

CHAPTER 5 OTHER CEQA CONSIDERATIONS

5.1 INTRODUCTION

Section 15126 of the California Environmental Quality Act (CEQA) Guidelines requires that all aspects of a project be considered when evaluating its impact on the environment, including planning, acquisition, development, and operation (Cal. Code Regs. tit. 14, § 15126). As part of this analysis, the EIR must identify the following types of impacts:

- Significant environmental effects which cannot be avoided if the proposed project is implemented;
- Significant irreversible environmental effects which would be caused by the proposed project should it be implemented; and
- Growth-inducing impacts of the proposed project.

The following sections identify each of these types of impacts based on analyses contained in Chapter 4, Environmental Setting, Impacts, and Mitigation Measures.

5.2 SIGNIFICANT AND UNAVOIDABLE ENVIRONMENTAL IMPACTS

This section identifies significant impacts that could not be eliminated or reduced to less than significant through the implementation of mitigation measures imposed by the University. The final determination of significance of impacts and of the feasibility of mitigation measures will be made by the California State University Board of Trustees as part of its certification action for the EIR. Chapter 1, Executive Summary, of this Draft EIR contains a summary of the environmental impacts and mitigation measures. Chapter 4, Environmental Setting, Impacts, and Mitigation Measures, provides a comprehensive identification of the Project's environmental effects, including the level of significance both before and after mitigation.

Most of the potentially significant impacts identified in this Draft EIR can be reduced to less than significant through incorporation of mitigation measures identified in Chapter 4. The Proposed Project, however, would have a significant and unavoidable impact related to roadway noise associated with the Project one off-campus location (ST-7), located at Sixth Avenue and Gigling Road (see Impact NOI-2, in Section 4.10, Noise and Vibration). Given that there are no feasible mitigation measures that the University can implement to reduce roadway noise to less than significant, the Project roadway noise impact would be considered significant and unavoidable. However, as indicated in Impact NOI-4, the cumulative impact of the Project related to roadway noise is less than significant, as the Project's contribution to the cumulative impact does not exceed the threshold.

5.3 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL EFFECTS

The CEQA Guidelines requires a discussion of any significant irreversible environmental changes that would be caused by a proposed project (Cal. Code Regs. tit. 14, § 15126.2(d)), as follows:

Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible, since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.

Generally, a project would result in significant irreversible environmental changes if:

- The primary and secondary impacts would generally commit future generations to similar uses.
- The proposed consumption of resources is not justified (e.g., the project involves the wasteful use of energy).
- The project would involve a large commitment of nonrenewable resources.
- The project involves uses in which irreversible damage could result from any potential environmental accidents associated with the project.

Development under the Project would result in the continued commitment of the CSUMB campus to institutional uses, thereby precluding any other uses for the lifespan of the campus. The California State University System's ownership of the campus represents a long-term commitment of the campus lands to an institutional use. Restoration of the campus to pre-developed conditions is not feasible given the degree of disturbance, the urbanization of the area, and the level of capital investment.

Resources that would be permanently and continually consumed by Project implementation include water, electricity, natural gas, and fossil fuels; however, the consumption of these resources would not represent unnecessary, inefficient, or wasteful use of resources, as documented in Section 4.14, Utilities and Energy. The growth in student enrollment, and the associated growth in the campus population, is in response to growth that has already occurred in the state. Therefore, natural resources are currently being consumed by this demographic group and would continue to be consumed by this group throughout California. Nonetheless, construction activities related to the Project would result in the irretrievable commitment of nonrenewable energy resources, primarily in the form of fossil fuels (including fuel oil, natural gas, and gasoline) for automobiles and construction equipment.

The proposed Master Plan includes Project Design Features (PDFs) related to water conservation (PDF-W-1), integrating low-impact design into all landscaping and outdoor areas, and percolating all stormwater within the campus footprint (PDF-W-2). The proposed Master Plan also contains PDFs related to energy conservation, including achieving carbon neutrality for scope 1 and 2 emissions by 2030 and striving for net positive energy (PDF-E-1), designing and retrofitting infrastructure and buildings to minimize energy use (PDF-E-2), and managing the energy supply to meet future demands (PDF-E-3).

In addition, the campus would continue to construct new facilities under the Project in accordance with specifications contained in Title 24 (Cal. Code Regs, tit. 24), and with the California Green Building Standards Code (CalGreen) (Cal. Code Regs. tit 24, part 11). Further, PDF-E-2 promotes energy efficiency and new buildings would be developed to meet target goals of exceeding current Title 24 standards by a minimum of 15 percent while existing facilities would strive to reduce energy consumption by 5 percent. Additionally, PDF-E-2 also includes a requirement design and build all new buildings and major renovations to meet minimum requirements equivalent to LEED “Silver,” while aiming for the highest green building energy standards possible, which includes designing systems to meet LEED Platinum or equivalent, or net zero energy.

With respect to operational activities on campus, compliance with all applicable building codes, the PDFs above, and Project objectives would ensure that natural resources, including water, are conserved to the maximum extent feasible. It is also possible that new technologies or systems will emerge, or will become more cost-effective, to further reduce the campus’s reliance upon nonrenewable energy resources. Overall, the consumption of natural resources would increase at a lesser rate than the projected population increase due to the variety of energy and water conservation measures that the campus has implemented and will continue to implement.

The CEQA Guidelines also requires a discussion of the potential for irreversible environmental damage caused by an accident associated with the Project. While the campus uses, transports, stores, and disposes of hazardous wastes, as described in Section 4.7, Hazards and Hazardous Materials and Wildfire, the campus complies with all applicable state and federal laws and existing campus programs, practices, and procedures related to hazardous materials, which reduces the likelihood and severity of accidents that could result in irreversible environmental damage. Thus, the potential for the Project to cause irreversible environmental damage from an accident or upset of hazardous materials is very low.

5.4 GROWTH-INDUCING IMPACTS

As required by the CEQA Guidelines, an EIR must discuss ways in which a potential project could induce growth. This discussion should include consideration of ways in which the project could

directly or indirectly foster economic or population growth in adjacent and/or surrounding areas. The removal of obstacles to population growth (such as removal of infrastructure limitations or regulatory constraints) must also be considered in this discussion. According to CEQA Guidelines Section 15126.2(e), “it must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment” (Cal. Code Regs. tit. 14, § 15126.2(e).

According to the CEQA Guidelines, a project would have the potential to induce growth if it would:

- Remove obstacles to population growth (e.g., through the expansion of public services into an area that does not currently receive these services), or through the provision of new access to an area, or a change in restrictive zoning or land use designation; or
- Result in economic expansion and population growth through employment opportunities and/or construction of new housing.

5.4.1 Growth-Inducing Impacts

The Project would directly increase the study area population by providing facilities such that campus student population and employment would increase. The proposed Master Plan would also indirectly increase employment and population in the region through the expenditures made by the campus and by students, faculty, and staff. These aspects of growth inducement are further discussed below.

5.4.2 Direct Population and Employment Growth

The information provided in this section is based on the analysis of direct population and employment growth provided in Section 4.11, Population and Housing. As discussed in Impact POP-1, 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. Construction of 3,820 beds for student housing on the Main Campus and conversion of 757 units of existing housing in East Campus Housing for faculty and staff use would increase the number of residents living on the CSUMB campus.

Overall, the Project 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 Section 4.11, Population and Housing, Table 4.11-8). 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. While the Project would induce

growth through the construction of new on-campus housing and increased employment, the growth anticipated in the proposed Master Plan is accounted for in AMBAG's 2018 Regional Growth Forecasts and thus is considered planned growth, as indicated in Section 4.11.

5.4.3 Indirect Employment Growth

In addition to the direct population changes described above, additional changes in regional population would result as campus-serving businesses or other businesses move into the area or expand in response to the increased demand for goods and services. Therefore, apart from the direct jobs on the campus, the operation of the campus under the proposed Master Plan would result in the creation of new indirect and induced jobs. Indirect jobs are those that are created or supported when the campus purchases goods and services from businesses in the region, and induced jobs are created or supported when wage incomes of those employed in direct and indirect jobs or students are spent on the purchase of goods and services in the region. These indirect and induced jobs are likely accounted for in AMBAG's 2018 Regional Growth Forecasts, which indicate that 57,400 jobs will be added to the region between 2015 and 2040 (AMBAG 2018). It would be expected that most of these indirect and induced jobs would be created in the food, entertainment, and service sectors within the study area. It would also be expected that the campus-related indirect and induced employment growth would result in some commercial development on lands that are underutilized, especially in those parts of Marina, Seaside, and unincorporated Monterey County that are near the campus.

5.4.4 Indirect Population Growth

The indirect and induced employment that would result from the implementation of the proposed Master Plan could result in additional population growth if individuals move into the study area to fill these jobs. According to commuting flow data collected by the U.S. Census Bureau (U.S. Census Bureau 2015), about 90% of workers who reside in Monterey County also work in Monterey County. The remaining 10% commute to other counties. It is anticipated that some of these persons would stop commuting and would take up the new indirect and induced locally available jobs related to campus growth. In addition, approximately 24,000 people (12 percent) in the labor force in Monterey County were unemployed in 2017 with that number dropping to 12,900 people (7 percent) in 2021 (EDD 2019 and 2022). There should be a pool of local labor available to fill these jobs, given current unemployment rates. Furthermore, the vast majority of the anticipated indirect and induced jobs would be in the retail and services sectors and would not require special skills, and therefore could be filled by students or by dependents/spouses of persons who move to the area to fill jobs on the campus. Therefore, the indirect and induced jobs generated by the Project would not be expected to result in substantial population growth in Monterey County.

5.4.5 Other Indirect Growth

As indicated previously, growth can potentially be induced through the removal of obstacles to population growth (e.g., through the expansion of public services into an area that does not currently receive these services), or through the provision of new access to an area, or a change in restrictive zoning or land use designation. As indicated in Section 4.11, 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 (see Impact POP-1). 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, which would be designed as a “restricted access street” to provide access for shuttle, transit, service and emergency vehicle access only. This extension would serve proposed Master Plan housing development along Fifth Street and would not indirectly induce additional 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). Additionally, the proposed Master Plan would maintain the existing pattern of development on the Main Campus and does not propose development in areas not already designated for development. As such, the proposed Master Plan would not result in indirect growth inducement through the removal of obstacles to growth.

5.5 REFERENCES

- Association of Monterey Bay Area Governments (AMBAG). 2018b. *2018 Regional Growth Forecast: Technical Documentation*. Adopted June 13, 2018. Accessed August 8, 2018 at http://ambag.org/sites/default/files/documents/2018_Regional_Growth_Forecast.pdf.
- EDD (State of California Employment Development Department). 2019. “Monterey County, California. Unemployment Rates and Labor Force.” Accessed February 13, 2019 at <https://www.labormarketinfo.edd.ca.gov/geography/monterey-county.html>.
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- U.S. Census Bureau. 2015. 2011-2015 5-Year American Community Survey Commuting Flows. Table I. Residence County to Workplace County Commuting Flows for the United States and Puerto Rico Sorted by Residence Geography: 5-Year ACS, 2011-2015. Accessed February 13, 2019 at <https://www.census.gov/data/tables/2015/demo/metro-micro/commuting-flows-2015.html>.