

4.11 POPULATION AND HOUSING

This section of the EIR presents an analysis of the potential population and housing impacts associated with development and implementation of the proposed Master Plan, including five near-term development components (Project). This section presents the environmental setting, regulatory framework, impacts of the Project on the environment, and proposed measures to mitigate significant or potentially significant impacts. The information in this section is based on the proposed Master Plan, 2000 and 2010 U.S. Census data, 2017 and 2021 State of California Department of Finance (DOF) estimates, the Association of Monterey Bay Area Governments (AMBAG) Regional Growth Forecasts and the housing elements for the cities of Seaside and Marina and the County of Monterey.

Changes in population, employment, and housing demand are social and economic effects, not environmental effects. Section 15382 of the CEQA Guidelines states: “An economic or social change by itself shall not be considered a significant effect on the environment.” According to CEQA, these effects should be considered in an EIR only to the extent that they create adverse impacts on the physical environment. This section of the EIR examines the potential for the Project to result in a substantial increase in employment and population, and a resultant demand for housing that cannot be met by the existing and/or projected housing supply, thus requiring construction of new housing.

The additional employment (indirect and induced jobs) and associated population that would be induced in the region by campus growth under the Project are generally described and reported on in Section 5.4, Growth-Inducing Impacts.

No public and agency comments related to population and housing were received during the public scoping periods in response to the original Notice of Preparation (NOP) or the Revision to Previously Issued NOP. For a complete list of public comments received during the public scoping periods, refer to Appendix B.

4.11.1 Environmental Setting

4.11.1.1 Study Area

The study area for the evaluation of population and housing impacts includes the CSUMB campus and the entire 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.

4.11.1.2 Population and Population Growth

CSUMB Population

Total CSUMB population relevant to the analysis in this section consists of students, faculty, and staff, and their dependents. Table 4.11-1 shows the population totals for each group for the baseline academic year, based on Academic Year 2016-2017 data. See Chapter 3, Project Description, Table 3-1, for additional details regarding total existing CSUMB population.

**Table 4.11-1
Existing Total CSUMB Population (Academic Year 2016-2017)**

Population	FTEs ^a	Headcount ^b
Students	6,634	7,021
Faculty/Staff	1,024	1,410
Estimated Faculty and Staff Family Members ¹	2,355	3,243
Total	10,013	11,674

Sources: a. CSU 2018a; b. CSU 2018b.

Notes:

1. Formula for estimating existing faculty and staff family members uses the 2017 average household size of 3.30 persons per household in Monterey County reported by the DOF (DOF 2017a). Students are assumed not to have family members in residence with them.

The existing CSUMB on-campus residential population consists of students, faculty, staff, Community Housing Partners and their dependents. Table 4.11-2 shows the on-campus residential population totals for each group for the baseline academic year, based on Academic Year 2016-2017 data. See Chapter 3, Project Description, Table 3-5, for additional details regarding existing CSUMB on-campus residential population.

**Table 4.11-2
Existing On-Campus Residential Population (Academic Year 2016-2017)**

Population	Headcount
Students	3,980
Faculty/Staff	463
Community Housing Partners	280
Estimated Faculty, Staff and CHP Family Members ¹	1,709
Total	6,432

Notes:

1. Formula for estimating existing family members uses the 2017 average household size of 3.30 persons per household in Monterey County as reported by the DOF (DOF 2017a). Students are assumed not to have other family members in residence with them.

Regional Population

Table 4.11-3 shows the historical, current, and projected populations of the cities within Monterey County, unincorporated areas of the County, and the County as a whole through 2035, the horizon year for the Project. The 2000 and 2010 data are based on actual counts conducted by the U.S. Census; 2021 data are based on preliminary estimates conducted by the DOF. Population projections to 2035 are forecasts developed by AMBAG, as reported in its 2018 Regional Growth Forecast. These growth forecasts assume 12,000 full-time-equivalent students (FTES)¹ by 2025, based on the proposed Master Plan, and 13,700 FTES by 2040, based on extrapolated student growth rates beyond 2025 (AMBAG 2018). The 2022 Regional Growth Forecast has been prepared and was accepted for planning purposes by AMBAG but will not be adopted formally until June 2022. Therefore, the adopted 2018 AMBAG forecasts are the focus of this section.

Population growth in Monterey County slowed after the closure of Fort Ord and, between 2000 and 2010, the County grew by about 3 percent. During this period, 7 of the County’s 13 jurisdictions lost population to varying degrees, as shown in Table 4.11-3: Carmel-by-the-Sea, Del Rey Oaks, Marina, Monterey, Pacific Grove, Salinas, and unincorporated Monterey County. From 2010 to 2021, population grew in all of the County’s jurisdictions except for the cities of Seaside and Soledad. The County’s overall population increased by approximately 5.4 percent between 2010 and 2021. Positive population growth trends are projected to continue through 2035 in all of the cities within the County, except for Carmel-by-the-Sea, which is projected to decrease in population by approximately 4 percent between 2021 and 2035. Population growth in Monterey County overall is project to increase by 12 percent between 2021 and 2035.

**Table 4.11-3
Population Trends in Monterey County**

Location	2000 ^a	2010 ^b	2017 ^c	2021 ^d	Projected 2035 ^e	Percent Increase Between 2021-2035
Carmel-by-the-Sea	4,081	3,722	3,842	4,023	3,869	-4%
Del Rey Oaks	1,650	1,624	1,681	1,670	2,835	70%
Gonzales	7,525	8,187	8,549	8,490	15,942	88%
Greenfield	12,583	16,330	17,866	18,402	21,362	16%
King City	11,094	12,874	14,480	14,977	15,959	7%
Marina	25,101	19,718	21,528	21,920	29,554	35%
Monterey	29,674	27,810	28,828	28,382	30,460	7%
Pacific Grove	15,522	15,041	15,498	15,536	15,808	2%

¹ Full-time equivalent students (FTES) is the unit of measurement used to convert class load to student enrollment. At CSUMB, one FTES is equal to 15 units. Thus, one FTES is equal to one student enrolled in 15 units or three students each enrolled in 5 units. A related unit of measurement is “headcount.” In the case of one student taking 15 units, the headcount is 1; in the case of three students collectively taking 15 units, the headcount is 3.

**Table 4.11-3
Population Trends in Monterey County**

Location	2000 ^a	2010 ^b	2017 ^c	2021 ^d	Projected 2035 ^e	Percent Increase Between 2021-2035
Salinas	151,060	150,441	162,470	160,206	173,393	8%
Sand City	261	334	384	385	1,190	209%
Seaside	31,696	33,025	34,165	32,121	37,056	15%
Soledad	11,263	25,738	26,065	24,454	29,021	19%
Unincorporated	100,252	100,213	107,009	106,752	106,323	0%
County Total	401,762	415,057	442,365	437,318	489,451	12%

Sources: a. U.S. Census Bureau 2000; b. U.S. Census Bureau 2010; c. DOF 2017; d. DOF 2021; e. AMBAG 2018.

Marina

Of the jurisdictions within Monterey County that lost population between 2000 and 2010, the City of Marina saw the greatest decline, from 25,101 people in 2000 to 19,718 people in 2010 (5,383 people, representing approximately -21 percent over the 10-year period). Since 2010, the population growth in Marina has increased, though the population is still lower than 2000 levels. As of January 1, 2021, the DOF estimate for Marina is 21,920 people. AMBAG projects that Marina's population will add 7,634 people by 2035, growing by approximately 35 percent between 2021 and 2035. This is greater than the projected growth for Monterey County overall between 2021 and 2035 (12 percent).

Seaside

Between 2000 and 2010, the City of Seaside grew by about 4 percent, from 31,696 people in 2000 to 33,025 people in 2010. From 2010 to 2021, population growth decreased by approximately 3 percent, with a DOF population estimate of 32,121 as of January 1, 2021. AMBAG projects that Seaside's population will grow at a slower rate than the City of Marina between 2021 and 2035 but at a slightly higher rate than Monterey County as a whole—to 37,056 by 2035, an increase of approximately 15 percent.

CSUMB Population within Marina and Seaside

AMBAG's 2018 Regional Growth Forecast includes estimates and projections for CSUMB-related population in Marina and Seaside, shown in Table 4.11-4. AMBAG's forecasts, however, do not show estimates and projections for CSUMB-related population in unincorporated Monterey County or elsewhere.

**Table 4.11-4
On- and Off-Campus Population in Marina and Seaside**

City	2015 ^{1,2}	2020	2025	2030	2035	2015-2035 Percent Change	Average Annual Growth Rate
CSUMB portion in Marina	1,020 (4.98%)	2,513 (10.71%)	3,983 (15.21%)	5,558 (19.49%)	5,933 (20.08%)	482%	24.08%
Marina Total	20,496	23,470	26,188	28,515	29,554	44%	2.21%
CSUMB portion in Seaside	2,936 (8.59%)	3,008 (8.77%)	3,638 (10.32%)	4,163 (11.47%)	4,288 (11.57%)	46%	2.30%
Seaside Total	34,185	34,301	35,242	36,285	37,056	8%	0.42%

Source: AMBAG 2018.

Notes:

1. AMBAG does not have data for 2016-2017, which is the baseline for this analysis.
2. 2015 data reflects the actual on-campus residential population located in the cities of Marina and Seaside (Heather Adamson [AMBAG] 2019).

Population projections for 2020 through 2035 reflect both on- and off-campus CSUMB-affiliated population in Marina and Seaside. Population data for 2015 reflects actual on-campus residential population located in the cities of Marina and Seaside. As of 2015, nearly three times as many CSUMB students, faculty, and staff lived on-campus within the City of Seaside (2,936 people) compared with on-campus population within the City of Marina (1,020 people). CSUMB students, faculty, and staff comprised approximately 9 percent of the total population in Seaside and approximately 5 percent of the total population in Marina in 2015.

Over 20 years from 2015 to 2035, AMBAG projects that the CSUMB-related population within Marina will grow at a considerably higher rate than in Seaside. The CSUMB-related populations within Marina and Seaside are expected to grow by 482 percent and 46 percent, respectively. By 2035, AMBAG projects that Marina will contain a greater number and percentage of CSUMB students, faculty, and staff (5,933 people, or about 20 percent of Marina's population) compared with Seaside (4,288 people, or about 12 percent of Seaside's population), which again considers both on- and off-campus population in these jurisdictions.

4.11.1.3 Housing

This section describes on-campus and regional housing and regional residence patterns of CSUMB students, faculty, and staff.

Campus Housing

As of 2016-2017, CSUMB had 3,980 student beds on the Main Campus and Frederick Park I & II in East Campus Housing (see Table 4.11-5). The campus is currently housing 60 percent of its total existing CSUMB student population shown in Table 4.11-1. The remaining 40 percent of the total existing CSUMB student population resides off-campus, most likely in Monterey County,

given that a substantial majority of the CSUMB population (nearly 90 percent of students, faculty, and staff) lives in Monterey County (see Section 4.13, Transportation).

**Table 4.11-5
Existing (2016-2017) On-Campus Housing Beds/Units**

Student Housing	Beds
Main Campus	2,600
<i>Existing Main Campus</i>	1,811
<i>Existing Promontory</i>	789
Existing Frederick Park I & II (East Campus Housing)	1,380 ¹
Total Student Beds	3,980
% Housed on Campus²	60%
Faculty and Staff³ – East Campus Housing (ECH)	Units
Existing Schoonover Park I & II – faculty and staff units ⁴	463
Existing Schoonover Park I & II – Community Housing Partners units ⁴	0
Existing Schoonover Park I & II – other units ⁴	0
Existing Frederick Park I & II – student units	0
Total ECH Units Allocated to Faculty and Staff	463
Total ECH Units	1,220
% Housed on Campus⁵	45%

Notes:

1. Students currently occupy 460 Frederick I & II units with 3 beds in each unit = 1,380 beds.
2. 3,980 beds divided by 6,634 FTES in academic year 2016-2017 = 60% housed under existing conditions.
3. Includes CSUMB faculty and staff as well as affiliates, which are companies that have been contracted by the Corporation to provide services that the auxiliary has been asked to provide by the university (e.g., dining, bookstore), and the affiliate's employees work full-time on campus in that capacity. They are also referred to as contractors. The Auxiliary includes staff of the Corporation, Student Union and Foundation.
4. There are currently a total of 754 units in Schoonover Park I & II. Of that total, 396 units are rented, and 67 units are owned by staff, faculty and affiliates = 463 units currently allocated to staff, faculty and affiliates. An additional 280 units are currently occupied by Community Housing Partners (CHP) and 11 units are off-line for wait list or short-term rentals or are being remodeled.
5. 463 units occupied by faculty and staff divided by 1,024 FTE faculty and staff in academic year 2016-2017 = 45% housed under existing conditions.

There is currently a total of 1,220 dwelling units for students, faculty, and staff, although not all are currently available for rent by the campus community (see Table 4.11-5). Of the 1,220 rentable units, 463 are occupied by faculty and staff (including for-sale owned housing), 280 units are currently occupied by Community Housing Partners,² and 11 are for waitlisted residents or short-term rentals or are being remodeled. With this housing, CSUMB is currently housing 45 percent of its total existing faculty and staff population shown in Table 4.11-1. The remaining 55 percent of the total existing faculty and staff population resides off-campus, most likely in

² Community Housing Partners is made up of affiliates (a subcategory of CSUMB staff), educational partners and military partners. Per the housing property conveyance to the CSU, CSU agrees to permit active duty military personnel, Department of Defense civilian employees and their families residing in on-campus housing units to remain until such time as 90% of the units are occupied by students and/or CSU employees and students and/or employees of other area institutions of higher education.

Monterey County, as indicated previously. See Chapter 3, Project Description, for further discussion of existing campus housing.

Regional Housing

The information provided below is based on 2000 and 2010 U.S. Census data, 2021 DOF estimates, and the 2018 AMBAG Regional Growth Forecast. Table 4.11-6 shows historical, current, and projected housing units in Monterey County.

**Table 4.11-6
Housing Units in the Study Area**

Location	2000^a	2010^b	2017^c	2021^d	Projected 2035^e	Percent Increase Between 2021-2035
Carmel-by-the-Sea	2,285	2,095	3,421	3,438	3,456	1%
Del Rey Oaks	704	701	741	741	1,297	75%
Gonzales	1,695	1,906	1,987	1,987	3,792	91%
Greenfield	2,643	3,460	3,914	4,014	4,863	21%
King City	2,736	3,008	3,332	3,480	4,210	21%
Marina	6,745	6,845	7,381	7,862	9,692	23%
Monterey	12,600	12,184	13,662	13,717	14,627	7%
Pacific Grove	7,316	7,020	8,190	8,219	8,431	3%
Salinas	38,298	40,387	43,067	43,579	50,505	16%
Sand City	80	128	177	197	493	150%
Seaside	9,833	10,093	10,915	10,921	11,878	9%
Soledad	2,472	3,664	3,958	4,174	4,926	18%
Unincorporated	33,829	34,455	39,076	39,936	39,981	0%
County Total	121,236	125,946	139,821	142,265	158,151	11%

Sources: a. U.S. Census Bureau 2000; b. U.S. Census Bureau 2010; c. DOF 2017; d. DOF 2021; e. AMBAG 2018

Marina

In 2000, there were approximately 6,745 housing units in Marina, according to the U.S. Census Bureau. About 100 housing units were added in Marina between 2000 and 2010, which represented about 2 percent of all units added (4,710 units) throughout Monterey County in the 2000s (see Table 4.11-6). The DOF estimated that Marina contained 7,862 housing units as of January 1, 2021. AMBAG projects that there will be a total of 9,692 housing units in Marina in 2035, which would represent an increase of 23 percent between 2021 and 2035.

Seaside

In 2000, there were approximately 9,833 housing units in Seaside, according to the U.S. Census Bureau. About 260 housing units were added in Seaside between 2000 and 2010, which

represented about 6 percent of all units added (4,710 units) throughout Monterey County in the 2000s (see Table 4.11-6). The DOF estimated that Seaside contained 10,921 housing units as of January 1, 2021. AMBAG projects that there will be a total of 11,878 housing units in Seaside in 2035, which would represent an increase of 9 percent between 2021 and 2035.

As further described below in Section 4.11.2, AMBAG oversees the Regional Housing Needs Determination (RHND) process for Monterey County, and determines each jurisdiction’s fair share of the regional housing need. AMBAG’s RHND for 2014-2023 is 7,386 housing units in Monterey County as a whole, of which Marina’s and Seaside’s allocations are 1,308 and 393 new units, respectively. Unincorporated Monterey County is responsible for 1,551 new units (AMBAG 2014). Seaside, Marina and Monterey County are responsible for demonstrating their ability to meet their fair share of the regional housing need in their respective housing elements.

CSUMB Housing within Marina and Seaside

AMBAG’s 2018 Regional Growth Forecast includes estimates and projections for CSUMB-related housing units and group quarters,³ referred to herein as “student housing,” in Marina and Seaside, shown in Table 4.11-7. AMBAG’s forecasts, however, do not show estimates and projections for CSUMB-related housing in unincorporated Monterey County or elsewhere.

**Table 4.11-7
On- and Off-Campus Housing and On-Campus Group Quarters
in Marina and Seaside**

City	2015 ^{1,2}	2020	2025	2030	2035	2015-2035 Percent Change	Average Annual Growth Rate
On- and Off-Campus Housing Units							
CSUMB portion in Marina ³	—	151 (1.81%)	313 (3.44%)	531 (5.39%)	554 (5.41%)	367%	24.46%
Marina Total	7,334	8,172	8,776	9,324	9,692	40%	1.99%
CSUMB portion in Seaside ³	—	516 (4.64%)	549 (4.87%)	550 (4.78%)	551 (4.64%)	107%	7.12%
Seaside Total	10,913	11,126	11,264	11,517	11,878	9%	0.44%
CSUMB portion in Marina and Seaside Total	—	667	862	1,081	1,105	NA	NA

³ AMBAG uses the term “group quarters,” referred to herein as “student housing,” which are places where people live or stay in a group living arrangement that is owned or managed by an entity or organization providing housing and/or services for the residents (AMBAG 2020). On a university campus, typical group quarters are student residence halls.

**Table 4.11-7
On- and Off-Campus Housing and On-Campus Group Quarters
in Marina and Seaside**

City	2015 ^{1, 2}	2020	2025	2030	2035	2015-2035 Percent Change	Average Annual Growth Rate
On-Campus Group Quarters / Student Housing (Bedspaces)							
Marina	1,020	2,020	2,959	3,820	4,128	405%	20.23%
Seaside	1,159	1,509	1,990	2,359	2,491	215%	10.75%
Total	2,179	3,529	4,949	6,179	6,619	304%	15.19%

Source: AMBAG 2018.

Notes:

1. AMBAG does not have data for 2016-2017, which is the baseline for this analysis.
2. 2015 data reflects the actual on-campus housing and group quarters/student housing located in the cities of Marina and Seaside (Heather Adamson [AMBAG] 2019).
3. For CSUMB portion, percentages are for 2020-2035, as the value for the CSUMB portion in 2015 was 0 or not recorded.

Housing unit projections for 2020 through 2035 reflect both on- and off-campus CSUMB-affiliated housing in Marina and Seaside. Estimates and projections over the same period for student housing reflect only on-campus housing in residence halls. Housing data for 2015 reflects actual on-campus student housing located in the cities of Marina and Seaside.

In 2020, the City of Seaside had nearly triple the number of housing units related to CSUMB (516 units) as the City of Marina (151 units); CSUMB-related housing units comprised approximately 5 percent of the total housing units in Seaside and approximately 2 percent of the total housing units in Marina. Over 15 years from 2020 to 2035, AMBAG projects that the number of CSUMB-related housing units within Marina, both on- and off-campus, will increase at a considerably higher rate than in Seaside. The CSUMB-related housing units within Marina and Seaside are expected to grow by 367 percent and 107 percent, respectively. By 2035, AMBAG projects that Marina and Seaside will have a similar total number of CSUMB-related housing units, both on- and off-campus (554 and 551 housing units, respectively); these housing units are projected to comprise approximately 5 percent of the total number of housing units in Marina and Seaside.

The projections also show a substantial increase in on-campus student housing in Seaside and Marina, increasing from a total of approximately 2,200 to 6,600 bedspaces between 2020 and 2035, growing by approximately 304 percent during this period.

4.11.1.4 Site Conditions for Near-Term Development Components

The existing population and housing setting for the near-term development component sites is generally described above. Additional information is provided below related to specific conditions

on each site, including existing development conditions. Section 3, Project Description provides additional information about the location of each development site.

Student Housing Phase III

The approximately 6.4-acre Student Housing Phase III site is located on an existing parking lot and does not contain housing or any other buildings.

Academic IV

The approximately 4.0-acre Academic IV site contains an academic building, parking lots, and landscaping and does not contain housing.

Student Recreation Center

The approximately 8.5-acre Student Recreation Center site is located south of the Main Quad and contains two buildings and portions of two parking lots, as well as undeveloped land; no housing is located on the site.

Student Housing Phase IIB

The approximately 7.2-acre Student Housing Phase III site is located on a vacant paved lot south of the Promontory and does not contain housing or any other buildings.

Academic V

The approximately 2.7-acre Academic V site is located in the Main Quad and is developed with administration and academic buildings, a parking lot, and landscaping; no housing is located on the site.

4.11.2 Regulatory Framework

This section describes the applicable regulatory plans, policies, and ordinances related to population and housing for the Project.

4.11.2.1 Federal

Metropolitan Planning Organizations (MPOs)

A metropolitan planning organization (MPO) is a federally mandated and federally funded transportation policy-making organization made up of representatives from local government and governmental transportation authorities. They were created to ensure regional cooperation in transportation planning. MPOs were introduced by the Federal-Aid Highway Act of 1962 (32 USC §101-170 et seq.), which required the formation of a MPO for any urbanized area (UZA)

with a population greater than 50,000, as determined by the U.S. Census. Federal funding for transportation projects and programs is channeled through this planning process.

AMBAG is the federally designated MPO and Council of Governments (COG) for the AMBAG region, which includes Monterey, San Benito and Santa Cruz County. AMBAG was organized in 1968 for the purpose of regional collaboration and problem solving. AMBAG was formed through a Joint Powers Authority (JPA) governed by a twenty-four-member Board of Directors comprised of elected officials from each city and county within the region. AMBAG performs metropolitan level transportation planning on behalf of the region. Among its many duties, AMBAG manages the region's transportation demand model and prepares regional housing, population and employment forecasts, such as the 2018 Regional Growth Forecast, that are utilized in a variety of regional plans prepared by AMBAG, including the Regional Housing Needs Allocation (see Section 4.11.2.2).

4.11.2.2 State

California Education Code

The California Education Code contains provisions to ensure that the CSU system can accommodate all eligible California resident students. The State of California reaffirms its historic commitment to ensure adequate resources to support enrollment growth, within the systemwide academic and individual campus plans to accommodate eligible California freshmen applicants and eligible California Community College transfer students, as specified in §§ 66202 and 66730. (Cal. Educ. § 66202.5.) The University of California and the California State University are expected to plan that adequate spaces are available to accommodate all California resident students who are eligible and likely to apply to attend an appropriate place within the system. The State of California likewise reaffirms its historic commitment to ensure that resources are provided to make this expansion possible, and shall commit resources to ensure that students from enrollment categories designated in subdivision (a) of Section 66202 are accommodated in a place within the system. (Cal. Ed. Code § 66202.5.)

Additionally, all resident applicants to California institutions of public higher education, who are determined to be qualified by law or by admission standards established by the respective governing boards, should be admitted to either (1) a district of the California Community Colleges, in accordance with Section 76000; (2) the California State University; or (3) the University of California. (Cal. Ed. Code § 66011(a).)

Regional Housing Needs Assessment

The State of California requires each local jurisdiction to periodically develop a new Regional Housing Needs Assessment to plan for its share of the state's housing need for people of all

income levels (Cal. Gov. Code § 65584). While not applicable to the CSU, the Regional Housing Need Allocation process is a state mandate designed to address each local jurisdiction’s “fair share” of the statewide housing need for an eight-year planning period. The Regional Housing Need Allocation process requires the State Department of Housing and Community Development (HCD) to determine the total housing need for each local region in the state, and each region’s Council of Governments (e.g., AMBAG for the Monterey Bay Area) is then responsible for distributing this need to local governments. Each local jurisdiction’s housing element must include a strategy to meet its share of the region’s housing need for four income categories that encompass all levels of housing affordability and must be certified by the HCD. In June 2014, AMBAG adopted its *Regional Housing Needs Allocation Plan: 2014-2023*, which identifies the Monterey Bay Area’s housing needs determination for the 2014-2023 planning period, as described under Regional Housing in Section 4.11.1.3.

4.11.2.3 California State University

CSU Enrollment and Operating Budget

As the population of California remains steady, the number of high school graduates completing admission requirements for the CSU continues to grow. To meet growing demand for higher education from students, and the longer-term workforce needs of California for more baccalaureate degrees, the CSU Board of Trustees has directed each campus of the CSU to take the necessary steps to accommodate additional systemwide enrollment increases. The Trustees require every CSU campus to prepare a Master Plan depicting existing and anticipated facilities “necessary to accommodate a specified enrollment at an estimated planning horizon, in accordance with approved educational policies and objectives” (California State University 2012). Master Plans are based on annual FTES college year enrollment targets prepared by each campus in consultation with the CSU Chancellor's Office (California State University 2012).

Each year, the CSU works with the State of California for funding to support planned enrollment growth as part of the annual budget process. The annual state budget identifies anticipated enrollment growth systemwide for the CSU each year; according to the 2021-2022 California State Budget, the state expected the CSU to accommodate growth in enrollment of 9,434 FTES beginning with the 2022-2023 period. Following this process, the CSU allocates enrollment growth funding for California residents according to an enrollment target for each of the 23 CSU campuses. Campuses are expected to manage their enrollments within a small margin of error around that target as they receive state/CSU funding only for the targeted number.

The Public Policy Institute of California projects a shortage of baccalaureate degrees by 2030—in excess of one million degrees (CSU 2017). For the CSU to do its part, the CSU has to graduate an additional 500,000 students by 2030, or about 5,500 additional degrees each year from 2018

through 2030 (CSU 2017). To meet this growing demand, the proposed Project would provide for the growth in facilities needed to support proposed enrollment growth at the campus.

CSUMB Housing Policies

The following information about CSUMB's housing policies is derived from Appendix C, Student Housing and Parking Management Guidelines, and the CSUMB Housing Guidelines (CSUMB 2022).

Undergraduate Students – Housing Rental Rate Lock Policy

As a way to encourage students to live on campus and graduate within four years, CSUMB Student Housing and Residential Life has implemented an undergraduate rental rate lock structure that secures the Main and East Campus Housing rate for a designated number of years while a student progresses academically. The rate lock is secured for a specified amount of time depending on what class level a student enters a Student Housing Academic Year License Agreement (housing agreement). The rate lock applies as long as an enrolled student in good standing lives consecutively on campus each year and applies through the campus' designated housing Reservation Days.

Freshmen and Sophomores – On-Campus Housing Requirement

The campus Student Housing and Parking Management Guidelines (Appendix C) codifies and expands the freshman and sophomore on-campus residential requirement, guarantees on-campus housing to 90 percent of enrolled international student freshmen through senior year (see details in the following section) and directs the campus to phase out on-campus housing student parking permits.

Since 1994, the CSUMB Student Housing and Residential Life office has generally required all freshman and sophomore students not residing in the tri-county area to live on campus. Exceptions are available on a limited basis.

International Students – On-Campus Housing

The Student Housing and Parking Management Guidelines require 90 percent of enrolled international students to live on campus. Before the Student Housing and Parking Management Guidelines were approved, approximately 87 percent of the international students enrolled at CSUMB already lived on campus (fall of 2017). Because acquiring off-campus housing is challenging from abroad and as international students typically do not have access to an automobile, they are guaranteed on-campus housing if they applied by the posted deadlines. Approximately 10 percent live off-campus and are typically upper-division, graduate, or language program students.

Staff and Faculty – Schoonover Park Rental Rate Policy

All Schoonover Park residents paid rent that was more than 20 percent below market rate in 2015. Upon rental rate review, CSUMB adopted a two-tier rate structure, which combined faculty, employees, and affiliates into one tier, and Community Housing Partners into a second tier. Future rental rates for Tier I were capped at 15 percent below market rate for all occupants and a plan was initiated to gradually increase rent by no more than 3 percent annually, until it reaches the 15 percent below market value rate mark. Entering staff and faculty automatically pay 15 percent below market rates.

The rental amount for Tier II occupants will eventually become current market value, gradually increasing by no more than 5 percent annually until it reaches the market rate value. This gradual increase, in combination with the fact that entering Community Housing Partners will only be admitted under special circumstances and will be required to pay market value rates, reduces the desirability of campus housing by outside entities, freeing it up for faculty and staff.

Staff and Faculty – CSUMB Employee Housing, Inc. Purchase Program

The CSUMB Employee Housing, Inc. (CEHI) purchase program was created in 1998 as the first of its kind in the CSU system. University employees may purchase a CEHI home, which are located in East Campus Housing, on a ground lease basis at a very affordable price. Monthly costs compare favorably to market rate rental payments and enhance affordability by removing the land cost from the purchase price. The result is a sales price that is roughly 35 percent lower than a similar off-campus home.

There are currently 66 units in East Campus Housing owned by CSUMB staff and faculty plus the President's home. Upon retirement, owners have three years to sell the property either back to the University (at a discounted real estate transaction cost) or to another CSUMB staff or faculty member. These 66 units are expected to remain under faculty and staff ownership and thus contribute to the number of faculty and staff housed on campus.

Staff and Faculty – Housing Prioritization Procedure

When housing units in East Campus Housing become available, staff and faculty have priority over Community Housing Partners. Typically, there is a turnover rate of between 10 to 15 units a year, which provides some certainty as to the placement of new employees into housing with a minimum waiting period. Priority is given to staff and faculty relocating from outside the tri-county area. Local faculty and staff residents wishing to move onto campus or within campus housing are then provided units as availability allows. As previously noted, Community Housing Partners are passively being phased out via attrition as the campus employee population grows and chooses to live in East Campus Housing.

Tenant eligibility is renewed annually and is valid on a month-to-month, six-month, or annual basis. Occupants have two months to vacate a unit if their employment with the campus ends or if there is a breach in lease terms.

4.11.2.4 Local

As a state entity, CSUMB is not subject to local government permitting and planning regulations, policies, or ordinances, such as the general plans and ordinances for the cities of Marina and Seaside and the County of Monterey. While that is the case, relevant aspects of local general plans are described below where they relate to the provision of housing, as such plans and policies could affect the availability of housing in the region. See also Section 4.9, Land Use and Planning, for an evaluation of environmental impacts due to conflicts with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

Monterey County General Plan

The Monterey County General Plan was adopted in 2010 (Monterey County 2010). The 2009-2014 Housing Element contains several goals, policies and implementation measures that aim to improve the housing supply, the range of housing types, and housing affordability levels. For example, Goal H-2 provides polices that support the development of housing affordable to the general workforce of Monterey County and addresses housing needs of special populations and extremely low-income households through a range of housing options. In addition to incentivizing affordable housing, Goal H-3 aims to provide an adequate supply and diversity of housing in the County.

City of Marina General Plan

The Marina General Plan, adopted in 2000, serves as the long-term policy guide for the physical, economic, and environmental growth of the City of Marina. The City's core values are the foundation of the General Plan and the underlying basis for its vision and direction. The Introduction to the General Plan contains the overall community goals of the General Plan, including several related to population and housing, such as provision of housing for all economic levels and a jobs-housing balance that enables people to live and work in Marina. The Housing Element is intended to provide citizens and public officials with an understanding of the housing needs in the community and set forth an integrated set of policies and programs aimed at the attainment of defined goals (City of Marina 2010). The City of Marina Final Housing Element 2008-2014 was adopted on September 1, 2009 by the Marina City Council and certified by the HCD December 16, 2009.

City of Seaside General Plan

The Seaside General Plan, adopted in 2004, contains eight elements that serve as a policy guide for determining the appropriate physical development and character of the City. The 2009-2014 Housing Element includes goals related to maintaining a range of housing opportunities, improving existing housing, and using public-private partnerships to ensure that the community has access to housing (City of Seaside 2003). The City of Seaside is in the process of updating the 2004 General Plan. The public draft General Plan, including the 2015-2023 Housing Element, was released in November 2017. The documents are still in draft form; the CEQA NOP was released in July 2017 but no EIR has yet been published.

4.11.3 Impacts and Mitigation Measures

This section presents the evaluation of potential environmental impacts associated with the Project related to population and housing. The section includes the thresholds of significance used in evaluating the impacts, the methods used in conducting the analysis, and the evaluation of Project impacts and the Project's contribution to significant cumulative impacts. In the event significant impacts within the meaning of CEQA are identified, appropriate mitigation measures, where feasible, are identified.

4.11.3.1 Thresholds of Significance

The significance criteria used to evaluate the impacts of the Project related to population and housing are based on Appendix G of the CEQA Guidelines. Based on Appendix G, a significant impact related to population and housing would occur if the Project would:

- A. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).
- B. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

4.11.3.2 Analytical Method

Program- and Project-Level Review

The population and housing impact analysis in this section includes a program-level analysis under CEQA of the proposed Master Plan and project design features (PDFs). The analysis also includes a project-level analysis under CEQA of the five near-term development components that would be implemented under the proposed Master Plan. The analysis is based on existing conditions (2016-2017), as of the date of the original NOP, and projected (2035) FTE and headcount student,

faculty and staff population, as applicable. See Section 4.0, Introduction to Analysis, for additional information about the use academic year 2016-2017 as the basis for assessing population growth with the Project.

Many new CSUMB students and staff already live in Monterey County at the time of their enrollment or employment at CSUMB, while faculty are more likely to be recruited from outside the area. Nonetheless, this analysis conservatively assumes that all population growth associated with Project implementation would be new to the study area (i.e., would relocate into Monterey County from other areas). For the purposes of the impact analysis, students are assumed to have no household members given that the number of student families is relatively low, and faculty and staff are assumed to have 3.30 household members, which is the average household size in Monterey County reported by the California Department of Finance (DOF 2017a). In the event significant adverse environmental impacts would occur with the implementation of the Project even with incorporation of applicable regulations and proposed PDFs, mitigation measures would be identified to reduce impacts to less than significant, where feasible.

See Section 5.4, Growth-Inducing Impacts, for an analysis of the indirect increase in employment and population in the region through the future expenditures made by the CSUMB population.

Project Design Features

There are a number of PDFs that are incorporated into the technical analysis of population and housing, including those summarized below (see Chapter 3, Project Description for specific text of each applicable PDF):

- *PDF-MO-1* indicates that CSUMB will house at least 65 percent of faculty and staff in on-campus housing. This measure also indicates that CSUMB will continue to offer housing to staff and faculty at a minimum of 15 percent below market rate at units in Schoonover Park.
- *PDF-MO-2* indicates that CSUMB will continue to house at least 60 percent of enrolled students in on-campus housing and require first and second year undergraduate students not residing in the tri-county area to live on campus. The measure also requires that on-campus housing be provided for 90% of International Students.
- *PDF-MO-3 and PDF-MO-4* provide for mixed-use campus development with amenities and a mix of on-campus student housing types to support and improve campus life.

Appendix C and the CSUMB Housing Guidelines (CSUMB 2022) provide additional information about meeting the identified housing goals.

4.11.3.3 Project Impacts and Mitigation Measures

This section provides a detailed evaluation of population and housing impacts associated with the Project.

Impact POP-1: Induce Substantial Unplanned Population Growth (Threshold A).
 The Project would not induce substantial unplanned population growth in the area, either directly or indirectly. (*Less than Significant*)

Master Plan

Direct population growth related to the proposed Master Plan could result from development of academic uses, student services, and other campus uses that would allow CSUMB to increase its student enrollment. An increase in student enrollment would also result in an increase in faculty, staff, and their families. Indirect population growth related to the proposed Master Plan could result if roads or infrastructure were extended into currently unserved off-campus areas or if the capacity of the facilities, roadways, or utilities exceeds that required to serve proposed growth. Direct and indirect population growth is evaluated below.

Direct Population Growth

As stated in the Section 4.11.2, Regulatory Setting, the State of California budget is the primary factor that determines enrollment levels, and in turn, the CSU allocates funding tied to a specific enrollment growth target for each of the 23 campuses. When the state has experienced a fiscal crisis, enrollment funding for the CSU has decreased and campuses have had to adjust their enrollments downward until additional funding became available in subsequent years. During the past 30 years, this has occurred four times.

Individual campuses, like CSUMB, establish their long-term enrollment goals through the campus master planning process. Prior to development of a master plan, the CSU Board of Trustees approves a future allowable capacity for campus facilities at all CSU campuses, including CSUMB. This process sets a future campus capacity that the campus can work toward. However, because of variations in state funding and CSU allocations, the growth rate can vary significantly from year to year. At CSUMB, the 2007 Master Plan, and now the proposed Master Plan, set the proposed future enrollment capacity for the campus.

Implementation of the proposed Master Plan would provide for new facility space, an increase in student enrollment, and an associated increase in faculty and staff. Table 4.11-8 provides a comparison of the existing and projected CSUMB-related population. Based on the proposed enrollment cap increase to 12,700 FTES, student enrollment is projected to increase by 6,066 FTES, and faculty and staff are projected to increase by 752 FTE compared to existing conditions

in 2016-2017, for a total net population increase of 6,818 FTE students, faculty, and staff. Additionally, increased population levels are anticipated to be associated with household members and dependents of CSUMB affiliates, as described in Section 4.11.3.2, Analytical Methods. Overall, the population increase would result in a net increase in CSUMB population of approximately 8,550 students, faculty, staff, and family members by 2035, based on FTE population numbers and approximately 9,740 students, faculty, staff, and family members by 2035, based on headcount population numbers. This net population growth is conservatively assumed to be new to the study area (i.e., would relocate into Monterey County from other areas) even though many new CSUMB students and staff already live in Monterey County at the time of their enrollment or employment at CSUMB. CSUMB's population growth associated with the proposed Master Plan would represent approximately 1.7 or 2.0 percent of the total projected population in Monterey County⁴ in 2035 (489,451 people), based on FTE and headcount population, respectively.

As indicated in Section 4.11.1.2, the 2018 AMBAG Regional Growth Forecast assumes 12,000 FTES by 2025, based on the proposed Master Plan, and 13,700 FTES by 2040, based on extrapolated student growth rates beyond 2025 (AMBAG 2018).⁵ As indicated in Section 4.11.2.1, the AMBAG Regional Growth Forecasts are the basis for various regional plans, including but not limited to the Regional Housing Needs Assessment. Therefore, the proposed enrollment cap increase to 12,700 FTES by 2035 is accounted for in AMBAG's Regional Growth Forecast and related regional plans and is not considered unplanned growth. Faculty and staff employment growth is also accounted for in AMBAG's Regional Growth Forecasts, which is projected to add 57,400 jobs between 2015 and 2040 (AMBAG 2018; Heather Adamson 2019). Therefore, the impact of the Project related to direct inducement of substantial unplanned population growth in the area would be *less than significant*.

**Table 4.11-8
Existing and Projected CSUMB-Related Population**

Population	Existing Conditions (2016-2017)		Future CSUMB Population (2035)		Net Increase in Population Compared to 2016-2017	
	FTE	Headcount	FTE	Headcount	FTE	Headcount
Students	6,634 ^b	7,021 ^a	12,700	13,344	6,066	6,323
Faculty and Staff ^{c, 1-4}	1,024	1,410	1,776	2,446	752	1,036

⁴ This analysis is based on Monterey County because a substantial majority of the CSUMB population (nearly 90 percent of students, faculty, and staff) lives in Monterey County.

⁵ The general plans of surrounding jurisdictions (Marina, Seaside, and Monterey County) were adopted between 2000 and 2010. Projections in these general plans were not used in this analysis due to the age of the documents and the availability of the 2018 Regional Growth Forecast (AMBAG 2018).

**Table 4.11-8
Existing and Projected CSUMB-Related Population**

Population	Existing Conditions (2016-2017)		Future CSUMB Population (2035)		Net Increase in Population Compared to 2016-2017	
	FTE	Headcount	FTE	Headcount	FTE	Headcount
Faculty and Staff Family Members ⁵	2,355	3,243	4,085	5,626	1,730	2,383
Total Population	10,013	11,674	18,561	21,416	8,548	9,742

Sources: a. CSU 2018a; b. CSU 2018b; c. CSUMB IAR

Notes:

1. The total CSUMB faculty and staff population includes campus affiliate and auxiliary employees. Affiliates (or contractors) are those people that provide services that support CSUMB through arrangements with the university or an auxiliary. The Auxiliary includes the staff of the Corporation, Student Union and Foundation.
2. The total CSUMB faculty and staff population was compiled by CSUMB's Institutional Assessment and Research (IAR) department. According to IAR, 1 FTE = full time faculty or staff + part time faculty or staff divided by 3.
3. Affiliate head count (HC) populations were converted to FTE by multiplying by 0.726, which is approximately the ratio of HC to FTE population conversion provided by IAR for the baseline year 2016/17.
4. Future staff/faculty to student ratios were projected out based on the 2016/17 ratios.
5. Formula for estimating existing and future family members uses the 2017 average household size of 3.30 persons per household in Monterey County reported by the DOF (DOF 2017a). Students are assumed not to have families.

Indirect Population Growth

Development under the proposed Master Plan would consist of infill development on parking lots or previously disturbed areas including redevelopment of existing low-density building sites with higher-density buildings to accommodate the proposed enrollment cap increase and related population growth. No new external roads would be constructed as part of the Project. An extension of Fifth Street between Eighth Street and General Jim Moore Boulevard would be implemented on the campus with the Project. The extension would be designed as a “restricted access street” (see Section 3, Project Description, Figure 3-9) to provide access for shuttle, transit, service, and emergency vehicle access only. This extension would serve proposed housing development along Fifth Street and would not indirectly induce additional unplanned growth. Restricted access is also proposed on other roads through the campus core to create a more bicycle- and pedestrian-oriented environment. All utility connections and improvements would be sized to accommodate proposed buildings and projected campus population growth (see Section 4.14, Utilities and Energy). As such, the proposed Master Plan would not result in indirect inducement of substantial unplanned population growth, and the impact would be *less than significant*.

Near-Term Development Components

Academic IV, Academic V, and the Student Recreation Center Phases I and II would provide for FTE building capacity such that CSUMB could incrementally increase student enrollment on the campus. This enrollment growth and associated growth in faculty, staff, and their families would be a component of the growth identified above for the proposed Master Plan. As the proposed

Master Plan enrollment cap increase to 12,700 FTES, and related growth, is accounted for in AMBAG's 2018 Regional Growth Forecast and related regional plans, the student enrollment and related population growth associated with near-term development components would also not be considered unplanned growth. All internal campus roadway improvements would serve proposed near-term development components and would not indirectly induce additional unplanned development. Additionally, all utility connections and improvements associated with the near-term development components would be sized to accommodate proposed buildings and their population capacity. Therefore, the near-term development components would not result in direct or indirect inducement of substantial unplanned population growth and the impact would be *less than significant*.

Mitigation Measures

Mitigation measures are not required because a significant impact has not been identified.

Impact POP-2: Displacement of People or Housing (Threshold B). The Project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. (*Less than Significant*)

Master Plan

Development allowed by the proposed Master Plan would not result in the permanent removal of any housing on campus, nor would it result in the substantial displacement of people on the campus. Proposed PDF-MO-1 and PDF-MO-2 indicate that the campus would continue to house 60 percent of FTES on campus and increase on-campus housing for FTE faculty and staff to 65 percent. Proposed PDF-MO-3 and PDF-MO-4 indicate that a diversity of housing types with a mix of uses would be provided to increase the desirability of on-campus housing to the CSUMB population.

Table 4.11-9 summarizes existing and proposed on-campus housing stock. To accommodate on-campus housing objectives under the above PDFs, the proposed Master Plan would result in a net increase of 3,820 student beds and 757 faculty and staff units. This would entail construction of new student housing on the Main Campus, as well as conversion of existing student housing in Frederick Park I & II to faculty and staff housing and conversion of existing housing for Community Housing Partners to faculty and staff housing. The conversion of Frederick Park I & II at East Campus Housing from student housing to faculty and staff housing would not take place until comparable new student housing is constructed on the Main Campus. Likewise, the units currently occupied by Community Housing Partners in East Campus Housing would be gradually converted to faculty and staff housing as they ultimately move off campus. Therefore, temporary or permanent displacement of students in Frederick Park I & II or Community Housing Partners throughout East Campus Housing due to the conversion of this housing for faculty and staff would not occur.

**Table 4.11-9
Existing and Proposed On-Campus Housing Beds/Units**

Housing Type	Existing (2016-2017)	Total Future (2035)	Net Increase
Student Housing	Beds	Beds	Beds
Main Campus			
Existing Main Campus - Other	1,811	1,811	0
Existing Main Campus - Promontory	789	789	0
New Student Housing Phase IIB	—	400	400
New Student Housing Phase III	—	600	600
New Student Housing Phases IV-X	—	4,200	4,200
Existing Frederick Park I & II (East Campus Housing) ¹	1,380	0	-1,380
Total Student Beds	3,980	7,800	3,820
% Housed on Campus²	60%	61%	1%
Housing Goal	60%		
Faculty and Staff³ – East Campus Housing (ECH)	Units Allocated to Faculty & Staff	Units Allocated to Faculty & Staff	Net Increase in Units Allocated to Faculty & Staff
Existing Schoonover Park I & II – faculty and staff units ⁴	463	463	0
Existing Schoonover Park I & II – Community Housing Partners units ⁴	0	280	280
Existing Schoonover Park I & II – other units ⁴	0	11	11
Existing Frederick Park I & II – student units ⁵	0	466	466
Total ECH Units Allocated to Faculty and Staff	463	1,220	757
Total ECH Units	1,220	1,220	1,220
% Housed on Campus⁶	45%	69%	24%
Housing Goal	65%		

Notes:

- Students currently occupy 460 Frederick I & II units with 3 beds in each unit = 1,380 beds.
- 3,980 beds divided by 6,634 FTES in academic year 2016-2017 = 60% housed under existing conditions. 7,800 beds divided by 12,700 FTES in 2035 = 61% housed under future conditions.
- Includes CSUMB faculty and staff as well as affiliates, which are companies that have been contracted by the Corporation to provide services that the Auxiliary has been asked to provide by the University (e.g., dining, bookstore), and the affiliate's employees work full-time on campus in that capacity. They are also referred to as contractors. The Auxiliary includes staff of the Corporation, Student Union and Foundation.
- There are currently a total of 754 units in Schoonover Park I & II. Of that total, 396 units are rented and 67 units are owned by staff, faculty and affiliates = 463 units currently allocated to staff, faculty and affiliates. An additional 280 units are currently occupied by Community Housing Partners and 11 units are off-line for wait list or short-term rentals or are being remodeled. In the future, all 754 units could be rented or owned by faculty, staff or affiliates since it is assumed the 280 CHP units would ultimately move off campus. Thus, the total number of new Schoonover Park units available to staff, faculty and affiliates would be 280 + 11 = 291 units.
- Converting 460 Frederick I & II student rental units plus six office units reallocates 466 units for faculty and staff housing. No new faculty and staff housing units will be constructed with the proposed Master Plan.
- 463 units occupied by faculty and staff divided by 1,024 FTE faculty and staff in academic year 2016-2017 = 45% housed under existing conditions. 1,220 units occupied by faculty and staff divided by 1,776 FTE faculty and staff in 2035 = 69% housed under future conditions. 1,154 units of housing allocated for faculty and staff are required to meet the housing goal of 65% for faculty and staff.

Table 4.11-10 shows the projected portions of the CSUMB-related headcount population living on and off campus in 2035. The additional on-campus housing provided under the proposed Master Plan would result in a corresponding net increase of an estimated 6,318 additional people (headcount students, faculty, staff, and their families) living in CSUMB housing on campus. The remainder of students, faculty, and staff would live off campus. The net increase in headcount population that would require off-campus housing is estimated to be a maximum of 3,424, which includes the family members of faculty and staff. As indicated in Section 4.11.3.2, many of these people likely already live in the Monterey County and would not seek new housing; however, they are considered new for the purposes of providing a worst-case analysis.

**Table 4.11-10
Projected 2035 CSUMB Headcount Population Housed On and Off Campus**

Population	2035 Population		Proposed On-Campus Housing (Beds/Units)		Population Housed On Campus ¹		Population Housed Off Campus	
	Total	Net Increase	Total	Net Increase	Total	Net Increase	Total	Net Increase
Students	13,344	6,323	7,800	3,820	7,800	3,820 ²	5,544	2,503
Faculty and Staff	2,446	1,036	1,220	757	1,220	757	1,226	279
Faculty and Staff Family Members	5,626	2,383	—	—	2,806	1,741	2,820	642
Total	21,416	9,742	7,800/ 1,220	3,820/ 757	11,826	6,318	9,590	3,424
Net Increase in Off-Campus Housing Units Associated with Project³								1,038

Note:

1. Number housed on campus assumes 1 student per bed and 3.30 persons per faculty/staff unit.
2. The net increase in students housed on campus in 2035 falls within the projected group quarters/student housing in Marina and Seaside identified in the AMBAG's 2018 Regional Growth Forecast, as shown in Table 4.11-7, which shows a net increase of 4,440 group quarters by 2035.
3. The net increase in off-campus housing units resulting from the Project is based on an average household size of 3.30 in Monterey County. $3,424 \text{ persons} \div 3.30 \text{ persons per household} = 1,038 \text{ households}$.

It is assumed that net new students looking for off-campus housing would most likely live with roommates as part of the resident populations of surrounding jurisdictions. Therefore, assuming 3.30 students, faculty, staff, and family members per housing unit (based on the average household size in Monterey County), the Project would generate a net increase in demand for approximately 1,038 off-campus housing units in the study area.

Given the proximity of jurisdictions within Monterey County to the CSUMB campus, it is anticipated that students, faculty, and staff living off campus would most likely be distributed among jurisdictions in Monterey County. AMBAG forecasts, which contemplate proposed Master Plan student and related population growth (see Impact POP-1), anticipate the addition of 15,886 net new housing units to Monterey County between 2021 and 2035. The projected number of total housing units in Monterey County in 2035 is 158,151 (see Table 4.11-6). The estimated net

increase in demand for 1,038 housing units associated with the Project is included in the projected total housing stock in Monterey County by 2035 and would comprise 0.7 percent of that total.

The estimated net increase in CSUMB-related population seeking housing off campus would be well within AMBAG's projections described in the 2018 Regional Growth Forecast (AMBAG 2018) and estimated off-campus housing demand generated by the Project would constitute a negligible portion of the projected supply of housing stock throughout Monterey County. Therefore, the increase in population allowed by the proposed Master Plan would not displace a substantial number of people or housing, necessitating the construction of replacement housing elsewhere and the impact would be *less than significant*.

Near-Term Development Components

None of the near-term development components would physically displace housing, as no housing exists on any of the near-term development component sites. Near-term development components would provide for FTE building capacity such that CSUMB could incrementally increase student enrollment and associated growth in faculty, staff, and their families. This would be a component of the growth and associated increase in housing demand described above for the proposed Master Plan. The proposed Master Plan growth and increase in demand for off-campus housing is accounted for in AMBAG's 2018 Regional Growth Forecast. As the near-term development components would not displace a substantial number of people or housing, necessitating the construction of replacement housing elsewhere, the impact would be *less than significant*.

Mitigation Measures

Mitigation measures are not required because a significant impact has not been identified.

4.11.3.4 Cumulative Impacts

This section provides an evaluation of population and housing impacts associated with the Project, including near-term development components, when considered together with other reasonably foreseeable cumulative development, as identified in Table 4.0-1 in Section 4.0, Introduction to Analysis and included in the 2018 AMBAG Regional Growth Forecast. The geographic area considered in the cumulative analysis for this topic is described in the impact analysis below.

Impact POP-3: Cumulative Population and Housing Impacts (Thresholds A and B). The Project would not have a cumulatively considerable contribution to substantial unplanned population growth or displacement of people or housing in the region. (*Less than Significant*)

The geographic context for the analysis of cumulative impacts related to population and housing, includes the AMBAG region (i.e., Santa Cruz, Monterey and San Benito counties), with a focus on Monterey County, given the location of the Project.

Population

As described above in Section 4.11.1.2, the region's population growth is accounted for in the 2018 AMBAG Regional Growth Forecast. The population within Monterey County is projected to reach 489,451 people by 2035. The implementation of the proposed Master Plan to accommodate 12,700 FTES and related growth in faculty and staff would result in a net increase in CSUMB population of approximately 8,550 students, faculty, staff, and family members by 2035, based on FTE population numbers, and approximately 9,740 students, faculty, staff, and family members by 2035, based on headcount population numbers (see Table 4.11-8). As indicated in Impact POP-1, the increase in CSUMB population growth is accounted for in the 2018 AMBAG Regional Growth Forecast, which assumes 12,000 FTES by 2025, based on the proposed Master Plan, and 13,700 FTES by 2040, based on extrapolated student growth rates beyond 2025 (AMBAG 2018). Therefore, the proposed enrollment cap increase to 12,700 FTES, and related growth, is accounted for in AMBAG's Regional Growth Forecast and related regional plans and is not considered unplanned growth. Likewise, other growth in the AMBAG region anticipated in current city and county general plans is also accounted for in the 2018 AMBAG Regional Growth Forecast and related regional plans, such as the Regional Housing Needs Assessment. However, it is possible the pending updates to general plans in the AMBAG region or projects requiring general plan or zoning changes could result in unplanned population growth resulting in potentially significant cumulative impacts. While that's the case, the proposed Master Plan would not result in a considerable contribution to such cumulative population impacts and therefore the impact would be *less than significant*.

Housing

As discussed in Impact POP-2, the Project would result in a net increase in demand for off-campus housing in the region, estimated at approximately 1,038 off-campus housing units. AMBAG forecasts, which contemplate proposed Master Plan student and related population growth (see Impact POP-1), anticipate that 15,886 net new housing units will be added to Monterey County between 2021 and 2035 and that a total of 158,151 units will be available by 2035. The estimated increase demand for 1,038 housing units associated with the Project are included in the projected

total housing stock in Monterey County by 2035 and would comprise 0.7 percent of that total. Furthermore, this analysis assumes that no CSUMB students, staff or faculty lived in the region prior to enrollment or employment at the university. The estimated net increase in CSUMB-related population seeking housing off campus would be well within AMBAG's projections. Likewise, other growth in the AMBAG region anticipated in current city and county general plans and housing elements is also accounted for in the 2018 AMBAG Regional Growth Forecast and related regional plans. However, it is possible the pending updates to general plans in the AMBAG region or projects requiring general plan or zoning changes could result in displacement of a substantial number of people or housing, necessitating the construction of replacement housing elsewhere and could result in potentially significant cumulative impacts. While that's the case, the proposed Master Plan would not result in a considerable contribution to such cumulative housing impacts and therefore the impact would be *less than significant*.

4.11.4 References

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