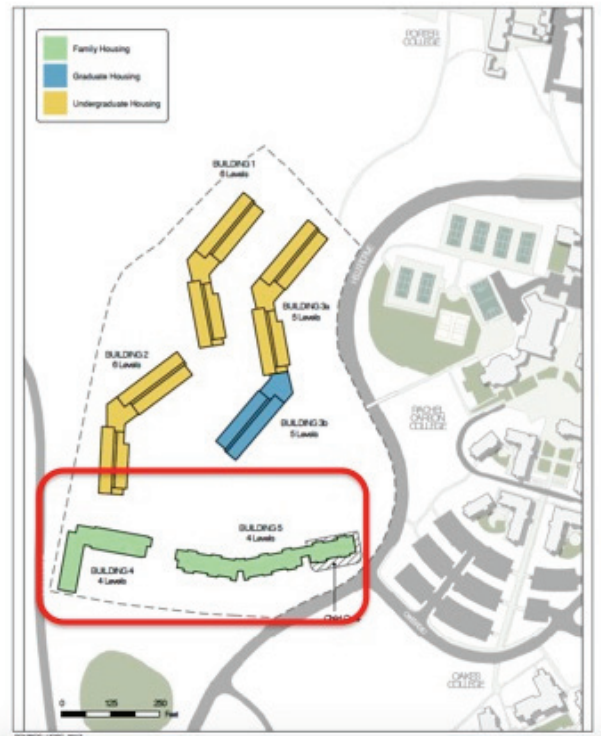
IND 107-3



There are better alternatives for adding new housing on campus, some actually described in the Environment Impact Report (EIR).

For one of alternative possibilities mentioned in the Draft EIR, here is how the daycare can be built on the current Heller student family housing site, with disrupting less than 1/2 of the families for the year that the new family housing and daycare is built. It should be noted that other UC campuses have somewhat concentrated multistory family student housing, as proposed in this alternative rather than building a luxurious automobile centric housing estate on the meadow. The green is the new housing and the daycare.

IND 107-3



Another solution would be to first build residence halls on the north remote site and house the family students temporarily the following year when the family student housing is built on the Heller site.

We also designed a questionnaire in which Emeriti Professors and Associates were asked to vote on these current plans. There were 3 questions: 53 of the 59 respondents objected to building family student housing and a daycare on the East Meadow as planned, 43 said they would consider eliminating any further gifts, including legacy gifts, to the university if building on the meadow occurs, and 39 replied that they would consider making a donation to oppose building on the meadow?

Emeriti(a) Professors are active members of the town and university communities. In a survey of UCSC emeriti activity, 35% offered service to campus departments, 69% served as informal mentors, and 40% taught graduate and undergraduate courses. About 2/3<sup>rd</sup> reported publishing journal articles and/or books. The total funding by the Emeriti for research was \$10,000,000. Total gifts to UCSC was \$570,000.

IND 107-4

The UCSC Emeriti(a) Professors and Associates were asked to vote on these current plans. There were 3 questions: 53 of the 59 respondents objected to building family student housing and a daycare on the East Meadow as planned, 43 said they would consider eliminating any further gifts, including legacy gifts, to the university if building on the meadow occurs, and 39 replied that they would consider making a donation to oppose building on the meadow?

In addition to this opposition by the Emeriti(a), many UCSC alumni, students, staff, and faculty have opposed building on the meadow, and their arguments and supporting evidence can be viewed at

<https://www.eastmeadowaction.org>

UCSC is the apple of the eye of Santa Cruz. We ask you to take a stance against this inexplicable mutation to the campus.

Dominic Massaro, Emeritus and Research Professor, UCSC

**Letter IND 107**            **Dominic Massaro**

**Response IND 107-1**

This comment is a set of general remarks and opinions in opposition to the project. It does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 107-2**

This comment is a set of general remarks and opinions in opposition to the project. It does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 107-3**

Refer to **Master Response 2: Alternatives**.

**Response IND 107-4**

This comment does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

UCSC STUDENT HOUSING WEST PROJECT

EIR SCOPING MEETING

LOUDEN NELSON COMMUNITY CENTER

301 Center Street

Santa Cruz, California

REPORTER'S TRANSCRIPT OF PUBLIC COMMENTS

October 23, 2018

Court Reporter: Cary Blue LaTurno, CSR #9681

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1 Santa Cruz, California

2 October 23, 2018; 6:32 p.m.

3

4 TRACI FERDOLAGE: Good evening. My name is  
5 Traci Ferdolage. I am the associate vice chancellor for  
6 physical planning, development, and operations at UCSC.  
7 And I am here tonight to talk to you a little bit about  
8 our project, and then, of course, also for us to have the  
9 public hearing, to conduct the public hearing as well.  
10 So we are going to go ahead and get started.

11 During the course of our presentation, we will also  
12 outline the process for the public hearing. So those of  
13 you who have already picked up speaker forms, we will give  
14 you a quick rundown as to how that process works so you  
15 know where to put the form or where to take it. Okay?

16 So the outline for tonight's hearing, we've got  
17 some project information to present to you, and then we  
18 were going to go over the EIR. And specifically we are  
19 going to focus on the process, the Revised Draft EIR or  
20 project objectives, the impacts from the project, and our  
21 project alternatives. We'll talk a little bit about how  
22 to comment, next steps, and then we'll move right into  
23 conducting the hearing.

24 Our goal is to try to get through this material  
25 quickly because we know that you are all here to



1 participate in the public hearing, and we want to ensure  
2 that we have time to take everybody's comment this  
3 evening.

4           So let's talk a little bit about the proposed  
5 project, so the physical context and what's included.  
6 We have one integrated project, student housing project,  
7 that is going to serve three unique student population  
8 groups. It's approximately 3,000 beds, serving our  
9 upper-division undergraduates, graduates, and  
10 students-with-family communities.

11           We have two sites. The Hagar site is right here in  
12 the lower campus, approximately 17 acres, and the Heller  
13 site is actually where student housing exists on our --  
14 student-with-family housing exists on campus today. It's  
15 over on the west side of campus, approximately 13 acres.

16           The amenities throughout both sites include a  
17 market/cafe, fitness center, study spaces. And  
18 specifically over here at the Hagar site, where our  
19 students with families will be housed, we have an early  
20 education center that will serve up to 140 children, and  
21 it's an expanded center that will also serve staff and  
22 faculty -- the children of staff and faculty.

23           Let's talk a little bit about the Heller site.  
24 That's on the west side of campus. So the site -- so this  
25 is the site here. Our developable land, we have a 13-acre

1 site, but it's confined to about 11 and a quarter acres to  
2 accommodate the California red-legged frog habitat. And  
3 you can see that habitat through here. And then we also  
4 have a habitat corridor that will go through this part of  
5 the site, as well as around the top.

6 Our geotechnical investigation that we conducted  
7 limited how we could use the southwest corner because of  
8 the presence of karst. So it limited how heavy the  
9 buildings could be in that location.

10 The design. Our exterior materials are creating a  
11 variegated exterior envelope and reducing the visual  
12 scale, as well as incorporating bird-safe design  
13 principles.

14 We are using an approach where we have off-site  
15 manufactured components that will be manufactured  
16 off-site, be delivered to the site for a just-in-time  
17 traditional on-site assembly. And that is to enhance the  
18 efficiency of our construction process, as well as to help  
19 mitigate some of the traffic and other things that would  
20 happen if we were doing a traditional on-site  
21 construction.

22 Sorry. This is going a little slow tonight.

23 Our undergraduate buildings are Buildings 1 through  
24 5 right here. We have five buildings five to seven  
25 stories in height, approximately 2700 beds. Our

1 seven-story buildings -- both of these buildings are seven  
2 stories. And then these range between -- they step down  
3 six to five as they get closer to Heller Drive. And you  
4 can see this one also does the same. And then Building 5  
5 is also seven levels.

6 Graduates are down below on the south end of the  
7 site in three joined buildings that range four to five  
8 stories in height based on the topography, approximately  
9 220 beds.

10 Our scale and massing optimizes the use of the  
11 available space -- remember, we have 11 and a quarter  
12 acres for this -- and works to avoid impacts to the  
13 viewsheds.

14 The community hub is going to be located in  
15 Building 4 and in Building 5, facing this interior plaza,  
16 and it has a cafe/market, fitness/wellness center, and a  
17 commons/living learning center. Throughout the buildings,  
18 there is going to be dedicated space for study rooms,  
19 social lounges, and community kitchens.

20 And then you can see through the site plan here  
21 that we'll have exterior courtyards and plazas and space  
22 focused on creating community for our students.

23 The site landscape and circulation. We have a  
24 mixed forest pallet. There's forest right here on the  
25 outside. And we also are doing some California red-legged

1 frog habitat enhancement along this area. And then within  
2 the site itself, we'll have climate-adaptive planting and  
3 use a regional native and campus plant pallet.

4 As I indicated, the California red-legged frog  
5 habitat is about -- is right here, and it will be enhanced  
6 dispersal habitat, about one and three-quarters acre  
7 worth.

8 We'll have universal accessibility throughout the  
9 site. There are grade drops as you come through the site.  
10 We are using the buildings and the plazas to create a  
11 universally accessible site. Breezeways and pathways will  
12 provide connection. So these yellow marks here through  
13 the buildings are actually breezeways at the first floor  
14 that sort of connect the buildings and the plazas to one  
15 another.

16 There will be two entries, the entry road here to  
17 the north and then this entry road to the south. One of  
18 the current family-student-housing entries is  
19 approximately in this location. So we're bringing the  
20 entry down here and aligning it with the Rachel Carson  
21 entry, Rachel Carson and Oakes College, their entry.

22 The pedestrian bridge over Heller will continue to  
23 exist and connect directly into this plaza area.

24 We'll have infrastructure improvements.

25 There will be a bus stop here. There's a bus stop

1 across the road, where we are improving some connectivity  
2 to, and then we are also improving connectivity up to the  
3 lawn.

4 This is a simulation from directly below Porter  
5 College.

6 This is a rendering of the southern courtyard.  
7 This is between Buildings 4 and 5. And this is looking to  
8 the east.

9 This is also a rendering of the southern courtyard.

10 If you look right here, you'll see this is the  
11 pedestrian bridge. So this is looking to the west between  
12 Buildings 4 and 5 again.

13 You can see the community hub that we are creating  
14 in this open plaza area.

15 This is a simulation from Heller Road at the  
16 southern entry.

17 So what you see right here is the roadway that  
18 currently goes into the Rachel Carson-Oakes parking lot.

19 This is Building 5, and then this is our graduate  
20 housing.

21 This is a simulation from the corner of  
22 Heller Drive and Empire Grade looking north toward the  
23 project.

24 This is the graduate housing, Building 5 behind it,  
25 and then this is Building 3.

1 THE SPEAKER: So the field will stay?

2 TRACI FERDOLAGE: Uh-huh. Yes.

3 Let's talk a little bit about the Hagar site. So  
4 we have modified the existing grade on the Hagar site  
5 to accommodate buildings and work to minimize viewshed  
6 disruption. The stormwater system has also been designed  
7 to minimize impacts to the watershed. We'll talk more  
8 about that in a second.

9 Our design approach has been to create a functional  
10 and simple community that's focused on efficiency and also  
11 creating a community for our students who have families.  
12 So you can see that we've created these loops with  
13 interior areas to encourage that community to develop, as  
14 well as provide safe space for children to play outside.

15 Once again, we are using an off-site component  
16 construction process whereby many of the components will  
17 be assembled off-site and then delivered through a  
18 just-in-time traditional field assembly.

19 The program is 35 -- whoops. I'm sorry -- 35  
20 two-story buildings. So this is a cluster of two  
21 buildings that provide approximately 140 two-bedroom units  
22 for students with families. They are two stories. So in  
23 a single building such as this one, we would have a total  
24 of four apartments.

25 There's also a community and administration

1 building located right here and an early education center  
2 here, and then the community garden is over in this  
3 location.

4 As I stated earlier, interior common areas also  
5 are designed to create that community, but they also have  
6 playground areas for children and safe spaces for them.

7 We are trying -- we've worked hard to maximize the  
8 use of the existing slopes to retain viewsheds. The  
9 existing slope actually falls this direction, and there's  
10 about a -- I want to say a 98- or 100-foot --  
11 approximately a 100-foot drop change in elevation there.

12 Site landscape and circulation. A similar approach  
13 that you saw at Heller. So a climate-adaptive regional  
14 native campus plant pallet will be utilized. We've worked  
15 to blend the site into the adjacent meadow here, as well  
16 as with the landscape that you see over in the Jordan  
17 Gulch area.

18 We have incorporated the existing sinkhole into the  
19 site with appropriate setbacks and the area planted to  
20 enhance the visual experience.

21 Universal accessibility will also be achieved on  
22 this site and include the inclusion of trails, sidewalks  
23 to connect open spaces and buildings. And so you've got  
24 these interior sidewalks to connect here, but we are also  
25 doing some improvements here to the bus stop and here to

1 the bus stop as well. And you can see this trail that is  
2 providing some connectivity.

3 And then we have two entryways, one off of Hagar  
4 and one off of Coolidge, and all of that was designed to  
5 mitigate some of the circulation impacts that may exist.

6 There will be a lot -- on both sites, there will be  
7 a lot of bicycle parking and encouragement of cycling as a  
8 form of transportation.

9 Stormwater runoff from the site is going to be --  
10 and this is the runoff area -- from the site will be  
11 collected. It will be moved into these fully lined and  
12 vegetated biofiltration pretreatment soils to remove  
13 pollutants, and then it will be moved across over to an  
14 outfall at Jordan Gulch. The run-on which exists today  
15 will continue to make its way into the existing sinkhole.  
16 Okay? The volume and rate of runoff to the sinkhole will  
17 be maintained at existing levels today.

18 THE SPEAKER: So how does it go from the outfall to  
19 Jordan Gulch? Through a pipe or --

20 TRACI FERDOLAGE: Right, through a pipe. And  
21 Jordan Gulch is right here. So it will be an outfall.

22 THE SPEAKER: What's the difference between run-on  
23 and runoff?

24 TRACI FERDOLAGE: Run-on and runoff. Can I --

25 ALISA KRAUS: So a run-on is flowing from the area



1 that is uphill of your site onto your site so that it  
2 eventually becomes part of the runoff from your site,  
3 unless you direct it somewhere else.

4 TRACI FERDOLAGE: Thank you, Alisa.

5 So here I am going to show you some renderings and  
6 simulations. This is a rendering of the interior commons  
7 area. So when I showed you that interior play area and  
8 where there are nice lawn areas inside the communities,  
9 this is a rendering of that.

10 This is a rendering of the roadway that goes  
11 between the two circles of the community. So -- and  
12 looking north.

13 This is a rendering of the community building  
14 that's located on the west side of the community. You see  
15 the community building here? Lots of bicycle parking.

16 This is a rendering of the west circulation road.  
17 So as you look at the site plan, there's this western road  
18 as you enter off of Hagar to the far west. What you'll  
19 see on that site plan is here is the community building  
20 that's to the east of that road, and then here is the  
21 early education center, and then here is a rendering of  
22 the early education center right here.

23 This is a rendering from Coolidge and Ranch View  
24 intersections. So Ranch View would be what you take to  
25 get up to the Hagar. And you can see the project here.

1 This is a simulation from the Coolidge-Hagar  
2 intersection. You can see the project here.

3 These are some of the residential buildings.

4 And this is the early education center.

5 Oh, I forgot to also point out there is the  
6 location. So when you look down here, this is a rendering  
7 from Hagar and the Village intersection. When you look  
8 down here, this is about the location based on our campus  
9 map, and this is the project here.

10 This is a rendering from Coolidge Drive. So this  
11 is as you approach the Hagar stoplight off Coolidge. This  
12 is the project.

13 This is another rendering from Coolidge Drive, but  
14 this is further back right on the curve. And you can see  
15 we are starting to approach the curve, and this is the  
16 project.

17 And EIR overview, I am going to hand over to Alisa.

18 ALISA KRAUS: So please tell me if my voice isn't  
19 loud enough, and I can use one of the microphones.

20 I know that a lot of you are old hands at EIR  
21 hearings, but I do like to just always explain what the  
22 purpose of CEQA is, the California Environmental Quality  
23 Act.

24 It requires state and local government agencies to  
25 inform decision makers and the public about potential

1 environmental impacts of a proposed project and to reduce  
2 the impacts -- the significant impacts to the extent  
3 feasible.

4           And an EIR is the document that is required under  
5 CEQA if a project has a potential to cause adverse  
6 environmental impacts. An EIR contains in-depth studies  
7 of potential impacts; it contains measures to reduce or  
8 avoid the impacts, mitigation measures; and it also  
9 analyzes alternatives to the project that would meet most  
10 of the objectives of the project and reduce those  
11 significant environmental impacts of the project.

12           The Student Housing West EIR is a very kind of  
13 particular EIR. It analyzes the impacts of the Student  
14 Housing West Project as tiered from the Long-range  
15 Development Plan EIR.

16           And it also analyzes the impacts of a dining hall  
17 expansion that would expand some of the capacity at Porter  
18 and Rachel Carson dining halls. And because it will  
19 accommodate some of the demand for dining services that  
20 would be generated by the Student Housing West Project,  
21 then it's a related project, and we analyze the impacts to  
22 a lesser level of detail than we do the project. We have  
23 to analyze those -- we have to disclose those impacts in  
24 the EIR.

25           And then it also includes a supplement to the

1 Long-range Development Plan EIR that provides a completely  
2 new population housing analysis and water supply analysis  
3 for development under -- for all development under the  
4 2005 LRDP.

5           This slide just -- I am not gonna go through this  
6 in detail, but this summarizes the process that we've gone  
7 to with this Environmental Impact Report. I think this  
8 might be our eleventh meeting on this project. We issued  
9 a Notice of Preparation for the EIR to solicit public and  
10 public agency input on the content of the EIR and held a  
11 scoping meeting at that time, and then we revised the  
12 Notice of Preparation, because some aspect of the project  
13 had changed, and held another scoping -- 30-day scoping  
14 period. We prepared a Draft EIR that was published for a  
15 45-day review period in March of 2018. The campus decided  
16 to extend that review period an additional 45 days through  
17 June 27, I think. So during that time, we held a total of  
18 four public hearings and two additional public information  
19 sessions.

20           The campus, for various reasons, decided -- we  
21 have made a decision to analyze a number of additional  
22 alternatives to the EIR. And there were some changes to  
23 the project that required us to make some changes to the  
24 analysis. So the decision was made to issue an entirely  
25 new -- a complete Revised Draft EIR. And so that was

1 published on September 17. And we are now in the process  
2 of -- towards the end of the 45-day public-review period  
3 for that Revised Draft EIR. That Revised Draft EIR is  
4 completely replacing the Draft EIR that we published in  
5 March of this year. We held two public hearings, one  
6 today and one tomorrow, to accept public comment, oral  
7 public comment. And you can also provide written comments  
8 at this time.

9           And the plan is to complete the Final EIR around  
10 the beginning of January and to present it to the regents  
11 at their January meeting -- I think it's the 13th and  
12 14th. Is that right? 13th and 14th of January.  
13 Somewhere around the middle of January -- where they will  
14 consider a number of actions with respect to the project,  
15 which I'll run through in a minute.

16           So the scope of the Draft -- the Revised Draft EIR  
17 is the same as the March 2018 Draft EIR. It covers the  
18 impacts of the Student Housing West Project, the related  
19 Dining Hall Expansion Project. And this includes the  
20 supplement to the LRDP EIR. It also includes some  
21 additional updated analysis to reflect changes to the  
22 project.

23           As the project has continued to progress through  
24 design, some changes have been made that are reflected in  
25 the Revised Draft EIR and also some additional analysis to

1 address some of the relevant comments that were made on  
2 the Draft EIR.

3           The Final EIR will not include individual responses  
4 to all of the comments made on the Draft EIR that was  
5 published in March of 2018. It will include individual  
6 comments to all -- individual responses to all comments  
7 that were made -- that will be -- that are made on this  
8 Revised Draft EIR. So if you made a comment on the  
9 March 2018 draft, then that -- you will not see an  
10 individual response.

11           Yeah.

12           THE SPEAKER: Will you notify the people who  
13 commented on an earlier draft that they'll need to  
14 resubmit if they want a response to their draft on this  
15 final one? I think that many -- most of the people coming  
16 will assume that the Final EIR will reflect the comments  
17 they made on that earlier draft since this one doesn't  
18 differ in major ways.

19           ALISA KRAUS: We'll take that into consideration.  
20 Everyone who did submit a comment letter was -- did  
21 receive the notice that explained -- that described this  
22 process and what the Revised Draft EIR consisted of. So  
23 everybody has received that notification, submitted  
24 comment, but we can discuss that.

25           THE SPEAKER: There is no law that would prevent

1 you from allowing those comments to be part of the next  
2 Draft EIR. Why would you not include them? Why would  
3 you -- what is the legal ramification of not including  
4 them, and vice versa?

5 ALISA KRAUS: That's not -- I mean, that's not a  
6 question that I can easily respond to off-the-cuff.

7 THE SPEAKER: My guess is it's a choice. And I  
8 would hope that you would consider including them because  
9 by not including them you are gonna end up with an EIR  
10 where people are going to probably comment that you did  
11 not include the previous comments. So I would hope that,  
12 for the record, you'll just go ahead and include them.

13 ALISA KRAUS: Thank you for the suggestion.

14 THE SPEAKER: What is the motive for not including  
15 them?

16 ALISA KRAUS: It's the standard process. When you  
17 prepare a Revised Draft EIR, that's -- you know, that's  
18 what is required under CEQA. That's what the CEQA process  
19 entails.

20 TRACI FERDOLAGE: Do you want to move to project  
21 objectives?

22 ALISA KRAUS: Yes. I am going to run through --  
23 yes. So I am just going to run through these objectives  
24 of -- the project objectives that were identified in the  
25 EIR. And I am not going to read them entirely, but I'll

1 just sort of mention some of the highlights:

2 To comply with some of the university's commitments  
3 under the 2008 Comprehensive Settlement Agreement to  
4 support the development of sufficient and affordable  
5 on-campus student housing under the UC President's housing  
6 initiative;

7 Develop housing in a timely manner to meet  
8 provisions of the Settlement Agreement;

9 To minimize displacement impacts on students with  
10 families while -- during the development of this housing;

11 To locate student housing on campus, to facilitate  
12 convenient access to classrooms and other learning  
13 environments and other campus facilities, and to  
14 incorporate adequate support space for students and  
15 residential life staff;

16 Provide a childcare facility to serve both students  
17 and employees in a location that maximizes its  
18 accessibility to families living on and off campus;

19 Incorporate a variety of strategies to minimize  
20 removal of sensitive habitats;

21 Develop housing at the highest level of  
22 sustainability consistent with the LEED certification --  
23 with LEED silver certification at a minimum;

24 And provide on-site parking to meet the basic  
25 parking needs of the project while minimizing traffic



1 impacts.

2 THE SPEAKER: Do you mind if I ask a question about  
3 the objectives?

4 TRACI FERDOLAGE: We are going to state the  
5 objectives tonight. If we want to talk about those  
6 objectives during comment, take a comment, or after the  
7 meeting, I am happy to talk about it, but I would like to  
8 get through this because we do have a lot of people here  
9 tonight that I recognize would like to make a comment.

10 THE SPEAKER: I just had a question about how the  
11 objective was conceived. It seemed --

12 TRACI FERDOLAGE: That's probably appropriate for  
13 an EIR comment for us to respond to.

14 THE SPEAKER: It's not a comment. It's a question.

15 TRACI FERDOLAGE: But it's a question that would be  
16 appropriate for us to answer in our Final EIR.

17 ALISA KRAUS: So the EIR identified a few  
18 significant and unavoidable impacts. These are impacts  
19 that could not be reduced to a less than significant level  
20 through mitigation measures. For the Student Housing West  
21 Project, these include visual impacts at both the Heller  
22 and Hagar sites. For the Dining Facilities Project, which  
23 is the related project, and will be presented for project  
24 approval at a later date -- it's not part of this  
25 project -- substantial temporary noise -- increase in

1 noise levels during construction due to the proximity of  
2 the dining halls to residential and academic buildings.

3           The 2005 LRDP EIR supplement identifies two  
4 significant unavoidable impacts in the development under  
5 the LRDP. First, growth under the 2005 LRDP contributes  
6 to the need for the city to secure a new water source to  
7 address drought conditions; and, secondly, growth under  
8 the 2005 LRDP results in substantial demand for new  
9 housing, which in turn would result in significant and  
10 unavoidable traffic and water supply impacts.

11           There are a number of topics which I list -- which  
12 are listed here, topic areas where the EIR identified  
13 impacts that would be potentially significant, but for  
14 which the EIR identifies mitigation measures which would  
15 reduce those impacts to be less than a significant level:  
16 air quality, biological resources, cultural resources,  
17 geology and soils, hydrology and water quality, and  
18 traffic and circulation.

19           TRACI FERDOLAGE: I am going to briefly go through  
20 each of the project alternatives and provide you with a  
21 description.

22           Alternative 1 is no project. So obviously we would  
23 not be providing a project at the Heller site, and the  
24 Hagar site would remain undeveloped. Heller site would  
25 remain in its current condition.

1 Alternative No. 2 is a reduced project. The Heller  
2 site also remains undeveloped but -- the Hagar site  
3 remains undeveloped, but the Heller site, we have a  
4 reduced number of beds overall. But all three communities  
5 would be put onto that 13-acre site. Buildings would be  
6 five to seven stories tall, and decked off-site parking  
7 would be necessary. Our existing student families would  
8 need be to relocated until new facilities are complete.

9 Alternative No. 3 is a Heller site development  
10 only, so very similar to the reduced project alternate in  
11 that the Hagar site would be left as is today. The Heller  
12 site, however, would be host to all 3,000 beds on that  
13 13 acres. Buildings would be five to ten stories tall,  
14 and we would have decked or off-site parking, if  
15 necessary. Once again, existing students with families  
16 would need to be relocated until the facilities are  
17 complete.

18 Alternative No. 4 splits the project between the  
19 Heller site and the North Remote site. The Heller site's  
20 developed with undergraduate and graduate beds, as well as  
21 the students-with-families community, the expanded  
22 childcare center, as well as student support dining and  
23 amenity space. Buildings would be five to seven stories  
24 tall with decked parking. And existing families would  
25 need to be relocated.

1           The North Remote site would then host 1500  
2 undergraduate beds with also the student support dining  
3 and amenity space. Buildings would be six to eight  
4 stories tall with surface parking. And we would have  
5 significant extensions of utility infrastructure and  
6 roadways to develop that site. The Hagar site would  
7 remain undeveloped.

8           Alternative No. 5 is the Heller site and East  
9 Campus infill site. Once again, the Heller site would be  
10 developed with undergraduate and graduate beds, as well as  
11 the students-with-families community, expanded childcare  
12 facility, student support dining and amenity space.  
13 Buildings would also be five to seven stories tall.  
14 Decked or off-site parking would be necessary, and our  
15 existing students with families would need to be relocated  
16 until facilities are complete.

17           The East Campus infill site would be developed with  
18 594 undergraduate beds with student support dining and  
19 amenity space. Buildings would be seven to eight stories  
20 tall, and there would be decked parking. And the Hagar  
21 site would remain undeveloped.

22           THE SPEAKER: What is the East Campus infill site?

23           TRACI FERDOLAGE: The East Campus infill site.

24           What is the best way to describe that?

25           ALISA KRAUS: So the East Campus infill site is

1 north of Crown College and south of Crown-Merrill  
2 College -- the Crown-Merrill apartments. So it would have  
3 taken up a portion of the parking lot that's just -- you  
4 know, that goes -- the sort of sunk-in parking lot around  
5 Crown and Merrill Colleges.

6 TRACI FERDOLAGE: Alternative 6 is the Heller site  
7 combined with East Campus infill site and our Delaware  
8 site. So the Heller site would, once again, be developed  
9 with undergraduate beds and with students with families.  
10 An expanded childcare facility would be located there.  
11 We'd continue to have this similar type of amenity space  
12 with buildings being five to seven stories tall, decked or  
13 off-site parking necessary. And the existing students  
14 with families would need to be relocated during  
15 construction.

16 The East Campus infill site would be developed in  
17 the same manner as described in the previous alternative,  
18 but the Delaware site would be developed with 220 graduate  
19 beds and some student support space and other amenity  
20 space. Buildings would be four to five stories tall with  
21 surface parking. And the Hagar site would remain  
22 undeveloped.

23 And then our last alternative reviewed in the EIR  
24 is the Heller site, East Campus infill site, and North  
25 Remote site.

1           The Heller site would be developed with  
2 undergraduate, graduate beds, as well as all of the  
3 apartment units for students with families, the expanded  
4 childcare facility and other student support. Dining and  
5 amenity space would be developed there. Once again, the  
6 building would be five to seven stories tall with decked  
7 or off-site parking. And we would have to relocate the  
8 existing student families until facilities are complete.

9           East Campus infill site is, once again, the same as  
10 I described for the other alternatives. The North Remote  
11 site would be developed with 906 undergraduate beds with  
12 student support, dining, and amenity space. Buildings  
13 would be five to seven stories tall with surface parking.  
14 And we would still have significant extensions of utility  
15 infrastructure and roadways necessary to develop that  
16 site. The Hagar site would remain undeveloped.

17           So that's a quick run-through of all of the  
18 alternatives explored in the EIR.

19           So we are going to talk a little bit about how to  
20 comment, next steps. So you can provide oral comment at  
21 this meeting or at tomorrow night's scheduled public  
22 hearing. You can submit a written comment at this meeting  
23 or other scheduled public hearings. And we have the forms  
24 in the back if you choose to submit a written comment, and  
25 there is a collection box in the back, says "submit your

1 comment here." You can also send written comments to the  
2 address that you see there by November -- by the  
3 November 1 deadline, or you can e-mail your comment to  
4 EIRcomment@UCSC.edu.

5 THE SPEAKER: Quick question. Does the same  
6 deadline apply to e-mail?

7 TRACI FERDOLAGE: Yes.

8 So let's talk about the public hearing  
9 participation. This is where I'll talk to you about the  
10 request-to-speak form that you guys are holding on to.

11 So as we've stated before, the purpose of the  
12 hearing -- we wanted to provide everybody with an  
13 introduction to the project, but the purpose of the  
14 hearing really is to ensure that you have an opportunity  
15 to submit your comment orally this evening and that  
16 everybody has an opportunity to do so.

17 Guidelines for submitting an oral comment. We have  
18 a request-to-speak form in the back, but if you hold up  
19 your hand because you want to speak, I'd be happy to have  
20 somebody deliver the form to you so you don't have to try  
21 to crawl across everybody this evening.

22 I anticipate, because there's a number of you, that  
23 we may have a line that will form. What we ask is that  
24 you fill out your request-to-speak form, go ahead and come  
25 up the center.

1           This is our court reporter. She is here to record  
2 everything. And we'll want -- ask you to speak into the  
3 mike. But you will first give your completed  
4 request-to-speak form to her because we want to make sure  
5 we get your name recorded right and that we get it  
6 attached to the right comment. Right? And so when she is  
7 ready, she'll give you the nod, and then you can go ahead  
8 and begin speaking.

9           We will ask that when you begin speaking, you state  
10 your full name followed by your comment. We recognize  
11 there are a number of you here tonight. So if we could  
12 try to keep our comments to three minutes, that would be  
13 great.

14           We have a green-yellow -- we don't?

15           ALISA KRAUS: Battery died.

16           TRACI FERDOLAGE: So we don't have a red-green  
17 light, but we will try to help prompt you along. We want  
18 to ensure everybody has an opportunity to comment at least  
19 once before speakers file a second comment.

20           THE SPEAKER: Can you go back to the e-mail  
21 address.

22           TRACI FERDOLAGE: Yes. EIRcomment@UCSC.edu.

23           If you want to submit a written comment, as I  
24 stated earlier, we have some written comment forms that  
25 you can just submit them and put them into the comment



1 collection box that we have here tonight.

2 Our next steps after we get done with tonight's  
3 public hearing and tomorrow night's public hearing is that  
4 we will begin working toward preparation of our Final EIR.  
5 Comments will come in through November 1. We will begin  
6 preparing our Final EIR, the Mitigation, Monitoring, and  
7 Reporting Program, as well as the CEQA findings that go  
8 with that.

9 We will prepare our item for regental consideration  
10 at their January meeting in 2019. And that regental item  
11 will be about approval of the project design, including  
12 CEQA. At that meeting, we will be asking the regents to  
13 certify the EIR; to adopt the Mitigation, Monitoring, and  
14 Reporting Program; to adopt findings, including a  
15 Statement of Overriding Considerations, and to approve the  
16 project.

17 So we are now ready to begin the public hearing,  
18 but before we start, I wanted to throw this slide up here  
19 for a little bit so you guys can see the addresses.

20 The other thing that I want you to know is that  
21 this presentation will be posted tomorrow to both of these  
22 websites. Okay?

23 THE SPEAKER: You know, the website was down this  
24 afternoon. Evidently there was some kind of IT problem.

25 TRACI FERDOLAGE: The PPC UCSC? The EIR website?

1 We have been having some IT issues intermittently on  
2 campus, but I can check into that and make sure that  
3 they've been fully resolved and that it's not affecting  
4 our website in any way.

5 THE SPEAKER: I tried about 17 times to get on.

6 TRACI FERDOLAGE: Okay. So I know you are all here  
7 to make public comments. So we are going to go ahead and  
8 get the hearing started.

9  
10 PUBLIC COMMENTS

11  
12 CHRISTOPHER CONNERY: Christopher Connery,  
13 Santa Cruz resident, UCSC faculty alumni.

14 Also -- and I have -- I have some kind of  
15 disjointed comments but one question. I've gone through  
16 the whole EIR. I can't say I've read every word.

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17 And, Alisa, do you -- in the first EIR, there was a  
18 concern expressed about the East Meadow part of the  
19 development that said that this might put -- this might  
20 open up the rest of the East Meadow to development, this  
21 would sort of open this up as a possibility.

22 Is that in the current EIR? Because I couldn't  
23 find it, but I may have -- I may have neglected -- I may  
24 have just skipped over it.

25 ALISA KRAUS: We can't respond to comments right

1 now.

2 THE SPEAKER: Oh, you can't? Okay. That was an  
3 important consideration that I looked for for a little bit  
4 and I didn't find in this EIR.

5 I wanted to start by saying that I think many of us  
6 agree about a number of things. Not all of us. I think  
7 that we are all strong supporters of a good childcare  
8 facility on campus. I think we want more UCSC students  
9 housed on campus.

10 I think that the opposition of this project, much  
11 of it, is not really an anti-housing opposition at all.  
12 It's really about the recklessness of the planning  
13 process, the abandonment of serious stewardship principles  
14 that have been obtained over more than 50 years, and a  
15 failure of this latest EIR to address many of the concerns  
16 that were raised in the initial one.

17 What we raised in our initial response to the first  
18 EIR was we made a comparison of the glaring difference  
19 between the environmental and geological and other review  
20 done on the Heller site.

21 With the Hagar site, the Hagar site is minimal  
22 review. The Hagar site is a serious karst site. There's  
23 not a serious karst investigation; there's not a serious  
24 biological investigation. There are demonstrated  
25 groundwater issues that were not addressed in the

IND 108-2

IND 108-3

1 Final EIR.

2 And I want to -- for the last, I want to sort of --  
3 I want to just remark once more on the ludicrousness of  
4 these photo -- of these illustrations of the visual impact  
5 on the Hagar site, you know, where you have -- the  
6 apartment buildings in your pictures seem to be the same  
7 size as parking spaces, that a bench -- a bus bench is  
8 taller than the building itself.

IND 108-4

9 We have asked on several occasions, and most  
10 recently in this part of the process, for story poles to  
11 put up -- be put up. A story pole, for those of you who  
12 don't know, is a very common way to allow a real  
13 assessment of visual impact. If the university is making  
14 the case that the visual impact is a serious part of this  
15 project, that the visual impact is a serious concern that  
16 needs to be addressed, let's be serious about it. Let's  
17 not have these Photoshopped, idiotic photographs shown in  
18 slide after slide. Let's get story poles. They are not  
19 that expensive. There are many local firms that can do  
20 it. I think if you are not doing that, you are not  
21 serious about addressing visual impact questions.

IND 108-5

22 I also wanted to just remind people here that one  
23 mandate that this Environmental Impact Report is supposed  
24 to address is the 2008 university mandate for more student  
25 housing. In 2008, a proposal and the initial work was

IND 108-6

1 done on the East Campus infill project. This came in  
2 significantly below budget. In 2009, one year after the  
3 date that we had here about the principles to which we had  
4 to adhere in planning for student housing, in 2009, the  
5 administration canceled that project. So the lack of  
6 student housing, the need for student housing, solutions  
7 already existed. An economical way forward already  
8 existed.

IND 108-6

9 The campus is now digging its way out of a hole  
10 that it created, and it's doing it, I think, in one of the  
11 most destructive ways possible, and I think that this  
12 Revised EIR doesn't address the very serious and central  
13 concerns that are comments to the original one raised.

IND 108-7

14 I think we all understand and support the need  
15 for family-student housing, more student housing, and  
16 childcare. I mean, to talk about the need for childcare  
17 on campus is not really against where we are coming from.  
18 What we are about is responsible stewardship,  
19 environmental consciousness, and faithfulness to 55 years  
20 of design principles.

IND 108-8

21 LISA SHERIDAN: Hi, everybody. My name is  
22 Lisa Sheridan. I am president of the Santa Cruz  
23 Bird Club.

IND 108-9

24 And we feel that the East Meadow and Hagar site is  
25 an extremely important coastal prairie zone. And as many

1 of you probably know -- I hope you know -- that the  
2 Santa Cruz Native Plant Society claims that we have a  
3 crisis of prairie ecosystems. And when you take something  
4 like this and you begin to divide it up and segment it,  
5 you lose bugs, you lose mammals and animals, and it  
6 doesn't, as -- in their words, it is -- you cannot just  
7 restore it or replace it. It's gone. So I want you to  
8 keep that in mind.

IND 108-10

9 There are several birds that are -- that use this  
10 area. There's probably somewhere between 80 and 100 types  
11 of birds that either live or migrate through this area.

IND 108-11

12 And some of the pictures include a western  
13 meadowlark. You wouldn't see them from the road, but they  
14 are there. They are the bright yellow bird. They are not  
15 known to breed easily, and this is an area where they  
16 could breed in this county.

IND 108-12

17 The white-tailed kite is a protected species,  
18 species of special concern. We often see them kiting in  
19 that area.

IND 108-13

20 This is a red-tailed hawk. They are very common in  
21 that area.

IND 108-14

22 American kestrel, also very common.

IND 108-15

23 There are over 15 species of raptors that use this  
24 area, and some of the birds that are either federally or  
25 state protected include the golden eagle. There's a pair

IND 108-16

1 of golden eagles that regularly hunt in this area.

IND 108-16

2 Again, I don't think these birds have been studied  
3 or the population has been studied. We hold most of the  
4 information. We've never been contacted.

IND 108-17

5 The burrowing owls. Right now there's a pair of  
6 burrowing owls in the footprint of the Hagar East Meadow  
7 site. In 1987, they -- was probably the last known pair  
8 of breeding burrowing owls in the county. In the county.  
9 1987. Since then and several -- over several years, they  
10 did spot two at a time in, like, 2014 and 2016. Right now  
11 there are two owls in the footprint that have potential to  
12 breed there. We hope they do.

IND 108-18

13 There's other birds of special concern. Some that  
14 are federally protected are the northern harrier, the  
15 ferruginous hawk, the peregrine falcon, loggerhead  
16 shrikes, the Bryant's savannah sparrow, the grasshopper  
17 sparrow. This type of terrain and coastal prairie  
18 attracts American kestrels, western bluebirds, the western  
19 meadowlark, Wilson's snipe.

IND 108-19

20 This is a significant type of area, and I hope that  
21 the EIR adequately studies these birds. At this point we  
22 have not seen evidence of that.

IND 108-20

23 This is a recent picture of a burrowing owl that's  
24 there right now.

IND 108-21

25 Thank you.

1 JOANNE BROWN: Good evening. My name is Joanne  
2 Brown, and I am a resident of Santa Cruz County.

3 My background is in plant ecology. And I have  
4 family members who currently live at family-student  
5 housing. So I have had lots of opportunities to be up  
6 there and explore Porter Meadow and all of the natural  
7 areas on campus and observed the abundance of university  
8 habitats and wildlife that exist on a campus.

IND 108-22

9 And I believe that the natural beauty of the campus  
10 is rare, and it's a priceless treasure. Native plant  
11 communities and wildlife on this campus offer students  
12 a unique opportunity to connect with nature, and the  
13 remaining natural landscape at UCSC needs to be preserved  
14 and protected.

IND 108-23

15 Since I've been up there a lot, I understand that  
16 the current family-student housing definitely needs to be  
17 renovated and upgraded, and if additional housing is truly  
18 needed, I would support an alternative proposed housing  
19 within the already established sites such as  
20 family-student housing or other already developed sites,  
21 but not the Hagar site and not North Remote site.

IND 108-24

22 My comments are in response to information that was  
23 provided in the Revised Draft EIR. And it was hard to  
24 even start to get through the part of it on biological  
25 resources in the amount of time that we were given. I

IND 108-25



1 think it's, like, an 800-page document.

IND 108-25

2           So here are some questions that I would like to  
3 have answered. One is I would like to know why my  
4 comments at the last meeting were not addressed. Nothing  
5 about potential negative impacts on plant communities or  
6 wildlife corridors or wildlife in general was addressed in  
7 the Revised Draft EIR, and I had to read pretty deeply to  
8 realize that my comments would not be addressed in the  
9 Revised Draft EIR. And I go along with the comments that  
10 were made earlier that I feel like all of our comments are  
11 pertinent, and a lot of people aren't going to read deeply  
12 enough to know that their comments are being considered.

IND 108-26

IND 108-27

13           Although my concerns span a variety of issues that  
14 include air quality and aesthetics and light pollution and  
15 noise pollution and potential cultural resource  
16 destruction, I am only focused on the negative effects the  
17 proposed project would have on plant communities and  
18 wildlife corridors and wildlife at these sites.

IND 108-28

19           It's likely that the proposed mitigations for the  
20 loss of plant communities at the Hagar and the Heller  
21 sites would not be effective. For the permanent loss of  
22 over 17 acres of purple needlegrass grassland, the  
23 proposed mitigation includes restoring or planting the  
24 same amount of purple needlegrass grassland elsewhere on  
25 campus, and according to the mitigation proposal, it says

IND 108-29

1 that the success criteria would be looked at after five  
2 years and restoration would be remedied and attempted on a  
3 new more suitable site, if necessary. To me these  
4 mitigation efforts can't replace the current intact  
5 grassland community on the Hagar site.

IND 108-29

6 And I have similar concerns for all the proposed  
7 mitigation efforts for other impacts on natural  
8 communities on campus, such as the California bay forest.

IND 108-30

9 Further, the mitigation efforts don't take into  
10 account the added destruction of adjacent grassland  
11 habitat that would occur at the Hagar site. I feel that  
12 insufficient attention was given to the ramifications of  
13 ongoing damage that will be done to the grassland  
14 community that borders the Hagar site as a result of  
15 adding hundreds of people to this biologically sensitive  
16 area.

IND 108-31

17 Coastal prairie grassland was mentioned earlier.  
18 It is rare and irreplaceable. I mentioned this last time  
19 that less than 1 percent of California's native grassland  
20 is still intact today.

IND 108-32

21 The negative effects on the adjacent grasslands,  
22 including the introduction of nonnative species as a  
23 result of construction activities, is barely touched in  
24 the Revised Draft EIR. The only wildlife concern that was  
25 mentioned by the presenters during the past public

IND 108-33

IND 108-34

1 meetings was pretty much just about the California  
2 red-legged frog. However, there are 47 special-status  
3 species of animals that were evaluated in this study, and  
4 nothing is made -- no comments were made on those species.

IND 108-34

5 One action that was proposed in the Revised Draft  
6 EIR would be to provide online training for students to  
7 increase awareness of environmental concerns in that area  
8 of campus, and although I think that's a good idea, it  
9 really doesn't address the negative impact of having so  
10 many more students in one area.

IND 108-35

11 I am also concerned about the loss of wildlife  
12 corridors that result from habitat destruction and  
13 fragmentation at both the Hagar and the Heller site if it  
14 is developed in a large way. And when I looked at the  
15 UCSC campus policies, construction within the Hagar and  
16 the Heller sites are in many ways in opposition to these  
17 policies. The policy states, from the 2005 LRDP, that  
18 respect for major landscape -- respect major landscape and  
19 vegetation features is something that's really important,  
20 and also maintaining continuity for wildlife habitats.

IND 108-36

21 I am concerned about the adverse effects of large  
22 development projects, and especially I would like to see  
23 the Hagar site preserved and kept for the wildlife.

IND 108-37

24 And that's all. Thank you.

IND 108-38

25 RUSSELL BROWN: My name is Russell Brown, and I am

1 a UCSC alumni from about five years ago. Much longer.

2 I have two comments. One is regarding the little  
3 red-legged frog. And I only bring it up because it seems  
4 indicative of what was just mentioned. There are so many  
5 other animals in the area. It seems -- I am always  
6 confused about these corridors for little frogs because,  
7 first of all, with the construction, the noise, I imagine  
8 the frogs that are there will just be scooped up and run  
9 over and chased out of the area. And when you put a  
10 corridor in for the little red-legged frogs, how do they  
11 know it's a corridor? Do they have little signs? It just  
12 seems like a platitude that is indicative of so many other  
13 things that are going on with the lack of concern about  
14 creatures in this area. I am not trying to be funny, but  
15 it seems like a real problem to me.

16 And also I just want to echo what has been said  
17 about the Hagar site. I cannot imagine who thought -- why  
18 do I think this would be a good place to put up a bunch of  
19 buildings? It's right there at the base of campus.

20 Everybody has to see this. One of the reasons I came to  
21 UCSC was for the open fields, the nature. It is not  
22 UC Irvine.

23 And also when I look at the aerial of the Hagar  
24 site, what was just mentioned, the first comment was that  
25 it seems like I could just picture buildings from there up

IND 108-39

IND 108-40

IND 108-41

IND 108-42

1 to campus. It seems like if you put construction right  
2 there, it's only a matter of time before, oh, let's just  
3 fill it. We already have something here. Let's just fill  
4 in the blank spot because it's there and we already  
5 started to build there.

IND 108-42

6 So I would -- any of these other alternatives is  
7 far more preferable than the Hagar site being considered.

IND 108-43

8 So that's it.

9 ISEBILL UGRUHU: My name is Isebill Ugruhu.

10 I guess if I was an undergraduate or graduate  
11 student sitting here, I would say to myself, in talking  
12 about frogs and birds and all of those things, we need  
13 housing. And we all agree housing is needed. The  
14 question is what kind of housing is going to be built on  
15 this campus? And the question also is to what extent did  
16 all the criticism of the first draft of all of this get  
17 replicated here with just minor, minor variations?

IND 108-44

18 Let's start with the Hagar site. 5 percent or less  
19 than 5 percent of the total housing that is being built is  
20 on that particular site. So that particular site takes  
21 care of only the most minuscule aspect of the housing and  
22 of childcare. So to argue that that is the only place the  
23 140-plus childcare center on the entire campus can be  
24 located makes absolutely no sense, and it makes no sense  
25 for all the reasons that people have mentioned about harm

IND 108-45

IND 108-46

1 to the environment, harm to the visuals of this campus,  
2 and so forth.

IND 108-46

3 Again, if you are a student, you are saying, I am  
4 here right now, and I don't have housing, but you are not  
5 going to be here ten years from now, unless you are a very  
6 slow graduate student.

IND 108-47

7 So the fact of the matter is we are ruining the  
8 site; we are ruining the vista; we are ruining what was  
9 meant to be the unusual aspects of the beauty of the  
10 Santa Cruz campus for a very small proportion of the  
11 housing of the whole project. It makes no sense,  
12 whatsoever.

IND 108-48

13 On the other side, on the west side, yes, the  
14 buildings are now slightly lower, and, yes, there may be  
15 more pathways, and so forth, but essentially it's the same  
16 proposal that we reviewed before at all the various  
17 meetings. Not much has really changed.

IND 108-49

18 And the irony is that some of the alternatives do  
19 show prospects of better locations and better remedies for  
20 the housing that is needed on campus. But the argument,  
21 of course, they are just sort of, you know, strawmen out  
22 there or strawwomen out there. Alternatives, they just  
23 all get knocked down. They are prohibitive. They are too  
24 expensive. They can't possibly be done.

IND 108-50

25 So we keep winding up with the only viable projects

IND 108-51

1 are the projects that are being put forward. And most of  
2 us simply don't believe that. We don't believe it based  
3 on the study, and so forth.

IND 108-51

4 Finally, I want to say something about the idea of  
5 this campus was not only to maximize its beauty on -- in a  
6 small town -- we are not a large city -- but also to  
7 develop an educational basis which had more immediacy, was  
8 more small-scale, had a different educational mission than  
9 some of the other campuses.

IND 108-52

10 When you start -- when you decide to junk the  
11 college system, to junk small units of some kind or at  
12 least the idea of colleges, even if they don't have  
13 educational missions in the narrow sense of courses and  
14 faculty, you essentially have decided that this campus is  
15 going to become like all the other large campuses with  
16 large buildings.

IND 108-53

17 So it's not just a question of housing here. It's  
18 a question of whether or not, through the arguments made  
19 for these housing projects, you are essentially going to  
20 erase the nature and purpose of this particular campus  
21 which was meant to be distinctive from other campuses. It  
22 seems to me that is a very high price to pay.

IND 108-54

23 And it's not just a housing question or a building  
24 question. It's also an educational and pedagogic  
25 question. And those are not being addressed at all. We

IND 108-55

1 are just looking for housing, buildings, cheapest  
2 buildings, prefab buildings. Let's jam them in someplace.

IND 108-55

3           And by the way, I think we are all aware of the  
4 fact that these housing projects are only meant to address  
5 the current students who are already here or their  
6 successors. We are going to have 10,000 more students  
7 jammed in here in this small town in this particular  
8 place. Makes no sense at all. And if you start building  
9 high-rises and dense buildings, which you are essentially  
10 saying that 10, 20 years down the road, never mind the  
11 town, never mind its natural beauty, all we care about is  
12 housing and the number of students that can be serviced.  
13 It is not just unwise. It is a tragedy if we go ahead  
14 with this.

IND 108-56

15           GAIL HERSHATTER: Hi. My name is Gail Hershatter.  
16 I am a faculty member at UC Santa Cruz.

17           I want to say, first of all, like many of the other  
18 people here, as clearly as I can, that I am in favor of  
19 housing and childcare, and I am in favor of building on  
20 the campus. And I have seen go by in the press a few  
21 things about how nimby faculty who are well heeled and  
22 sitting in their fancy homes don't care about students who  
23 are living in trailers, in their cars, and so forth. We  
24 are actually the people that see these kids in classrooms  
25 and see them doing two-hour commutes on the bus and see

IND 108-57



1 them living four or five to a lounge and see them cramming  
2 into rental housing.

IND 108-57

3 And as for childcare, we have been talking about  
4 adequate childcare on this campus since my kids were  
5 little, and they are in their 30s. So I am heartily in  
6 favor of both building on the campus and doing childcare.

IND 108-58

7 We've heard a lot about the natural beauty of the  
8 place and the things that are going to be disrupted by  
9 building, in particular, on the East Meadow.

IND 108-59

10 I want to bring up a couple of additional concerns.  
11 There are almost 1700 pages to the Revised Draft EIR. And  
12 I can't say I've memorized every word of it, but I did  
13 notice a few things. There are a lot of questions that  
14 remain unanswered.

IND 108-60

15 One is that they are talking, in building on the  
16 East Meadow, about building on a very high-hazard piece of  
17 karst. And one of the things that happens with karst,  
18 which is limestone surrounded by soil, is that sinkholes  
19 develop. There hasn't been additional testing done on  
20 that site between the last Draft EIR and this one. At  
21 least there hasn't been testing that is summarized in  
22 there. And so I am still left with the question, what if  
23 we show up one day and that childcare center has sunk into  
24 the ground? How much soil is going to have to be moved  
25 around to make that place ready for building? How much

IND 108-61

1 excavation will you need to flatten it out? I think there  
2 are a lot of real unanswered questions about this.

IND 108-61

3 Second, related to that, is where does water go  
4 when you build there? Karst formations absorb a lot of  
5 water. If you build, that water has to go somewhere else.  
6 One of the reasons there is now a sinkhole at the corner  
7 of Hagar and Coolidge is because that is a drainage basin  
8 for various roads that already exist. What's going to  
9 happen if we have to also absorb water from everything  
10 that's taken place because this new, large, sprawling,  
11 low-density project has been built on the East Meadow?

IND 108-62

12 These are the kinds of things, when I saw the thing  
13 with 1700 pages, I thought might be addressed, but I am  
14 still left with a lot of questions.

IND 108-63

15 And the idea that it's all going to go off to  
16 Jordan Gulch, which is referred to in this new Draft EIR  
17 as, quote, a linear sinkhole, unquote, doesn't relieve  
18 concerns about where the water goes. It's also proposed  
19 to be dumped near a major sewer line for the campus.

IND 108-64

20 So I just think there's a lot of stuff that hasn't  
21 been worked out.

IND 108-65

22 There are a lot of alternatives. There are more  
23 alternatives in this plan, and I am especially pleased to  
24 see that some of them involve East Campus infill, which  
25 already went through an environmental review before that

IND 108-66

1 project was killed in 2009 in the middle of the financial  
2 crisis. It's mystifying why they are not being taken more  
3 seriously. And several other people have already said  
4 this.

IND 108-66

5 One thing that comes up a lot is relocation costs.  
6 It seems very easy to move people from current  
7 family-student housing, which is falling apart, into the  
8 East Meadow and then build all of the other stuff over on  
9 the old family-student housing site. But it doesn't seem  
10 that hard, actually, to relocate family-student housing  
11 occupants into an infill project. There are various ways  
12 people could be moved around. And I think this really  
13 seriously has to be weighed against all the unanswered  
14 questions we have.

IND 108-67

15 In the last version of this presentation, there  
16 were very high costs associated with all the alternatives,  
17 one of my colleagues calculated enough to buy every  
18 student we are trying to house a house in South County. I  
19 think we need to see plausible figures and really thorough  
20 discussion of them before we give up the East Meadow with  
21 all the resources that people have talked about today.

IND 108-68

22 So last thing. We are a public university. Right?  
23 I feel like there are two things wrong here. One is our  
24 homework isn't done properly. There are a lot of  
25 unanswered questions. And the second is, as a public

IND 108-69

IND 108-70

1 university, we have a really high obligation to have  
2 transparency to the public about the consequences of what  
3 we are doing. And there's a lot of stuff in this almost  
4 1700-page report, but it doesn't answer these questions.

IND 108-70

5 So I just don't think that part of the project on  
6 the East Meadow is ready for prime time.

IND 108-71

7 Thank you.

8 GARRETT NAIMAN: Hi. My name is Gary Naiman.

9 If it's okay, I am just going to lean against this.  
10 It's been a long day, and I've got a bad right knee.

11 My name is Garrett Naiman, and I am the associate  
12 vice chancellor and dean of students at UC Santa Cruz.

13 I want to start by just saying thank you to those  
14 of you who prefaced your comments by saying how much you  
15 do care about the student housing needs. I really  
16 appreciate hearing that. And it's sort of that line of  
17 conversation, I'd just like to add to the conversation  
18 tonight.

19 As the dean of students, my job is to support  
20 students and student need and, in the absence of the  
21 students being in the room, to be a voice for, in  
22 particular, those who are lower income and having trouble  
23 finding housing that they can afford and having trouble  
24 finding housing in general for a myriad of reasons. And I  
25 just wanted to put on public record some of the struggle

IND 108-72

1 that I am seeing in the first few weeks of the quarter.

IND 108-72

2 So as of last week, which was week three of the  
3 quarter for the students this fall, we had 55 unique IDs  
4 come to what's called slug support. In other words, slug  
5 support is something that is run out of my office, and it  
6 is case management that assesses student need based on  
7 housing insecurity, financial insecurity, and food  
8 insecurity. And we are seeing more and more students come  
9 in around housing insecurity in particular.

10 And so as of last week, according to the lead case  
11 manager, we had 55 unique IDs, 55 unique students,  
12 individual students, come in to seek support around  
13 housing insecurity as opposed to 32 the previous year and  
14 13 the year before that at the same time. So we are  
15 seeing an increase in housing need.

IND 108-73

16 Our case manager has been working for short-term  
17 solutions such as placing students in a Holiday Inn and  
18 other temporary housing solutions, sometimes only for five  
19 days.

20 The students that tend to come in to slug support  
21 and to see our case managers tend to be marginalized in  
22 multiple ways or have multiple kinds of needs based on  
23 multiple identities. So, for example, some of the  
24 students that we might be putting five days in one place  
25 and then five places in another until we can find a

1 permanent housing solution may have been former foster  
2 youth. So in some ways we are replicating the trauma they  
3 felt growing up, and this is a problem.

4           Currently there are 37 students placed in a  
5 temporary state program at one of these hotels, and there  
6 are a total of 92 students that we know about without  
7 stable housing. Out of the 55 students seen thus far by  
8 slug support, ten have been placed in on-campus housing.  
9 And I will say that the folks among on-campus housing are  
10 working really hard to partner with us to make all of this  
11 happen. This is not an indictment of them. This is an  
12 indictment of how hard it is for students to find housing.  
13 So 55 students seen by slug report, ten have been placed  
14 in on-campus housing. An additional six have been  
15 outreached to encourage them to apply or reapply for  
16 campus housing.

IND 108-73

17           Again, I mentioned, with the absence of a lot of  
18 students in the room, I wanted to add to their voice so I  
19 brought a couple of quotes from students who have used our  
20 services. One of them reads like this.

21           "I am currently unable to find suitable off-campus  
22 housing. My mother lost her job, pension, and healthcare  
23 benefits last November, and while she has recently gotten  
24 work as a temp, our one-income household with two students  
25 in college is struggling. Housing that is in our price

IND 108-74

1 range is inaccessible by bus and would make it difficult  
2 for me to get a job, something I desperately need to get  
3 to subsidize the cost of off-campus housing, which is more  
4 expensive in our situation."

5 Another student says "I have one quarter left to  
6 graduate, and I have been --" "I have not been able to  
7 find housing. Please help me. My parents are migrant  
8 workers who have worked in the fields my entire life and  
9 have made a lot of sacrifices to help me be here at UCSC.  
10 It has been hard. I am the first student in my family to  
11 finish high school and to come to college. Both of my  
12 parents are illiterate and have worked night and day to  
13 help me. Please help me. I am afraid I won't be able to  
14 graduate if I don't have housing."

IND 108-74

15 Finally, a third comment. "I am sleeping in my car,  
16 and someone told me about slug support. I don't feel  
17 safe, but I haven't been able to find housing. I have no  
18 family support because my parents disowned me for being a  
19 trans student."

20 I just want to double-down on the part I said  
21 about, you know, something we call intersexual identity.  
22 So these students who are coming to slug support, coming  
23 into the dean of students office are being hit because of  
24 multiple identities that they have. Some of them feel  
25 like they are discriminated in the community when they try

1 to get housing off campus because of the color of their  
2 skin or because of the way they present around gender, and  
3 others, again, we are replicating their trauma by moving  
4 them around to temporary housing so often that may have  
5 been former foster youth.

IND 108-74

6 So I appreciate the compassion by which I have  
7 heard the comments tonight, and I wanted to add to that as  
8 well. So thank you.

9 VIRGINIA JANSEN: My name is Virginia Jansen. I am  
10 a professor emerita of the history of art and visual  
11 culture. I served for about 15 years on the Design  
12 Advisory Board and served before that on the CPPAC,  
13 Committee for Physical Planning Advisory Committee, in the  
14 '80s and '90s. I was an instructor for several courses on  
15 the UCSC campus. So I am very devoted to this campus, and  
16 my heart is in it.

17 UCSC needs to house more students now as it adds  
18 students. That is not the issue. Rather, it is in what  
19 ways it can do so most effectively and that does not  
20 produce a blight on this spectacular landscape. I am  
21 afraid a lot of my remarks will be repetitive to what's  
22 come before, but those are the issues.

IND 108-75

23 While the planners have worked hard on details of  
24 the proposed project, it is very discouraging to see the  
25 university administration still prefers the original

IND 108-76



1 project, which has so many vividly documented flaws.

IND 108-76

2 The chancellor agreed that, quote, a robust  
3 discussion, closed quote, needed to take place, but  
4 although there were meetings with various groups, a  
5 give-and-take, genuine discussion never occurred. I  
6 wasn't at those meetings. So that is what people have  
7 told me that were.

IND 108-77

8 It is very discouraging and not healthy for the  
9 continuing success of our campus. There were many  
10 thoughtful remarks produced with extensive comments, but  
11 these have been too often ignored.

12 One exception is to lower the potential ten-story  
13 building with extensive cliff facade to a more manageable  
14 size on the Heller West site, but it's still -- the  
15 buildings are still there with cliff facades. Facades are  
16 more suited to a flat urban site rather than to the varied  
17 topography and fantastic stimulating views of the UCSC  
18 campus.

IND 108-78

19 Views are not just a nicety. They affect the  
20 emotions and psyche of the viewers with positive results.  
21 However, the big housing structures destroy the hallmark  
22 of the UCSC campus, the college system, which fosters  
23 personalized environments for students and merges younger  
24 and older students for better development of each  
25 individual student.

IND 108-79

1 Building huge housing slabs removes this kind of  
2 significant development in our students, who are among the  
3 most intellectually mature in the country. I have seen  
4 this again and again in comparison to students from other  
5 UC campuses, as well as other campuses. The college  
6 system has contributed to this adult growth, I believe.

IND 108-80

7 A bit more careful planning could make a much more  
8 collegiate experience in the Heller West, especially if  
9 used in conjunction with many of the alternative  
10 solutions.

IND 108-81

11 What a pity that the quotation from the 2009  
12 Settlement Agreement that "UCSC will immediately initiate  
13 planning for on-campus housing on the west campus" did not  
14 occur at that time in 2009.

IND 108-82

15 I wonder about the parking for 174 places, but for  
16 2712 students. Never mind.

IND 108-83

17 In regard to the Hagar site, that site was  
18 regentally approved in the 2005 LRDP, which argued against  
19 its use for colleges and housing. Several professors of  
20 environmental studies opposed it for important reasons, as  
21 has the Design Advisory Board, the professional group  
22 hired by the university to ensure good planning of the  
23 University of California, which obviously has not been  
24 done in this case. The 2005 LRDP stated, in regard to  
25 campus resource land, that -- which is what that site is

IND 108-84

1 termed for, "It is envisioned that these lands would be  
2 maintained in their natural state to serve as long-term  
3 reserve lands for future use. Since they are alternative  
4 to the project's proposed use, the future for the Hagar  
5 site for housing is not here and needn't be here for many,  
6 many years."

IND 108-84

7 Let me raise just one major drawback to the Hagar  
8 site. We've had a number of other major drawbacks  
9 mentioned before me. Traffic at the intersection of  
10 Coolidge and Hagar is already heavy at peak times,  
11 especially with increased backups stemming from the  
12 intersection of Coolidge and Carriage House Road/Ranch  
13 View Road. The childcare center for 140 children and 30  
14 staff is going to make the traffic of this intersection a  
15 nightmare at peak times, and the parking may be too little  
16 if the drop-off and pickup times are not properly  
17 staggered. Moreover, fast-moving student-driven cars,  
18 whizzing bicycles making speed down the grade, and small  
19 children running across roads is not a happy mix. It is  
20 not a good idea to have childcare so close to an important  
21 campus road.

IND 108-85

22 Ironically, the campus has used research on the  
23 meadowlands to promote the value of our campus landscape.  
24 On a university news website from late May this year,  
25 May 25 to be exact, an article lauded the resource-laden

IND 108-86

1 landscape of UCSC campus land specifically citing how  
2 students find the meadow significant for their learning  
3 and an important reason for enrolling at UCSC.

4           Their research has proved to have significant  
5 commercial and ecological importance. The meadow is part  
6 of an \$800,000 NSF research grant. Quite a large grant,  
7 you'll all agree. Greg Gilbert, one of the professors  
8 heading up the grant, stated "The grant was only possible  
9 because UC Santa Cruz has the combined resources of  
10 protected natural lands. All of them play key  
11 complementary roles that make the work possible."

12           This article highlights the impact campus land  
13 research has on students' careers and success. It's a  
14 very interesting article about how a student's life was  
15 completely turned around by this kind of research.

16           If the proposed project takes a big chunk -- that  
17 is, divides up, hence, destroys -- such important  
18 resources, we will have damaged not only our reputation of  
19 our stated traditions and values, which students cite as a  
20 reason to attend UCSC, but also have damaged significant  
21 internationally recognized research with serious  
22 commercial application, as well as on students' education  
23 experiences and career successes.

24           How can housing for 140 students out of the plan  
25 roughly 2800 and a childcare center, which can be placed

IND 108-86

1 in several other even better sites, destroy the UCSC  
2 history and reputation of intelligent stewardship of its  
3 natural environment? This surely sounds like a big  
4 wasteful and obvious blunder.

IND 108-86

5 Any perceived cost savings are negligible given  
6 the ascribed lifetime of such housing, and leaders of the  
7 alumni council on the UCSC Foundation queried the  
8 university figures, which we've also heard about  
9 previously, which they think may be faulty. Even  
10 Chancellor Blumenthal sees that the Hagar project runs  
11 counter to UCSC, as he acknowledged in the Sentinel  
12 September 17 with the words "I can understand how someone  
13 would feel that putting a project there really undermines  
14 the basic essence of the UC Santa Cruz campus."

IND 108-87

15 Several alternatives in the Revised Draft EIR  
16 provide more flexibility and, according to examination  
17 made to the administration in June, probably would bring  
18 new housing for students to the campus sooner. Not later.  
19 Sooner.

IND 108-88

20 The administration is not serving the campus for  
21 this project well, nor is it preparing well for future  
22 housing, as it did not in 2009 with the East Campus Infill  
23 Project.

IND 108-89

24 Planning for UC is difficult always. Trust me. I  
25 know about this. But with understanding, it can be done.

IND 108-90

1 Instead, the document rejects "environmentally superior"  
2 solutions -- that's on page 5.0-85 through 90 -- in  
3 exchange for short-term construction scheduling and costs.

IND 108-90

4 Since use of the precious East Meadow land does not  
5 accommodate a large number of people, it is highly  
6 inefficient -- an inefficient way of housing on campus, as  
7 many have already noted.

IND 108-91

8 The Hagar site is a larger site than the Heller  
9 site, yet it is slated for 140 students against the 2712  
10 of the Heller land.

11 Why, in fact, would one use this gorgeous piece of  
12 land for "productive eyes" housing when there are several  
13 better alternatives, as the Revised Draft EIR makes clear?  
14 It might be that because it's close to the main city roads  
15 and the land is relatively flat without trees, it is cheap  
16 to build there. Easy. But ruining one of nature's great  
17 landscape for cheapness is a terrible idea.

IND 108-92

18 Use one of the alternatives, especially the East  
19 Campus infill in the north site, which will have to be  
20 used soon anyway if the campus develops further as is  
21 expected.

IND 108-93

22 What is truly needed for UCSC is a decision to  
23 build housing that will stand the test of time, not to  
24 slap a prefab down on a plot of land central to the core  
25 ideas what has made UCSC the campus that it is.

IND 108-94

1 Students should not have to pay for bad decisions.  
2 Since UCSC is expected to increase beyond the number of  
3 this proposed project, now is the time to plan for the  
4 medium term, not for the short term, which always proves  
5 to be the wrong action. Hurry up and get it wrong.

6 The administration is not doing its job here.  
7 Those pushing the chancellor into this are stubbornly not  
8 seeing advantages of other sites, all of which have been  
9 described in the Draft EIRs and the many, many comments  
10 made in the process. I do wonder why. I do have my ideas  
11 of what is happening, but they are only suspicions.

12 End of my remarks.

13 I had a question on the objectives. I think it was  
14 the first one that said develop the west before the north  
15 sites. And I'm wondering more about that, why that is an  
16 objective, because that's an assessment, a judgment made  
17 before study has been made. So it may not be the better  
18 choice until that study has been made.

19 And according to various comments that I have heard  
20 on the financial and physical feasibility, I don't think  
21 necessarily ruling out the north is viable or a good idea.

22 Thank you.

23 SARA CRANDALL: My name is Sara Crandall. I am a  
24 graduate student in the astrophysics department on campus.  
25 I live in family-student housing. I am a single mom. My

IND 108-95

IND 108-96

IND 108-97

1 closest family member is in Kansas. That is my housing  
2 situation.

3 THE SPEAKER: Louder, please.

4 SARA CRANDALL: Sorry. I am just not going to  
5 speak into it, then.

6 So I want to speak a bit about what it's like to  
7 have a young family in Santa Cruz living off of one  
8 income. It is very hard to compete for a place to rent  
9 with people that may be able to pull together four or five  
10 incomes to rent a house, whereas I have one income, and  
11 most families might, if they are lucky, have two. So it  
12 is nearly impossible to find a house for parents with  
13 children in this town.

IND 108-98

14 So that's why family-student housing has really  
15 been an asset to me and to my neighbors. It's affordable,  
16 it's easy for us to get childcare there, it's easy for us  
17 to commute to the local school, and it's easy for us to  
18 come to work during the day and leave, if need be, if we  
19 need to get somewhere for our children.

20 Over a year ago, the campus administrators came to  
21 family-student housing, and we gathered, and we talked  
22 about what we want to see for our future, what we need for  
23 family-student housing, and those things were space, a  
24 space where our children could play outside, a space where  
25 our families could live adequately, that not being a

IND 108-99



1 500-square-foot apartment for a family of five, a place  
2 that's near to the school because it's -- not every family  
3 has a car, and they have to walk or bus their children to  
4 school.

5 And the Hagar site was a response from the  
6 university to our comments and to our needs. And I really  
7 appreciate what the university has done for us and how  
8 respectful they have been towards us, and I really feel  
9 that appreciation.

10 The UC's and UC Santa Cruz have committed to a set  
11 of principles of community, and three of those principles  
12 include being kind, being respectful, and encouraging and  
13 embracing diversity. And I just want to say that I think  
14 all of the alternatives, minus the no-action alternative,  
15 in the EIR do not embrace those principles of community  
16 for families. We need to be respected and have a place  
17 that our children can play safely, and those alternatives  
18 that put family-student housing in a very tiny sliver of  
19 the space that we have now in small apartments says to me  
20 that we don't have the space for you and we are not going  
21 to embrace the kind of lifestyle that you have.

22 If I just was looking for grad schools in the  
23 future and I came across a family-student housing that --  
24 the kind of family-student housing structures that are  
25 listed in the EIR alternatives, I wouldn't come here.

IND 108-99

IND 108-100

IND 108-101

1 It's not a space for me and my child.

2 So I just want to say that I am appreciative of the  
3 university and how they've respected the needs of families  
4 and the hardships that we have to go through in order to  
5 better the lifestyles of our family.

IND 108-101

6 So thank you.

7 PIERLUIGI OLIVERIO: Hi. Pierluigi, resident on  
8 the west side.

9 I support the housing project overall, the  
10 objectives, opportunity to provide relief to housing  
11 scarcity in Santa Cruz by providing affordable housing to  
12 students and others associated within the university,  
13 which will free up other housing units in Santa Cruz  
14 proper.

15 The project will produce more housing units than  
16 the City of Santa Cruz would ever actually approve in as  
17 much as a decade. It will do so in an environmentally  
18 beneficial way as infill development rather than sprawl.  
19 In addition, this development will utilize significantly  
20 less water per unit than the majority of Santa Cruz  
21 dwellings that are single-family homes with the majority  
22 of the water being allocated to landscaping in front and  
23 backyards.

IND 108-102

24 It will also provide housing that is far less  
25 relying on cars as occupants will find most of their daily

1 needs by walking or bike riding. The bus provides a  
2 direct connection to town without needing a car. In  
3 contrast, building the same number of housing units in  
4 city proper would create a higher number of car trips and  
5 lead to a higher rate of automobile ownership.

IND 108-102

6 This project will provide housing units at a much  
7 lower cost than building within the city since the project  
8 is affordable by design based on square footage and shared  
9 facilities.

10 I support the project overall if this had to be an  
11 up or down vote. However if other alternatives are  
12 seriously being considered, then I would suggest  
13 Alternative 3, which utilizes the least amount of land,  
14 but retains a number of housing units. This will allow  
15 for future opportunities in the next decade on unbuilt  
16 land or simply retain more open space.

IND 108-103

17 Two-story developments seem shortsighted as land is  
18 limited not just at UCSC, but everywhere in the Bay Area,  
19 thus higher density always best for the long term.

20 And, lastly, if it was up to CEQA, we would likely  
21 not even have the current UCSC campus.

22 JANE MIO: My name is Jane Mio. And what I was  
23 going to say, you already have heard, so I am going to be  
24 short and sweet.

25 UCSC is an academia institution. It requires high

1 standards from their students to prove their work, to show  
2 that their research is adequate and solid.

3 I find the EIR is not following that very thing  
4 that UCSC is asking of their students. When I look at the  
5 EIR, the resource -- the bio-resources, it begs for  
6 further research; it begs for proving the actual  
7 statements that they make. Because one thing is they say,  
8 well, the mitigation measures might happen, which say you  
9 have to, you know, put -- use different land in order to  
10 have these animals, insects, plants survive, yet they  
11 don't say where this piece of land is going to be because  
12 it needs to be just like that in order to save those  
13 plants that need to be saved.

14 Also, there is an interconnectedness that I don't  
15 think the EIR is really looking at. And the fact is that  
16 the bird population and the insect population is  
17 plummeting. So, you know, the insects can't wait five  
18 years for breeding again. They live much shorter, yet  
19 that is not even addressed. If you want to really have a  
20 bird survey, I think you need a year to really know what  
21 is living there, and that inventory is not there.

22 Furthermore, I find it interesting that parking is  
23 on flat space. I mean, what about put the parking lots,  
24 you know, 5 feet -- you know, five stories high? I mean,  
25 it is somewhat insane to use that much parking space or

IND 108-104

IND 108-105

IND 108-106

1 acreage and, you know, kind of -- there could be housing  
2 there.

IND 108-106

3 To say in the EIR that 17 acres out of 20 acres  
4 won't really have an effect on fragmentation, that's  
5 really rich. I mean, I want to see that proof. If I was  
6 a student, I wouldn't get by with that statement.

IND 108-107

7 The other one is that I would like -- I really  
8 would like to see, on the alternatives, much more  
9 bio-research, because when I read through it, there were  
10 little fragments, but you can't really decide what is  
11 going on unless you really know the impact, and the impact  
12 isn't there. The litigation measures go on and on about  
13 construction time, but they don't go on about later -- you  
14 know, the cumulative effect.

IND 108-108

15 I think that UCSC should meet up to their own  
16 standards with their EIR. And I also think that they  
17 really have to look and see to live within their means.  
18 We are a small city. It's a small campus. To pretend  
19 it's gigantic doesn't really work.

IND 108-109

20 I thank you very much.

21 EVAN SIROKY: My name is Adam Siroky.

22 There is a massive shortage of housing at UCSC.  
23 This project seems like it could provide lots of new  
24 housing and, therefore, be a significant benefit to the  
25 university and the community at large.

IND 108-110

1 ALISA KRAUS: Is there anybody else who would like  
2 to comment?

3 Then we will close the public hearing.

4 And if you would like to present to -- hand in --  
5 hand in a written comment, there's a box that says  
6 "comments" on it, and there are some comment forms in the  
7 back.

8 And if you would like to receive our CEQA  
9 notifications for future projects or other notifications  
10 about this project, then you can sign up on our mailing  
11 list at the back.

12 Thank you.

13 (Proceedings adjourned at 8:09 p.m.)

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REPORTER'S CERTIFICATE

I, CARY BLUE LATURNO, do hereby certify:

That said proceedings were taken before me at said time and place and were taken down in shorthand by me, a Certified Shorthand Reporter of the State of California, and were thereafter transcribed into typewriting; and that the foregoing transcript constitutes a full, true and correct report of said proceedings which took place;

IN WITNESS WHEREOF, I have hereunder subscribed my hand this 4th day of November 2018.

---

Cary Blue LaTurno, RMR, CRR

CSR No. 9681

**Letter IND 108            Public Hearing (1)**

**Response IND 108-1**

In response to concerns expressed by the public about the potential for the proposed project to lead to the development of more of the East Meadow, a discussion of this issue is presented on page 4.8-17. Also see **Master Response 1: Tiered Analysis**.

**Response IND 108-2**

The comment expressing concern about the planning process is noted and will be provided to the decision makers for their review and consideration. Please note that contrary to the commenter's assertion, all comments received on the previously published Draft EIR were reviewed and the key environmental issues raised in the comments were summarized at the beginning of each resource topic of the RDEIR. The comments were then addressed in the new analysis or an explanation was included in the introduction as to why no new analysis was needed.

**Response IND 108-3**

The RDEIR provides an equal level of detail about the existing geological conditions and biological resources at both the Heller and Hagar sites. The RDEIR includes results of detailed geotechnical and geophysical investigations which were completed for the Hagar and the Heller sites after the publication of the Draft EIR. The RDEIR also includes an expanded analysis of surface and groundwater impacts at both sites.

**Response IND 108-4**

Refer to **Master Response 4: Aesthetics and Visual Simulations**.

**Response IND 108-5**

Refer to **Master Response 4: Aesthetics and Visual Simulations** and Response IND 2-1.

**Response IND 108-6**

Refer to **Master Response 2: Alternatives** and Response IND 60-4.

**Response IND 108-7**

Refer to Response IND 108-2, above.



**Response IND 108-8**

The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 108-9**

As discussed in the RDEIR, the Hagar site was extensively surveyed for biological resources, including the types of plant species present on the site. Because results of the surveys showed that the grasslands on the Hagar site had a minimum 10 percent cover of purple needlegrass, the Hagar site was classified as purple needlegrass grassland, which is a sensitive natural community but is not coastal prairie. Note that annual grasslands that include a minimum 10 percent cover of California oat grass are classified as California oatgrass prairie, also referred to as coastal prairie. No coastal prairie would be affected by the development of the Hagar site.

**Response IND 108-10**

Refer to Response IND 108-9 regarding the effect of Hagar site development on coastal prairie. With respect to the project impact and mitigation for the loss of purple needle grass grassland, please see **Master Response 6: Biological Resources Surveys and Mitigation Measures**.

**Response IND 108-11**

See Response ORG 5-22 with regard to why the project would not substantially reduce wildlife habitat available in the project area for wildlife movement and foraging.

**Response IND 108-12**

The RDEIR states on page 4.3-14 that western meadowlark was observed at or near the Hagar site during biological surveys. This species is not considered to be a special-status species under CEQA. However, as it is protected under the Migratory Bird Treaty Act, as discussed in the RDEIR under SHW Impact BIO-7, potential impacts to active nests would be avoided through implementation of LRDP Mitigation Measure BIO-11.

**Response IND 108-13**

Potential impacts to white-tailed kite are analyzed under SHW Impact BIO-7 in the RDEIR.

**Response IND 108-147**

The RDEIR states on page 4.3-14 that red-tailed hawks was observed at or near the Hagar site during biological surveys. As discussed in the RDEIR under SHW Impact BIO-7, potential impacts to active nests of special-status bird species would be avoided through implementation of LRDP Mitigation Measure BIO-11.

**Response IND 108-15**

As mentioned in Section 4.3 of the RDEIR, during LSA's surveys, the American kestrel was observed on both the Heller site and the Hagar sites. The RDEIR provides an adequate evaluation of the impact to the American kestrel and other protected bird species under SHW Impact BIO-7.

**Response IND 108-16**

The RDEIR provides a complete characterization of the project sites with respect to the habitats present on the sites and the potential for special-status wildlife species, including raptors to occur on the sites. The RDEIR notes that golden eagles may nest near or on the project sites or in the vicinity of the utility corridors and potential impacts from construction activities on all nesting birds, including golden eagles, would be avoided and minimized by the implementation of LRDP Mitigation Measure BIO-11.

**Response IND 108-17**

See Response IND 108-16.

**Response IND 108-18**

See **Master Response 6: Biological Resources Surveys and Mitigation Measures**, regarding burrowing owls.

**Response IND 108-19**

See Response IND 108-16 above. All of the bird species listed by the commenter, some of which are considered special-status species under CEQA, are protected by the Migratory Bird Treaty Act, and as discussed in the RDEIR under SHW Impact BIO-7, potential impacts to active nests of these species, if present, would be avoided through implementation of LRDP Mitigation BIO-11.

**Response IND 108-20**

See **Master Response 6: Biological Resources Surveys and Mitigation Measures**.

**Response IND 108-21**

See **Master Response 6: Biological Resources Surveys and Mitigation Measures**.

**Response IND 108-22**

This comment is a set of general introductory remarks. It presents no environmental issues within the meaning of CEQA and no specific response is required. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 108-23**

See Response IND 2-1 and **Master Response 4: Aesthetics and Visual Simulations.**

**Response IND 108-24**

Refer to Section 5.0 of the RDEIR and **Master Response 2: Alternatives.**

**Response IND 108-25**

As required under CEQA, the RDEIR was circulated for 45 days for the public to comment.

**Response IND 108-26**

All of the comments received during the circulation of the previous Draft EIR as well as at the public meetings were reviewed and all pertinent comments were taken into account in the preparation of the RDEIR. CEQA does not require a lead agency to respond to comments received on a Draft EIR when the previously published Draft EIR is replaced in full by a Revised Draft EIR. Therefore, the University did not prepare responses to comments on the March 2018 Draft EIR.

**Response IND 108-27**

See Response IND 108-26 above.

**Response IND 108-28**

This comment is a set of general introductory remarks. The comment itself presents no environmental issues within the meaning of CEQA and no specific response is required. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 108-29**

See **Master Response 6: Biological Resources Surveys and Mitigation Measures.**

**Response IND 108-30**

See **Master Response 6: Biological Resources Surveys and Mitigation Measures.**

**Response IND 108-31**

The adjacent grasslands within the East Meadow north of the Hagar site would be protected by an 8-foot-tall wire mesh fence, which would limit pedestrian use, noise, and littering by students living near the meadow. Further, there are other developed areas on the campus that adjoin undeveloped or PL lands, and there is no evidence that the developed uses have adversely affected the open space areas. SHW Mitigation BIO-4 has been revised to include mandatory stewardship training for residents of the Hagar site.

**Response IND 108-32**

The commenter is referred to Response IND 108-9 above.

**Response IND 108-33**

As discussed in RDEIR, implementation of LRDP Mitigation BIO-6 would avoid the potential spread of non-native plant species into the grasslands adjacent to the Hagar site. The adjacent grasslands would continue to provide suitable habitat for the special-status wildlife species listed in the RDEIR that may currently inhabit these grasslands.

**Response IND 108-34**

The California red-legged frog was discussed by presenters during past public meetings because it was a common topic of concern for the public. See Response ORG 3-31 and Section 4.3 of the RDEIR for a discussion of other special-status wildlife species that have the potential to occur and be affected by the project.

**Response IND 108-35**

SHW Mitigation Measure BIO-4 includes an online format as one option for mandatory stewardship training. The training would be implemented in conjunction with other measures to deter unauthorized activities at the cave. As noted on pages 4.3-39 to 4.3-40 of the RDEIR, SHW Mitigation BIO-4 requires mandatory stewardship training for residents of the proposed Heller site housing (either online or in person) designed to bring awareness regarding the sensitive environments and ways to reduce impacts to sensitive biological resources and states that this training could be provided by the CNR. The same stewardship training would be expanded to include awareness regarding the sensitive habitat within the upper East Meadow north of the Hagar site. This sensitive habitat would also be protected from intrusion by students by installing an 8-foot tall wire-mesh fence between the housing development and the East Meadow. SHW Mitigation BIO-4 has been revised to include mandatory stewardship training for residents of the Hagar site. Please see **Chapter 4.0, Changes to the Revised Draft EIR**.

**Response IND 108-36**

Potential impacts to wildlife movement corridors resulting from development at both the Hagar and Heller sites are analyzed in the RDEIR under SHW Impact BIO-11. Also see Response ORG 5-22.

**Response IND 108-37**

See Response ORG 3-28.

**Response IND 108-38**

The commenter makes closing remarks and states opposition to the proposed project. The comment itself presents no environmental issues within the meaning of CEQA and no specific response is required. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 108-39**

Impacts to California red-legged frog are analyzed in the RDEIR under SHW Impact BIO-5.

**Response IND 108-40**

The commenter appears to be referring to the enhanced movement/dispersal corridors within the proposed Heller site. These frogs would normally disperse through an area until they reach a barrier to movement such as a building, wall, or other incompatible cover. Once a California red-legged frog encounters a barrier, the frog would alter the direction of movement, presumably into more open areas within the created enhanced corridor or within the larger preserved existing movement corridor within the Porter Meadow and grasslands south of the Heller site. **Response IND 108-41**

Refer to **Master Response 4: Aesthetics and Visual Simulations.**

**Response IND 108-42**

Refer to **Master Response 1: Tiered Analysis**, as to why development of the rest of the East Meadow is not foreseeable at this time.

**Response IND 108-43**

See **Master Response 2: Alternatives.**

**Response IND 108-44**

The commenter makes opening remarks. The comment itself presents no environmental issues within the meaning of CEQA and no specific response is required. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 108-45**

The commenter mentions that the RDEIR only had a few minor changes from the earlier DEIR. The commenter is referred to Response IND 14-1 and Section 1.0 of the RDEIR that explains why the University published a RDEIR.

**Response IND 108-46**

The density on the Hagar site is appropriate due to its location within the East Meadow, which consists of undeveloped grasslands. In addition, the density is consistent with the density of housing located to the south of the Heller site within the employee housing complex. The proposed 148 units currently proposed on the Hagar site under the proposed project would meet current and future demand for family student housing.

As stated in the RDEIR, locating the new Family Student Housing and childcare facility at the Hagar site offers a number of benefits that include: substantial savings in construction cost; allows the Campus to reduce the scale and density of undergraduate housing on the Heller site; minimizes displacement impacts on student families; locates student families in a neighborhood that would be more appropriate for families; and locates the childcare facility at a location that would be convenient for students, faculty and staff.

Also see **Master Response 2, Alternatives.**

**Response IND 108-47**

This comment presents no environmental issues within the meaning of CEQA and no specific response is required. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 108-48**

Refer to Responses IND 108-43 through IND 108-46, Response IND 2-1, and **Master Response 4: Aesthetics and Visual Simulations.**

**Response IND 108-49**

The commenter is referred to Response IND 14-1 regarding project changes that were made between the publication of the previous Draft EIR and the RDEIR.

**Response IND 108-50**

See **Master Response 2: Alternatives.**

**Response IND 108-51**

See **Master Response 2: Alternatives.**

**Response IND 108-52**

This comment presents no environmental issues within the meaning of CEQA and no specific response is required. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 108-53**

This comment presents no environmental issues within the meaning of CEQA and no specific response is required. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 108-54**

This comment presents no environmental issues within the meaning of CEQA and no specific response is required. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 108-55**

This comment presents no environmental issues within the meaning of CEQA and no specific response is required. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 108-56**

The commenter is referred to Response ORG 1-2 regarding the need for the project.

**Response IND 108-57**

This comment presents no environmental issues within the meaning of CEQA and no specific response is required. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 108-58**

This comment presents no environmental issues within the meaning of CEQA and no specific response is required. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 108-59**

This comment presents no environmental issues within the meaning of CEQA and no specific response is required. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 108-60**

The comment is an introductory remark that does not state specific concerns. This comment presents no environmental issues within the meaning of CEQA and no specific response is required. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 108-61**

The commenter states concerns about karst at the Hagar site and sinkhole formation. The RDEIR characterizes the karst hazards at the Hagar site based on a detailed geotechnical and geological investigation completed for the project in June 2018, identified the likelihood of impacts from construction on a site characterized by karst , and sets forth mitigation measures developed by qualified geologists and geotechnical engineers with extensive experience related to construction in karst areas on the campus. Please see pages 4.5-13 to -16 in the RDEIR. Please also see Response ORG 4-10 regarding the detailed studies of the underlying geology performed at the Hagar site. Please see Responses ORG 4-31 through 4-33 regarding the areas and amount of excavation that would be conducted on the Hagar site.

**Response IND 108-62**

See **Master Response 7, Water Quality Impacts from Post-Construction Stormwater Runoff**, and **Master Response 9, Impacts to Kalkar Quarry Pond and Stream**

**Response IND 108-63**

Please see Responses IND 108-61 and -62 above.

**Response IND 108-64**

See **Master Response 8: Flooding Impacts in Jordan Gulch Watershed.**

**Response IND 108-65**

See Responses IND 108-61 through -64 above.



**Response IND 108-66**

The commenter is referred to **Master Response 2: Alternatives**.

**Response IND 108-67**

The commenter is referred to Section 5.0 of the RDEIR and **Master Response 2: Alternatives**. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 108-68**

**See Master Response 2: Alternatives.**

**Response IND 108-69**

The comment expresses an opinion that the RDEIR is inadequate, but does not provide data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to *CEQA Guidelines* Section 15064, an effect shall not be considered significant in the absence of substantial evidence. Therefore, further response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 108-70**

The purpose of the CEQA process is to inform the general public, the local community, responsible and interested public agencies, and The Regents of the nature of the proposed project, its potential environmental effects, measures to mitigate those effects, and alternatives to the proposed project. The CEQA process enables decision makers to consider environmental consequences of approving the proposed project. In all, in addition to the EIR scoping meetings and public meetings, more than 50 meetings and information sessions have been held regarding the project, for the public and various campus organizations, since September 2017. (<https://ucscstudenthousingwest.org/information/documentsmeetings/>).

**Response IND 108-71**

The commenter states her opposition to the proposed development of the East Meadow. The comment does not raise a specific issue within the meaning of CEQA. Therefore, a response is not required

pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 108-72**

The commenter provides introductory remarks. The comment does not raise specific issues within the meaning of CEQA. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 108-72**

The comment does not raise a specific issue within the meaning of CEQA. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 108-73**

The comment is related to the need for student housing. It does not raise a specific issue within the meaning of CEQA. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 108-74**

The comment is related to the need for student housing. It does not raise a specific issue within the meaning of CEQA. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 108-75**

The comment does not raise a specific issue within the meaning of CEQA. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 108-76**

The comment does not raise a specific issue within the meaning of CEQA. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 108-77**

All comments on the RDEIR are addressed in this Final EIR. Furthermore, all of the comments received during the circulation of the previous Draft EIR as well as at the public meetings were reviewed and all pertinent comments were taken into account in the preparation of the RDEIR. Note that CEQA does not require a lead agency to respond to comments received on a Draft EIR when the previously published Draft EIR is replaced by a Revised Draft EIR. Therefore, the University will not prepare responses to comments on the March 2018 Draft EIR.

**Response IND 108-78**

The comment does not raise a specific issue within the meaning of CEQA. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 108-79**

Refer to Response IND 2-1 and **Master Response 4, Aesthetics and Visual Simulations**.

**Response IND 108-80**

The comment does not raise a specific issue within the meaning of CEQA. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 108-81**

Please see **Master Response 2, Alternatives**, regarding alternatives that include a revised project on the Heller site in combination with the use of other sites on and off campus for providing some of the proposed housing.

**Response IND 108-82**

See Response IND 60-4.

**Response IND 108-83**

See **Master Response 13: Parking**.

**Response IND 108-84**

The commenter reiterates text from the 2005 LRDP regarding the Hagar site land use designation. The comment is noted.

**Response IND 108-85**

See **Master Response 12: Hagar Site Transportation and Traffic Impact Analysis** and **Master Response 13: Parking**.

**Response IND 108-86**

The comment does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 108-87**

The comment does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 108-88**

The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration. Also see **Master Response 2: Alternatives**.

**Response IND 108-89**

The comment does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 108-90**

The analysis in the RDEIR does not reject any of the seven alternatives from consideration by the Regents, but instead discusses their environmental impacts relative to those of the project and ways in which they would or would not advance project objectives. See **Master Response 2: Alternatives**.

**Response IND 108-91**

See Response IND 108-46.

**Response IND 108-92**

See **Master Response 2: Alternatives**.

**Response IND 108-93**

See **Master Response 2: Alternatives**.

**Response IND 108-94**

The comment is a general statement of opposition to the project but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 108-95**

The comment does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 108-96**

Section 3.0 Project Description of the RDEIR lists the objectives of the project, one of which is for the proposed project to address the terms of the 2008 Settlement Agreement. That agreement requires the Campus to initiate housing development in the area west of Porter College before development of new beds in the North Campus Area.

**Response IND 108-97**

See Section 5.0 Alternatives of the RDEIR which includes sites located in the north campus. Also see **Master Response 2: Alternatives**, regarding North Campus sites.

**Response IND 108-98**

The comment does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 108-99**

The comment expresses support for the proposed housing at the Hagar site. It does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 108-100**

The comment does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 108-101**

The comment expresses opposition to alternatives that do not include the use of the Hagar site and support of the proposed project. It does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 108-102**

The comment expresses support for the proposed housing and lists the benefits of the project as proposed. The commenter does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment

is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 108-103**

The commenter expresses support for Alternative 3. The commenter does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

See Response 108-52, regarding proposed density on the Hagar site and Response LA 2-1, regarding the choice of 2-story buildings on the Hagar site.

**Response IND 108-104**

Please see **Master Response 6: Biological Resources Surveys and Mitigation Measures**.

**Response IND 108-105**

Please see **Master Response 6: Biological Resources Surveys and Mitigation Measures**. **Response IND 108-106**

Surface parking is included in the proposed project to keep the cost down. **Response IND 108-107**

See **Master Response 5: Biological Resource Impacts on the East Meadow**, and Response IND 5-3 regarding habitat fragmentation.

**Response IND 108-108**

Please see **Master Response 2: Alternatives**, regarding biological resources on alternatives sites analyzed in the RDEIR. Note that CEQA requires that alternatives be evaluated for their ability to reduce the project's significant impacts and also states that alternatives do not need to be evaluated at the same level of detail as the proposed project. Therefore, the RDEIR appropriately provides biological resource information for the alternatives that is less detailed than the information for the proposed project.

**Response IND 108-109**

The commenter provides closing remarks. Regarding the adequacy of the analysis contained in the RDEIR, please see preceding responses to the commenter's comments. The comment is nonetheless

acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 108-110**

The commenter expresses support for the proposed project. The commenter does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.



UCSC STUDENT HOUSING WEST PROJECT

EIR SCOPING MEETING

CRUZIO

877 Cedar Street

Santa Cruz, California

REPORTER'S TRANSCRIPT OF PUBLIC COMMENTS

October 24, 2018

Court Reporter: Cary Blue LaTurno, CSR #9681

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Santa Cruz, California

October 24, 2018; 5:07 p.m.

TRACI FERDOLAGE: My name is Traci Ferdolage. I am assistant chancellor for planning operations at UCSC. And I'd like to thank all of you for coming out tonight for our public hearing on our Student Housing West Project.

The way this evening is structured is that we are going to present some project information for you. We'll try to go through that as quickly as possible and ask that you hold your questions because the design of this evening is really to take public comment. We are doing the presentation just to provide orientation for those of you who may have never been to a project meeting as to the details around the project, but we'll provide the project information. During that presentation, we'll also talk to you about the public comment process and what to do with that form that you have before we get started with the public hearing.

We'll also talk about the EIR. We'll give an overview, as well as talk about the Revised Draft EIR, our project objectives, impacts and alternatives, how to comment, and then the next steps in the process.

Following that, we will start the public hearing.

So let's talk a little bit about the proposed

1 project. So the physical context of the project. We have  
2 one integrated project with three unique student  
3 population groups. Those student population groups are  
4 specifically upper division, undergraduates, graduates,  
5 and students and families.

6 The project will provide approximately 3,000 beds  
7 on the main campus. There will be two sites with phase  
8 construction.

9 In the southern portion of the campus, we have the  
10 Hagar site. And it's about 17 acres. And then on the  
11 west side of the campus, where the existing family-student  
12 housing is, we have the Heller site.

13 Amenities in the project would include a  
14 market/cafe, fitness center, study spaces, and learning  
15 commons. We also will have an early education center.  
16 That early education center will serve 140 children, but  
17 it's expanded to also serve the children of our faculty  
18 and staff members. Currently don't have that service on  
19 campus.

20 Let's talk a little bit about the Heller site. And  
21 that's the site that's on the west side of campus. The  
22 developable land on the Heller site is confined to about  
23 11 and a quarter acres from a 13-acre total site. That  
24 reduction in available acreage was associated with  
25 accommodation of the California red-legged frog and its

1 habitat. And the habitat for the frog -- sorry. Here  
2 I've got a little -- the habitat for the frog follows the  
3 outside boundary of the site and then also goes through  
4 the site here.

5 Our geotechnical investigation also further limited  
6 the type of construction that was allowed right here at  
7 the southwest corner where you see a parking lot.

8 The design includes exterior materials that are  
9 utilized to create some variety in the exterior envelope,  
10 as well as reduce the visual scale, and the design of the  
11 buildings takes into account bird safe design principles.

12 The method of construction will use off-site  
13 fabrication of components that will then be delivered to  
14 the project using just-in-time delivery methods and  
15 assembled in a traditional manner on-site. And that  
16 approach also will help us with respect to logistics and  
17 traffic and disruption.

18 The program for the Heller site includes five  
19 buildings of five to seven stories in height, about 2700  
20 beds for undergraduates. And those are in Buildings 1  
21 through 5, which is this part of the site.

22 The graduate building is a combination of three  
23 buildings all joined together. It's located here. And it  
24 ranges from four to five stories in height with about 220  
25 beds.

1           The scale and massing was designed to maximize our  
2 use of that 11 and a quarter acres and work to avoid  
3 impacts to viewsheds.

4           There is a community hub with a cafe, a  
5 marketplace, a fitness center, a wellness center, and some  
6 commons living-learning areas in the two buildings that I  
7 have highlighted right here, Building 4 and Building 5.  
8 And both of those buildings face an interior plaza  
9 designed to create community within that housing community  
10 for our students.

11           THE SPEAKER: Excuse me. Clarification. Is this  
12 the Hagar site or the other site?

13           TRACI FERDOLAGE: This is the Heller site.

14           THE SPEAKER: This is the Heller site.

15           TRACI FERDOLAGE: Yes.

16           There's dedicated space throughout the remaining  
17 buildings for study rooms, social lounges, and other  
18 community kitchens and space that you would find within a  
19 residential building for students.

20           Our exterior courtyards, plazas, and spaces are  
21 focused on informality and individuality so as to promote  
22 engagement with our students between one another and the  
23 campus at large.

24           Site landscape and circulation. You'll see over  
25 here on this side of the site, you have forest. So we

1 have a mixed forest pallet along the edges of the site.  
2 And we are providing the corridors for the California  
3 red-legged frog around the other side, which I highlighted  
4 earlier, as well as through the site itself.

5 We'll use climate-adaptive planting focused on a  
6 regional native and adoptive campus plant pallet.

7 That California red-legged frog dispersal habitat  
8 that we will enhance comprises about 1.75 acres here and  
9 then see it coming through the site.

10 We'll have universal accessibility throughout the  
11 site. These areas of the building where you see -- and I  
12 know the lighting is a little bit hard, but where you see  
13 tan spots in the building, those are actually at the  
14 first-floor level. You actually have open breezeways  
15 through the buildings so that it connects each of the  
16 plazas and the different areas to one another, and  
17 everything is universally accessible.

18 We have two entries for the roads, one to the north  
19 right here and then one to the south. The southern entry  
20 has been aligned with the Rachel Carson and the Oakes  
21 College parking lot entry.

22 Infrastructure improvements will be focused on  
23 improvements to the bus stops for mass transportation, as  
24 well as improved sidewalks in and around the site  
25 connecting the site. And we will be encouraging bicycle

1 use. There will be quite a bit of bicycle racks and  
2 parking on the site itself.

3 This is a simulation of the Heller site from just  
4 below Porter College.

5 This is a rendering of the courtyard between  
6 Buildings 4 and 5 where I said that the hub was and that  
7 plaza. And this is looking east.

8 This is another rendering of that same courtyard.  
9 And right here at the lower part, you can see this is the  
10 existing pedestrian bridge over Heller that connects over  
11 to Rachel Carson. And so this is looking west through the  
12 two buildings.

13 This is a simulation from the southern entry roads.  
14 So right here is the entry to Rachel Carson and the Oakes  
15 College. Sorry about that. The Oakes College parking lot  
16 right here. So you are looking at Building 5 here and --  
17 and you are also looking at a graduate building down  
18 below.

19 This is a simulation of the site looking from the  
20 Empire Grade and Heller Road intersection. So you see in  
21 the forefront there the graduate building and beyond it  
22 the undergraduate building.

23 Let's talk a little tiny bit about the Hagar site.  
24 The Hagar site works to utilize the existing grade to  
25 accommodate buildings and minimize viewshed disruption.



1 We have a grade change of about 90 to 100 feet from the  
2 eastern -- the northeastern side of the site to the  
3 southwestern side of the site. So we tried to tuck it in  
4 as best we can.

5 The stormwater system is designed to maintain -- to  
6 minimize impacts to the watershed. Our design and layout  
7 is focused on functionality, simplicity, efficiency, and  
8 creating community. And you can see we have created two  
9 circular communities around each other with lawns and play  
10 areas in between because this site is designed to  
11 accommodate our students with families.

12 Our exterior pallet is designed to blend in with  
13 the surrounding environment to the best extent possible.  
14 Once again, we'll use an off-site component fabrication  
15 process whereby those parts will be delivered to the  
16 project using just-in-time delivery methods and then  
17 traditionally assembled on-site. And, once again, that's  
18 to minimize impacts related to traffic and congestion.

19 The program includes 35 two-story buildings, which  
20 provide, in total, about 140 two-bedroom units for  
21 students with families.

22 So each building in this -- instead of using my  
23 pointer, this little area here would be considered -- one  
24 building would contain four apartments. So we have them  
25 in clusters, but one building has four apartments.

1           There's a community and administration building,  
2 and that's located right here.

3           And then we have the early education center and the  
4 community garden. And the early education center is here.  
5 The community garden is over on this side of the site.

6           Our interior commons and play areas are focused,  
7 like I said earlier, on creating community as well as safe  
8 spaces for children to play outdoors while under the  
9 passive supervision of their parents who are inside and  
10 able to look out onto the play areas.

11           And we've already talked about utilizing existing  
12 slopes.

13           Site landscape and circulation. Very similar  
14 approach that we are doing on Heller in the sense that we  
15 are using climate-adaptive regional native and the campus  
16 plant pallet in terms of our planting.

17           Our approach for the landscape is to blend the site  
18 into the adjacent meadow, as well as to the -- what you  
19 see in the Jordan Gulch area, which is right through here.

20           The site incorporates the existing sinkhole -- and  
21 the sinkhole is located right in this area of the site --  
22 with appropriate setbacks, and the area is planted for an  
23 enhanced visual experience. We are providing some  
24 screening of the community.

25           Once again, we'll have universal accessibility

1 across the community. There are also trails and sidewalks  
2 that connect open spaces and buildings. And specifically  
3 we have -- we were connecting up to the existing bus stop  
4 that's over near the Village Road intersection. And then  
5 we are making some improvements to the crosswalks, as well  
6 as sidewalks connecting to the bus stop that's along  
7 Coolidge Road here.

8           And then you can also see some trails and other  
9 improvements that happen to improve connectivity, and then  
10 there's, of course, sidewalks and pathways throughout the  
11 community itself.

12           We'll have driveway entrances both off of Hagar  
13 and off of Coolidge, and those entrances, along with the  
14 pedestrian improvements, are designed to mitigate some of  
15 the circulation impacts.

16           Infrastructure improvements. Once again, as I  
17 described, the bus transportation, walking -- all of our  
18 improvements are designed to encourage alternative forms  
19 of transportation.

20           From a stormwater perspective, a runoff from the  
21 site, which you can see right in this area, will be  
22 collected and directed into vegetated biofiltration  
23 pretreatment swales. And those swales are located -- they  
24 are the green shaded areas here. And then it will be  
25 piped through a pipe, cross over to Jordan Gulch and put

1 into the Jordan Gulch. And let me see if I can show you.  
2 So you can see the pretreatment swales, and then this goes  
3 to the outfall that's at Jordan Gulch.

4 The existing run-on, which is the orange shaded  
5 area of the site, will continue to move and migrate its  
6 way over to the existing sinkhole. The volume and the  
7 rate of runoff to the sinkhole will be maintained to the  
8 current level that it is today.

9 Here is a rendering of the interior commons area  
10 in the community. This is a rendering of the interior  
11 circulation roads between those two oval communities.

12 This is a rendering of the community building.  
13 This is located on the west side of the site.

14 This is a rendering of the west circulation road.  
15 And right here is the community building, and then  
16 directly across it, you are seeing the early education  
17 center. The early education center rendering, that's on  
18 the west side of the site.

19 This is a simulation of the project -- of the view  
20 from the intersection of Coolidge and Ranch View Road.  
21 And you can see the project right here in the background.  
22 This is a simulation directly from the Coolidge-Hagar  
23 intersection. You can see the project here.

24 This is another simulation from further up Hagar at  
25 the Hagar-Village intersection. You can see the project

1 down and to the left.

2 This is a simulation from Coolidge Drive. And the  
3 location along Coolidge Drive is just past that point  
4 where the new driveway entry off of Coolidge would be  
5 located and as you are approaching the existing stoplight  
6 at Hagar and Coolidge.

7 This is another simulation from Coolidge Drive.  
8 And this is just as you are coming around the bend and  
9 before you approach the new driveway. And you can see the  
10 project here off to the right.

11 So now we are going to transition into an EIR  
12 overview.

13 Do you want me to click for you?

14 ALISA KRAUS: Yes.

15 So some of you may be very familiar with CEQA, the  
16 California Environmental Quality Act. Others may not.  
17 I'd just like to describe what the purpose of the CEQA, or  
18 the California Environmental Quality Act, is.

19 THE SPEAKER: Could you introduce yourself.

20 ALISA KLAUS: Yes. I am Alisa Klaus, Senior  
21 Environmental Planner, Physical Planning, Development &  
22 Operations.

23 So CEQA requires that state and local government  
24 agencies inform people making decisions about projects  
25 about the -- requires the agencies to inform decision

1 makers and the public about the potential environmental  
2 impacts of proposed projects and to reduce those  
3 environmental impacts to the extent feasible.

4           If a project may cause significant environmental  
5 impacts, a detailed study known as an Environmental Impact  
6 Report is required. And that's what we are talking about  
7 today.

8           An EIR contains in-depth studies of the potential  
9 impacts. It contains measures to reduce or avoid those  
10 impacts, which are called mitigation measures; and it  
11 includes an analysis of alternatives to the project that  
12 would meet most of the project objectives and reduce the  
13 environmental impacts.

14           The Student Housing West EIR considers impacts of  
15 the Student Housing West Project. It also includes, to a  
16 lesser level of detail, an analysis of the impact of the  
17 Dining Hall Expansion Project, which is proposed to -- is  
18 planned to expand the capacity of the Porter and Rachel  
19 Carson dining halls. And because it is, in part,  
20 triggered -- or the need is -- for that project is  
21 created, to some extent, by the Student Housing West  
22 Project, it's considered a related project under CEQA;  
23 and, therefore, the EIR also discloses the environmental  
24 impacts of that project to the extent that they are known  
25 at this time.

1           And then the EIR also includes a supplement to the  
2 2005 long-range development plan EIR, which covers the  
3 population and housing and water supply impacts of the --  
4 development under the 2005 long-range development plan as  
5 a whole.

6           This slide, I am not going to go into it in -- I am  
7 not going to read through the whole thing, but this slide  
8 summarizes the EIR process to date. It's been a little  
9 bit of a windy road. We issued a Notice of Preparation to  
10 solicit input from members of the public and public  
11 agencies of the content of the EIR in September 2017. As  
12 the project evolved and changed, to some extent, then we  
13 issued a Revised Notice of Preparation. And then each one  
14 of those notices initiated a 30-day scoping period to get  
15 comments on the scope of the EIR.

16           In March 27, we -- the campus published a Draft EIR  
17 that was circulated for a total of 92 days, I think, an  
18 initial review period of 45 days, and then the period --  
19 the review period was extended an additional 47 days  
20 through June 6, 2018.

21           The campus has now issued a Revised Draft EIR for  
22 the Student Housing West Project. And I'll talk a little  
23 bit more about the content of that in a minute. The  
24 review period for this EIR -- Revised Draft EIR started in  
25 September 17 and will conclude on November 1. And we are

1 holding two public hearings, yesterday and today, to take  
2 public comments.

3           The schedule calls for the EIR to be completed by  
4 the beginning of January 2018, and it will be presented to  
5 the UC regents at their January meeting for consideration  
6 of a series of actions, which I'll run through -- we'll  
7 run through a little bit later.

8           The Revised Draft EIR replaces the entire Draft EIR  
9 that was issued in March 2018 because it replaced -- every  
10 single one of the sections has been -- is replaced in the  
11 Revised Draft EIR. The scope is the same in that it  
12 analyzes the Student Housing West Project, the Dining Hall  
13 Expansion Project. It includes the supplement to the LRDP  
14 EIR.

15           The Revised Draft EIR, however, includes some  
16 updated analysis that reflects changes to the project, as  
17 well as some additional revised and additional analysis  
18 that addresses comments that were received on the March  
19 2018 Draft EIR.

20           The Final EIR will not include individual responses  
21 to comments that were made on the March 2018 Draft EIR.  
22 It will include individual responses to every comment on  
23 the Revised Draft EIR.

24           I am just going to run through -- quickly through  
25 the project objectives that the campus defined when



1 initiating the Student Housing West Project. Just going  
2 to summarize these quickly.

3           Comply with the university's commitment -- some of  
4 the university's commitments under the 2008 Comprehensive  
5 Settlement Agreement;

6           To support development of sufficient and affordable  
7 on-campus student housing under the UC President's Student  
8 Housing Initiative;

9           Develop housing in a timely manner to meet certain  
10 provisions of the Settlement Agreement;

11           To minimize displacement impacts on students with  
12 families during the development of the new housing;

13           To locate student housing on campus to facilitate  
14 convenient access to classrooms and other campus  
15 facilities;

16           To incorporate adequate support space needed for  
17 students, as well as residential life staff;

18           To provide a childcare facility to serve both  
19 students and employees in a location that maximizes its  
20 accessibility;

21           To incorporate design, massing, density, siting,  
22 and building footprint strategies to minimize the removal  
23 of sensitive habitats;

24           To develop housing at the highest level of  
25 sustainability that is consistent with LEED silver

1 certification at a minimum;

2           And provide on-site parking to meet the basic  
3 parking needs of the project.

4           The EIR identifies several significant and  
5 unavoidable impacts. These are impacts that are not  
6 reduced to less than significant impact, which is kind of  
7 a technical term under CEQA, with mitigation measures that  
8 are identified in the EIR.

9           First of all, for the Student Housing West Project,  
10 the EIR identifies visual impacts at both the Heller and  
11 Hagar sites.

12           For the Dining Facilities Project, it identifies  
13 substantial temporary increases in noise during  
14 construction due to the proximity of the dining halls to  
15 the residences and academic buildings that will be  
16 occupied during that construction.

17           And the 2005 LRDP EIR supplement identifies  
18 significant and unavoidable water supply impact related  
19 to the contribution -- that contributes to the -- the  
20 development under the 2005 LRDP contributes to the need  
21 for the City to secure additional water supply for drought  
22 conditions.

23           And growth under the 2005 LRDP results in  
24 substantial ground for new housing, which would result in  
25 significant and unavoidable traffic and water supply

1 impacts.

2 The Draft EIR also identifies a number of impacts  
3 that would be potentially significant but that would be  
4 reduced to a less than significant level with mitigation  
5 that's identified in the EIR.

6 And the topics are listed here. Air quality,  
7 biological resources, cultural resources, geology and  
8 soils, hydrology, water quality, and traffic and  
9 circulation.

10 TRACI FERDOLAGE: I am going to provide a  
11 description of each of the alternatives that were analyzed  
12 in the Revised Draft EIR. There were a total of seven.

13 The first alternative is the no-project  
14 alternative. Under that alternative, the Heller site  
15 would remain in its current condition, and existing family  
16 housing would remain in place, along with the childcare  
17 facility. The Hagar site would remain undeveloped.

18 Under the reduced project alternative, the Heller  
19 site would be developed, and it would be -- it would  
20 include a reduced number of undergraduate beds, the 220  
21 graduate beds and the 140 beds for students with families,  
22 as well as the expanded child care facility, student  
23 support, dining, and amenity space. Buildings would be  
24 five to seven stories tall and decked or off-site parking  
25 would be necessary. This alternative would require us to

1 relocate our existing student families until new  
2 facilities are complete, and that's because this is the  
3 site where the current student families live. The Hagar  
4 site would remain undeveloped.

5         Alternative No. 3 is a Heller-site-only  
6 development. The Hagar site would continue to remain  
7 undeveloped, but the entire program -- so the 3,000 --  
8 approximately 3,000 beds would be built on the Heller site  
9 with all of the amenities that we have discussed as part  
10 of the program. Buildings would be five to ten stories  
11 tall, and decked or off-site parking would be necessary.  
12 And, once again, existing student families would need to  
13 be relocated until such time that the facilities are  
14 complete.

15         Under Alternative 4, it would locate the project at  
16 the Heller site, as well as at the North Remote site. The  
17 Heller site would receive a reduced number of  
18 undergraduate beds, plus the graduate beds and the units  
19 for students with families, as well as the childcare  
20 facility. There would be the associated amenities that we  
21 have described as part of the program at that site with  
22 buildings that are five to seven stories tall with decked  
23 parking. Existing student families would need to be  
24 relocated until facilities are complete.

25         The North Remote site, which is located above

1 Camper Park, would be developed with 1500 undergraduate  
2 beds, buildings six to eight stories tall. And there  
3 would be student support, dining, and amenity space.  
4 There would be surface parking. And the use of that site  
5 would necessitate some significant extensions of utility,  
6 infrastructure, and roadways. The Hagar site would remain  
7 undeveloped.

8 Under Alternative 5, we would develop at the Heller  
9 site, as well as the East Campus infill site. The Heller  
10 site development would be very similar as that under  
11 Alternative No. 4. There will be slightly more  
12 undergraduate beds at that site, but the rest of the  
13 program is very similar with the existing student families  
14 relocated until it was complete.

15 The East Campus infill site would be developed with  
16 almost 600 undergraduate beds with student support,  
17 dining, and amenity space. The buildings would be seven  
18 to eight stories tall, and decked parking would be  
19 utilized. The Hagar site under this alternative would  
20 remain undeveloped.

21 THE SPEAKER: Where on the East Campus is that?

22 TRACI FERDOLAGE: East Campus infill is located --  
23 you are the best describer of that.

24 ALISA KRAUS: It's south of Crown College and north  
25 of the Crown-Merrill apartments. So it takes up the

1 western part of -- it is off of Chinguapin Road near the  
2 fire station.

3 TRACI FERDOLAGE: Does that provide everybody with  
4 good reference?

5 Under Alternative -- let me make sure I didn't --  
6 okay. Under Alternative No. 6, we would develop at the  
7 Heller site, the East Campus infill site, and the Delaware  
8 site. The Heller site would host about 2,000  
9 undergraduate beds, as well as the beds for -- the units  
10 for students with families. We would also have the  
11 expanded childcare facility there along with the support,  
12 space and the amenity space that we described previously  
13 in the previous program. Buildings would be five to seven  
14 stories tall under this alternative, and decked or  
15 off-site parking would be necessary. The existing student  
16 families would need to be relocated until the facilities  
17 are complete.

18 East Campus infill site would also be developed.  
19 The program that I described in our previous alternative  
20 is exactly the same under this alternative.

21 And then the Delaware site would be developed.  
22 That site would be developed with the 220 undergraduate  
23 beds, and there would be student support, dining, and  
24 amenity space. The site -- the buildings would be four to  
25 five stories tall and would utilize surface parking. The

1 Hagar site would also remain undeveloped under this  
2 alternative.

3 THE SPEAKER: And the Delaware site is where?

4 TRACI FERDOLAGE: The Delaware site is located at  
5 2300 Delaware. So it's as you are approaching the Coastal  
6 Sciences campus.

7 Alternative No. 7 is comprised of the Heller site,  
8 the East Campus infill site, and the North Remote site.  
9 The Heller site would be developed with about a little  
10 over 1,000 undergraduate beds, all of the graduate beds,  
11 as well as all of the units for students with families.  
12 This program would be very similar to that I've described  
13 earlier. Buildings, once again, would be five to seven  
14 stories tall. Decked or off-site parking would be  
15 necessary, as well as the relocation of existing student  
16 families.

17 The East Campus infill site would be developed in  
18 the same way that was described for previous alternatives.

19 The North Remote site will also be similar. The  
20 difference is that it would host 906 undergraduate beds,  
21 and buildings would be five to seven stories tall. We  
22 would continue to use surface parking there, and of  
23 course, as I described earlier, it would necessitate  
24 extensions of utility, infrastructure, and roadways. The  
25 Hagar site would remain undeveloped.

1           So those are the seven alternatives with very brief  
2 descriptions of the program for each one of them for you.  
3 They are further described obviously in the EIR.

4           Let's talk a little bit about how to comment and  
5 next steps.

6           Yes.

7           THE SPEAKER: I am still not sure, where is the  
8 North Remote site?

9           TRACI FERDOLAGE: The North Remote site is located  
10 above Camper Park. On campus.

11          THE SPEAKER: The trailer park. Okay.

12          TRACI FERDOLAGE: It is to the west approximately  
13 of the North Remote parking lot.

14          THE SPEAKER: Great.

15          TRACI FERDOLAGE: So let's talk a little bit about  
16 how to comment. You can provide an oral comment at this  
17 meeting. There is no other scheduled public hearing.  
18 Tonight is the last hearing. So this is the opportunity  
19 for oral comment.

20          You can also submit a written comment at this  
21 meeting or other -- well, we aren't going to have another  
22 public hearing. So you can submit written comment at this  
23 meeting, or you can submit written comments via mail --  
24 and we've provided our mail address here -- as well as via  
25 e-mail to EIRcomment@UCSC.edu. The deadline for comments



1 is November 1. All of this information in terms of where  
2 to send your comment and such is located on our EIR  
3 website, which we'll share that address here soon.

4 Let's talk a little bit about the public hearing  
5 because we are getting really close to getting started  
6 with that.

7 The purpose of this hearing is to receive oral and  
8 written comments from the public or agencies. If you want  
9 to submit an oral comment this evening, we have a  
10 request-to-speak form. The forms are at the back of the  
11 room. I know some of you already have them. Fill out the  
12 form. Once we are ready, we'll have a line that will  
13 form, or if there's no line, you know, we'll just kind of  
14 take people as they come. But we will want you to  
15 complete your form and provide it to our court reporter.  
16 She will want to see that form to make sure that she gets  
17 your name spelled right for the record. And once you --  
18 she's ready for you, you can go over to the mike, state  
19 your name, and then provide your -- submit your oral  
20 comment.

21 Be mindful of others. We want everybody to have an  
22 opportunity to speak this evening. Try to limit your time  
23 to three minutes. Please also let's let everyone go  
24 through and comment once before you file a second comment  
25 this evening.

1 Yes, ma'am.

2 THE SPEAKER: Is there a copy of the report, more  
3 than one, up on campus or somewhere that a person could  
4 read?

5 TRACI FERDOLAGE: Alisa, can you talk to us a  
6 little bit that.

7 ALISA KRAUS: There is a hard copy at the public  
8 library, the downtown branch of the public library. We  
9 used to have hard copies at McHenry, but nobody ever asked  
10 for them so -- but they can direct you where to read it.  
11 They have access to it online.

12 THE SPEAKER: I cannot read it online. That's what  
13 I am asking. So the one hard copy I can find is at the  
14 public library?

15 ALISA KRAUS: Right. And we have one in our  
16 office, and you can also contact -- the location is listed  
17 in the EIR. You can contact us to request to review it at  
18 our office. Yeah.

19 THE SPEAKER: At your office. Thank you.

20 TRACI FERDOLAGE: So guidelines for submitting  
21 written comment this evening, if you want to submit one.  
22 We have a public comment form at the back of the room.  
23 It's called "EIR comment form." You feel free to fill  
24 that out.

25 And then, Marishelle, can you raise your hand back

1 there.

2 Marishelle is sitting right next to a box that says  
3 "comments" on it. So you if you have a written comment  
4 that you want to submit, please put it in that box this  
5 evening, and we'll collect it.

6 Do we have any other questions about the process?

7 I think for the sake of everybody and to not try to  
8 fall over folks, it would be best to kind of try to use  
9 the middle aisle as an access point, if we are going to be  
10 providing an oral comment, for the line to form. And the  
11 court reporter, when she is ready, she will let you know  
12 to come up, and you can provide your form to her.

13 The steps that happen after this evening, we  
14 will -- as I stated earlier, the public comment period  
15 will close on November 1. At that point in time, the  
16 university will begin preparing the Final EIR, including  
17 the Mitigation, Monitoring & Reporting Program and CEQA  
18 findings.

19 We will prepare that -- as Alisa stated earlier,  
20 we are intending to go to January 2019 for the regents  
21 meeting. At that meeting, we will ask the regents to  
22 consider approval of the project's design, including CEQA.  
23 In doing so, we will be asking them to certify the EIR, to  
24 adopt the Mitigation, Monitoring & Reporting Program, as  
25 well as the findings, including a Statement of Overriding

1 Considerations, and to approve the project.

2 We have provided information here regarding where  
3 you can go get project information. So the EIR website  
4 address is right there. It's where we post the electronic  
5 copy of the EIR. In addition to that, at this location,  
6 you will find the addresses that I talked to you about,  
7 dates, and other relevant information. Additionally, we  
8 have information posted on the project website, which is  
9 UCSCStudentHousingWest.org.

10 So we are ready to begin the public hearing at this  
11 time, unless anybody has just any procedure questions.

12 Are you ready?

13 THE COURT REPORTER: Yes.

14 TRACI FERDOLAGE: Let me just move this computer  
15 out of the way for everybody.

16 All right. Okay. Thank you.

17 CATHERINE COOPER: My name is Catherine Cooper.

18 Can you hear me?

19 My name is Catherine Cooper.

20 Can you hear me now?

21 And I am here to speak in support of the proposed  
22 early education center.

23 Oh, good. That's better.

24 I came to UC Santa Cruz in 1987 as the founding  
25 director of its PhD program in developmental psychology.

1 I had been the chair of child development and family  
2 relationships at the University of Texas at Austin, which  
3 had, at that time, a 50 -- five, zero -- 50-year-old  
4 child-and-family center, where parents and university  
5 students could observe children with generations of  
6 grateful parents. I was astounded to find that UCSC did  
7 not have such a child-and-family center, and I've worked  
8 over the past 30 years towards this goal. UCSC is the  
9 only campus in the UC system that does not provide child  
10 care for its faculty and staff.

11 In 2001, UC President Atkinson authorized up to  
12 \$1.25 million as a matching allocation for creating a  
13 dedicated child care facility for each campus, and these  
14 funds are still available to UCSC.

15 In 1999, 2004, and 2009, the UCSC academic senate  
16 passed resolutions that construction of a child care  
17 facility for the children of faculty, staff, and students  
18 be given highest campus funding priority. I served on  
19 committees that obtained planning grants from both the  
20 Packard and Claire Giannini Foundations to study possible  
21 sites across campus and in town. These and other  
22 committees engaged the generous time of early childhood  
23 professionals across Santa Cruz County and beyond for  
24 multiple needs assessments, site analyses, and business  
25 models for multiple sites.

1 Our site visits to other campuses, including  
2 San Francisco State University, UC Irvine, UCLA, and  
3 UC Berkeley, highlighted the crucial role of campus child  
4 care for the recruitment and retention of diverse  
5 students, staff, and faculty.

6 Over these years, at least ten different sites for  
7 a UCSC early education center had been extensively studied  
8 and then rejected. Both across campus and in town,  
9 obstacles have included financial, logistic and  
10 infrastructure issues, red-legged frogs, limestone caves,  
11 indigenous burial mounds, and objections to hearing the  
12 voices of children. No viable on- or off-campus site was  
13 identified over these many studies.

14 At this point, a site, a design, and a business  
15 plan have finally been identified to achieve this  
16 long-standing goal. The current option is not ideal.  
17 Still, I ask you to consider the wisdom and the warning of  
18 Voltaire. Do not let the perfect be the enemy of the  
19 good. We or our grandchildren could still be here 30  
20 years from now fruitlessly claiming that we really do care  
21 about children and families of our students, staff, and  
22 faculty, or we could put into action the vision that a  
23 great university cares for its children and families.

24 Thank you.

25 STEPHANIE MARTIN: Hello. My name is Stephanie

IND 109-1

IND 109-2

1 Martin. I hate public speaking. So I will have to read.

2 After studying biology for two years at Stanford, I  
3 transferred to UCSC in 1980 for its smaller class sizes,  
4 scenic beauty, and the natural history program. I've been  
5 a resident of Santa Cruz ever since. I swore I'd leave,  
6 but I married someone whose job was here. My husband,  
7 Orin Martin, has been a UCSC staff member managing the  
8 Chadwick Garden for over 40 years.

9 While I am in favor of the university building new  
10 housing for its burgeoning student population, I am  
11 opposed to the proposed development in the East Meadow,  
12 which is the Hagar site, for several reasons.

13 First of all, I lament the loss of a remarkable  
14 viewshed. It's been understood since the founding of this  
15 campus that development would occur in the forest and that  
16 the expansive meadows would be preserved. I have painted  
17 the views of the meadows many times and feel it would be a  
18 great loss to our community to lose this open space.

19 Secondly, the Draft EIR does not adequately address  
20 the potential harm to protect its species.

21 Burrowing owls used to be commonly seen from the  
22 bike path. I haven't seen one in that area in decades.  
23 But they've been recently documented by the next speaker  
24 in burrows in that East Meadow site. White-tailed kites,  
25 kestrels, and other birds of prey hunt in this area.

IND 109-3

1           The Draft EIR lists alternative sites to  
2 East Meadow development. Have these really been  
3 adequately considered? With all the great minds  
4 associated with the university, I am confident an  
5 alternative solution can be found.

IND 109-4

6           The university has been increasing enrollment  
7 dramatically for years now without providing commensurate  
8 housing. This has taken a toll on students and on  
9 townspeople who face higher rents from the student  
10 pressure.

IND 109-5

11           A decline in the undergraduate education experience  
12 has also resulted. Fewer classes are offered, and class  
13 sizes have surged.

14           We townspeople, even those who love this  
15 university, have very little faith in the university's  
16 planning process.

IND 109-6

17           I received my teaching credential at UCSC and  
18 taught special ed and general education for 24 years in  
19 local public schools. I support quality early childhood  
20 education and child care on campus and greater access to  
21 higher education.

22           I also maintain that the university needs to be  
23 more transparent in its plans, accountable to this  
24 community, which it impacts so strongly, and more  
25 environmentally responsible.

IND 109-7



1 I encourage the regents to leave the East Meadow  
2 undeveloped and pursue one of the other alternatives.

IND 109-8

3 Thank you.

4 LEE JAFFE: Hi. My name is Lee Jaffe. I was a  
5 UCSC employee for 27 years, retiring in 2014.

6 I am also a little nervous. So I am reading.

7 I thought very carefully about what I wanted to say  
8 because it isn't clear how to get clear through the  
9 administrators who insist on moving this project forward,  
10 specifically the construction on the East Meadow. It  
11 seems very simple. The proposal to build on the East  
12 Meadow is a bad idea. The campus's Design Advisory Board  
13 unanimously opposes it. I was going to say that the  
14 university's emeritus architect opposes it, but he is  
15 here, and he clarified he just doesn't think they've made  
16 a case that it's a good idea.

17 Yes? Okay.

IND 109-9

18 A former executive vice chancellor and campus  
19 provost opposes it. Dozens of campus leaders signed onto  
20 a letter opposing construction of the East Meadow.

21 These are people who have held positions of  
22 authority and responsibility at this university and have  
23 dedicated a good part of their lives working on behalf of  
24 UCSC, and yet here we are looking at the new Draft EIR  
25 that does nothing to resolve the fundamental problems with

1 the old one.

2           So if these people with all of their experience and  
3 authority cannot convince the planners to go back to the  
4 drawing board, what could I as just a regular citizen say  
5 that would make a difference?

IND 109-9

6           Then I read in the LA Times that the Chancellor  
7 said that the East Meadow is just a cow patch and,  
8 therefore, not worth saving. That was my moment. That  
9 sounded so much like Ronald Reagan's "If you've seen one  
10 redwood, you've seen them all." I couldn't let that go by  
11 unchallenged.

IND 109-10

12           I've spent many hours walking the campus taking  
13 photos. I have been a member of the team that surveys the  
14 campus for Audubon's annual Christmas bird count during  
15 the past three years. I have firsthand experience with  
16 what we stand to lose if this part of the project moves  
17 forward.

18           The campus is a remarkably rich wild bird habitat,  
19 and the East Meadow itself is an eBird hot spot. eBird is  
20 a program from Cornell's ornithology lab that tracks  
21 online bird populations. The East Meadow clocks in with  
22 82 species sighted. According to the County birds record  
23 keeper -- name's Alex Rinkert -- and I quote, "The East  
24 Meadow is important habitat for many threatened and  
25 protected species locally and statewide: the golden

IND 109-11

1 eagle, burrowing owl, northern harrier, white-tailed kite,  
2 ferruginous hawk, peregrine falcon, loggerhead shrike,  
3 Bryant's savanna sparrow, and grasshopper sparrow." He  
4 continues "At least 15 pieces of raptors have been  
5 recorded in the East Meadow, and for many of those, the  
6 East Meadow serves as important foraging ground and  
7 wintering habitat. Also noteworthy --" this is still  
8 Alex. "Also noteworthy is that the East Meadow is  
9 preferred by raptors over other adjacent grassland. This  
10 is especially true for the breeding pair of golden eagles  
11 found on the campus." In other words, if you think the  
12 East Meadow is just a cow patch, you just aren't paying  
13 attention.

14 But enough words. I have some photos of some of  
15 these species that I've taken.

16 If you need spellings of some of those species, I  
17 can give you my notes.

18 This is a ferruginous hawk. They are fairly rare  
19 in the area. It's the largest hawk in North America. And  
20 one of the places it likes to show up when it is in the  
21 area is on the East Meadow. This picture is actually on  
22 fence posts on the meadow. And if you look at this  
23 picture, that red light there, that's the traffic light at  
24 Hagar and Coolidge. Is that -- those -- yes. That's the  
25 traffic light at Hagar and Coolidge. I'll save the best

IND 109-11

1 for last. I took that picture 2016.

2 This one, I took two weeks ago. This is an  
3 American kestrel. It's in the falcon family. This is  
4 actually on a fence post in the middle of where they are  
5 going to build. These are amazing birds. He mostly eats  
6 bugs. And I didn't bring that picture. Anyway --

7 And this will be familiar to most of you. I took  
8 this on the 18th of this month. This is -- there were  
9 three red-tailed hawks hunting over the meadow, the East  
10 Meadow, on that date.

11 This is one of my favorites. This is a western  
12 meadowlark. It's in the East Meadow, but it's a western  
13 meadowlark. What can I tell you? It doesn't know that we  
14 call it that. These, I counted more than 50 of these.  
15 This was on the 12th this month. And, frankly, these  
16 love cow patches. They like to nest in the holes that  
17 cows make when they walk. They like to feed off cow  
18 patties. They pick bugs out of the manure. So if it is a  
19 cow patch, it's perfectly made for these kinds of species.

20 And then we mentioned the burrowing owls. This is  
21 a burrowing owl. They stand about 7 inches tall. And  
22 they find holes in the ground. And when you read the EIR,  
23 it's fairly dismissive of the issue with these. This is a  
24 protected species. They are at risk. None have been  
25 known -- somebody just told me yesterday none have been

IND 109-11

1 known to nest on the meadow in about 30 years, but there's  
2 now a pair on the burrow about 100 yards from the building  
3 site. And there's hope that these will actually nest in  
4 the area the first time in 30 years. This is the second  
5 one actually at the burrow.

IND 109-11

6 I just want to give you a sense of what's at risk  
7 here.

8 I was really glad to see that the seven  
9 alternatives all left the meadow. All of these things  
10 that people want -- the early childhood education center,  
11 the child care center -- all of those things can be  
12 accomplished without the risk to these species and this  
13 environment.

IND 109-12

14 And not only do they need the meadow, we need them.  
15 I mean, you know, if you've ever seen the swallows over  
16 the meadow, you'd be grateful for all the mosquitoes they  
17 eat.

18 My final point. The Chancellor and the campus's  
19 group have tried to create a narrative that those of us  
20 who oppose construction on the East Meadow don't care  
21 about the students. That's not true. It's just that we  
22 care about all of the students, not only the ones that are  
23 here now, but the ones who want to come here in 10 years,  
24 20 years, and 50 years. We are trying to make sure that  
25 we pass along a campus as unique and engaged with this

IND 109-13

1 environment as the one that has brought students here for  
2 the last 50 years.

IND 109-13

3 Thank you.

4 ROBERT NICHOLS: My name is Robert Nichols. I've  
5 lived in Santa Cruz for 45 years.

6 And I feel that -- well, let's just say what's been  
7 said by the two previous speakers, I can't say any more.  
8 The Great Meadow needs to be preserved. It is a jewel on  
9 the hill above Santa Cruz. It is somewhere you can look  
10 up and see open space. The university is important, but  
11 also this open space is extremely important not only now  
12 to wildlife, but our own survival as well. So I really  
13 hope by looking at the alternatives that have been  
14 proposed, that we move in that direction and keep this  
15 open space open for generations to come. So I want to  
16 thank you and thank everyone for listening.

IND 109-14

17 DEBRA LEWIS: Debra Lewis. I've been faculty in  
18 the math department here since 1990 and very much  
19 concerned about the environmental impact with the project  
20 as it would be initially implemented. The previous  
21 speakers have done a fantastic job of giving some insight  
22 into just how much is at stake.

23 I would like to then point out the concerns about  
24 safety, safety of the children who would be in the  
25 proposed Hagar development, safety of the rest of the

IND 109-15

1 campus community using those roads. That Hagar-Coolidge  
2 intersection has been the site of so many serious and some  
3 fatal accidents over the years that I've lived in  
4 Santa Cruz. And the mention of ease of access basically  
5 translates to highest traffic level on campus, I believe,  
6 near that intersection and very high-speed traffic coming  
7 down Coolidge.

IND 109-15

8           So having the children in that area, I find the  
9 intent is that they stay in those little courtyards.  
10 Unless children have changed a whole lot in recent years,  
11 I don't know how you are going to keep them out of the  
12 rest of the meadow, how you are going to keep them away  
13 from the road.

14           With the access point and exit points to that  
15 development, again, it just seems a recipe for disaster as  
16 far as how it is going to interact with existing campus  
17 traffic.

IND 109-16

18           And, yeah, again, I don't know what the pet policy  
19 would be, but I suspect, again, unless people have changed  
20 a lot, there will be a lot of service animals that will  
21 then also be out there.

IND 109-17

22           And I've been a motorcyclist or cyclist for most of  
23 my life, and most people will swerve to try to avoid  
24 something that runs out in the road be it human, dog, cat.

IND 109-18

25 And so if we are having that many more bodies that close

1 to that very busy road, very high-speed road, I just see  
2 tremendous potential for problems with that.

IND 109-18

3 And then I also see if there are issues of also  
4 kids getting into interactions with, oh, a coyote was  
5 stalking my child or my kid got kicked at by a cow, how  
6 far will the campus go and how quickly to then build a  
7 barrier around that construction? And that barrier could  
8 then dramatically change the view, the whole nature, the  
9 whole feel of things.

IND 109-19

10 So I feel like the project as proposed and  
11 illustrated there is already something I think would have  
12 so much negative impact on the meadow and the meadow  
13 species and perception of the campus if things go wrong  
14 when it's there. And it seems like there is,  
15 unfortunately, a high risk things will go wrong. I am  
16 deeply concerned there could be a futile chase after  
17 making it safe by doing all of these after-the-fact  
18 changes that would not be as well considered and be  
19 railroaded through because this is what we need to do to  
20 protect the people who are now there.

IND 109-20

21 So the environmental impact, the safety impact. I  
22 don't want to be the person who, you know, has to hit the  
23 brakes or swerve and decide I am going in the ditch  
24 because someone's kid came out chasing a ball or  
25 something.

IND 109-21



1 So I think there are other locations. The other  
2 ones listed, the alternatives, seemed much safer as far as  
3 where they are located on campus.

IND 109-22

4 JAYE PADGETT: Hi, everybody. My name is  
5 Jay Padgett. I am vice provost for student success at UC  
6 Santa Cruz. And the mission of the student success  
7 division is to support students and their academic success  
8 and also in their life success. We oversee, for example,  
9 health services and the career center, things like that,  
10 to try to make it possible for more students to succeed  
11 and graduate. And part of our mission really is also what  
12 we call educational equity, which is the mission of trying  
13 to ensure that your likelihood of graduating doesn't  
14 depend on things like your skin color or how much money  
15 your family has. So those are what we are trying to do.

16 I've heard here, and elsewhere I've heard, quite a  
17 few people acknowledge that there's a serious housing  
18 problem for our students, and I just want to really  
19 appreciate that. I want to return the favor. I want to  
20 start by saying that I have been on this campus for --  
21 that campus for 26 years. I love the East Meadow. I  
22 would miss it if it were to be really different from what  
23 it is now, and I really care about the environmental  
24 issues too, and I appreciate the photos that we saw today.

25 I want to do -- and since I want to do what you did

IND 109-23

1 for the birds, I want to do that for our students. I want  
2 to make sure that we are -- as we think about what we are  
3 going to do, that the university is really thinking as  
4 hard as it can and with as much information as it can  
5 about the possible impact on our students with the  
6 decision that we make.

7 I know I don't need to tell anybody that the  
8 housing market in Santa Cruz is terrible. I don't know  
9 that if everybody knows that about 60 percent of our  
10 students are low income, first generation, people of color  
11 or some combination of all of those things. All of these  
12 populations have more difficulty getting into our housing  
13 market. 40 percent alone are low income. That number  
14 really underestimates a little bit because we have  
15 hundreds of students who are undocumented, and they are  
16 not even eligible for financial aid from the federal  
17 government. And so we don't -- we are not able to count  
18 them or to know whether they identify as low income. But  
19 we know that virtually all of them do.

20 My division includes a program called slug support,  
21 which is there to help students who are in crisis of  
22 almost any kind, but that includes -- there are many, many  
23 cases that involve students who are hungry or are --  
24 yeah -- are experiencing food insecurity, students who are  
25 experiencing housing insecurity, homeless students. There

IND 109-23

1 are a lot of students who we see who need that kind of  
2 support or other kinds of financial catastrophes happening  
3 to them.

4 I want to give you some facts that come from those  
5 students that we are serving. Two years ago, we had --  
6 within the first couple weeks of the fall quarter, we had  
7 13 students present without any housing. They were  
8 homeless, and they were looking for help. Within the same  
9 period last year, we had 32 students, and this year is 55.

10 Apart from those students, we have -- at that time  
11 we had 57 students who were checked into the Holiday Inn  
12 Express, which is a hotel that we contract with in order  
13 to give temporary housing at, you know, not quite hotel  
14 rates for students who are in this situation.

15 About 95 percent of the students who come to us for  
16 this kind of help at slug support are first generation or  
17 students of color or low socioeconomic background.  
18 They -- or they could be transgender, undocumented.  
19 95 percent of them fall into some fairly high-risk  
20 category for success. Some of them lack family support.  
21 Foster kids.

22 We are able to help them in the short term. We can  
23 put them up in local hotels for five days, but that's  
24 obviously a Band-Aid on a big problem that I think we all  
25 understand. I just want to make sure that we all

IND 109-23

1 understand how deeply felt that problem is for our  
2 students.

IND 109-23

3 I appreciated seeing the -- I wish I had brought  
4 pictures of the students. You know, that's one thing that  
5 didn't occur to me. But I have a few testimonials that --  
6 and you didn't bring those so --

7 I appreciate the alternatives. A lot of them look  
8 interesting. My concern about them -- and I am not in a  
9 position to say, but my concern about all of them is about  
10 whether they are going to cause a multimillion-dollar,  
11 hundreds-of-millions-of-dollars project to go up by  
12 25 percent, 50 percent, or to double. I know that these  
13 are real possibilities for some, if not all, of these  
14 alternatives. And the thing that -- and if I am wrong,  
15 then that's fine, but I don't think I am.

IND 109-24

16 If whatever that cost increase will be, all of that  
17 cost will go to the students. I would like to think that  
18 California would step in or that the university has some  
19 funds that it would kick in instead. That's not going to  
20 happen. It's not going to happen. The students -- the  
21 way we fund housing is through the rent that the students  
22 pay who move into them. So if the cost doubles, then the  
23 students will absorb all of that. And if that is to  
24 happen, then that would be, I would think, a completely  
25 unacceptable outcome for our students.

IND 109-25

1 We are already at a place with the current cost of  
2 housing off and on campus where we have students who just  
3 can't be here anymore because of the cost of it. So we  
4 really need to pay attention to what will be the cost for  
5 the student of whatever outcome we end up with.

6 I am going to end with a few testimonials. These  
7 are unsolicited e-mails that come to slug support. And  
8 I'll just read it.

9 One student said, "I have one quarter left to  
10 graduate, and I have not been able to find housing.  
11 Please help me. My parents are migrant workers who have  
12 worked in the fields my entire life and have made a lot of  
13 sacrifices to help me be here at UCSC. It's been hard.  
14 I am the first student in my family to finish high school  
15 and come to college. Both of my parents are illiterate  
16 and have worked night and day to help me. Please help me.  
17 I am afraid I won't be able to graduate if I don't have  
18 housing."

19 Another student wrote "I am desperate and hoping  
20 you can help me. I've been looking for housing in the  
21 community since the end of May for the upcoming academic  
22 year, but I keep getting turned down because I don't make  
23 as much money as other people and my parents don't either.  
24 I am a first-generation student, and me and my family have  
25 lived in the streets before and have been homeless. I

1 don't want to spend my last year at UCSC in the streets.

2 I'll mention that I met just a few days ago with a  
3 coalition of students who are advocating for what is  
4 called safe parking on UCSC. And that refers to the  
5 permission to park on campus and spend the night in your  
6 vehicle without being disturbed or cited by the police.  
7 There's a whole group of students now who are asking for  
8 that because they've essentially let go of the idea that  
9 they are gonna spend the night in other ways.

10 Another student wrote "I am sleeping in my car, and  
11 someone told me about slug support. I don't feel safe,  
12 but I haven't been able to find housing. I have no family  
13 support because my parents disowned me for being a trans  
14 student."

15 I have one more, but I think you get the idea.

16 So I am just asking that whatever outcome we push  
17 towards, that we really think about what the financial  
18 consequences are for the students that we are trying to  
19 serve on this campus.

20 Thanks very much.

21 SUSAN MOREN: Hi. My name is Susan Moren, and I've  
22 lived in Santa Cruz for 38 years, and I am also a graduate  
23 of UCSC.

24 I don't have a big prepared statement. I just know  
25 that that Great Meadow is a jewel that if it goes away, it

IND 109-27

1 will never come back, and it's something that I think that  
2 we should all really protect. It not only really defines  
3 UCSC when you drive up onto that campus and see that grand  
4 meadow, it gives you a whole feeling of possibility and  
5 openness that you are now going into this awesome  
6 university. When you are in town and you are driving all  
7 the way from Aptos, you can see that Great Meadow, and  
8 that has an incredible effect not only on our city, but  
9 our whole county has a feeling of that openness and that  
10 expansiveness in that beautiful meadow.

IND 109-27

11           There are seven other opportunities. There's seven  
12 other alternatives. They may cost more, and whatever the  
13 cost is, it is going to go to the students anyway. So why  
14 lose something that we will never be able to get again  
15 just because it may be more convenient, maybe it will save  
16 us money, but what is that if we can't look up at that  
17 meadow and have our hearts be filled?

IND 109-28

18           That's all I am going to say. Thank you.

19           MARIA BORGES: Hello, everybody. My name is Maria  
20 Borges. I am a family-student-housing resident, taxpayer,  
21 and a student at UCSC. And I am, in general, opposed --  
22 yes. I am opposed to any construction projects that would  
23 happen on undisturbed wildlife habitat, including in the  
24 Hagar and North Remote sites.

IND 109-29

25           I think my family's views have not been represented

IND 109-30

1 in the summary of the comments of the Environmental Impact  
2 Report. And we really care about the native plants and  
3 animals that live at UCSC. We are not only concerned with  
4 the scenic beauty of the campus. We spend time playing,  
5 exploring, and learning about nature in the meadows and  
6 redwoods on campus. And I teach my children about science  
7 by taking them out to natural spaces.

IND 109-30

8 My children and I know many of the species that  
9 live on campus, and instead of wanting a manicured lawn  
10 and a new plastic playground, I want intact natural spaces  
11 for my children to be able to spend their time in. I  
12 don't have my kids inside using electronic devices.

IND 109-31

13 Instead, I encourage them to study the natural world, and  
14 we want the habitats for native wildlife on campus to be  
15 left intact.

16 Currently at family-student housing, we have access  
17 to Porter Meadow and redwoods around it, which provide a  
18 diverse area with different ecosystems that we can explore  
19 and learn about. We also spend time hiking in upper  
20 campus near the North Remote area, and we really care  
21 about preserving the redwoods and coastal prairies on  
22 campus.

IND 109-32

23 If we were to move to the Hagar site, there would  
24 be less diversity around us and very busy streets with  
25 cars that speed by surrounding the whole area. The Hagar

IND 109-33



1 site is less convenient for walking or bussing compared to  
2 the current family-student-housing location.

3 Also the addition of so many more people to that  
4 area would further endanger the sensitive species of the  
5 meadow there, such as the purple needlegrass that grow  
6 there. In addition, the 17-acre construction project and  
7 introduction of many people to the area would fragment the  
8 habitat, disrupting wildlife migration corridors.

IND 109-33

9 For me the no-action alternative would be the best  
10 outcome. However, I am hearing that people are wanting  
11 more beds on campus and that there is a need for that. So  
12 my second best option would be to renovate the current  
13 family-student housing, for new buildings to not only be  
14 built -- to only be built where other buildings already  
15 exist. Family-student housing could easily be made more  
16 energy-efficient through renovations.

IND 109-34

17 A few points I would like to make include the fact  
18 that we were only given 45 days to read through 1,000  
19 pages of the new draft. Most people are going to think  
20 that their previous comments from the last impact report  
21 are still going to be considered because it was not clear  
22 that they would be disregarded, which I think is unfair.

IND 109-35

23 These meetings are happening during the strike on  
24 campus, and the campus buses are not running and the city  
25 buses are not running to and from the campus. So it's

IND 109-36

1 very hard for students without cars to even get to these  
2 meetings. And if there were any recent meetings on  
3 campus, I did not receive any notifications about them,  
4 and no one knows about them.

IND 109-36

5 And I read that there is the idea of having online  
6 training for habitat protection for students who would be  
7 living in the new buildings. However, this would not work  
8 well because when we students get online training things  
9 from the university, for example, for cyber safety, we  
10 don't read any of it. We just clip through it as fast as  
11 we can.

IND 109-37

12 Finally --

13 It's true.

14 Finally, I want to make it clear, because my  
15 comments were not mentioned in the summary from last time,  
16 that I am not just concerned with preserving the scenic  
17 beauty of the campus, but I am here to speak up for the  
18 native animals and plants that live on campus. My family  
19 enjoys spending time not only with the redwoods, but also  
20 with the blue elderberries, the harry honeysuckles, the  
21 blue-eyed grass, the California poppies, sky lupines,  
22 snowberries, yerba buena, Douglas fir, live oak, bay  
23 trees, coffeberries, trillium, Pacific sunflowers, redwood  
24 violets, two-eyed violets, globe lilies, horsetails,  
25 ferns, orchids, irises, Solomon's seals, mariposa lilies,

IND 109-38

1 suncups, rushes, grasses, sedges, willows, and much more.

2 My children and I have found tracks of bobcats and  
3 mountain lions on campus. We see coyotes, black-tailed  
4 deer, California ground squirrels, brush rabbits, western  
5 gray squirrels, red and gray foxes, long-tailed weasels.  
6 Many species of bats, shrews, moles, voles, mice and more  
7 all call the campus home.

8 Also over 260 species of birds can be found on  
9 campus, and we often see American kestrels, northern  
10 harriers, red-tailed hawks, red-shouldered hawks, Cooper's  
11 hawks, sharp-shinned hawks, night hawks, great-horned  
12 owls, barn owls, white-tailed kites, peregrine falcons,  
13 golden eagles all hunting in the meadow areas of campus,  
14 and if the meadow were destroyed, it would harm them and  
15 their habitat.

16 In addition, the Hagar and North Remote sites  
17 provide habitat for birds such as acorn woodpeckers,  
18 pileated woodpeckers, downy and hairy woodpeckers,  
19 northern flickers, the red-breasted sapsucker, the sucker  
20 violent green swallows, western bluebirds, Steller's jays,  
21 scrub jays, dark-eyed juncos, golden- and white-crowned  
22 sparrows, the California quail, Anna and Allen's  
23 hummingbirds, black beadies, chestnut-back chickadees,  
24 brown creepers, vireos, shrikes, warblers, nuthatches, and  
25 more.

IND 109-38

1           The Hagar site is also home to gopher snakes,  
2 yellow-eyed ensatinas, slender salamanders, western fence  
3 lizards, alligator lizards, the Pacific horse frog, the  
4 endangered California red-legged frog, arboreal  
5 salamanders, the rough-skinned newt, California toads,  
6 western skinks, coast horned lizards, and more.

7           I know it sounds like a lot, but that's not even a  
8 fraction of them.

9           These projects would pose a threat to the  
10 endangered cave spiders on campus and, as I mentioned  
11 already, the endangered California red-legged frog. And I  
12 really believe that these animals have a right to survive  
13 and have a home. And I would like for my children to be  
14 able to show their children these wild species and the  
15 animals and special things that are on campus.

16           I really hope that it is possible for everyone's  
17 needs to be considered and met in this situation, and I do  
18 think it's possible, and I hope that the needs of my  
19 family and the communities of the plants and animals on  
20 the UCSC campus will be considered in the final decision  
21 of this project.

22           UCSC has a reputation of environmentalism, and I  
23 hope that a stance of environmental stewardship will be  
24 taken in regards to these construction projects.

25           And, finally, being able to spend time in intact

IND 109-38

1 natural spaces relieves stress, and there are many  
2 scientific studies that show this. So it's not just that  
3 it is a pretty place to look at, but it's beneficial to  
4 our health to have these spaces and also beneficial for  
5 scientific studies and just really important for future  
6 generations to have these spaces.

7 That is all. Thank you.

8 CHRISTOPHER CONNERY: I am Chris Connery.

9 I talk at all of these things, but I did want to  
10 say that, you know, every day when you get up and read the  
11 news in the morning, I think we feel more and more like we  
12 are living in a place, in a country, you know, from which  
13 reason and principle have departed, and it always felt  
14 like there was a certain kind of -- we had a bit of an  
15 island, in a good way, here.

16 But through the process of this, the introduction  
17 of this project, I've kind of begun to feel like -- more  
18 like an American here in Santa Cruz. And I mean that in  
19 the bad way. The university has known since it unrolled  
20 this plan that the most controversial element of it is  
21 building on the East Meadow. All of the alternatives  
22 except the no-project alternative are alternatives that  
23 don't build on the meadow. So this is clear in the  
24 structure of the EIR that that's the controversy. That's  
25 the issue.

IND 109-38

IND 109-39

1           So, I think, given that, the problems with this  
2 space, if they are going to insist on building on that  
3 space like the university is doing, the problems need to  
4 be addressed with rationality, with principle, and with  
5 seriousness, and they just haven't been, and I think this  
6 is a major flaw of the EIR.

IND 109-40

7           Jaye just mentioned --

8           And I really feel for it, Jaye, on the student  
9 front. We all feel the need for -- we teach these  
10 students, you know, who are in their cars and out of  
11 homes. But the university is not serving those students  
12 well when it, you know, introduces the alternatives with  
13 cost excesses that are just unreasonable, that just don't  
14 make any sense. I mean, if you have -- the East Meadow,  
15 you know, is slated now to have 5 percent of the beds on  
16 the whole project, and not building on it is supposed to  
17 make a 200 percent price increase? I don't get that kind  
18 of math.

IND 109-41

19           We figured out, for example, that, you know, when  
20 the university gave some figures earlier in this process  
21 about relocation costs for students living in  
22 family-student housing, we divided the amount that the  
23 university said that costs and figured out that with that  
24 amount, you could buy every student in family-student  
25 housing a house in South County and there'd be a little

IND 109-42

1 left over for a car too to get them up from South County  
2 to campus. So these budgetary figures, I think we need to  
3 take with a continent full of salt.

IND 109-42

4 I just want to end by mentioning some firsts with  
5 this project and some more reasons why I find it so  
6 shocking that this option of the East Meadow building  
7 isn't being explored with more thoroughness, why the  
8 biological and geological surveys are as shoddy as they  
9 are, why the -- why we are not really being given an  
10 objective and rational way to evaluate the viewshed  
11 impact, you know. And that would be with story poles,  
12 which the university has been requested to put up and has  
13 refused to do for over a year.

IND 109-43

14 But among the firsts in this project -- this is the  
15 first project that the Design Advisory Board hired by the  
16 university has unanimously opposed. This is the first  
17 project that the majority of architects who have been  
18 associated with the university have opposed. This is the  
19 first project about which a range of our highest donating  
20 alums have said that they will seriously reconsider their  
21 giving pledges if construction goes ahead on the East  
22 Meadow. And yet the university persists. In plan after  
23 plan, in revision after revision, we get not only the same  
24 plan, but the same plan with the same shoddy  
25 justifications, and I think that's a disservice to all of

IND 109-44

1 us.

2 TRACI FERDOLAGE: Are there others present who  
3 would like to provide public comment?

4 AARON SPRINGER: Hi, everybody. My name's Aaron  
5 Springer. I am a fifth-year PhD student up at UCSC.

6 And I guess I just want to provide a bit of a  
7 counterpoint to that last speech. So for the past year,  
8 myself and up to 10 or 15 other graduate students have  
9 been meeting with Capstone, with the developers, with  
10 CHES, the housing office up on campus almost on a monthly  
11 basis to provide them feedback from us about their  
12 projects that are going to house us also because initially  
13 we were very resistant to this. Initially we were really  
14 concerned about what was happening with it. We thought it  
15 was too expensive, we would not be able to afford it. We  
16 had major concerns with it.

17 And honestly the process has been way better than I  
18 expected when I -- we initially started talking with them.  
19 I was concerned that they were going to reject basically  
20 everything that we said to them. You know, the union,  
21 different ground works on campus, we all put together a  
22 list of demands, and we sent that to them. We were at the  
23 point where we felt that was what was needed to do. They  
24 responded by sitting down with us over and over again and  
25 hammering out all of these different details.



1 And so I really, A, want to appreciate everyone who  
2 is coming here to comment about the environmental aspects  
3 of this. I hope those are addressed with the same care  
4 that they have taken our comments and address them in the  
5 plan.

6 But I also want to state that until earlier  
7 tonight, I had not heard any other graduate student or  
8 undergraduate student who was concerned with building in  
9 the meadow. It simply did not occur to anyone. And I  
10 think part of that could be is because, as Jaye outlined,  
11 so many of these students are struggling. So many of them  
12 are struggling that just because it is a pretty view  
13 doesn't mean that -- like, it's just not even a  
14 consideration for them when they are living out of their  
15 cars and when they can't find housing. I've had friends  
16 who are homeless, and the fact that that doesn't phase  
17 anyone here is a huge problem. So I think this project  
18 needs to be built, and I think it should have happened  
19 years ago.

IND 109-45

20 DAVID HANSEN: David Hansen, an alumnus, local  
21 resident, and somebody who has been probably as deeply  
22 involved in this as many.

23 I don't find the process to have been open.  
24 It's been surprisingly closed as a process for this  
25 university. Information has been very hard to get,

IND 109-46

1 particularly cost information that was mentioned earlier.  
2 Cost information has been both dubious and very limited.  
3 So it was mentioned here how bad it was with regard to the  
4 costs of temporarily housing married students, but the  
5 case actually applied across the board. There were some  
6 very vague categories that were extremely expensive.

IND 109-46

7 I want to lift it up a level in terms of  
8 consideration of options. The options were blown away in  
9 the EIR by some paragraphs that were cookie cutter, each  
10 of them. They were very vaguely described. The content  
11 in them was pretty hard to argue with because they were  
12 abstract and vague and very similar across them.

IND 109-47

13 But, in fact, it looked as if the alternatives  
14 considered were very limited. The university has assets  
15 of several sites, good sites, available as alternatives.  
16 They could consider numerous uses for that for grad  
17 students, for upper division, splitting upper division,  
18 for child care, for families.

19 By the way, this is all very important. We want it  
20 done quickly. Now, those assets could also be used  
21 temporarily or permanently. Some of those sites could  
22 actually be developed upon faster.

IND 109-48

23 Several of those sites could build within the  
24 concept of the colleges. This is another thing that the  
25 huge Student Housing West completely flattens. So the

1 concept of the college, so living academic environment  
2 where students live, is unique. "Unique" comes from  
3 Cambridge, Oxford, Rice. Many of the private schools  
4 around the country adopt this very successfully for the  
5 benefit of students.

6 40 percent of the housing on campus will now be in  
7 these high-rises, not college-related. So we are pushing  
8 aside that core concept of the university unnecessarily.

9 So, again, we have options out there. Somehow the  
10 EIR -- or excuse me -- the administration, behind closed  
11 doors, maybe this was all considered very creatively, but  
12 it was not publicly shared. The reasons, the logic, the  
13 costs, not publicly shared. Completely unchallengeable.

14 So a strong appeal to the university, going  
15 forward, let's not repeat this kind of a closed process  
16 next time.

17 TRACI FERDOLAGE: Are there others present this  
18 evening who would like to submit an oral comment?

19 I'd like to thank you all for coming this evening  
20 and participating in this public hearing. Tonight we will  
21 conclude the public hearing at this time. If you have any  
22 questions about the process or you want to -- can't  
23 remember the deadline or where to send the comment, please  
24 do contact our planning office. And you can visit the  
25 website at UCSC. If you just simply enter in "UCSC EIR

IND 109-48

IND 109-49

1 document" into your Google engine, it will end up getting  
2 you over to the EIR website. Thank you so much for coming  
3 this evening.

4 (Proceedings adjourned at 6:34 p.m.)

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REPORTER'S CERTIFICATE

I, CARY BLUE LATURNO, do hereby certify:

That said proceedings were taken before me at said time and place and were taken down in shorthand by me, a Certified Shorthand Reporter of the State of California, and were thereafter transcribed into typewriting; and that the foregoing transcript constitutes a full, true and correct report of said proceedings which took place;

IN WITNESS WHEREOF, I have hereunder subscribed my hand this 8th day of November 2018.

---

Cary Blue LaTurno, RMR, CRR

CSR No. 9681

**Letter IND 109            Public Hearing (2)**

**Response IND 109-1**

This comment documents the fact that the Campus has been evaluating sites both on and off-campus to locate a childcare center that would serve not only students but also faculty and staff and the difficulties that have been encountered in locating a suitable site. The comment does not include specific concerns or questions regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 109-2**

The commenter states that now that a site for the childcare facility has been found at the Hagar site, the Campus should move forward with building the facility. The comment does not include specific concerns or questions regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 109-3**

The comment expresses opposition to construction on the East Meadow for two reasons – the loss of a viewshed and impact on wildlife species. See SHW Impact AES-1 for a discussion of the proposed project’s impacts to views to and from the Heller and Hagar sites. Please also see **Master Response 4: Aesthetics and Visual Simulations**. The potential for the project to result in impacts to burrowing owl, white-tailed kite and raptors is analyzed in the RDEIR under SHW Impacts BIO-7 and BIO-8. Also see **Master Response 6: Biological Resources Surveys and Mitigation Measures**.

**Response IND 109-4**

Chapter 5.0, Alternatives provides an analysis of several feasible alternatives to the proposed project, including Alternatives 5 through 7, which would preserve the Hagar site and develop housing elsewhere on campus. Also see **Master Response 2: Alternatives**.

**Response IND 109-5**

The SHW project is specifically proposed to provide more housing on campus for an enrollment level of 19,500 students, and to reduce the number of students that would need off campus housing. The comment related to the educational experience of undergraduate students is noted. The comment does not pertain to the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required

pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 109-6**

This comment concerns the Campus' planning process and does not include specific concerns or questions regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 109-7**

This comment does not include specific concerns or questions regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 109-8**

This comment asks that the East Meadow not be developed and that the Campus pursue other alternatives. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 109-9**

The comment expresses opposition to construction on the East Meadow but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 109-10**

The comment does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 109-11**

SHW Impact BIO-7 and SHW Impact BIO-8 in the RDEIR provide a discussion of the impacts of the proposed project on special-status bird species. As discussed starting on page 4.3-46 of the RDEIR, with mitigation, the proposed project would not result in significant impacts to special-status bird species on campus, including the bird species listed by the commenter. Also see **Master Response 6: Biological Resources Surveys and Mitigation Measures**.

**Response IND 109-12**

The comment acknowledges the alternatives analyzed in the RDEIR but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 109-13**

The comment does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 109-14**

The comment expresses opposition to construction on the East Meadow and requests that alternatives that avoid East Meadow be considered. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 109-15**

An increase in transportation and traffic hazards due to a geometric design feature or incompatible uses that would be introduced by a proposed project is considered to be an environmental impact under CEQA, but potential safety concerns related to enforcement of traffic regulations are not in themselves considered impacts under CEQA. The proposed use of the Hagar site for housing and childcare is consistent with the adjacent land uses. The proposed design of the project intersections is consistent with applicable design standards; the Hagar/Coolidge Drive intersection has two existing controlled locations for pedestrian crossing and the project would add an additional controlled location for pedestrian crossing to improve pedestrian safety and access. Therefore, additional analysis of safety impacts at the Hagar/Coolidge Drive intersection is not required.



Regarding human intrusion into the adjoining meadow, the Hagar site will be enclosed with a fence to discourage the Hagar site residents, including children, from intruding into the meadow.

**Response IND 109-16**

See **Master Response 12: Hagar Site Transportation and Traffic Impact Analysis** for a discussion of hazards associated with the driveways at the Hagar site.

**Response IND 109-17**

See SHW Impact BIO-16 for a discussion of indirect impacts related to the introduction of pet dogs and cats to the project area. Pets are not allowed in student housing (unlike employee housing), although comfort and support animals are permitted with approval of the Disability Resource Center. Therefore, the number of animals is relatively small. In addition, the ratio of staff to residents in student housing is much higher than in employee housing, so the enforcement level is high. As discussed on page 4.3-53, the enforcement of existing policies prohibiting pets and the feeding of feral animals would not result in significant indirect impacts on special-status and common wildlife and plant species.

**Response IND 109-18**

See **Master Response 12: Hagar Site Transportation and Traffic Impact Analysis** for a discussion of hazards associated with the driveways at the Hagar site.

**Response IND 109-19**

This comment does not state a specific concern or question regarding the adequacy of the information or analysis contained in the RDEIR. Further, the likelihood of wildlife injuries to children to occur is speculative; per *CEQA Guidelines* Section 15145 an EIR need not engage in "sheer speculation" as to future environmental consequences. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

As noted above, a fence is planned between the Hagar site development and the East Meadow areas to the north and the east. The fence was included in the visual simulations prepared for the project and the analysis of visual impacts in the RDEIR.

**Response IND 109-20**

The comment does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. Further, the comment speculates about accidents and risks from the project; per *CEQA Guidelines* Section 15145 an EIR need not engage in "sheer speculation" as to future environmental consequences. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 109-21**

**See Response IND 109-15, above.**

**Response IND 109-22**

The commenter states that other locations would be safer. The comment does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 109-23**

The comment consists of introductory remarks about the need for student housing, especially for students that are disadvantaged. It does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 109-24**

**See Master Response 2: Alternatives.**

**Response IND 109-25**

CEQA does not require an evaluation of social and economic impacts of a project unless those socio-economic concerns could lead to a physical effect on the environment. The rents associated with each alternative would not result in any physical impacts on the environment. Therefore, this issue is outside the scope of CEQA. The comment However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 109-26**

The comment concerns the cost of the housing. This issue is outside the scope of CEQA. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 109-27**

The comment does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 109-28**

The comment expresses support for alternatives that avoid the use of the East Meadow. The comment does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration. The commenter is also referred to **Master Response 2: Alternatives**.

**Response IND 109-29**

The comment expresses opposition to construction on the Hagar and North Remote sites. It does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 109-30**

The commenter asserts that her comments are not reflected in the summary of comments on the EIR. Please note that all key issues are summarized; it is not possible nor required that every comment be reflected in the summary of key issues raised during project scoping. Note that all comments on the NOP and the previous Draft EIR were reviewed and considered during the preparation of the RDEIR. Please note that a discussion of the proposed project's impact on sensitive natural communities is provided in SHW Impact BIO-1. As discussed starting on page 4.3-32 of the RDEIR, with mitigation, the proposed project would not have a substantial adverse impact on sensitive natural communities located on each of the project sites. Also a discussion of the proposed project's impact on special-status plants is provided in

SHW Impact BIO-2. As discussed starting on page 4.3-37 of the RDEIR, the proposed project would have no impact on special-status plant species on campus.

**Response IND 109-31**

The comment does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 109-32**

The comment does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-makers for their review and consideration. See Response IND 109-30 for a discussion of the proposed project's impacts on sensitive natural communities on the project sites and special-status plant species on the campus.

**Response IND 109-33**

Please see Response IND 109-15 about traffic safety at and around the Hagar site and about human intrusion into East Meadow. Potential impacts to purple needlegrass grassland is analyzed in the RDEIR under SHW Impact BIO-1. **Master Response 6: Biological Resources Surveys and Mitigation Measures.** SHW Impact BIO-11 provides a discussion of the proposed project's impact on wildlife migration corridors. As discussed starting on page 4.3-48 of the RDEIR, with mitigation, the impact of proposed project on wildlife movement corridors would be less than significant.

**Response IND 109-34**

The comment expresses support for the No Project alternative or an alternative that places new buildings where buildings already exists. Please see **Master Response 2: Alternatives** regarding all alternatives, including the No Project alternative. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 109-35**

The RDEIR was circulated for 45 days as required by CEQA. The notice of availability of the RDEIR, which was sent on September 17, 2018 to all individuals who submitted comments on the Draft EIR, stated in bold, "As this Revised Draft EIR replaces in full the previously published Draft EIR, reviewers are requested to submit new comments on this Revised Draft EIR."

On October 29, 2018, the University sent out an email to individuals who submitted comments on the Draft EIR, reminding them of the approaching deadline for submitting comments on the RDEIR. This reminder email included the following statement: “Although part of the administrative record, comments on our previously issued draft EIR do not require a written response in the final EIR under the Guidelines for Implementation for CEQA.”

**Response IND 109-36**

The public hearing on October 24, 2018, was planned before the labor action mentioned in the comment was announced, and was originally scheduled to take place at the Kresge Town Hall on the UC Santa Cruz campus.

**Response IND 109-37**

SHW Mitigation Measure BIO-4 includes an online format as one option for mandatory stewardship training. The training would be implemented in conjunction with other measures to deter unauthorized activities at the cave.

**Response IND 109-38**

See Response IND 109-30 for a discussion of the proposed project’s impacts to sensitive natural communities on the project sites and special-status plant species on campus. SHW Impact BIO-4 and SHW Impact BIO-5A provide a discussion of the impacts of the proposed project on special-status wildlife species. As discussed starting on page 4.3-39 of the RDEIR, with mitigation, the impacts of the proposed project on special-status wildlife species would be less than significant. SHW Impact BIO-7 provides a discussion of the impacts of the proposed project on the loss or abandonment of active nests for special-status raptors and other special-status and protected birds. As discussed on page 4.3-46 of the RDEIR, the impacts of the proposed project on special-status raptors and other special-status and protected birds would be less than significant. Impact SHW BIO-5 provides a discussion of the impacts of the proposed project on the California red-legged frog (CRLF). As discussed starting on page 4.3-40 of the RDEIR, with mitigation, the impacts of the proposed project on the CRLF would be less than significant. SHW Impact BIO-4 provides a discussion of the impacts of the proposed project on cave invertebrates, including the Santa Cruz telemid spider and the Dolloff Cave spider. As discussed starting on page 4.3-39 of the RDEIR, with mitigation, the impacts of the proposed project on cave invertebrates would be less than significant.

**Response IND 109-39**

The comment states that the controversy associated with the project relates to the proposed development on the East Meadow. The comment does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA.

However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 109-40**

The commenter asserts that a major flaw of the RDEIR is that it does not address the problems with development on the East Meadow with “rationality” or “seriousness.” The commenter expresses an opinion, but does not provide data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to *CEQA Guidelines* Section 15064, an effect shall not be considered significant in the absence of substantial evidence. Therefore, further response is not required pursuant to CEQA. Please note that the job of the EIR is to evaluate and disclose the environmental impacts from placing the proposed housing and childcare facility on the Hagar site, consistent with the guidance provided in Appendix G of the *CEQA Guidelines*. The RDEIR complies with the *CEQA Guidelines*. The comment is, nonetheless, acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 109-41**

The comment does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 109-42**

See **Master Response 2, Alternatives**.

**Response IND 109-43**

See **Master Response 6, Biological Resource Surveys and Mitigation Measures** for a discussion regarding surveys of the Hagar site. Please see Response ORG 4-10 regarding geotechnical and geological surveys and investigations of the Hagar site. See **Master Response 4, Aesthetics and Visual Simulations**, for a discussion of why story poles were not utilized to analyze impacts of the proposed project on views and the visual character of the project sites.

**Response IND 109-44**

The comment does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 109-45**

The commenter expresses support for the proposed project. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 109-46**

The comment does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration. Regarding the assumptions underlying the Campus's estimates of the costs of temporary relocation of student families, see **Master Response 2: Alternatives**.

**Response IND 109-47**

The commenter states that some of the discussion in the RDEIR about the alternatives is "cookie cutter." There are broad similarities between the alternatives evaluated in the RDEIR as all seven alternatives include the use of the Heller site and several alternatives are combinations of the Heller site with other sites. As a result, the same or largely similar text and analysis appears under many of the alternatives discussed in the RDEIR and appears to be cookie cutter text. The RDEIR does, however, as required by CEQA, point out and highlight the differences between the project and each alternative in terms of its ability to reduce (or increase) the project's impact and its ability to meet project objectives.

**Response IND 109-48**

The commenter asserts that the alternatives considered in the RDEIR were very limited. That is not the case as the RDEIR includes seven alternatives that are fully evaluated and a number of alternatives that were considered but not carried forth for detailed evaluation. The seven alternatives analyzed in detail provide a reasonable range of alternatives under CEQA, and include alternatives that avoid all of the project's significant impacts at the Hagar site and some alternatives also reduce the project's significant impacts at the Heller site. Also, see **Master Response 2: Alternatives** for other University-owned sites suggested by commenters and why the Campus has determined that those sites are not feasible for this project, on both a temporary or a permanent basis. Also, see **Master Response 2: Alternatives** regarding the schedule implications of the alternatives analyzed in the RDEIR.

With regard to the concern that the proposed housing is not college related, please note that this is not an issue under CEQA and no response is required.

**Response IND 109-49**

The comment expresses a concern regarding the University's planning process. It does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Therefore, a response

*3.0 Comments on the Revised Draft EIR  
and Responses to Comments*

is not required pursuant to CEQA. Further, note that the Campus fully complied with CEQA regarding public notification and participation in the environmental review process, and conducted a number of EIR related and other informational meetings regarding the project. In all, in addition to the EIR scoping meetings and public meetings, more than 50 meetings and information sessions have been held regarding the project, for the public and various campus organizations, since September 2017 (<https://ucscstudenthousingwest.org/information/documentsmeetings/>).





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

## [eircomment] Comments to the Revised Draft Environmental Impact Report for the Student Housing West Project

1 message

David@hansen.net <david@hansen.net>  
To: eircomment@ucsc.edu

Fri, Nov 2, 2018 at 8:54 AM

### Comments to the Revised Draft Environmental Impact Report for the Student Housing West Project (SCH No. 2017092007)

Submitted via Email ([eircomment@ucsc.edu](mailto:eircomment@ucsc.edu)) by David Hansen on November 1, 2018

All alumni that I've spoken with support adding 3,000 beds for UCSC students and expanding childcare facilities, and I'm among them. However, the current proposal and process has weaknesses, and these could have been avoided. In addition to offering my support to the comments authored by Paul Hall and Claudia Webster, I raise two issues:

- 1) Designing features that would foster residential centers structured around colleges and
- 2) Improving processes for information and idea sharing in the future.

1. **Design Heller to enable college-based residences eventually.** While I understand that the money lacks now to develop full-fledged colleges as part of SHW, current designs for the Heller site do not attempt to facilitate future college-based living. Instead the SHW proposal cements in place generic large dormitories. The benefits offered by college-based communities, a valuable UCSC characteristic and competitive advantage, will be degraded significantly if SHW comes to comprise approximately 40% of university beds and have no college affiliation. There might have been many options for addressing this shortcoming, such as one relatively simple one that a Capstone representative proposed off-line to me: Building the first couple floors of Heller buildings so that they're reconfigurable to college offices, lecture facilities and eating halls later. Better options would involve moving some students to other sites, such as the East Meadow infill, Delaware Avenue, or the North Campus Remote, so that each residence center has fewer students and space nearby to build for college purposes later. I note also that upperclassmen, for which the Heller site is primarily built, include many transfer students. Currently these students are underserved by colleges. Creating options for a future transfer-student focused college is an opportunity missed. The Alumni Council reached out to the administration a year ago to jointly explore options for strengthening college life at SHW, but it led nowhere.

2. **Key information can be better shared and joint idea generation can be improved.** As I understand it, the SHW process has been unusual for UCSC facility planning in its limited openness. We need a return to the traditional UCSC open channels for idea and information flows, rather than what has been experienced by many SHW stakeholders as a power play relying on severely limiting information access and idea reception. As examples poor information disclosure, many would have been convinced of the economic logic of the main proposal if: 1) alternatives were defined optimally given potential configurations regarding which student group is to be housed where and 2) their cost estimates were well documented. Instead, the revised EIR looks only at alternatives configured to lead to schedule disadvantages for family residences relative to the main proposal, disadvantages that were avoidable if the alternatives instead were configured with other permanent or temporary family housing options. This was done for the main proposal only, which unfairly burdened the alternatives. Further, the high-level cost estimates presented for alternatives appear grossly exaggerated. Sharing adequate detail and the logic behind the cost estimates would have assuaged doubts and suspicions.

David  
David B. Hansen  
510-686-3283  
[david@hansen.net](mailto:david@hansen.net)

IND 110-1

IND 110-2

IND 110-3

**Letter IND 110**            **David Hansen**

**Response IND 110-1**

The comment provides introductory remarks and expresses opposition to the proposed project. The commenter states that the remainder of the letter will elaborate on two main points. The commenter does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 110-2**

The comment expresses an opinion about the project objectives and design but does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 110-3**

Please see **Master Response 2: Alternatives**.

**IND-111**

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From: **David Breckler** <[Davidb@thresholdent.com](mailto:Davidb@thresholdent.com)>  
Date: Wed, Oct 24, 2018 at 8:20 AM  
Subject: RE: Kalkar Quarry Pond  
To: Courtney Trask <[trask@ucsc.edu](mailto:trask@ucsc.edu)>, Traci Ferdolage <[tferdola@ucsc.edu](mailto:tferdola@ucsc.edu)>

Good Morning Courtney and Traci,

I'd like to touch base about the UCSC storm drain system and its relationship to the Springtree HOA. Our HOA passed a motion last night to fund a partial pond restoration on our property. It will be very costly for us and it will require a tremendous effort. We will need to spend about \$100,000 of our reserves to fund only a partial restoration. We will end up with a pond about ¼ of its original size. We are very concerned about the impact UCSC has had on the current situation and the future damage once we go through the restoration process.

**IND 111-1**

We have heard your denials about the sediment washing into our pond system from UCSC but we have clear evidence that the majority of the sediment is coming from the UCSC storm drain. I have attached a photo I took yesterday of the Coolidge Drive culvert system. It shows piles of fine dirt loaded into the drainage system as far as the eye can see. It's the beginning of the rainy season and it's very concerning that the drainage system has been neglected in spite of concerns. I looked down into the drain covers and they are loaded with trash and dirt waiting to be washed into our pond, the Dodero Creek and eventually into Neary's Lagoon.

**IND 111-2**

We understand your position that the current storm system filters out the sediment but our water samples prove otherwise. Water collected at the storm drain system is loaded with sediment while the water samples collected

**IND 111-3**

**IND-111**

at other sections are relatively clear.

IND 111-3

We don't want to pick a fight with you or the University. Our HOA is loaded with your faculty and alumni. I am also a past student of UCSC. We would like to foster a more positive relationship. It seems to me that USCS should take the necessary to clean out the sediment before it rains. The large catchment drains should be suctioned out to remove the accumulated dirt. Culverts should be maintained and storm drains in the Hagar Court housing area should be cleared of accumulated dirt.

IND 111-4

Once these immediate sets are taking we can helpfully work together and find a more permeant solution. The sediment settlement system needs to be updated. We need to deal with the possible impact the future development plans will have on this drainage. Furthermore, it would be very much appreciated if UCSC would contribute financially to the current restoration efforts. It's seems that USCS gets the benefit of discharging their storm water onto our property it would be the responsible for them to help cover the damages it has caused. Do you have such funds available?

IND 111-5

I'm can make time to walk the system with you at your convenience and point out areas of concerns.

Thanks again for your past communication and wiliness to help.

David Breckler and the Springtree HOA

**David J. Breckler**

**National Account Representative**

Threshold Enterprises, LTD.

1(800)777-5677 Ext. 6346



**IND-111**

**From:** Courtney Trask [mailto:[trask@ucsc.edu](mailto:trask@ucsc.edu)]  
**Sent:** Monday, December 11, 2017 11:49 AM  
**To:** [DavidB@thresholdent.com](mailto:DavidB@thresholdent.com)  
**Subject:** Kalkar Quarry Pond

Hi David,

Thank you for your call regarding the Kalkar Quarry Pond. I've listed below your concerns that I noted during our conversation and wanted to provide you with the information I collected in response to these concerns. I appreciate your patience in waiting for my response.

- Your concern that fertilizer from East Field may be getting into pond causing tule overgrowth
  - UCSC implements a Storm Water Management Plan. All maintenance activities that have the potential to impact stormwater quality are done using Best Management Practices (BMPs). This includes the maintenance of turf across campus and the application of fertilizers.
  - The University manages the application of fertilizers through Physical Plant Grounds Department
  - Environmental Health and Safety reviews and approves all products used on campus
  - Grounds uses an organic, low nitrogen, fertilizer that is designed to adhere to soil particles.
  - The field is only irrigated to replace loss of moisture through evapotranspiration. No excess water is applied.
  - Stormwater from the East Field and Lower East Field runs off into UCSC native grass area. Any stormwater that is not infiltrated into the native soil is collected in the v-ditch along Coolidge Drive. The stormwater is then discharged into Pogonip Watershed not the Kalkar Quarry Pond.
  
- Your concern that fertilizer from faculty housing may be getting into pond causing tule overgrowth
  - The Covenants, Conditions & Restrictions (CC&Rs) at the UCSC staff and faculty housing forbid the use of any outdoor chemicals by residence.
  - The Homeowners Association maintains the common area landscape via contract with a landscape contractor. The landscape contractor only applies fertilizer on an as needed basis. The application rates are based on manufacturer recommendations.
  
- Your concern of when/if the storm water vault at faculty housing is maintained
  - Physical Plant Grounds Department pumps the vault once per year in the summer months before the next rainy season.
  
- Your concern about future building at Hagar/Coolidge affecting pond
  - Please visit the project website where you will find a project mailbox as well as a link to sign up for project updates <http://studenthousingwest.com/>.
  - Here are the UCSC contacts for the project:
    - Traci Ferdolage; Associate Vice Chancellor-Physical Planning, Development & Operations  
email: [tferdola@ucsc.edu](mailto:tferdola@ucsc.edu)  
phone: (831) 502-8762

**IND-111**

- Adam Shaw; UCSC Lead Project Manager, Student Housing West P3 Project

email: [adshaw@ucsc.edu](mailto:adshaw@ucsc.edu)

phone: (323) 620-1654

Please feel free to call or email me anytime. I hope the above responses are helpful.

Courtney

Courtney Trask, CPESC, QSD  
Storm Water Programs Manager  
1156 High Street, EH&S  
Office (831) 459-4520  
Cell (831) 515-9938



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**Letter IND 111**            **David Breckler**

**Response IND 111-1**

The comment is not specific to the RDEIR and no response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 111-2**

Please see **Master Response 7: Water Quality Impacts from Post Construction Runoff**, which discusses the results of monitoring of stormwater that is discharged from the campus into Kalkar Quarry Pond. The stormwater has shown relatively low sediment loads via a measure of turbidity and Total Suspended Solids (TSS).

**Response IND 111-3**

The comment describes concerns with the existing stormwater management system and does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Campus staff have met with Mr. Breckler and are following up to respond to his concerns.

**Response IND 111-4**

UC Santa Cruz Physical Plant Grounds Department pumps the vault once every year in the summer before the next rainy season. The comment describes concerns with the existing stormwater system and does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Campus staff have met with Mr. Breckler and are following up to respond to his concerns.

**Response IND 111-5**

The comment describes concerns with the existing stormwater system and does not state a specific concern or question regarding the adequacy of the analysis contained in the RDEIR. Campus staff have met with Mr. Breckler and are following up to respond to his concerns.

**IND-112**

From: **David Breckler** <[Davidb@thresholdent.com](mailto:Davidb@thresholdent.com)>  
Date: Wed, Oct 31, 2018 at 3:35 PM  
Subject: Student Housing comments  
To: [eircomment@ucsc.edu](mailto:eircomment@ucsc.edu) <[eircomment@ucsc.edu](mailto:eircomment@ucsc.edu)>

To Whom It May Concern,

My name is David Breckler and I live within the Spring Tree Homeowners Association which is adjacent to the UCSC property. I am a standing Board member of our HOA. I was a UCSC student and I graduated in 1982. I am writing this comment as a private citizen under no authority from our Homeowners Association. Our Association was built on one of the very first Spanish Land Grants in California in the 1730's. Originally named the *Rancho de Tres Ojos de Aguas* which translates into, *The Ranch of the Three Eyes of Water*. Our property has one of the springs named the Dodero Spring and the other two springs are located at the Westlake Pond and Lutheran Church at the corner of High Street and Kalkar. Gaspar de Portola noted in his journals the wonder of these springs combining into a beautiful creek that ran through the Westside of present day Santa Cruz. These springs are the original source of the first water system used to bring water to the Santa Cruz Mission and later became the first water system for the City of Santa Cruz.

IND 112-1

As a Board member of our HOA, I have been involved with issues concerning our neighbors including UCSC. Our properties are connected by a storm drain system which delivers storm water on to our property and into the Dodero Creek which exits our property and is ultimately deposited into the Neary Lagoon and the Monterey Bay. UCSC storm water runoff is delivered into a pond on our HOA property. We maintain a City mandated Park which has this Dodero Pond as its center piece and is open to the public. We agreed to let UCSC use our pond and stream system as a depository for their runoff on the condition that the storm water is adequately filtered so it would not cause damage to our property. Unfortunately, the system did not prevent the accumulation of silt going into our pond. We have water samples that prove without a doubt that the runoff water coming from UCSC has a substantial amount of dissolved solids. This silt has triggered an excessive over growth of tulle weeds to the point where we have lost almost all visible signs of open water. Our repeated requests for help from UCSC have either been denied or ignored.

IND 112-2



**IND-112**

USCS's promise to adequately maintain and operate the filtration system has been broken and as a result our pond, the HOA and this public park has suffered. We have received estimates in the \$300,000 range to restore our pond. This is impossible for our HOA to fund. Our requests for financial help from UCSC have been ignored. Recently our HOA approved a restoration plan which will give us back a fraction of the original pond for \$100,000. We have to go through tremendous expense and effort get reports made, apply for permits and fund the work needed knowing all the while that more silt from USCS is on the way. I have attached the environmental report done by Gary Kittleson of Waterways Environment Consulting. It was prepared at a high cost to our Association.

IND 112-3

We have researched this issue and the storm water from UCSC continues to damage the environment from our pond to the Monterey Bay. In fact, the City of Santa Cruz preformed an in depth study of the slit accumulation and they determined that the majority of the silt was in fact coming from the Dodero Creek and ultimately from UCSC and the East Field. This silt is causing the same kind of buildup which leads to the weed over growth on their property as well. This is causing environmental damage and financial harm to the City of Santa Cruz, all of the property owners along the creek and to our HOA. The outright denials and lack of cooperation from UCSC does not speak well for their promises on the Environmental Impact report for keeping their commitment to maintain their storm water system in the new proposal. I inspected the drainage ditch along Hagar Drive which flows into our property last week. I have attached a photo taken last week, just days before the rainy season, which clearly shows their irresponsibility towards maintaining their system. You can see piles fine dirt waiting to be washed into the Dodero Creek system. I have attached this photo. Furthermore, I inspected the storm drains throughout the Hagar Court housing complex and all of the storm drains have dirt and trash in them. I reported this last week and I have been looking at the ditch and nothing has been done yet and I have not received an answer to my e-mails I sent to the manager of the storm water system and Facilities Director. This is all in direct opposition to their stated promise to responsibly operate the storm water system of the newly proposed complex on Hagar Drive.

IND 112-4

IND 112-5

Obviously we have concerns about the continued storm water and the future increased caused by the plans to develop the East Meadow. The original plans called for a substantial increase in to storm water being deposited into the Dodero Creek. From what I was able to discern, the new plans call for the water to go into other creeks but my concern is a lack of the details about where the water specifically from Hagar Drive will go. If the amount of surface water increases it will find it way on to our property. If storm drains are connected into the current system it will go onto our property. Considering the irresponsible way the current runoff is handled it is completely understandable that we have serious concerns about the new project specifically the Hagar Drive complex.

IND 112-6

We have become acquainted with the karst water system phenomena. We have concerns that covering the meadow with cement will change the amount of water flowing into the springs that feed the Dodero Creek. Furthermore, we have concerns about the possible construction pollution working its way through the karst system and eventually into our creek and the other two springs. The stories of past USCS experiments with building on top of the karst system are notorious. During one of the projects a tremendous amount of toxic cement was pumped into a huge hole during the construction to no avail. The cement did filter down into the Dodero Creek and into our pond and the entire karst system. Engineering experts used sophisticated dyes to track the flow of cement and the dye appeared in our pond more than a mile away. It's possible that the residual of this construction experiment is causing ongoing damage to the fragile karst system to this day.

IND 112-7

I know you have received tremendous feedback about the damage to the meadow including the animals that live there. Countless species of birds including Peregrine Falcons and Bald Eagles are included. You heard about the damage to overall esthetic of your property. You've heard the cries. But please hear my concerns about the irreparable damage to entire drainage system.

IND 112-8

I personally do not want to see UCSC increase the amount of damaging storm water going into the Dodero System. The current situation is irresponsible and our concerns about further damage are understandable. The community has been gracious allowing UCSC to deposit your dirty storm water on to our property. There are no legal agreements allowing this practice and it would be concerning if UCSC compounded this situation by increasing the damage to our property, all of the creek residents, the City of Santa Cruz and the Monterey Bay. I will do everything possible to

IND 112-9

**IND-112**

prevent an increase to the current damage caused by UCSC.

IND 112-9

As an Alumni, I'm pleading with you not to continued your damaging ways and please do not make matters worse by building this short sighted project on the East Meadow, on top of the fragile karst system and next to this historical creek.

David Breckler

**David J. Breckler**

**National Account Representative**

Threshold Enterprises, LTD.

1(800)777-5677 Ext. 6346



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**3 attachments**



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**IND-112**



**Neary-Lagoon-Sediment-Mngmt-Plan-June-2006-Balance-Hydrologics.pdf**

8392K



**Springtree Bio Assessment 160205 (2).pdf**

10084K

**Letter IND 112**            **David Breckler**

**Response IND 112-1**

The comment is not specific to the RDEIR and no response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 112-2**

Please see **Master Response 7: Water Quality Impacts from Post Construction Stormwater Runoff.**

**Response IND 112-3**

The comment is not specific to the RDEIR and no response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 112-4**

The comment is not specific to the RDEIR and no response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 112-5**

The comment is not specific to the RDEIR and no response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration. Campus staff have met with Mr. Breckler and are following up to respond to his concerns.

Regarding the commenter's concern about runoff from the Hagar site on the pond and stream, please see **Master Response 7: Water Quality Impacts from Post Construction Stormwater Runoff.**

**Response IND 112-6**

Please see **Master Response 9: Impacts to Kalkar Quarry Pond and Stream.** The storm drains from the Hagar site will not be connected directly to the pond. Stormwater will be treated and discharged into the sinkhole from where it will travel through karst and is expected to emerge at nearby springs.

**Response IND 112-7**

Please see **Master Response 9: Impacts to Kalkar Quarry Pond and Stream**. With regard to potential water quality impacts from construction in karst areas, please see SHW Impact HYD-1.

**Response IND 112-8**

The impacts of the Hagar site development on biological resources are fully addressed in the RDEIR. Impacts on Kalkar Pond and Stream are addressed under SHW Impact HYD-3.

**Response IND 112-9**

The comment is not specific to the RDEIR and no response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

November 1, 2018

Senior Environmental Planner Alisa Klaus  
University of California  
1156 High Street, Mailstop: PPDO  
Santa Cruz, CA 95064

**Re: Comments on Revised Draft Environmental Impact Report for  
“Student Housing West” Project**

Dear Ms. Klaus:

This letter comments on the Revised Draft Environmental Impact Report (“RDEIR”) for the “Student Housing West” Project (“Project”), which also has a major component (and a majority of its acreage) on the east side of campus, in the East Meadow or “Hagar” site.

The signatories of this letter have long dedication to UC Santa Cruz, variously as faculty, senior administrative officers, alumni volunteers, Regents of the University of California, Presidents, Chairpersons, and/or Trustees and/or Councilors of the UC Santa Cruz Foundation and the UC Santa Cruz Alumni Council, and other friends of the campus. We write in our individual capacities only, and designations of institutional affiliations are for informational purposes only.

We agree with the need to build approximately 3,000 beds of new housing to accommodate a growing student population and promptly address the cost and shortage of housing in Santa Cruz. We are not NIMBYs, and, indeed, some of the signatories of this letter are the primary funders of major campus building projects. However, we strongly oppose the Project as presently conceived in the RDEIR because (1) it is inconsistent with historical UC Santa Cruz design quality and procedures, and the Project was twice unanimously opposed by the campus Design Advisory Board; (2) the Project is inconsistent with the July 19 and 21, 2016 comments of the Regents’ Committee on Grounds and Buildings; (3) the Project makes grossly inefficient use of scarce buildable land, with its East Meadow or “Hagar” component using 57% of the Project land for less than 5% of the housing beds; (4) the inefficient, low-rise, pre-constructed Family Student Housing and childcare (“FSH”) buildings would forever despoil the iconic—and immeasurably valuable—East Meadow at the main entrance of campus for very little housing benefit and without integration with a new LRDP; (5) there is a far better, available site for the proposed FSH less than half a mile away near the foot of campus, which would not have negative view and gateway impacts; (6) the West Meadow or “Heller” site, though necessarily dense, is more high rise than it needs to be, and would present an incongruous “West Wall” at the other entrance to campus; (7) that unnecessary degree of density could be significantly mitigated (and the overall pace of the Project accelerated) by concurrent use of the shovel-ready East Campus Infill housing project previously approved by the Regents and fully permitted back in 2009; and (8) even if one favors maximum potential expansion of the campus, use of the East Meadow should be reserved for integration into a high quality and striking gateway development, not wasted on an out of place bit of 1950’s Los Angeles-style suburban sprawl.

The proposed Project is a “rush to judgment” to alleviate a real housing shortage, which was in part due to the campus’ erroneous decision to cancel the 594 bed East Campus Infill project (“ECI”), which was approved by the Regents in 2009 with a final, approved EIR, fully permitted, and which even had the first five major construction bids received well under budget. Thereafter, the campus failed to act on new housing, instead turning dormitory doubles into triples, and necessary lounges into dorm rooms, until the recent advent of UC adopting the financially creative solution of Public-Private Partnership (“P3”) developments. Then the campus became enamored of the P3 developer’s proposal to save money through use on the East Meadow of pre-fabricated housing (DEIR pp. 3.0-28, 3.0-30), also referred to as “industrialized component manufacturing” (RDEIR 3.0-37, 3.0-39, 4.11-41, 4.2-17). For asserted speed and convenience the campus adopted the gross inefficiency of placing a tiny proportion of total Project beds (less than 5%) on a majority of the project land (57%), in a low-rise housing sprawl that would forever eliminate the natural beauty, and “branding” impact statement, of the iconic East Meadow at the main entrance of campus.

IND 113-1

To try to justify a flawed Project, the original DEIR dismissed the previously fully approved ECI in just one conclusory paragraph (DEIR p. 5.0-11), and the new RDEIR reasons backward, with internally inconsistent arguments, to attempt to justify its fore-ordained conclusion that this Project configuration is the right one. But that conclusion is based on studied avoidance of real consideration of better alternatives, and is inconsistent with both CEQA and the prior high architectural, design and environmental standards at UC Santa Cruz. The RDEIR fails to give sufficient consideration to the following fundamental flaws in the proposed Project:

**1. The Project and RDEIR are inconsistent with historical practice and design standards.**

The striking natural beauty of the Santa Cruz campus makes a real “statement” to the visitor, or prospective student, faculty or staff member. Given its commitment to environmental “stewardship”<sup>1</sup> and its many environmental study and science programs, the entrance is also a strong branding statement for the campus. (See attached Exhibits 1-3, the statements of former Campus Provost and Executive Vice Chancellor Alison Galloway, and Cowell College Provosts *Emeriti* John Dizikes and Faye Crosby regarding the original DEIR.) With universities, as with all of life, “you only get one chance to make a first impression.” Until now, the campus had superb architecture, design, and harmony with the environment.

But this Project has been twice disapproved, unanimously and on the record, by the campus Design Advisory Board (“DAB”), composed of prominent outside architects. (See Exhibit 4, DAB Minutes, February 26, “2017” (due to a typo, actually 2018), p. 2 “In conclusion, the Board wanted to be recorded that they are *unanimously opposed* to the selection of this site for the FSH development. They questioned what alternative sites had been evaluated and expressed concerns that the low-density program, located at such an iconic gateway intersection, undermines the careful approach and purposefulness of campus planning, and were alarmed by the potentially inhospitable interruption to the visual character of the open meadow in that specific location.”

IND 113-2

<sup>1</sup> See the ‘about’ page of UCSC website at <https://www.ucsc.edu/about/campus-overview.html>; 2005 LRDP, pp. 47-49; 2010 Physical Design Framework, pp. 3.

Then in DAB Minutes, March 26, 2018, p. 2 “The Board disagreed with Capstone that the buildings have been sited appropriately to remain hidden.” At p. 3 “*the Board reiterated that they were still opposed to the selected site and felt that the campus was ‘making a big mistake.’* They also strongly urged for an analysis of alternative sites. . . . The Board felt the need to reiterate that the enduring quality of the open meadow was well understood by all and underscored that there was a storied sequence into the campus. They emphasized that ‘we need to start and end our discussion with those points.’”(Exhibit 4, emphasis added.) In the consensus-driven and circumspect UC culture, these are rare and noteworthy comments.

IND 113-2

**2. The Project and RDEIR are inconsistent with the Regents’ prior comments.**

The Regents’ Committee on Grounds and Buildings made similar comments in 2016, but the Project nevertheless pushed ahead to its two 2018 unanimous rejections by the Design Advisory Board. Exhibit 5 is the Minutes of the July 19 and 21, 2016 meetings of the Regents’ Committee on Grounds and Buildings, at which the Committee evaluated an earlier (but substantially similar) iteration of the proposed Project, which relied on similar, inexpensive modular housing<sup>2</sup> situated in the East Meadow, but higher up near the East Athletic Field. At p. 5 of the Minutes:

“Committee Chair Makarechian agreed that housing must be developed quickly at UC Santa Cruz. He commented that it was unfortunate that only 350 beds had been developed in the past ten years and expressed his opposition to developing modular housing. He questioned the campus’ estimates of cost per bed at \$70,000 for modular housing and \$172,000 for built construction, and the campus’ assertion that it would take two years to construct housing on site. He expressed his view that permanent housing could be constructed in less than one year. He suggested the campus find a contractor to develop high-quality housing and offered his assistance. The cost of roads, utilities, and infrastructure for modular construction would be the same as for high-quality construction. He suggested that it may even be less expensive to build permanent housing on site than it would be to use prefabricated housing.”

IND 113-3

“Regent Pérez expressed agreement with Committee Chair Makarechian about the cost of developing modular housing compared with high-quality housing. He acknowledged that modular housing could have a longer life than anticipated, but expressed his view that developing modular housing *would not be the optimal use of campus space* or of the funds invested. He stated that *the campus should aim for the optimal solution*, which he believed

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<sup>2</sup> The Project proposes to use pre-fabricated (DEIR) or “industrialized component manufacturing” (RDEIR) housing on the East Meadow, which in the original DEIR was consistently referred to as “prefabricated” housing. Like modular housing, the housing in the RDEIR uses elements of pre-constructed modules which are then brought to the job site by truck, though the Project proposes that its pre-constructed housing be permanent rather than temporary. Both semantic variations are less substantial than the alternative that the Regents referred to as “high-quality housing.” Indeed, the RDEIR touts the lesser cost of the East Meadow housing as an advantage over conventional and more expensive building methods, such as the main buildings at the “Heller” West Meadow site.



could be accomplished more quickly than had been the University’s past practice.” *Id.*, p. 6, emphasis added.

“Committee Chair Makarechian expressed his view that the perception that modular housing was much faster to construct than built construction was a marketing tool of the modular industry. . . . ***It was not the best way to use the beautiful Santa Cruz campus.*** He encouraged the campus to engage architects and builders capable of constructing high-quality housing quickly.” *Id.*, emphasis added. “Regent Sherman associated himself with Committee Chair Makarechian’s comments. . . . A phased approach could be used to deliver some units very quickly. Infrastructure costs would be the same for modular or high-quality construction.” *Id.*, emphasis added.

IND 113-3

Thereafter, “Committee Chair Makarechian observed that ***infrastructure costs would be higher if the housing were spread out over a larger area.***” *Id.*, p. 7, emphasis added.

**3. The proposed East Meadow FSH would be an inefficient waste of scarce buildable land.**

The Regents were spot-on in their concern that the Project make “optimal use of campus space” and that “infrastructure costs would be higher if the housing were spread out over a larger area.” It is undisputed that the Santa Cruz campus, while large in gross acreage, actually has comparatively little buildable land due to geologic conditions, availability of water, and an environmental settlement agreement with the City of Santa Cruz some years ago. The East Meadow development proposed in the RDEIR would be a profligate waste of scarce buildable land with 57% of the total project land going to less than 5% of the project beds, a 28-1 less efficient use of land than the Heller portion of the Project, and a 14-1 less efficient use of land than the superior build quality and previously approved ECI. (In the RDEIR, the Heller site is still listed at 13 acres, but the Hagar site is now listed at 17.3 acres. Beds for Heller are now listed at 2932, and 140 at Hagar, for a total of 3072. Therefore 57% of the land would go to less than 5% of the beds. Hagar is only 8 beds to the acre, compared to 226 beds to the acre at Heller, a 28 times less efficient utilization of scarce buildable land.)<sup>3</sup>

IND 113-4

**4. The East Meadow housing would despoil the iconic campus gateway for little benefit.**

The proposed East Meadow prefabricated (or “pre-constructed”) housing needlessly would sacrifice the irreplaceable East Meadow resource, thus squandering a priceless campus asset, “gateway” vision, and campus environmental branding, for no good reason, and for a demonstrably inefficient and inferior prefabricated project. The RDEIR does not consider what economists call “externalities,” that is those costs that are not hard dollars directly allocated to the Project. But there can be no doubt of the real branding and recruiting value (for donors,

IND 113-5

<sup>3</sup> Due to UC counting methodology, the 140 proposed FSH units count as one bed each, whereas they likely would be occupied by two adults, and sometimes those could be two students. Thus, even correcting for that UC nomenclature methodology, the Hagar East Meadow site still would be 14-1 less efficient use of land than the smaller Heller site.

students, faculty and staff) of that iconic main entrance to campus. The RDEIR proposes to waste this resource forever, for less than 5% of the housing beds in the Project.

Exhibit 6 is a set of photos of current status and artist’s renderings of the proposed FSH development at the East Meadow Heller site taken from the RDEIR, Figures 4.1-9 to 4.1-20. Three things are clear: (a) the proposed FSH would despoil the East Meadow and dramatic campus entrance;<sup>4</sup> (b) the FSH houses themselves look lonely and forlorn in that meadow, not near any tree line (whereas most of the Santa Cruz campus buildings are near or in the tree line); and (c) the drawn-in trees in the renderings wouldn’t look like that for at least 10 years hence.

IND 113-5

**5. The RDEIR fails adequately to consider use of the Ranch View Terrace II site.**

A short distance downhill from the East Meadow Hagar site, but shielded by a small ridge and tree line so that it does not impact views from either uphill on the main campus or downhill at the entrance to campus, is the Ranch View Terrace (“RVT”) faculty housing development. (See attached Exhibit 7 LRDP land use designation, RDEIR fig. 4.8-1, the blue near-square marked “EH.”) Next to RVT is the proposed Ranch View Terrace II faculty and staff housing project (“RVT II”), which is not slated for immediate construction, certainly not during the 2019-2020 time cycle, and probably thereafter. The proposed FSH in the East Meadow readily could be moved to the RVT II site, and alternative faculty and staff housing could be built later at the University-owned 2300 Delaware site in Santa Cruz, and/or further faculty and staff housing could be built on campus adjacent to the existing Hagar Court housing (the not-full blue EH site at the lower right of Exhibit 7). The RVT II site is a little smaller than the East Meadow site, so the FSH might need to be changed to a more space-efficient townhouse model (which would be desirable for efficiency reasons anyway, see points 2, 3, 4, above). But this use of more appropriate land would solve the problem of how to build FSH quickly and in a good location, without the need temporarily to relocate FSH residents—just build FSH once on the RVT II site instead of the Hagar East Meadow site. Like the proposed East Meadow Hagar site, the RVT II site is close to the foot of campus for ease of commuter drop-off and pick-up at the proposed childcare center. The RVT II site is actually better for campus traffic patterns, as it is off to the side of the main flow of traffic up to campus. The RVT II site is just as close to the Westlake Elementary School as the Hagar East Meadow site—easy walking distance to school.

IND 113-6

The RVT II site has one very large cost and speed advantage over the Hagar East Meadow site for FSH: it already has all infrastructure (road, sewer, water, power) due to the adjacent RVT site. The same infrastructure advantage would apply to any additional faculty or staff housing adjacent to the existing Hagar Court.

Use of the 2300 Delaware site in Santa Cruz for further faculty and staff housing to replace the 42 housing units slated for the RVT II site would be entirely feasible using a space-efficient townhouse method of construction. The Delaware site also has the cost and speed advantage of

<sup>4</sup> The attached photos, which were not taken for artistic purposes in the RDEIR, don’t adequately convey the East Meadow view and gateway. To fully appreciate the issue, the reader should visit the campus and also review some classic Ansel Adams photos of the campus meadows.

existing infrastructure. The Delaware site also is walking distance from Bayview Elementary School, large grocery stores and drug stores, the Marine Sciences campus of UC Santa Cruz, and the wonders of Natural Bridges State Park. Thus, the Delaware site is arguably better for faculty and staff housing; in any event that faculty and staff housing is not scheduled for construction any time soon; and that function readily can move off campus to provide a superior RVT II location for FSH.

Thus, the switch of FSH to the nearby RVT II site (but which would not impair views or traffic), would be eminently feasible, but again this is an alternative that the RDEIR doesn't explore.

IND 113-6

In the event that the RVT II site didn't have enough space for the whole of the planned large childcare center to be co-located with FSH, it would actually be an advantage to split the anticipated childcare into two locations, which could be near RVT II, or the EH land at the foot of campus, or at Delaware. The existing childcare center plan in the RDEIR is not well articulated, but it already has been criticized by many as (1) too large for an appropriately nurturing experience for small children (the RDEIR proposed childcare center is about three times larger than most childcare facilities), and (2) too close to the noise and exhaust fumes of major traffic thoroughfares at the Hagar site. Having some of the childcare down in Santa Cruz also would be logistically better for many families, because the second spouse or partner usually is not a UC Santa Cruz student; driving up to campus for childcare is not convenient; and a portion of the childcare at Delaware or nearby in Santa Cruz would be more convenient.

Thus, the RVT II site by itself and/or in combination with Delaware readily could replace Hagar, preserve the East Meadow view and gateway effect, be faster and less expensive due to existing infrastructure, and provide a better site for co-located childcare.

**6. The present Heller site proposal is too dense, and inconsistent with the college system.**

From the DEIR to the RDEIR, some improvements have been made to the Heller site. Through an increase in the number of double rooms compared to singles, the space-efficiency of the project has been improved, which allowed some height reduction. However, it is still slated to be 2,932 beds, with most buildings a very high 5-7 stories tall. Exhibit 8 shows artist's renderings of the Heller site taken from the RDEIR, fig. 4.1-2, 3, 4, 5, 24, 25. However, the Heller site is still too high and blocky, incongruous compared to the nearby Porter College and Rachel Carson College, and creating a forbidding "West Wall" entirely inconsistent with the character of the rest of the Santa Cruz campus. It still looks like a Soviet-era public housing project. As proposed, it would fundamentally and negatively alter the character of the West Entrance of campus.

IND 113-7

But even worse, the proposed Heller project of 2,932 beds would be entirely inconsistent with the UC Santa Cruz college system, which has worked well to create student communities and close student-faculty interaction. Indeed, the Heller development, as proposed, would be a complete small town, larger than many small towns in Iowa that determine our political futures, and far larger than the best small colleges in America. (*Compare Amherst, Williams, Middlebury and Bowdoin Colleges, with 1,836, 2,084, 2,500, and 1,805 students, respectively.*)

The college system gives UC Santa Cruz what economists call “product differentiation,” and it is a significant reason for a student to attend UC Santa Cruz, as opposed to the Davis or Santa Barbara campuses. The proposed too-large Heller development seriously would undermine the college system, could be alienating to its residents, and would largely discourage the continuation of communal ties and college affiliations among the upper class residents, who as Frosh/Soph lived on campus in a nurturing environment as members of residential colleges designed to foster a community of scholars. With this iteration of housing, the campus effectively would be signaling that the residential college experience is not so important to those who chose UC Santa Cruz, as it only should be experienced during the first years of one’s life on campus, and that any pretense that the residential colleges are the essence of UC Santa Cruz is wishful thinking. By not structurally integrating the college system into the design of the housing at Heller, and by failing to address in the original DEIR and RDEIR how such integration should/could occur, the Heller portion of the Project seriously undermines the college system.

IND 113-7

We recognize that, to accommodate a large number of students and demand for on-campus housing, changes must be made. However, there is a ready and already-approved method of mitigating the negative effects of the very large Heller development. The concurrent use of the 594 bed ECI, described in section 7 below, could reduce the mass and bed count of Heller by 20%, thus partially mitigating Heller’s negative effect on the UC Santa Cruz college system.

**7. The previously approved East Campus Infill project would mitigate the mass of Heller.**

The ECI was designed over ten years ago, and approved by the Regents nine years ago, to construct 594 beds of housing in the already developed area between Crown and Merrill Colleges, the Crown-Merrill Apartments, and the Campus Fire Station. (See Exhibit 7.) The ECI was and is an entirely appropriate development, a very efficient use of space (about 14-1 times more space-efficient than the proposed East Meadow development), and entirely compatible with its already built-up, residential neighborhood. Further, at present the ECI is wasted space, as its site would be on a parking lot behind Crown-Merrill Colleges, and on a week day during school term that parking lot is only about 25% full. The best use of that space would be the ECI approved by the Regents nine years ago, and shovel-ready then and now.

IND 113-8

Use of the ECI also would have the benefit of allowing the bed count and mass of the Heller site to be reduced by 20%, which would significantly ameliorate both the Heller “West Wall” aesthetic problem and also its inconsistency with the UC Santa Cruz college system. The Heller site still would be large and dense, but a 20% reduction in Heller would go a long way toward creating consistency with the rest of the campus.

ECI also is superior to both Heller and East Meadow in all pedestrian and traffic considerations. ECI, situated to the West of Crown-Merrill Colleges, is easy walking distance to all the campus core buildings (McHenry Library, Science Hill, etc.), much closer than the Heller site, and vastly closer and better than East Meadow, which would depend on new shuttle bus traffic.

The per-bed cost of ECI would be a small amount higher than Heller and East Meadow. However, one should remember that that (a) use of the ECI would fit within Chancellor Blumenthal’s stated per-bed cost goals for the total project; and (b) the incremental cost of high quality construction of ECI compared to the pre-fab East Meadow would be spread over all 9,000+ housing units on campus, and thus would have minimal impact on the whole.

But the original DEIR dismissed ECI in one conclusory paragraph, and the new RDEIR isn’t any better. Of particular note is its internally contradictory argument that ECI could be slowed down by the need to obtain timber cutting and/or harvesting permits, but the Heller site also needs a forestry permit! (RDEIR p. 4.15-3.) The RDEIR ignores the facts that (a) virtually all developments at UCSC require such permits, they are readily obtained, and ECI previously was approved by the Regents, has a fully approved EIR, and previously was put out to bid; (b) the few trees near the ECI are small and unremarkable second growth redwoods, with no particular scenic or ecological importance; and (c) the time for obtaining routine timber harvest permits is much quicker than other issues and community opposition related to East Meadow. Most development on the UC Santa Cruz campus required some kind of regulatory sign-off with respect to timber. In most cases, most or all of the time that regulatory sign-off takes can run concurrently with other pre-construction preparation tasks, so that the time required for that regulatory sign-off rarely adds any significant time to the “critical path” for the overall project. The RDEIR strains to reach a preconceived result to dismiss ECI, and fails under obvious internal inconsistency.

IND 113-8

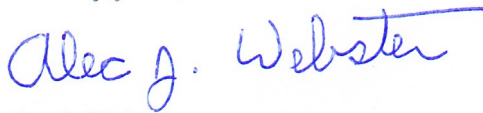
**8. The objections to this proposed East Meadow project would not foreclose development.**

The objections to this current poorly designed Project are *not* a stalking horse for opposition to all development, nor to all development on the East Meadow *if* that should be necessary in the future. Exhibit 1 hereto is the May 10, 2018 comment letter on the original DEIR from the highly regarded former Campus Provost and Executive Vice Chancellor, Alison Galloway. Dr. Galloway, who personally favors maximum expansion of the Santa Cruz campus for educational reasons, made it clear that if future growth demands for the campus require building on the East Meadow, then the East Meadow should be built out as part of a future LRDP and a holistic, fully integrated, development plan for the campus. Thus, by saying no to East Meadow development today, we are not advocating a NIMBY position, nor attempting to foreclose appropriate discussion about future growth, but only saying that the poorly conceived, grossly inefficient, and non-impressive-gateway proposal for the East Meadow in the RDEIR is the wrong project, in the wrong place, at the wrong time. Use of ECI and RVT II today can mitigate the effects of large scale development at Heller and for FSH, and leave the ultimate growth, size and land use decisions about the East Meadow for later, reflective discussion and integration with the next LRDP. As the Regents’ Committee on Grounds and Buildings noted back in 2016, high quality development is what is needed here. The RDEIR does not give that, and it should be sent back for further consideration.

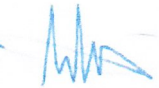
IND 113-9

We thank you and your colleagues for your further consideration of these comments.

Sincerely yours,



Alec J. Webster  
Chairperson and Trustee, UC Santa Cruz Foundation  
B.A., UC Santa Cruz, Rachel Carson College, 2002



Adolfo R. Mercado  
Past President, UC Santa Cruz Alumni Association  
B.A., UC Santa Cruz, Kresge College, 1998

**WE HAVE READ AND JOIN IN THIS LETTER:**

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Past President, UC Santa Cruz Foundation  
Cowell Fellow  
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 Professor of History, Emeritus  
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 Member, Campus Physical Planning Advisory Board, 1986-1996

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 B.A., UC Santa Cruz, Merrill College, 1975

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 M.Arch., Harvard University, 2012

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 Crown College Alumni Councilor, UCSC Alumni Association.  
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 Chair of the 50th Anniversary of Merrill College (2018)  
 Merrill Society leader 2014 to present  
 A.B., UC Santa Cruz, Merrill College, 1970  
 M.S.W. 1973 and M.A. 1974, University of Michigan

Bettina E. Moss, LCSW  
B.A., UC Santa Cruz, Stevenson College, 1985  
M.S.W. The University of Southern California, 1990

Alison Cahill Sawyer  
B.A., UC Santa Cruz, Porter College, 1973

Claudia Webster  
Chairperson, Art Champions, UC Santa Cruz Arts Division  
Trustee, UC Santa Barbara Foundation  
B.A., UC Santa Barbara, 1975  
California Teacher's Credential, University of San Diego

Richard Webster  
Co-Chair and Treasurer, the Helen and Will Webster Foundation  
B.S., Stanford University, 1983  
M.B.A., UCLA

# EXHIBIT 1

**Subject:** Student Housing West Project

**Date:** Wed, 9 May 2018 21:34:34 -0700

**From:** Alison Galloway <[gallow@ucsc.edu](mailto:gallow@ucsc.edu)>

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

I am writing with concerns about the planned housing projects encapsulated in the Student Housing West Project. While I applaud the team on the proposed construction on the western side of campus, I do not believe that the planned development on the East Meadow has taken into account the many factors such a decision entails.

The proposed project makes poor use of a prime location on campus, capturing neither the density nor the views that this site warrants. If such a project is to be considered, it should be part of a much larger and comprehensive approach to the probable eventual development of all the meadows. As currently planned, it replicates some of the worst of the current Family Student Housing on a unique and prized parcel of the campus.

I would also ask that you consider what is lost by this development. The parcel is one of the first views that anyone visiting the campus experiences. It is a powerful statement of the principles by which this campus was built and is a tremendous "selling point" for students, faculty and staff. For many of us, the decision to come to the campus and to stay is influenced by the sheer beauty of the campus and we are willing to put up with other deficits because of that beauty.

Finally, I ask that you consider the symbolism of the meadow in light of the Chancellor's stated vision of "environmental stewardship and social justice." If we, as a campus, are willing to relinquish the concept of environmental stewardship for convenience and the right "price," then how easily will we release our hold on other principles.

In sum, while I strongly support the development of the west campus, I find that the decision to develop the East Meadow is poorly conceived and does not take into account other factors. I understand the competing drivers behind some of the decisions since I was Provost/EVC for six years and know well the pressing need for both housing and childcare. However, the Draft EIR identifies other viable options that should be reassessed.

--  
Alison Galloway  
Professor of Anthropology  
Social Sciences One - Anthropology  
University of California, Santa Cruz  
1156 High Street  
Santa Cruz, CA 95064

IND 113-10

# EXHIBIT 2

History matters. Not because we should be stuck in the past, but because nothing clarifies our present situation like an understanding of how we got here.

Our campus is old enough to have its own history, and we should learn from it. For more than 50 years we have declined to build in the East Meadow and in the Central Meadow. Why? Did we just not get around to it?

On the contrary, it was a bold decision by a group of America's best architects who set the design policy for the campus at the outset. They called for building in the central part of the campus, along the tree line and among the trees, rather than out in these open meadows.

They knew that a great university was more than a collection of classrooms and laboratories – it must also inspire, must motivate, must attract the best and bring out the best in students, faculty, and staff, and must garner the support of alumnae and the larger community. And they knew that at UCSC the campus itself would be a big part of achieving all that.

We have had more than 50 years to learn the value of that vision, to learn the power of that first vista up across those meadows as one enters the campus, to understand the inspiration of that grand view from many places on campus out across those meadows to the town below and the Monterey Bay beyond.

If we were now to hastily put 40 prefab buildings in that meadow (the manufacturer refers to them as “productized housing”)-- creating a horrible new first impression for those entering the campus and dropping clutter in the midst of those heretofore uplifting vistas -- we would be saying that we no longer remember what makes this place special, what we have been and who we are, and who we set out to be. We will have lost our way.

To propose building in the meadow is a mistake, but a proposal is still a reversible mistake. However once those bulldozers tear into the East Meadow, now planned for this August or September, it will become something far worse: an irreversible mistake. Because once the meadow is torn up, we cannot put it back.

And that great loss would be for so little – the meadow would be lost for only 5% of the proposed housing. We need to decide whether we have come so far, to give up so much, for so little.

Fortunately we have alternatives that give us 100% of the proposed housing without all this self-inflicted damage. All we need to do is make the right decision.

-- John Dizikes  
Professor Emeritus and Former Provost  
Cowell College



# EXHIBIT 3

Comments of Faye J. Crosby,  
 Distinguished Professor of Psychology  
 Former Chair of the Academic Senate  
 Provost Emerita of Cowell College and Former Chair of Council of Provosts

Everyone agrees that UCSC is in dire need of more student housing – especially in light of future growth in the population of students. And most people, myself included, understand that our campus needs to provide good and affordable childcare to staff and faculty as well as to students if we are to claim our place as a premier research institution. Like others, I believe that in the long run, the campus is best served by having the childcare facility placed on rather than off campus. It also seems incontestable that the current Family Student Housing (FSH) complex needs to be demolished, both because it has become dilapidated and unhealthy and because the space could be more efficiently used for housing.

Some issues outside of the narrow scope of an EIR impinge on decisions. No one can question the need to house temporarily those families who would be displaced during a demolition phase of FSH. Costs should be kept as low as possible. And creative ways of financing projects are to be welcomed. Consideration of these issues helps us make wise decisions about how to proceed.

IND 113-12

While I recognize the real needs of the UCSC campus and community, I am disturbed by the solution favored in the Draft EIR. As the East Meadow Action Committee comments outline in great detail, the proposed plan is inferior to identified alternatives. Alternative #2, with modifications, seems particularly attractive. Some combination of Alternative 2 and 4 seems very feasible.

Some years ago, the East Campus Infill (ECI) project was abandoned for reasons that are somewhat obscure, given that construction bids were, according to Campus Architect Emeritus Frank Zwart, significantly under budget. Why not resurrect the ECI plan to produce 600 beds and gain another 300 beds at the North Remote site? By reducing the number of undergraduate beds needed on the Heller Site, one could use a portion of the Heller location for FSH and for Childcare. If the Heller site is too cramped for both FSH and the Childcare Facility, one might be able to place the Childcare Facility where University House is now located. Some private donors have expressed an interest in helping to finance a multi-purpose building on the site on which currently sits the condemned University House. Donor interest might help a great deal with UCSC's legitimate desire not to overly burden students with servicing the debt on construction.

The placement of 900 undergraduate beds away from Heller, leaving 2100 beds at Heller, may increase the likelihood that UCSC will be able to remain true to its traditional mission of educating undergraduates. UCSC is unique in being the only public research university that seeks to provide a collegiate experience to all of its frosh. Some other great public research universities (e.g., University of Michigan) provide a collegiate experience to a small portion of

IND 113-13

first-year students. But of the research institutions that offer the collegiate model to all incoming students, only one – UCSC – is not a private institution. Imagine what a boost to the college-system it would be to re-invigorate the push for a college for transfer students, complete with academic staff – an idea that was apparently alive at the start of College 8 (now Rachel Carson College). Such an idea might attract private funding. And such an idea seems more possible to realize if a 2100- bed complex (rather than a 3000-bed complex) were designated for transfer students.

IND 113-13

What of the thorny problem of housing displaced families during the period of demolition of the present structures? The Draft EIR makes it appear that the East Meadow building site is the only solution to the issue of staging. Yet, because the Draft EIR dismisses all alternatives without adequate consideration, it is hard to know what solutions might actually be workable. Among the options that have occurred to me are these: use the North Remote for FSH on a temporary basis; ask the city of Santa Cruz for permission to place trailers temporarily on the Coastal Campus; place trailers or pre-fab housing near Crown-Merrill during the demolition phase; reserve all near-campus apartments for student families and start construction of phase 2 of Ranch View Terrace immediately. No doubt, there are real impediments to the options that have come into my mind; but quite possibly, one or two of them would prove feasible if pursued with diligence. Before deciding on which way to proceed, one needs first to know how many of the current FSH units are used by families and how many are used by conglomerations of unrelated students and also how deep is the waiting-list for housing among undergraduate and graduate students and post-doctoral scholars.

IND 113-14

The summary dismissal of alternatives to preferred plan points to a problem that has troubled me and many others (e.g., the East Meadow Action Committee): the process. While giving some lip-service to consultation, proponents of the current plan appear to have proceeded in an unsettling way. Some years ago, many faculty, myself included, devoted a lot of time to considering different plans for growth on the campus. None of these plans included building on the East Meadow. What happened to those plans? Where are they now? Was the apparently consultative process nothing more than window-dressing, something that Goffman might call “chilling the mark?” Sudden shifts do not engender trust. And if we cannot trust the process of consultation, how can we trust other processes? I am inclined to conclude that review of our options has been hasty.

IND 113-15

Perhaps we are rushing to build on the East Meadow, an action as irreversible as it is ugly, despite other preferable solutions to our real problems because of a concern with money. Short term thinking often centers on finances, as may have been the case when the ECI project was scotched. But real financial considerations can also be met if one takes a longer view. Indeed, many could point to the long-term costs of going for cheap short-term fixes. Let us hope that UCSC will be around for a very long time, and let us do what we can today to preserve UCSC’s distinctive and stunning landscape to enhance the health and education of future generations.

Letter IND 113            Alec J Webster and Adolfo R Mercado

**Response IND 113-1**

The comment is an opening comment that summarizes the commenters' concerns regarding the proposed project. The same concerns are more explicitly set forth in the rest of the letter. Therefore, no responses are provided in response to this opening comment but are set forth in the following responses. The comment is, however, acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 113-2**

Regarding the visual impacts from the development of the Hagar site, please see **Master Response 4: Aesthetics and Visual Simulations**. The RDEIR does acknowledge that the DAB has gone on record to oppose the proposed development of the Hagar site. Please see **Master Response 2: Alternatives**, regarding alternate sites that were considered but found to be infeasible for the proposed family student housing and childcare facility that are proposed for the Hagar site. Note that the RDEIR evaluates in detail seven alternatives that avoid the development of the Hagar site.

**Response IND 113-3**

The comment summarizes Regent G&B Committee comments from a meeting in 2016 regarding the proposal to construct modular housing. The comment is not specific to the RDEIR or the analysis therein, and no response is required. However, the comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 113-4**

The commenters are referred to Response LA 2-1 as to why a low density development is proposed for the Hagar site.

**Response IND 113-5**

The commenters assert that the development of the Hagar site as proposed will affect the branding and recruitment value of the campus and that the RDEIR does not consider such "costs." Although the RDEIR does not expressly discuss such costs or intangible indirect consequences of the project, it does disclose public opposition to the proposed development of the Hagar site in numerous sections of the RDEIR, and fully assesses and discloses the environmental effects from project implementation, including significant

and unavoidable visual impacts from the development of the Hagar site. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 113-6**

Please see **Master Response 2: Alternatives**, regarding the use of Ranch View Terrace Phase 2 site for the proposed family student housing and childcare facility. Please see the same master response regarding the 2300 Delaware Avenue site.

**Response IND 113-7**

The commenters express concern about the density of development at the Heller site; state that the buildings are too tall and blocky, and inconsistent with the rest of the campus; and note that the project would negatively affect the character of the campus near the west entrance. The RDEIR sets forth the reasons why the proposed project includes approximately 2,932 undergraduate and graduate beds and why the Heller site development must be confined to about 13 acres, resulting in a high density development with significant and unavoidable visual impacts. In compliance with CEQA, the RDEIR evaluates a number of alternatives that would reduce the density of development at the Heller site by placing some of the housing on other sites on the campus, including the East Campus Infill (ECI) site. The commenter is also referred to **Master Response 2: Alternatives**.

The commenter's suggestion that the project's is inconsistent with the UC Santa Cruz college system does not raise a CEQA issue. The comment is however acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 113-8**

Please see **Master Response 2: Alternatives** regarding the ECI site.

**Response IND 113-9**

The commenters state that they are not opposed to the development of the East Meadow, just to the project as proposed. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 113-10**

The commenters express support for the Heller site development and opposition to the Hagar site development due to its proposed density and effect on views. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

The commenter states that the RDEIR identifies other viable alternatives which should be reassessed. Regarding alternatives, please see **Master Response 2: Alternatives**.

**Response IND 113-11**

The commenters express opposition to the Hagar site development due to its proposed density and effect on views. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration. The commenter states that there are alternatives which should be considered. Regarding alternatives, please see **Master Response 2: Alternatives**.

**Response IND 113-12**

The commenters note that the proposed project is inferior to some of the alternatives and expresses a preference for Alternatives 2 and 4 in the RDEIR. The commenter is referred to **Master Response 2: Alternatives** for more information about Alternatives 2 and 4, and other sites suggested by commenters for siting the childcare facility.

**Response IND 113-13**

The commenters suggest that if the number of beds at the Heller site were reduced and the housing was provided to transfer students, that would make the project consistent with the UC Santa Cruz college system. Project consistency with the college system is not a CEQA issue. The comment is, however, acknowledged for the record and will be forwarded to the decision makers for their review and consideration.

**Response IND 113-14**

Please see **Master Response 2: Alternatives** regarding the issues associated with the temporary relocation of student families and suggested sites for this relocation.

**Response IND 113-15**

The commenters express concern with the campus process, and the dismissal of alternatives. Please note that the RDEIR considers and drops from detailed evaluation some alternatives. However, it does carry

*3.0 Comments on the Revised Draft EIR  
and Responses to Comments*

forth seven alternatives for detailed evaluation and for consideration by the decision makers. The decision with regard to the approval of the project or an alternative will be made by the Regents.

December 21, 2018  
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(415) 509.5263

Alisa Klaus  
Principal Planner  
University of California  
1156 High Street  
Santa Cruz, CA 95064

Dear Ms. Klaus:

I am writing to object to the Notice of Exemption (“NOE”) filed on December 13, 2018 by UC-Santa Cruz (“UCSC”) with the Governor’s Office of Planning and Research (“OPR”) regarding UCSC’s proposed project titled “Solar Photovoltaics at East Remote” (“Project”). UCSC claims in the NOE that the Project is Exempt from CEQA under the Categorical Exemption for “Existing Facilities” under Section 15301 of the CEQA Guidelines (14 CCR 15301). However, for reasons that I will explain in this letter, the Project does not qualify as exempt for two reasons: (1) the Project does not qualify as an “Existing Facility,” and (2) even if it does qualify as an “Existing Facility,” the “unusual circumstances” exception applies to the Categorical Exemption and therefore the Project is subject to CEQA. UCSC must instead complete an Initial Study and then an Environmental Impact Report (“EIR”).

### **“Existing Facilities” Exemption**

On its face, the Project does not fall within the scope of the Existing Facilities Exemption:

“Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or *minor alteration* of existing public or private structures, facilities, mechanical equipment, or topographical features, involving *negligible or no expansion of use* beyond that *existing at the time of the lead agency's determination*. The types of “existing facilities” itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is *whether the project involves negligible or no expansion of an existing use.*” (*emphasis added*)

The fact that the Project is proposed *at* an “existing facility” does not make *it* an “existing facility” that is covered under the section 15301 Exemption. In fact, the “existing facility” in this case is the East Remote Parking Lot and there are no yet any “solar photovoltaics (PV)” or “associated battery storage and electrical lines” on the site (“Description of Nature, Purpose and Beneficiaries of Project” in the Project NOE) “at the time of the lead agency’s determination.” The Project clearly involves an “expansion of use” that is not “negligible”. Moreover, construction of a 2 MW PV facility and its “associated battery storage and electrical lines” on the site is clearly not a “minor alteration.” This is a major Project.



Modifying the existing East Remote Parking Lot to accommodate more parking or larger vehicles through restriping or new circulation on the site would qualify under the Section 15301 “Existing Facilities” exemption, because those would not involve an *expansion of use*. Constructing a completely new power plant over the parking lot does not qualify under the exemption, because the *expansion of use* involves much more than mere *minor alterations*.

### **“Unusual Circumstances” Exception**

Even if the Project were to qualify under the “Existing Facilities” Exemption of Section 15301, however, it would still be subject to the “unusual circumstances” Exception to the Exemption. (Although the sub-title of the applicable section, 14 CCR 15300.2(c), is “Significant Effect,” the Exception is usually referred to as the “unusual circumstances” Exception as explained below.) The pertinent language from the CEQA Guidelines states:

“15300.2 (c) Significant Effect. A categorical exemption shall not be used for an activity *where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*” (*emphasis added*)

In this case, building the Project would foreclose possible use of the East Remote Parking Lot to construct the “Student Housing West” (“SHW”) housing and associated child care facilities that UCSC has proposed for development on the so-called “Hagar Site” on the East Meadow at the junction of Hagar and Coolidge Drives. As explained in the UCSC Student Housing West Draft EIR (“SHW DEIR”) and Revised SHW (“SHW RDEIR”), construction at the Hagar Site will clearly result in a wide range of significant environmental impacts.

### **SHW DEIR Alternatives**

Both the DEIR and RDEIR conclude that those significant impacts are “unavoidable,” but that erroneous conclusion is premised on a failure in both the SHW DEIR and the SHW RDEIR adequately to consider alternative sites that could accommodate the Hagar Site development. In particular, the East Remote Parking Lot site could probably accommodate the Hagar Site development while significantly reducing the environmental impacts of the SHW development. I filed comments on the DEIR (dated May 11, 2018) stating that:

“The Alternatives analysis fails to consider any Alternative that simply moves the housing and day care center proposed for the Hagar site to another location. This failure is glaring, because only 5% of the beds are at the Hagar site yet it encompasses roughly half of the total development footprint for the combined Heller and Hagar sites. In particular, possible relocation of the Hagar site development to the area around the East Remote Parking structure and its associated parking lots and construction staging area was not considered or evaluated. The East Remote site (inclusive of the nearby parking and construction staging area; possibly including the soccer field in the photo below) appears to be sufficient to handle both existing parking needs (through construction of a multilevel parking structure) and all of the uses proposed for the Hagar site. Moreover, it

would then be within walking distance of existing colleges and public transit access—without incurring any of the aesthetic, transportation, noise, or light and glare impacts of the Hagar site. The final EIR must include an analysis of this alternative to the Hagar site.”

### SHW RDEIR Alternatives

Unfortunately, the RDEIR did not include such an analysis and dismissed the East Remote alternative site for the Hagar Site on the grounds that it would result in reduced parking. I filed comments on the RDEIR on October 31, 2018 asking UCSC again to analyze shifting the Hagar Site development to the East Remote Parking Lot rather than a cursory dismissal:

“Many commenters on the DEIR suggested that the Hagar site development could be moved to other locations on campus while continuing with the Heller site development as proposed. Specifically, I proposed evaluation of the East Remote Parking site in my comments. Yet the RDEIR has conducted no analysis of the feasibility of developing the East Remote Parking site, simply stating that the site was “not studied further as [a] potential site[] for the FSH complex” because it would result in a “loss of parking”:

#### *5.4.4 Alternative Sites for Family Student Housing Only*

*A number of comments received on the Draft EIR suggested that the Campus consider building only the new family student housing (FSH) complex, both with and without the childcare center, at other sites on the campus. The suggested sites include: East Remote parking lot, facilities yard (resource recovery yard) near the CASFS Farm, land near West Remote parking lot near Rachel Carson College, West Remote parking lot (with a parking structure to replace parking displaced by the FSH complex), Granary site, Chancellor’s house, Crown Merrill parking lot, and the Village. Some suggested that FSH be located on the North Remote site or the East Campus Infill site. Most of these sites were not studied further as potential sites for the FSH complex for a variety of reasons: displacement of other existing uses (newly developed resource recovery yard north of the CASFS Farm, undergraduate living-learning program in the Village; loss of parking at the East and West Remote parking lots); impacts to CRLF habitat (land near the West Remote parking lot); potential impacts to Cowell Lime Works Historic District (Granary site); proximity to undergraduate housing, and/or ease of vehicle access (Crown Merrill parking lot, North Remote and East Campus Infill sites, and Chancellor’s House site). The use of the North Remote site and the East Campus Infill site for undergraduate housing are incorporated into alternatives evaluated in detail below. (underling highlighting summary dismissal in RDEIR)*

This summary dismissal of the East Remote parking lot as a feasible alternative—indeed, the summary dismissal of all of these sites—fails the substantial evidence test that CEQA requires. I will repeat the request that made in my written comments to the DEIR: “Please provide a detailed discussion of (1) the criteria used to evaluate alternatives, and (2) all of the alternative

sites considered.” The paragraph above does not constitute an analysis.

As the RDEIR notes, an adequate EIR must give decision makers a range of alternatives:

*“According to the State CEQA Guidelines, the discussion of alternatives, in addition to considering a “no project” alternative, should focus on alternatives to a project or its location that can avoid or substantially lessen the significant effects of the project, while feasibly attaining most of the basic project objectives. The State CEQA Guidelines indicate that the range of alternatives included in this discussion should be sufficient to allow decision makers to make a reasoned choice. The alternative discussion should provide decision makers with an understanding of the merits and disadvantages of these alternatives.” (5.5-16)*

IND 114-1

Yet the decision-makers in this case, the UC Regents, are not being given a range of alternatives that is sufficient to allow them to make a reasoned choice. The RDEIR is therefore legally deficient and likely to fail the substantial evidence test if litigated.”

#### “Unusual Circumstances” Test

The circulation of the SHW DEIR and SHW RDEIR in 2018—and the failure of UCSC to analyze the East Remote Parking Lot site in either the SHW DEIR or the SHW RDEIR—means “there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances” if the PV Project goes forward. The significant effect on the environment would be through foreclosure of an alternative site for the Hagar Site development in the SHW—which would in turn cause multiple significant impacts. The possibility that the East Remote Parking Lot could be used as a substitute for the Hagar Site constitutes “unusual circumstances,” and the DEIR and RDEIR clearly demonstrate “there is a reasonable possibility that the activity will have a significant effect on the environment.” Therefore, the Project does not qualify under the 15301 “Existing Facilities” Exemption.

The California Supreme Court addressed this issue and established a complex multi-step test in the *Berkeley Hillside Preservation v. City of Berkeley* case (60 Cal 4th 1086, March 2, 2015). The Court said a plaintiff first has the burden first to show either (1) that a project “will” (rather than merely “may”) have a significant effect, or (2) that a project is “unusual” by “showing that the project has some feature that distinguishes it from others in the exempt class, such as its size or location.” The standard of review for both of these tests is substantial evidence. In this case, the circumstances of the parallel release of the SHW DEIR and SHW RDEIR—together with a complete failure by UCSC to respond to my comments on those documents regarding the East Remote Parking Lot alternative—are “unusual circumstances.” Then, if the plaintiff has shown that a project represents “unusual circumstances,” “the party need only show a reasonable possibility of a significant effect due to that unusual circumstance” to trigger the exception to the categorical exemption. This standard of review for the second step is the easier “fair argument” standard. In this case, the SHW DEIR and SHW RDEIR provide evidence to satisfy this prong.

The lower courts have now begun to apply the *Berkeley Hillside Preservation* test and two Courts of Appeal issued decisions in 2018 to clarify its application. In the first case, *World Business Academy v. State Lands Com.* (24 Cal.App.5th 476, June 13, 2018), the Appeals Court states that the exceptions framework does not apply to statutory exemptions and therefore it does not alter the *Berkeley Hillside Preservation* framework. The 4th District Court of Appeals issued a decision applying the “unusual circumstances” exception in *Bottini v. City of San Diego* (27 Cal.App.5th 281, September 18, 2018). *Berkeley Hillside Preservation* remains the valid test.

### **Conclusion and Recommendation**

I am in favor of both new student housing and new solar energy facilities at UCSC. Indeed, I have spent much of my professional life supporting both: I helped to develop affordable housing while on the board of directors of a non-profit organization near my home town, and I have been working to promote renewable energy for nearly forty years. But I am also opposed to attempts to subvert the purposes of CEQA and to constrain reasonable analysis of feasible alternatives when considering projects with significant environmental impacts. In this case, allowing the Project NOE to go forward would further constrain alternatives for the SHW project that would allow relocation of the Hagar Site to the East Remote Parking Lot. That would then cause significant and *avoidable* environmental impacts.

The solution is clear: UCSC must (1) withdraw the Project NOE, (2) include consideration of the East Remote Parking Lot site in its SHW analysis, and (3) complete appropriate CEQA analysis of the Project (possibly incorporating the Project into an integrated, higher-density SHW development at the East Remote site with a parking structure and PVs). An Initial Study of the Project, if properly incorporating considerations raised in this letter (and my comments on the SHW DEIR and my comments on the SHW RDEIR), would make it clear that a “fair argument” standard is exceeded for requiring an EIR for the Project.

I would be more than pleased to work with you to help to define a “win-win” solution to the problems of student housing and renewable energy on the UCSC campus. I made a similar offer when meeting with Chancellor Blumenthal in June 2018 with several of my UCSC faculty colleagues, but neither he nor his staff responded to my follow up email that I sent. But we have the faculty knowledge and expertise on the UCSC campus to design this right.

Please respond to me via email at [tpduane@ucsc.edu](mailto:tpduane@ucsc.edu) by January 7, 2019 so that I can take appropriate action regarding the Project NOE before the 35-day limit for filing an action. I hope that this matter will not go to litigation and that UCSC will now lawfully follow CEQA.

Sincerely,

/s/ Tim Duane, JD, PhD  
Professor Emeritus  
Environmental Studies  
University of California, Santa Cruz

Attachments

**Letter IND 114            Tim Duane**

The commenter notes that the letter is in objection to the Notice of Exemption (NOE) filed by the Campus on December 3, 2018 for the proposed Solar Photovoltaics at East Remote Project. Furthermore, the letter was received by Campus Planning in late December, after the close of circulation of the SHW Project RDEIR. Therefore, this comment letter is not a comment on the RDEIR and as such no response is required. However, the comment letter expresses a concern that the use of the East Remote parking lot site for the proposed photovoltaics project would preclude the site from being considered for the siting of the SHW project. The University has determined that it will respond to the SHW project related issues raised in this letter. Comments on the NOE are not addressed below as they are not relevant to the SHW project EIR.

**Response IND 114-1**

The commenter is referred to the discussion of the East Remote Parking Lot site in **Master Response 2: Alternatives**.

### 3.4 REFERENCES

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