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NOTICE OF PREPARATION

ENVIRONMENTAL IMPACT REPORT FOR THE CALIFORNIA STATE UNIVERSITY MONTEREY BAY MASTER PLAN

DATE: May 12, 2017

TO: Agencies, Organizations, and Interested Parties

PROJECT TITLE: California State University Monterey Bay Master Plan

LEAD AGENCY: The Board of Trustees of the California State University
401 Golden Shore
Long Beach, California 90802-4210

California State University Monterey Bay (CSUMB)
100 Campus Center
Seaside, California 93955

SUBJECT: Notice of Preparation of an Environmental Impact Report for the CSUMB Master Plan

The Board of Trustees of the California State University (Trustees) is the lead agency for the preparation of an environmental impact report (EIR) in accordance with the California Environmental Quality Act (CEQA) (California Public Resources Code, Section 21000 et seq.) and the CEQA Guidelines (Title 14 of the California Code of Regulations [CCR] 15000 et seq.). Per California Education Code Section 66606, the Board of Trustee is the governing body and owner of the California State University Monterey Bay (CSUMB) campus, and has the authority to certify the EIR, adopt the Master Plan, and provide for schematic design approvals. CSUMB will act as point of contact for the CEQA process.

The Trustees prepared this Notice of Preparation (NOP) in accordance with CEQA Guidelines (14 CCR 15082 and 15375). The EIR will address the environmental effects of the proposed CSUMB Master Plan (project) at a program level. Implementation of the proposed Master Plan would

include space and facility needs to support planned growth to 12,700 full-time-equivalent (FTE) students, with housing for 60% of students and 65% of faculty and staff. Overall, the proposed Master Plan identifies 3.0 million gross square feet of approved and new building space, 4,500 new student beds, and 460 units of faculty and staff housing that would be converted from existing student housing. The project location, project background, project description, and the potential environmental effects are contained in the attached materials. The EIR will also assess environmental impacts of six “near-term projects” at a project level of analysis.

Agencies: The Trustees request agencies’ views on the scope and content of the environmental information that is germane to an agency’s statutory responsibilities in connection with the project, in accordance with CEQA Guidelines Sections 15082(b) and 15103. Agencies may need to use the EIR to consider permits or other approvals.

Organizations and Interested Parties: The Trustees request comments and concerns regarding the scope and evaluation of potential environmental issues associated with the project.

Public Review Period: The Trustees have issued this NOP for public review and comment pursuant to the CEQA Guidelines (14 CCR 15082 and 15375). The Trustees have established a 30-day public review and scoping period from **May 12, 2017** through **June 12, 2017**, in accordance with the CEQA Guidelines (14 CCR 15082). During this period, the NOP will be available for review online here: <https://csumb.edu/campusplanning/proposed-projects>.

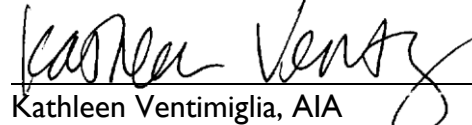
Scoping Comments: At this time, the Trustees are soliciting comments on the scope and content of the EIR. Comments may be submitted by mail, email, or fax, or by attending the Public Scoping Meeting (see details below) and submitting a written comment. All comments should indicate a contact person for the agency or organization, if applicable. All comments should be sent to the following address, to arrive no later than 5 p.m. on **June 12, 2017**:

Anya Spear, LEED AP
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CSUMB, Campus Planning & Development
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Public Scoping Meeting: The Trustees will hold Scoping Meetings to give the public an opportunity to receive more information on the proposed Master Plan, and to provide comments and suggestions on the scope of the EIR. All members of the public and interested persons are welcome to attend and provide comments. The meetings will be held on **May 23, 2017**, starting at both 4 p.m. and 6 p.m. at the Student Center West Lounge (next to Starbucks) on the CSUMB campus. See the campus map

provided at the following location for details about the meeting location: <https://csumb.edu/sites/default/files/images/st-block-156-1431028320687-raw-studentcenter.pdf>.

Further Information: For environmental review information or questions about the project, please contact Anya Spear (831.582.5098 or aspear@csumb.edu).



Kathleen Ventimiglia, AIA
Director of Campus Planning & Development
California State University Monterey Bay

May 11, 2017
Date

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NOTICE OF PREPARATION

CSUMB MASTER PLAN ENVIRONMENTAL IMPACT REPORT

1 INTRODUCTION

The purpose of an environmental impact report (EIR) is to inform decision makers and the general public of the potential environmental effects of a proposed project. The environmental review process is intended to provide public agencies with the environmental information required to evaluate a proposed project to determine whether it may have a significant effect on the environment, to establish methods for reducing adverse environmental impacts, and to consider alternatives prior to approval. This section provides a project overview, location of the project, and project background.

1.1 Project and CEQA Overview

The EIR addresses the potential environmental effects of implementation of the proposed California State University Monterey Bay (CSUMB) Master Plan (Master Plan or project). The proposed Master Plan provides a guide for the physical development of the +1,350-acre campus.

The proposed Master Plan would include projects identified in the CSUMB's 5-Year Capital Improvement Program 2016/2017 through 2020/2021, plus the additional space and facility needs to support planned growth to 12,700 full-time-equivalent (FTE) students, with on-campus housing for 60% of students and 65% of faculty and staff. Growth anticipated in the proposed Master Plan will be evaluated at a program level. The project would also include six "near-term projects" that are expected to be developed within the next 3 to 7 years. The EIR for the proposed Master Plan will provide the description of these projects and evaluate them at a project-specific level. The distinctions between a "program" and a "project" EIR and associated analyses are provided below:

- **Program EIR:** Under state and California State University California Environmental Quality Act (CEQA) Guidelines, the EIR is being prepared as a "program" EIR. A program EIR may be prepared for a series of actions that are related geographically, or as part of a series of actions for adopting rules, regulations, plans, or general criteria for a continuing program or for individual activities carried out under the same authorizing law or regulation. CEQA environmental review conducted for future individual projects that are proposed in accordance with the proposed Master Plan will be tiered from the EIR to the extent that this program-level analysis remains adequate for such purposes in accordance with Section 15152(b) of the State CEQA Guidelines.
- **Project EIR:** Under state and California State University CEQA Guidelines, a portion of the EIR is being prepared as a "project" EIR. A project EIR examines the environmental impacts of a specific development project. This portion of the EIR will focus primarily on the changes in the environment that would result from the six near-term projects

proposed as part of the campus development. The EIR will examine all phases of these projects at a site-specific level, including planning, construction, and operation.

1.2 Project Location

The project site is located at the existing CSUMB campus, on the former U.S. Department of the Army (Army) military facility known as Fort Ord. The CSUMB campus is approximately 100 miles south of San Francisco and is located north of the Monterey Peninsula and west of the Salinas Valley, as shown in Figure 1. Portions of the existing CSUMB campus are within the city boundaries of Seaside and Marina, and within the unincorporated Monterey County, as shown in Figure 2.

1.3 Project Background

Three prior Master Plans for the CSUMB campus were prepared and adopted by the Board of Trustees of the California State University (Trustees) in 1998, 2004, and 2007. Previous environmental review of the project area includes four EIRs that were certified by the Trustees: the Campus Acquisition EIR, based on the Fort Ord Disposal and Reuse Environmental Impact Statement prepared by the United States government, and a Master Plan EIR for each of the three prior Master Plans. The most recent 2007 Master Plan and EIR considered land uses and space requirements commensurate with enrollment projections for three planning horizons: Planning Horizon I (2005–2014), Planning Horizon II (2015–2024), and Planning Horizon III (beyond 2025). The 2007 Master Plan projected an on-campus traditional student enrollment of 8,500 FTE students, with an additional 3,500 FTE non-traditional, primarily off-campus students, for a total of 12,000 FTE students at buildout (2025), with 1,900 faculty, staff, and management personnel. There were approximately 6,731 FTE on-campus students in 2015–2016.

In 2015, CSUMB initiated a process to update the 2007 Master Plan. This initiative was driven by several factors: new leadership, a new academic plan, revised growth projections, and university goals for carbon neutrality, among other issues. Many of the assumptions and priorities underlying the plan had evolved, and a further update to the Master Plan was needed. The proposed Master Plan was prepared to address these issues, and is available for review at https://csumb.edu/campusplanning/campus-master-plan-2016?_search=Master%20Plan.

2 PROJECT DESCRIPTION

2.1 Master Plan

The vision for the proposed Master Plan is distilled into three core sustainability tenets: placemaking, stewardship, and partnership. These tenets are reflected in the nine sustainability elements and the accompanying objectives that were prioritized as part of the Master Plan outreach.

The proposed Master Plan program outlines the space and facility needs for the campus' academic, student life, administration, residential, athletics, recreation, and support functions. It

includes the projects identified in the CSUMB's 5-Year Capital Improvement Program 2016/2017 through 2020/2021, plus the additional space and facility needs to support planned growth to 12,700 FTE students and associated growth to 1,490 FTE faculty and staff. As there were approximately 6,731 FTE students on campus in 2015–2016, the proposed Master Plan would increase enrollment by 4,200 FTE students over the existing on-campus enrollment ceiling of 8,500 FTE students from the adopted 2007 Master Plan, and by approximately 5,969 FTE students over existing enrollment levels.

The proposed Master Plan program includes academic and administrative support, residential, campus life, recreation, institutional partnerships, and operations and maintenance space. This includes accommodation of residence halls and classroom buildings, and also a mix of amenities such as museums, performing arts centers, ethnic centers, faculty lounges and work space, child care centers, greenhouses, and other uses that would contribute toward a diverse and dynamic campus life. On-campus housing would be provided for 60% of students (a total of 7,620 beds), and 65% of faculty and staff (a total of 970 units). This would be accomplished through new student housing construction on the main campus, and reallocation of existing student housing to provide for the faculty and staff units.

Table I summarizes the development planned in the 5-Year Capital Improvement Plan to serve existing enrollment and the development planned to serve additional growth contemplated in the proposed Master Plan. According to the proposed Master Plan Implementation Plan, of the approximately 3.0 million gross square feet (GSF) of approved and new development, approximately 1.7 million GSF would occur in Horizon I (2016–2025) and approximately 1.2 million GSF would occur in Horizon II (2026–2035). The proposed Master Plan program also accounts for growth in outdoor athletics and recreation, with space for various fields, courts, and a pool. Figure 3 shows a plan of the location of existing and future buildings on the campus. The future building locations and orientations are illustrative only, and may be refined through the proposed Master Plan development process.

The proposed Master Plan Land Use Plan builds on and densifies the existing pattern of land uses while shifting the overall campus center of gravity toward the north to better integrate housing with the campus core. The proposed Master Plan Land Use Plan is shown in Figure 4. Cars and parking would be separated from the pedestrian-oriented campus core by creating two multimodal parking hubs on the east and west side of campus, while still preserving some visitor and ADA parking in the core. Academic and student life uses would be further consolidated in the campus core to enhance vitality in this area by increasing the opportunity for student interactions. The existing and inherited student housing in the campus core remains for the foreseeable future as part of a mixed-use core where students live, study, and socialize. The plan expands the existing student housing clusters at North Quad Housing and Promontory to create residential neighborhoods; a third residential neighborhood is sited east of 6th Avenue. The athletics and recreation areas would be expanded and reorganized. Future development sites beyond the scope of this proposed Master Plan, as well as areas for future institutional partnership sites, are also identified. The proposed

Master Plan suggests development around and connected to open spaces. The open space framework calls for improving existing open spaces and adding new spaces to enhance community interaction and connection with the natural environment. Several areas on campus are designated as natural open space.

**TABLE 1
 PROPOSED MASTER PLAN BUILDING PROGRAM**

Campus Space	Beds/Units	Gross Square Feet
EXISTING OCCUPIED SPACE		
Main Campus Facilities	—	1,270,000
Student Housing	3,254 beds	895,081
Faculty, Staff, and Community Partners Housing	742 units	840,666
Total Existing Space	3,254 beds / 742 units	3,005,747
PENDING OR APPROVED BUT NOT YET CONSTRUCTED PROJECTS		
Academic III	—	50,800
Student Union	—	80,000
Facilities Buildings	—	50,000
Monterey Bay Charter School	—	60,000
Total Pending or Approved Space	—	240,800
MASTER PLAN BUILDING PROGRAM		
Academic and Support Buildings	—	380,360
Institutional Partnership Buildings	—	63,695
Administration Buildings	—	77,454
Campus Life Buildings	—	250,764
Recreation Buildings and Facilities	—	165,343
Facilities Buildings	—	23,590
Housing	4,500 beds/460 units*	1,800,000
Total New Master Plan Space	4,500 beds/460 units*	2,761,206
TOTAL APPROVED & NEW MASTER PLAN SPACE	4,500 beds/460 units*	3,002,006

Note:

* The 460 units for faculty and staff housing will be provided by reallocating existing student housing for faculty and staff housing units. No new faculty and staff housing units would be constructed with the proposed Master Plan.

The proposed Master Plan includes the pursuit of an “ambitious” Transportation Scenario to strengthen and expand the campus’ Transportation Demand Management (TDM) strategies. The scenario’s 2016–2026 goal (Horizon 1) is a mode split of 28% drive alone, 22% shared ride, 25% transit, 13% walk, 10% bicycle, and 2% other. To reach this mode split goal, many TDM strategies will need to be employed. The proposed Master Plan is built on the following assumptions: pedestrian travel will be prioritized over other modes of travel; the transit program will continue to offer unlimited free rides for CSUMB ID card holders; CSUMB will house 60% of students and 65% of staff and faculty on campus; parking will be limited and consolidated to the campus periphery; vehicle travel will be separated from bicycles and pedestrians where possible; academic buildings will be concentrated in the campus core within a 0.25-mile walking distance; ADA accessibility will be improved on existing streets and corridors, and be a primary consideration for new facilities; and new TDM strategies will be introduced and proposed for funding. The mobility goals and plans in the proposed Master Plan are designed to meet the above, and include plans for vehicle, shuttle, bicycle, and pedestrian circulation. The plan includes restricting and/or limiting vehicle access through the campus core; providing for a new extension of Fifth Street toward Eight Street; providing for improved shuttle service, frequency, and routing; creating two multimodal hubs and designation of other peripheral surface parking locations; providing for transit infrastructure; and creating specific trail and path improvements. Once finalized, the Mobility chapter of the proposed Master Plan will serve as the TDM Plan for the campus.

The proposed Master Plan identifies infrastructure improvements to serve campus growth. The Marina Coast Water District, which provides potable water and wastewater collection services to the campus, has plans for water line and storage improvements at the campus, and replacement of older sewer lines, although the plan notes that the existing water distribution and sanitary sewer collection infrastructure is generally adequate to service the proposed Master Plan improvements. Development outside of areas currently served by existing trunk mains could require extension of trunk mains at the university’s expense. According to the proposed Master Plan, the campus aspires to sustainably manage all stormwater on campus through a combination of decentralized and centralized “low-impact development” stormwater drainage features that are integrated into open space and public space areas. For energy use and utilities, the proposed Master Plan seeks to reduce demand for energy through energy-efficient design and efficient technologies, and developing campus energy supply and distribution systems that enable the campus to meet its carbon neutrality goals as the population and campus building square footage increases.

2.2 Near-Term Projects

The EIR will also address specific development projects expected to be constructed in the next 3 to 7 years that are referred to as “near-term projects.” These projects are included in the building space program presented in Table I and shown in Figure 3. The EIR will include environmental analysis for the following near-term projects at a project-specific level. The dates provided are the anticipated construction start date.

I. Student Housing Phase III – 600 beds (2020)

2. Panetta Institute for Public Policy – 37,600 square feet (2020)
3. Academic IV – 72,200 square feet (2021)
4. Student Recreation Center – 70,000 square feet (2021)
5. Student Housing IIB – 400 beds (2022)
6. Academic V – 76,704 square feet (2024)

3 ENVIRONMENTAL ISSUES AND PROBABLE EFFECTS TO BE ADDRESSED IN EIR

The following key environmental issues are proposed to be addressed at a program level for the proposed Master Plan and a project-specific level for the near-term projects. Direct and indirect impacts will be analyzed for the short term (construction) and long term (life of project) based on thresholds of significance that meet state guidelines and accepted professional standards and practice. Mitigation measures will be identified for impacts determined to be significant. The EIR will include a section that identifies other issues that were found to not result in significant impacts.

Aesthetics. The existing visual characteristics of the campus and surrounding area will be described. The EIR will review potential impacts on the visual character of the campus and surrounding areas based on the proposed Master Plan land uses and building sites. If potentially significant visual impacts are identified, feasible mitigation measures will be included in the EIR.

Air Quality. This section of the EIR will be based on estimates of emissions and associated changes in air quality that are likely to occur based on activities that result from the development accommodated by the proposed Master Plan and near-term projects. The EIR will update and summarize recent revisions to air quality regulations and ambient air pollutant data from the local monitoring station and other stations representative of regional air quality conditions. Pollutants of concern will include criteria pollutants and toxic air contaminants. An assessment of the air quality impacts will be conducted, and emissions will be estimated using the California Emissions Estimator Model (CalEEMod) land use and air quality model. The results will be compared to significance thresholds developed by the Monterey Bay Air Resources District.¹

Biological Resources. The EIR will identify, characterize, and evaluate biological resource issues, including sensitive habitats, special-status species, and wildlife nesting/breeding. Existing biological resources will be described based on previous and new biological studies conducted for CSUMB. The proposed areas of planned development and open space and conservation areas will be reviewed to determine potential impacts to biological resources, including sensitive habitats, special-status species, and wildlife nesting/breeding.

¹ Formally referred to as the Monterey Bay Unified Air Pollution Control District.

In addition, the EIR will describe the Habitat Management Plan prepared by the U.S. Army Corps of Engineers and the Draft Habitat Conservation Plan being prepared by FORA as they relate to the campus property. Although all campus property is considered Designated Development or Borderlands (there are no designated Habitat Management Areas on campus), the proposed Master Plan indicates that the campus has designated its own natural open space areas. It is understood that the ultimate completion and approval of the Habitat Conservation Plan for Fort Ord is intended to cover future CSUMB activities that may result in take of listed species covered by the Habitat Conservation Plan. The EIR will identify mitigation measures to reduce the significance of identified biological resources impacts.

Cultural Resources. The 2007 Master Plan EIR provides an overview of regional history and archaeological and historic resources in the former Fort Ord area. Studies conducted for the U.S. Army Corps of Engineers as part of the Fort Ord base closure and reuse planning process identified archeological sensitivity areas and historic structures potentially eligible for listing in the National Register of Historic Places. Based on these studies and as reported in the 2007 Master Plan EIR, the campus is not located in an area that has a high potential for archaeological resources. According to the Record of Decision for acquisition of the campus, there are no historic sites on the campus that have been identified as being eligible or potentially eligible for listing in the National Register in past studies. The EIR will use existing documentation, supplemented with updated records searches and field reconnaissance surveys, to evaluate potential impacts of development accommodated by the proposed Master Plan and near-term projects on cultural resources. The EIR section will address all archaeological, historical, and cultural resource issues. Tribal cultural resources will be addressed in accordance with changes in state law since the 2007 Master Plan EIR was certified. The EIR will identify mitigation measures to ensure that cultural resources that may be unexpectedly found during construction are protected.

Geology/Soils. Geologic and soils impacts resulting from future development will be assessed based on previous geologic and soils studies conducted in the previous Master Plan EIRs, which included identification of soils, faults, and subsurface characteristics within the campus boundaries. The EIR will determine whether implementation of the proposed Master Plan or near-term projects would result in potential significant impacts. Mitigation measures will be identified to reduce potentially significant geology and soils impacts.

Greenhouse Gas Emissions. The EIR will include a setting and background discussion consisting of a summary of the greenhouse effect and global climate change; potential changes to the global climate system and to California; and emissions inventories at the national, state, and local levels, including the CSUMB greenhouse gas (GHG) emissions inventory and future projections. It will also include a summary of the key regulatory measures at the federal and state levels as the regulatory setting for this topic. GHG emissions resulting from the proposed Master Plan and near-term projects will be estimated using the CalEEMod emissions model. The net change in operational GHG emissions relative to those under the baseline scenario will be calculated. Impact significance

will be assessed in accordance state and regional guidelines and standards. Mitigation measures will be identified to reduce potentially significant GHG impacts.

Hazards and Hazardous Materials. The campus is located within the former Fort Ord. The EIR will review past and present land use practices and operations to identify potential hazardous conditions. Existing studies will be used to identify hazardous materials and emergency response issues, including the current status of cleanup sites, munitions response sites (at East Campus Open Space Zone parcel), groundwater contamination, and asbestos-containing materials and lead-based-paint hazards. Where potentially significant impacts are identified, mitigation measures to reduce impacts will be presented.

Hydrology and Water Quality. Drainage and water quality impacts will be evaluated, taking into account campus stormwater plans and state requirements. The EIR will include a review of the project's regulatory context, development standards pertaining to water quality, and their applicability to campus improvements. Potential impacts will be compared against existing conditions, and additional mitigation measures will be identified, where necessary, to avoid or substantially reduce impacts.

Land Use and Planning. The EIR will evaluate the proposed Master Plan to determine whether the project would physically divide an established community or conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project, per Appendix G of the CEQA Guidelines. Conflicts with existing or planned land uses adjacent to the campus will also be evaluated where such conflicts could result in environmental impacts. The EIR will summarize and address relevant provisions of the Fort Ord Base Reuse Plan as it relates to CSUMB development and resource management.

Noise and Vibration. As part of the EIR for the project, Dudek will prepare an acoustical analysis evaluating noise impacts resulting from project-generated traffic and other on-site operations activities associated with buildout under the proposed Master Plan and near-term projects. The EIR will also evaluate noise exposure levels for proposed noise-sensitive project components (i.e., student residential buildings). Noise measurements will be conducted to determine existing noise levels. Future on-site traffic noise levels at the proposed noise-sensitive facilities will be determined based on the results of the noise measurements and modeling of future traffic volumes using Federal Highway Administration models. Off-site traffic noise impacts associated with project-generated traffic along the adjoining roads will also be evaluated. Future noise levels at noise-sensitive receptors on campus and off campus will be reviewed. Noise mitigation measures will be recommended as necessary.

Population and Housing. The EIR will evaluate the proposed Master Plan to determine whether implementation would induce substantial population growth, create a substantial new demand for housing that exceeds existing or planned supply, or displace a substantial number of existing housing or people requiring the construction of replacement housing. Campus population growth and

housing demand will be reviewed, and the EIR analysis will address the growth of campus population and its implications for housing demand. Regional population and housing forecasts and local adopted Housing Elements of General Plans will be reviewed and considered as relevant as part of the housing analysis.

Public Services and Recreation. Existing conditions related to fire protection service, police protection service, parks and recreation, and schools will be described. The increase in campus population as a result of the project will be reviewed to determine whether the project would result in potentially significant impacts to performance levels of these public services, and thus result in substantial physical impacts associated with the provision of new or physically altered governmental facilities, consistent with CEQA Guidelines Appendix G guidance. The EIR will consider impacts related to recreation and the potential for increased demand for parks and recreation facilities as a result of on-campus housing and population.

Transportation and Traffic. A traffic impact analysis will be prepared for the EIR to evaluate potential impacts of the proposed Master Plan and the near-term projects on intersection and freeway levels of service and campus access and circulation systems based on updated traffic counts. Using data from the CSUMB Annual Traffic Generation Study, peak-hour trip generation data from other California State University campus surveys, and other relevant information, trip rates will be estimated and project impacts will be assessed. The campus has committed to a sustainable campus Master Plan, which includes recommendations for a robust TDM program and a parking management plan as a means to reduce vehicle trips to the campus. The transportation analysis will account for implementation of the TDM program and parking management plan, and through the analysis process, additional TDM and parking management strategies may be considered. The analysis will also consider changes in land use on the campus under the proposed Master Plan and in the immediate vicinity of the campus, including increases in on-campus housing and the availability of increased student amenities.

Utilities and Service Systems. The EIR will address water supply, wastewater treatment, solid waste, and electrical and natural gas utility services. Stormwater drainage utilities will be addressed in the hydrology section of the EIR. The EIR will document and update existing conditions, and provide impact assessments for these utilities.

Other CEQA-Required Sections. In accordance with CEQA requirements, cumulative impacts, alternatives, and growth-inducement effects of the proposed Master Plan and near-term projects will be analyzed.

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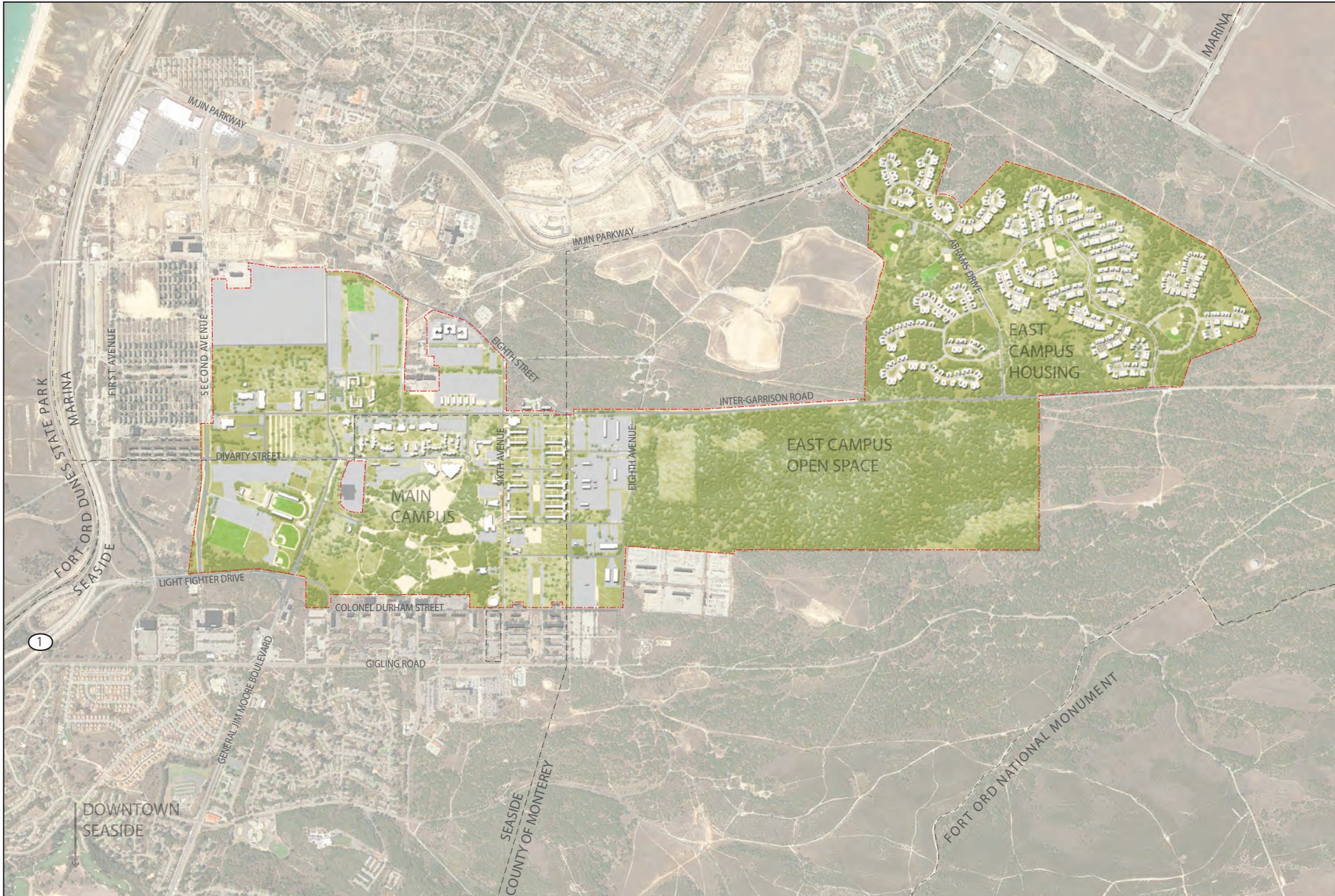
SOURCE: Page/BMS Design Group (2017)

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CSU Monterey Bay Master Plan EIR

FIGURE 1
Regional Location

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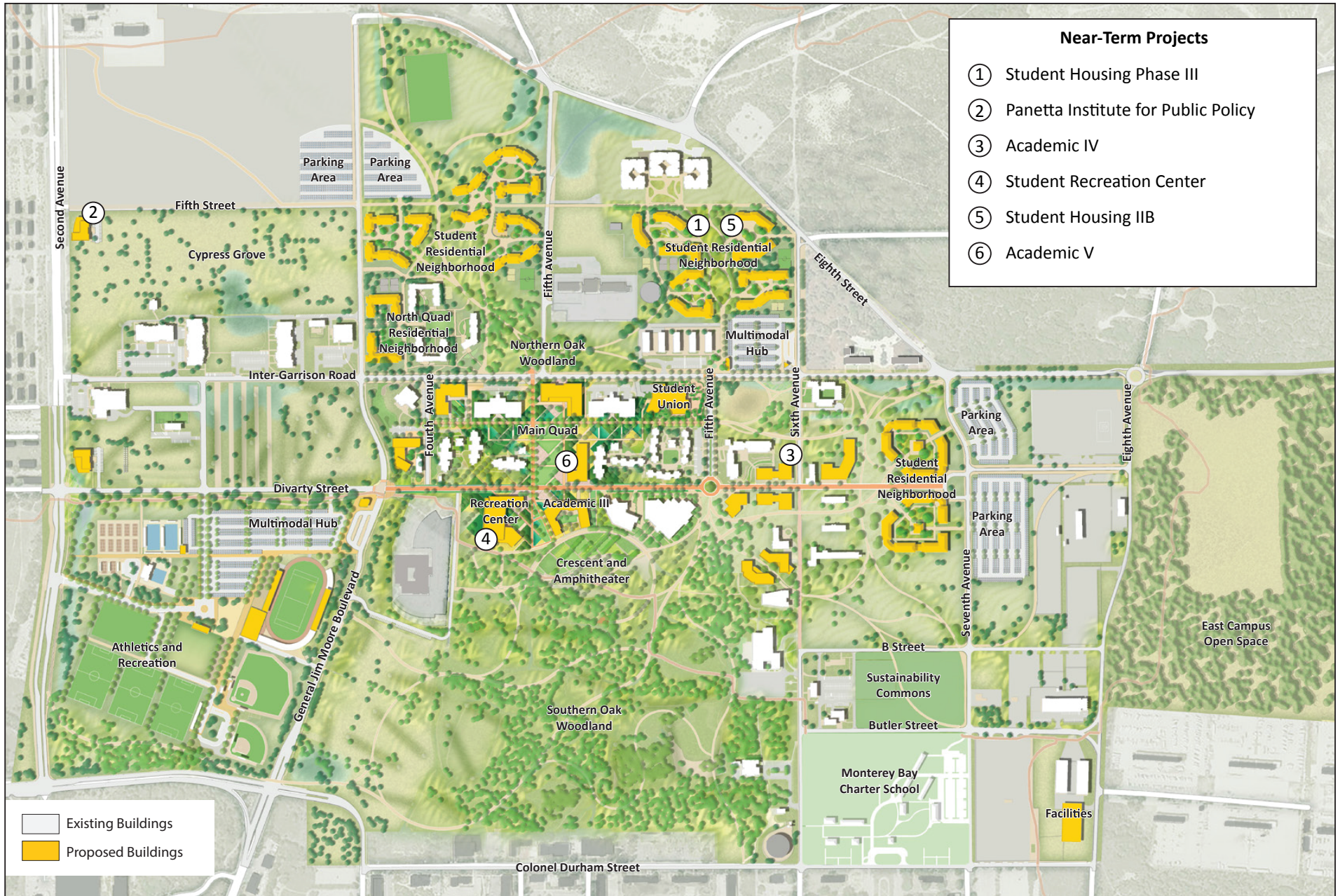
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CSU Monterey Bay Master Plan EIR

FIGURE 2
CSUMB Campus

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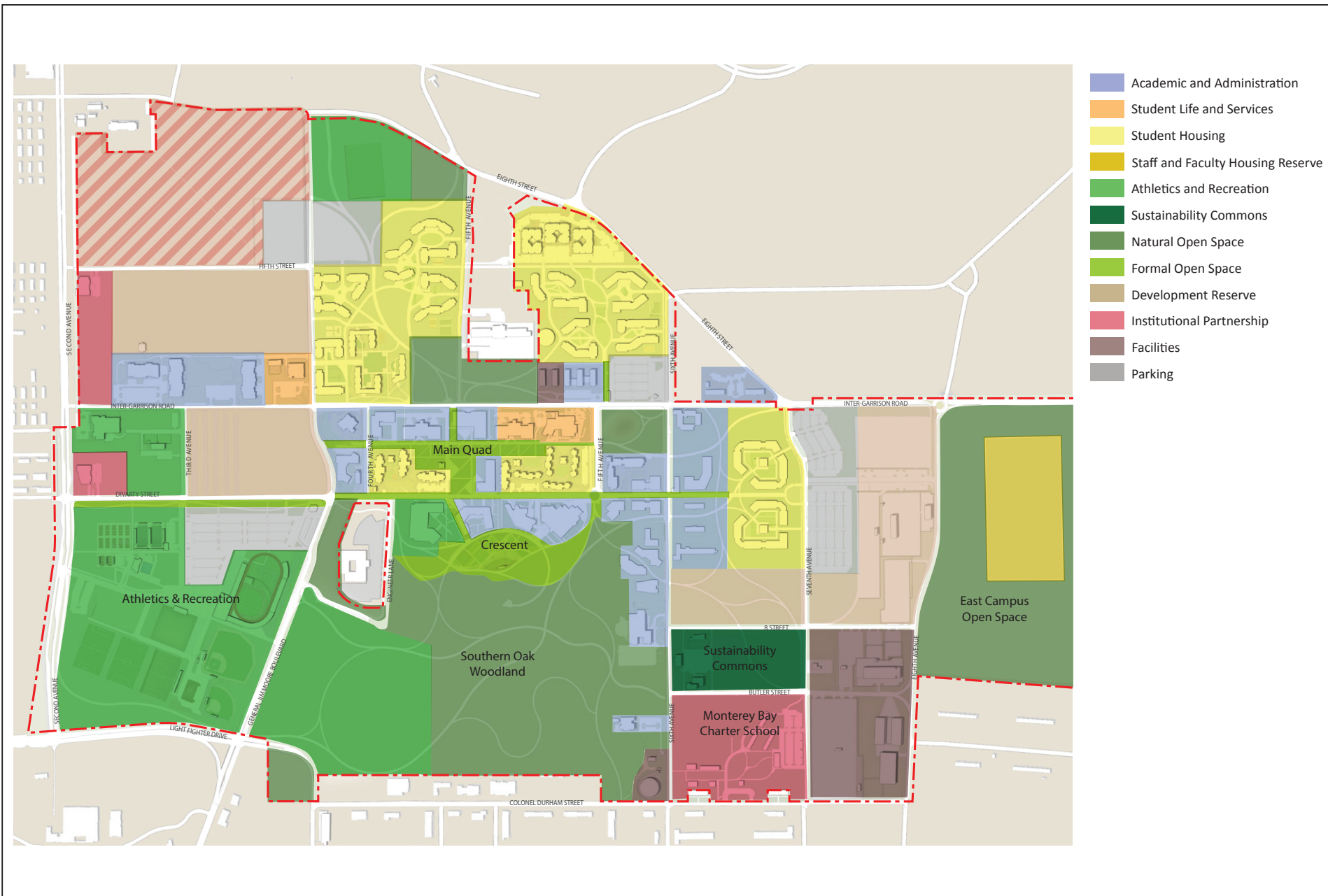
SOURCE: Page/BMS Design Group, as modified by Dudek (2017)

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CSU Monterey Bay Master Plan EIR

FIGURE 3
Illustrative Plan

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SOURCE: Page/BMS Design Group (2017)

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CSU Monterey Bay Master Plan EIR

FIGURE 4
Land Use Plan

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