

CHAPTER 4

ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION MEASURES

4.0 INTRODUCTION TO ANALYSIS

This section of the Draft Environmental Impact Report (Draft EIR) presents potential environmental impacts of the Project. The scope of the analysis and key attributes of the analytical approach are presented below to assist readers in understanding the manner in which the impact analyses have been conducted in this EIR.

4.0.1 Scope of the Environmental Impact Analysis

The proposed Master Plan would guide the physical development of the campus. Approval of the Project does not constitute a commitment to any specific project, construction schedule, or funding priority. As individual Master Plan projects are proposed for implementation, additional CEQA review, including additional project detail and site- and condition-specific analysis, may be needed depending on the circumstances of each project. Each development embarked on by California State University Monterey Bay (CSUMB) during the lifespan of the Project would be individually reviewed and, if warranted, approved by the California State University Board of Trustees (Board of Trustees). This Draft EIR provides a program-level environmental assessment, which evaluates the environmental effects of the Project and focuses on the full development of the campus, as contemplated by the Project. Additionally, the five near-term development components that are expected to be developed within the next ten years are evaluated at a project-specific level.

Based on the Notice of Preparation (NOP) and the Revision to Previously Issued NOP scoping processes, as described in Chapter 1, Introduction, this EIR addresses the following topics in detail:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources and Tribal Cultural Resources
- Geology, Soils and Paleontology
- Greenhouse Gas Emissions
- Hazards, Hazardous Materials, and Wildfire
- Hydrology and Water Quality
- Land Use and Planning
- Noise and Vibration
- Population and Housing
- Public Services and Recreation
- Transportation
- Utilities and Energy

As potential impacts related to Agricultural and Forestry Resources and Mineral Resources are not likely to be significant under the California Environmental Quality Act (CEQA) and CEQA Guidelines (Cal. Pub. Resources Code, § 21000 *et seq.*; Cal. Code Regs. tit. 14, § 15000 *et seq.*), they are not addressed in this EIR.

4.0.2 Definition of Baseline or Existing Conditions

An EIR must include a description of the existing physical environmental conditions in the vicinity of the Project to provide the “baseline physical conditions” against which project-related changes can be compared. Normally, the baseline condition is the physical condition that exists when the NOP is published (Cal. Code Regs. tit. 14, § 15125). The original NOP for the Project was published on May 12, 2017.

Academic year 2016-2017 is used in the EIR as the basis for evaluating the net increase in enrollment and development with the Project as it is the year that the original NOP was released and as enrollment growth has not substantially increased since that time. Specifically, enrollment in academic year 2018-2019, the most recent academic year pre-dating the COVID-19 Pandemic, was approximately 6,946 FTES, which is not substantially greater than academic year 2016-2017 enrollment of 6,634 FTE. Enrollment for subsequent academic years, beyond 2018-2019, has been affected by the COVID-19 Pandemic and is not representative or as conservative. Using the slightly lower enrollment for academic year 2016-2017 allows for a more conservative basis for the impact analysis in the Draft EIR, as it results in a somewhat greater net increase in enrollment with the Project than would exist with the use of academic 2018-2019 enrollment data.

While Academic year 2016-2017 forms the basis for the net increase in enrollment and development with the Project, this Draft EIR uses more recent documentation to reflect existing conditions where appropriate. For example, numerous reports documenting population forecasts (e.g., 2018 AMBAG regional growth forecasts), water supply (e.g., Marina Coast Water District 2020 Urban Water Management Plan), groundwater conditions (e.g., Monterey Subbasin Groundwater Sustainability Plan), and other reports documenting existing conditions have been released since academic year 2016-2017 and are used in the analysis where reflective of pre-Pandemic existing conditions.

4.0.3 Definition of the Study Area

The extent of the study area varies among the environmental resource areas analyzed in this EIR, depending on the extent of the area in which impacts could occur. For example, the evaluation of population and housing impacts considers the Association of Monterey Bay Area Governments (AMBAG) region, which includes Santa Cruz, Monterey and San Benito counties, as this region is the basis for growth forecasts and various regional plans that relate to population and housing impacts. In contrast, geological, soils and paleontological impacts are assessed only for the Project

area, which is where such impacts could result with the Project. (See Chapter 3, Project Description, for further description of the Project area.) The study area for each environmental resource area is defined in the pertinent resource sections in this chapter.

4.0.4 Basis of Impact Analysis

The analyses of impacts in this EIR are based primarily upon varying factors, depending on the primary cause of the impact. Impacts related to biological resources; cultural resources; geology soils, and paleontology; hazards, hazardous materials and wildfire; and hydrology and water quality are analyzed primarily on the basis of the location and acreage of ground disturbance (the footprint of development) that would result from the Project. Impacts related to air quality, greenhouse gas emissions, noise and vibration, population and housing, public services and recreation, transportation and utilities and energy are analyzed on the basis of the net population increase as well as the location, type and/or size of development contemplated by the Project.

Thresholds of significance are identified and used to evaluate the impacts of the Project related to each technical topic and are based on Appendix G of the CEQA Guidelines. The impact analysis in each technical section compares identified impacts to the thresholds of significance and determines the impact's level of significance under CEQA. If the impact would be significant or potentially significant, the analysis identifies feasible mitigation measures to eliminate the impact or reduce it to less than significant, where possible. If the impact cannot be reduced to less than significant after implementation of all feasible mitigation measures, then the impact is identified as significant and unavoidable.

4.0.5 Year of Impact Analysis

Impacts are evaluated in terms of changes due to the Project as compared to existing conditions (see Section 4.0.2 above). For each resource area, the conditions that would result at the end of the planning horizon of the Project, i.e., in 2034-2035,¹ are compared to baseline conditions, to characterize the anticipated change in conditions.

4.0.6 Cumulative Impacts

4.0.6.1 Overview

CEQA requires that in addition to project impacts, an EIR must discuss cumulative impacts. Cumulative impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. 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 (Cal. Code Regs. tit. 14, § 15355).

¹ For simplicity, this EIR uses “2035” throughout this EIR to refer to the 2034-2035 academic year.

The CEQA Guidelines clarify a number of issues with respect to cumulative impacts, as follows:

- An EIR should not discuss cumulative impacts to which the project would not contribute.
- If the combined cumulative impact (impacts from other projects combined with the impact from the proposed project) is not significant, then the EIR should briefly indicate why the impact is not significant, and no further evaluation is necessary.
- If the combined cumulative impact is significant, the EIR discussion must reflect the severity of the impact and the likelihood of its occurrence.
- If the combined cumulative impact is significant, the EIR also must indicate whether the project's contribution to that significant cumulative impact will or will not be cumulatively considerable.
- An EIR may determine that the project's contribution is rendered less than cumulatively considerable if the project is required to implement or fund its fair share of a mitigation measure or measures designed to alleviate the cumulative impact (Cal. Code Regs. tit. 14, § 15130[a]).

The CEQA Guidelines provide additional guidance with respect to how an adequate cumulative impact analysis might be completed and note that this may be based on:

- A list of past, present, and probable future projects producing related or cumulative impacts, or
- A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area-wide conditions contributing to the cumulative impact (Cal. Code Regs. tit. 14, § 15130[b]).

To evaluate the cumulative impacts of the Project, the analysis in this EIR uses both of the above methods as appropriate for the cumulative topic being evaluated. For example, this EIR uses 2018 AMBAG regional growth forecasts for 2035 in Section 4.10, Population and Housing. In contrast, a list of reasonably foreseeable future projects in the vicinity of the campus is used in Section 4.1, Aesthetics. The cumulative analysis for each topic indicates the geographic area and analytical approach used in the analysis.

The list of reasonably foreseeable future projects in the vicinity of the campus was obtained from nearby jurisdictions. This list includes projects that have been approved, but not yet constructed, or projects for which an application is pending. This list is not intended to be an all-inclusive list of projects in the region, but rather an identification of projects constructed, approved, or under review in the vicinity of the campus that have some relation to the environmental impacts associated with implementation of the Project. The cumulative projects list is presented in Table 4.0-1. The locations of these projects are shown in References.

4.0.6.2 Cumulative Analysis Background

The Fort Ord Base Reuse Plan identifies land uses and growth potential for redevelopment of the former Fort Ord Army Base. The EIR for the Fort Ord Reuse Plan indicated that the Plan would result in the development of approximately 22,232 dwelling units (including dormitory housing), 45,457 jobs, and a buildout population of approximately 51,773 with an additional 20,000 CSUMB residential students (FORA 1997). The ultimate buildout scenario envisioned in 1996 when the Plan developed was 40 to 60 years. However, the EIR on the Base Reuse Plan focused on the development capacity through the year 2015 that was estimated as 10,866 new dwelling units, 2,500 dorms at CSUMB and a total population of 38,859 residents, including 10,000 at CSUMB (FORA 1997). Subsequent to certification of the Base Reuse Plan EIR, the Base Reuse Plan Development and Resource Management Plan (DRMP) was prepared, which identifies a total population of 37,270 and a limit on new residential units to not exceed 6,160 new units based on the potable water supply limit of 6,600 acre-feet per year (AFY) (DDA 2007).

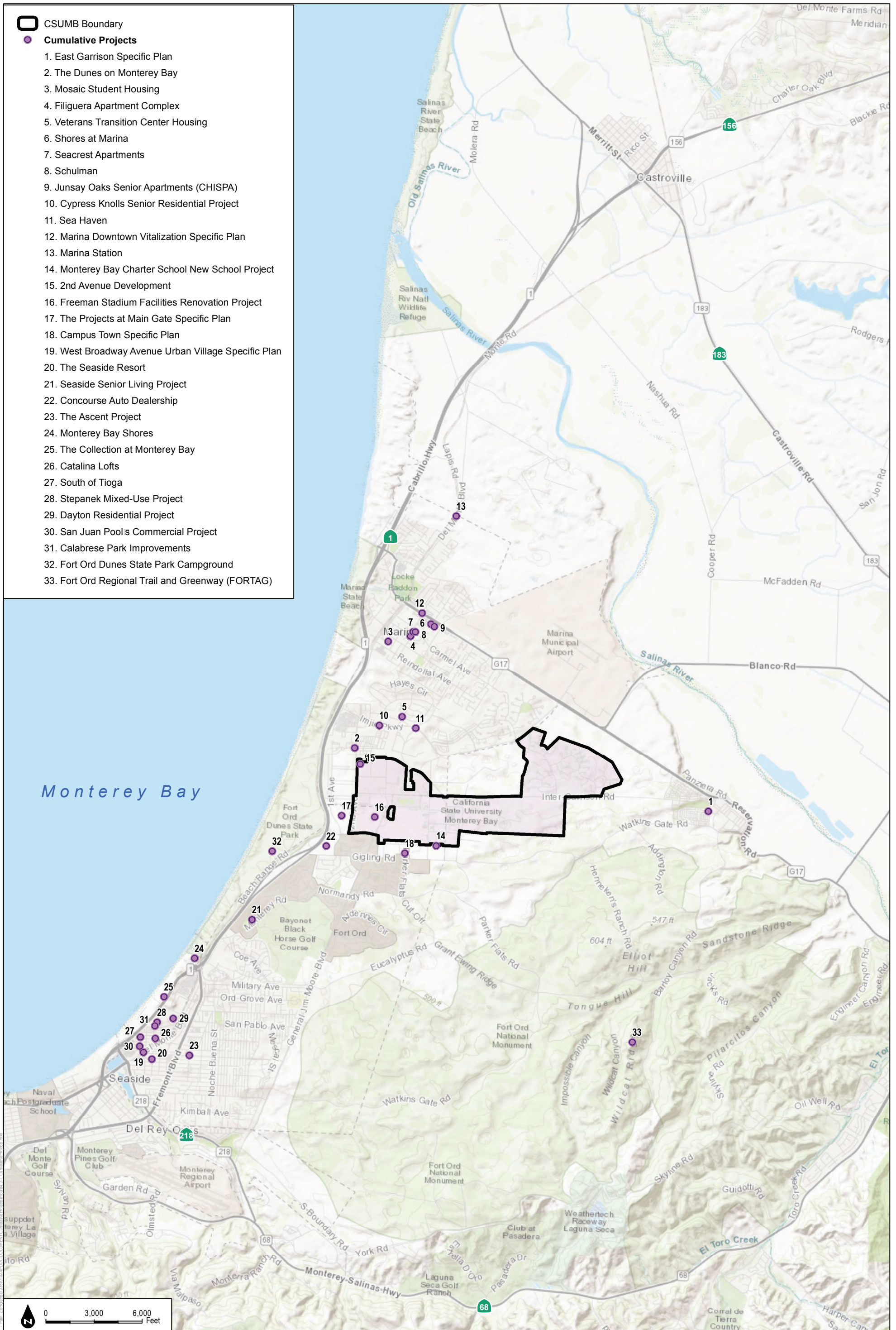
Since adoption of the Reuse Plan, 1,142 new residential units have been constructed (FORA 2018). About 1,686 units have been continuously inhabited or rehabilitated since the former Fort Ord was closed. Because the amount of development at the former Fort Ord has been less than envisioned and remaining developable lands exceeds 20-year projections, the analyses in this EIR focus on the list of reasonably foreseeable future projects (see Table 4.0-1), which reflect the likely cumulative development in each community through the CSUMB Master Plan horizon year of 2035. However, as indicated above, this Draft EIR does use 2018 AMBAG growth forecasts for 2035 in Section 4.10, Population and Housing. AMBAG growth forecasts were also used in Section 4.13, Transportation, as such forecasts are included in the AMBAG Regional Travel Model. The model was updated to reflect 2018 and future conditions, including the list of reasonably foreseeable future projects presented in Table 4.0-1.

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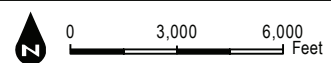
CSUMB Boundary

Cumulative Projects

1. East Garrison Specific Plan
2. The Dunes on Monterey Bay
3. Mosaic Student Housing
4. Filiguera Apartment Complex
5. Veterans Transition Center Housing
6. Shores at Marina
7. Seacrest Apartments
8. Schulman
9. Junsay Oaks Senior Apartments (CHISPA)
10. Cypress Knolls Senior Residential Project
11. Sea Haven
12. Marina Downtown Vitalization Specific Plan
13. Marina Station
14. Monterey Bay Charter School New School Project
15. 2nd Avenue Development
16. Freeman Stadium Facilities Renovation Project
17. The Projects at Main Gate Specific Plan
18. Campus Town Specific Plan
19. West Broadway Avenue Urban Village Specific Plan
20. The Seaside Resort
21. Seaside Senior Living Project
22. Concourse Auto Dealership
23. The Ascent Project
24. Monterey Bay Shores
25. The Collection at Monterey Bay
26. Catalina Lofts
27. South of Tioga
28. Stepanek Mixed-Use Project
29. Dayton Residential Project
30. San Juan Pool's Commercial Project
31. Calabrese Park Improvements
32. Fort Ord Dunes State Park Campground
33. Fort Ord Regional Trail and Greenway (FORTAG)



Monterey Bay



SOURCE: ESRI Basemaps 2018

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CSU Monterey Bay Master Plan EIR

FIGURE 4.0-1
Cumulative Projects

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**Table 4.0-1
Pending or Approved Reasonably Foreseeable Projects**

Map ID	Project Name	Project Location	Project Description	Status/Timing
Monterey County				
1	East Garrison Specific Plan	Former Fort Ord military base, East Garrison area	Mixed-use development project comprising residential, commercial, office, institutional, and recreational uses on approximately 244 acres. The project includes the construction of up to 1,470 dwelling units, 75,000 square feet of commercial uses, 11,000 square feet of public and institutional uses, 100,000 square feet of art/cultural/ educational uses, and approximately 50 acres of open space. Development under the Specific Plan will be implemented in three phases	Under construction
City of Marina				
2	The Dunes on Monterey Bay	East of Highway 1 and south of Imjin Parkway	Mixed-use development project comprising 1,237 residential units, 500 hotel rooms, and retail and office space on 297 acres. Phase 1 (378,000-square-foot retail center) built in 2007-2008. Phase 2 includes the following: <ul style="list-style-type: none"> (1) South County Housing to develop and build 108 low- and very low-income affordable apartments, many of which were completed by spring/summer 2014; (2) Cinemark multiple screen movie theater completed 2015; (3) Plans approved for two approximately 15,000 square foot retail buildings to be built near the movie theater; (4) Veterans Affairs Monterey Health Care Center located on a 14.31-acre project site within the Dunes on Monterey Bay Specific Plan area completed 2016; and (5) Springhill Suites, a 67,328-square-foot, 4-story hotel with 106 hotel rooms. The hotel 	Under construction

**Table 4.0-1
Pending or Approved Reasonably Foreseeable Projects**

Map ID	Project Name	Project Location	Project Description	Status/Timing
			includes a 1,750-square-foot meeting room and guest parking and is scheduled to open in April 2017	
3	Mosaic Student Housing (not affiliated with CSUMB)	225 Cypress Avenue	Demolition of two existing dwellings and construction of multifamily apartment (12 units)	Approved
4	Figuera Apartment Complex	264 Carmel Avenue	Demolition of an existing single-family dwelling and construction of multifamily apartment (10 units)	Approved
5	Veterans Transition Center Housing	Hayes Circle	Attached multifamily transitional housing (71 units)	Approved
6	Shores at Marina	3125 De Forest Road	Multifamily apartment (58 units)	Under construction
7	Seacrest Apartments	3108 Seacrest Avenue	Multifamily apartment (10 units)	Approved
8	Schulman	3110 Seacrest Avenue	Townhouse PUD (7 units)	Under construction
9	Junsay Oaks Senior Apartments (CHISPA)	3098 De Forest Road	Low-income senior apartment units (47 units)	Construction completed
10	Cypress Knolls Senior Residential Project	Former Fort Ord military base, Third Avenue / Imjin Parkway	Senior residential community with active-adult housing, care services, senior community center, and supportive amenities and services on 188 acres.	Approved
11	Sea Haven	Former Fort Ord military base, Imjin Parkway / California Avenue	Removal of 828 abandoned residential units and replacement with a combination of 1,050 new townhouse, cottage, estate homes, and single-family residential units. The project also includes 35 acres of parks, greenbelts, and open space. The first phase includes 299 housing units.	Under construction
12	Marina Downtown Vitalization Specific Plan	Reservation Road between Del Monte Boulevard and De Forest Avenue	Redevelopment plan for Marina's 225-acre downtown area comprising mixed-use commercial, residential, educational, and civic uses. At full buildout, the plan would result in a net increase of 2,440 residential dwelling units, 718,000 square feet of multiple use, 70,000 square feet of office space, and 50,000 square feet of civic facilities, and a net decrease of 161,000 square feet of	Environmental review in progress

**Table 4.0-1
Pending or Approved Reasonably Foreseeable Projects**

Map ID	Project Name	Project Location	Project Description	Status/Timing
			retail/service uses, 27,000 square feet of visitor-serving uses, and 270,000 square feet of industrial uses.	
13	Marina Station	Armstrong Ranch, along the northern limits of the City of Marina, on either side of Del Monte Avenue	Development project comprising 1,360 residential units, approximately 60,000 square feet of retail space, 144,000 square feet of office space, and 652,000 square feet of business park/industrial uses. The 1,360 residential units comprise approximately 887 single-family lots and 473 multi-family units.	Under construction
CSUMB Projects				
14	Monterey Bay Charter School New School Project	Colonel Durham Street between Sixth and Seventh Avenues	60,000-gross-square-foot school. Phase I includes the construction of 19 K-8 classrooms; work rooms for administrators, teachers and custodians; resource and remedial instruction rooms; and storage. Phase II includes additional support facilities. Phase I is projected to accommodate approximately 430 students; full enrollment of 508 students is expected to be reached by Phase II.	Approved
15	Second Avenue Development	Second Avenue near Eighth Street intersection	72-acre mixed-use development.	Early planning
16	Freeman Stadium Facilities Renovation Project	Second Avenue and Lightfigher Drive	Renovation of the existing Freeman Stadium for use by the Monterey Bay Football Club (MBFC) under a 14-year facilities agreement with the University. Improvements would be made to the existing Field House, athletic track and field, seating, parking, lighting, as well as installing a new scoreboard, ticket box, telecommunications, concession stands, utilities, and entry.	Approved

**Table 4.0-1
Pending or Approved Reasonably Foreseeable Projects**

Map ID	Project Name	Project Location	Project Description	Status/Timing
City of Seaside				
17	The Projects at Main Gate Specific Plan	Bounded by First Street to the north, Second Avenue to the east, Lightfighter Drive to the south, and Highway 1 to the west	Development of a commercial center with up to 187,000 square feet of retail space, 410 housing units (210 single-family and 200 multifamily), 250 student housing units, and a 450-room hotel with a spa and conference facilities and 60,000 square feet of standalone restaurants on approximately 57 acres of the former Fort Ord.	Approved
18	Campus Town Specific Plan	Bounded by Lightfighter Drive to the north, Gigling Road to the south, First Avenue to the west and Eighth Avenue to the east	The proposed project involves development of 1,485 housing units, 250-room hotel, a 75-bed youth hostel, 150,000 square feet of retail, dining, and entertainment space, 50,000 square feet of light industrial, flex, office, or "maker space" on 60 acres. Construction would take place from 2021 through 2034.	Approved
19	West Broadway Avenue Urban Village Specific Plan	West of Fremont Boulevard, along Broadway Avenue, Del Monte Boulevard, and Canyon Del Rey Boulevard	The Specific Plan development program would increase and modify allowable development in the project area to help encourage creation of a denser urban core or village within the city. Aspects of this new urban core or village include 494 residential units, 28,700 square feet of new office development, 296,800 square feet of commercial/retail development, a new hotel with approximately 250 rooms, a new 20,000-square-foot public library, 53,000 square feet of outdoor space, and 500 new off-street parking spaces.	Construction completed
20	The Seaside Resort	Bordered by Monterey Road, Coe Avenue, and General Jim Moore Boulevard	The first phase, completed in 2009, involved upgrades to the Bayonet and Black Horse Golf Courses. The next phase of development features a four-star hotel with approximately 275 hotel rooms, 175 timeshare units, and 125 residential units.	Under construction

**Table 4.0-1
Pending or Approved Reasonably Foreseeable Projects**

Map ID	Project Name	Project Location	Project Description	Status/Timing
21	Seaside Senior Living Project	550 Monterey Road	Removal of an existing vacant 5,000-square-foot structure and the development of a State of California licensed Residential Care Facility for the Elderly (RCFE) on a 5.47-acre site. The RCFE will include an assisted living facility (81,679 square feet; 88 residential units), a memory care facility (29,707 square feet; 43 residential units) and an assisted living co-housing facility (10,894 square feet; 13 residential units).	Approved
22	Concourse Auto Dealership	Southwest corner of Lightfighter Drive and First Avenue	110,000 square feet of auto dealership showrooms and service within six dealership sites on 26 acres.	Pending approval
23	The Ascent Project	Terrace Street and Broadway Avenue	The project will build rental housing consisting of 106 one-bedroom, two-bedroom, and three-bedroom units and townhouses, as well as 4,000 square feet of retail space, a shared vehicular court and green space areas for residents.	Under construction
Sand City				
24	Monterey Bay Shores	Oceanfront, west of Highway 1 near Fremont / Highway 1 interchange, bounded by Sand City limit to the north	Coastal resort project on 39.04-acre oceanfront site with 92 residential condominium units, 92 visitor-serving condominium units, and a 184-room hotel.	Approved; preliminary grading completed
25	The Collection at Monterey Bay	West of Highway 1, north of Tioga Avenue, and intersected by Playa Avenue	342-room coastal resort on the 26.46-acre site that may be constructed in two phases. Phase I is a 139-room hotel on a 7.9-acre site. Phase II is a coastal resort on a 16.25-acre site consisting of a 203 visitor rooms, a restaurant with banquet facilities, a health/wellness spa, parking, and other ancillary and related improvements, and public parking improvements on a 2.31-acre site.	Approved

**Table 4.0-1
Pending or Approved Reasonably Foreseeable Projects**

Map ID	Project Name	Project Location	Project Description	Status/Timing
26	Catalina Lofts	Bounded by Ortiz Avenue to the north, Elder Avenue to the south, and Catalina Street to the west	18,636-square-foot mixed-use project on a 15,000-square-foot vacant property with 8 residential units and 7 commercial units.	Approved
27	South of Tioga	Bounded by Tioga Avenue to the northeast, California Avenue to the southeast, East Avenue to the southwest, and the Merle Street right-of-way to the northwest	Mixed-use project on 10.64-acre site replacing industrial uses with 356 residential units and a 216-room hotel, and a restaurant.	Approved
28	Stepanek Mixed-Use Project	414 Orange Avenue	8,000-square-foot, 2-story mixed-use development on a 5,625-square-foot parcel replacing existing commercial building with 1 residential unit and 1 commercial unit.	Approved
29	Dayton Residential Project	Bounded by Ocean View Avenue to the southeast and Fell Street to the northeast	Two new single-family homes (one with an accessory unit) on a property previously used as a fenced commercial yard.	Approved
30	San Juan Pool's Commercial Project	756 California Avenue	7,000-square-foot, 1-story, 2-unit commercial warehouse	Under construction
31	Calabrese Park Improvements	Bounded by California Avenue to the south, Park Avenue to the west and north, and Pendergrass Way to the east	ADA and parking improvements and upgrades to playground equipment replacement and upgrades	Under construction

**Table 4.0-1
Pending or Approved Reasonably Foreseeable Projects**

Map ID	Project Name	Project Location	Project Description	Status/Timing
California State Parks				
32	Fort Ord Dunes State Park Campground	Fort Ord Dunes State Park (immediately west of the Transportation Agency for Monterey County rail corridor and Highway 1, west of the former Fort Ord military base)	Construction and operation of a campground facility and associated infrastructure within Fort Ord Dunes State Park, including 45 RV sites and two host sites with electrical and water hookups, 10 hike/bike sites, and 43 tent sites; parking for 40 vehicles; restrooms with showers; a multi-purpose building; an outdoor campfire center; interpretation/viewing areas; renovated bunkers; an entrance station near the 1st Street underpass; modular structures; storage yard and maintenance shop; improved beach access/trails; one plumbed restroom with outdoor shower for beach use; a 200-foot wildlife/habitat corridor; internal campground trail network, trail improvements, and roadway improvements; and off-site utilities.	Approved
Transportation Agency of Monterey County				
33	Fort Ord Regional Trail and Greenway (FORTAG)	Fort Ord (Cities of Seaside and Marina, CSUMB, Monterey County)	30-mile regional network of paved recreational trails and greenways within the Fort Ord	Approved

4.0.7 References

Denise Duffy & Associates, Inc. 2007. California State University Monterey Bay 2007 Master Plan Draft Environmental Impact Report (SCH# 1997081036). December.

FORA (Fort Ord Reuse Authority). 1997. *Fort Ord Reuse Plan*. Volume 4: Final Environmental Impact Report. SCH NO. 96013022, June 13, 1997. Prepared by EDAW, Inc. and EMC Planning Group, Inc.

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FORA (Fort Ord Reuse Authority). 2018. Capital Improvement Program, Fiscal Year 2018-2019 through 2028-2029.