CHAPTER 3
PROJECT DESCRIPTION

3.1 PROJECT OVERVIEW

The Project and the subject of this Draft EIR is the proposed California State University, Monterey Bay (CSUMB) Master Plan (proposed Master Plan), including Project Design Features (PDFs) drawn from the CSUMB Master Plan Guidelines (Master Plan Guidelines[1]), including five "near-term" development components to be constructed pursuant to the proposed Master Plan within the next 10 years (collectively, the Project). The Project would provide the basis for the physical development of the CSUMB campus consistent with the vision identified in the Master Plan Guidelines and the mission of the University.

The Project would provide a blueprint for land uses and building and facility space requirements to support an on-campus enrollment of 12,700 full-time-equivalent students (FTES[2]) and 1,776 FTE faculty and staff by the year 2035. Achieving this growth would result in an increase of approximately 6,066 FTES and 752 FTE faculty/staff over existing levels in academic year 2016-2017,[3] which were 6,634 FTES and 1,024 FTE faculty/staff.

The Project also would result in a net increase of approximately 2.6 million gross square feet (GSF) of new academic, administration, student life, athletic and recreational, and institutional partnership[4] facilities, and housing. On-campus housing would be constructed sufficient to continue to accommodate 60 percent of FTES and existing housing would accommodate 65 percent of FTE faculty and staff, with a projected increase of 3,820 student beds and 757 converted residential units for faculty and staff. The Project also would accommodate

[1] The Master Plan Guidelines were made available to the general public and local agencies for review and comment in 2017 under the title "CSUMB Comprehensive Master Plan". Since that time the title has been changed to "Master Plan Guidelines" and minor revisions have been made (Page 2020).

[2] Full-time equivalent student (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.

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

[4] Institutional partnerships are projects involving public-public or public-private partnerships and long-term contractual relationships that use or develop CSU real property to further the educational mission of the campus.

redevelopment and growth in outdoor athletics and recreation facilities to serve campus needs, with space set aside for additional athletic fields, tennis courts, and pools, as well as for replacement of the existing stadium, field house, and pool house.[5]

As part of the Project, numerous PDFs are included that address various topics including open space, transportation, water and wastewater systems, energy systems and greenhouse gas reduction, and design. For example, transportation PDFs will enhance and expand the campus' existing Transportation Demand Management (TDM) program in order to further reduce vehicle trips and prioritize pedestrian and bicycle movement.

As noted above, the Project includes specific development components identified in the proposed Master Plan and expected to be constructed in the next 10 years; these Project components are referred to throughout this EIR as "near-term development components." These near-term development components include: Student Housing Phase III (600 student housing beds); Academic IV (95,000 GSF of classroom/instructional space); Student Recreation Center (70,000 GSF of recreation space); Student Housing Phase IIB (400 student housing beds); and Academic V (76,700 GSF of classroom/instructional space).

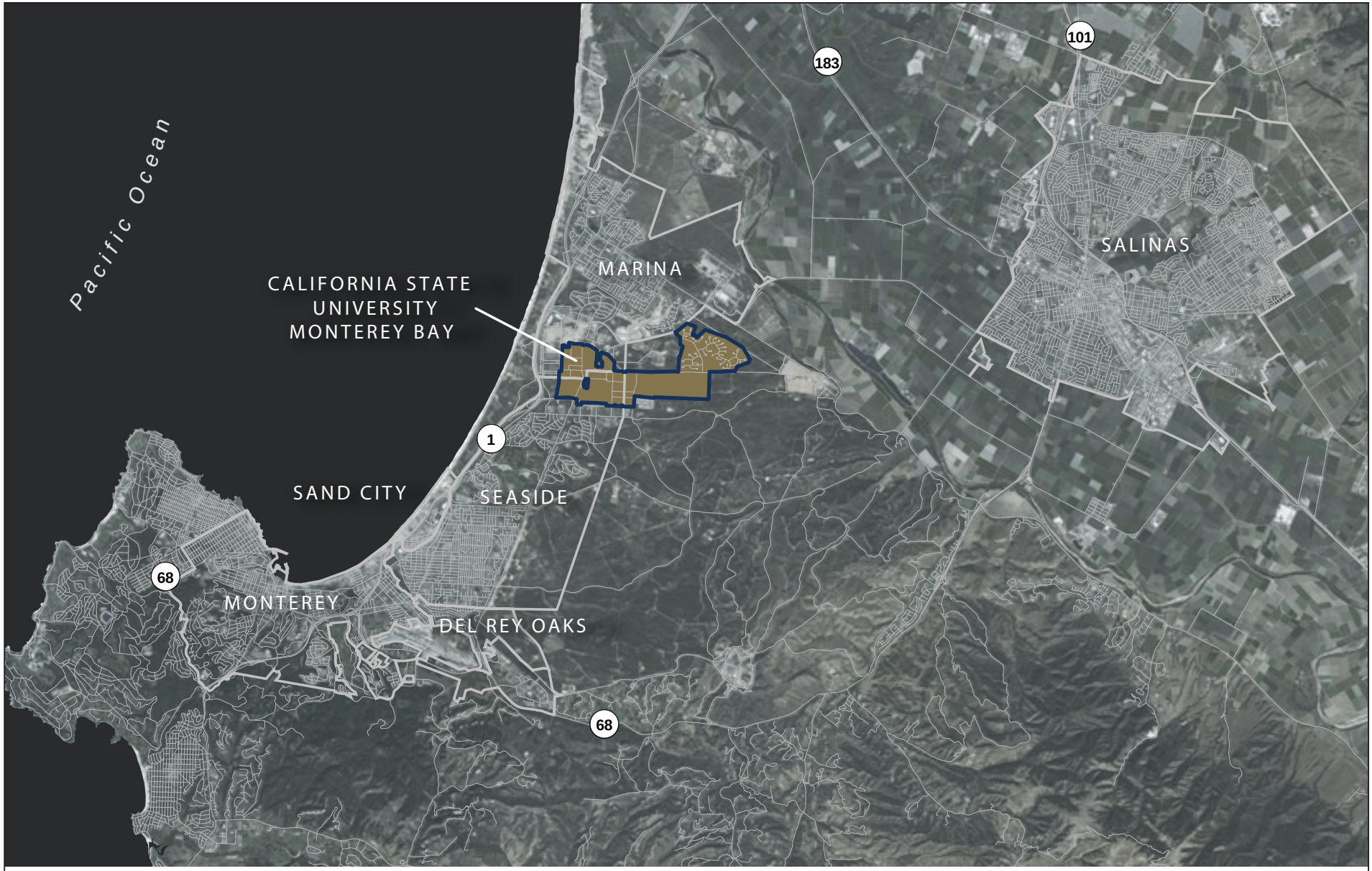
Portions of the campus not currently proposed for development under this Project could be the subject of future development proposals. Such development proposals could be institutional partnerships or campus projects. Environmental review under CEQA would be pursued if and when such development proposals are pursued.

3.2 PROJECT LOCATION AND SETTING

3.2.1 Location

The CSUMB campus is located approximately 100 miles south of San Francisco and is situated north of the Monterey Peninsula and west of the Salinas Valley, as shown in Figure 3-1. The campus occupies approximately 1,396 acres in the northwestern portion of the former U.S. Department of the Army (Army) Fort Ord military base and lies within three separate governmental jurisdictional boundaries: the City of Marina, the City of Seaside, and unincorporated Monterey County, as shown on Figure 3-2. As an entity of the State of California, the California State University (CSU), including CSUMB, is not subject to local governmental planning and zoning regulations.

[5] The Freeman Stadium Facilities Renovation Project, approved by the CSU Board of Trustees in September 2021, was the subject of separate CEQA review (DDA 2021) and will implement renovations to the stadium in the interim, prior to replacement contemplated by the proposed Master Plan.



SOURCE: Page/BMS Design Group (2017)

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FIGURE 3-1
Regional Location

CSU Monterey Bay Master Plan EIR

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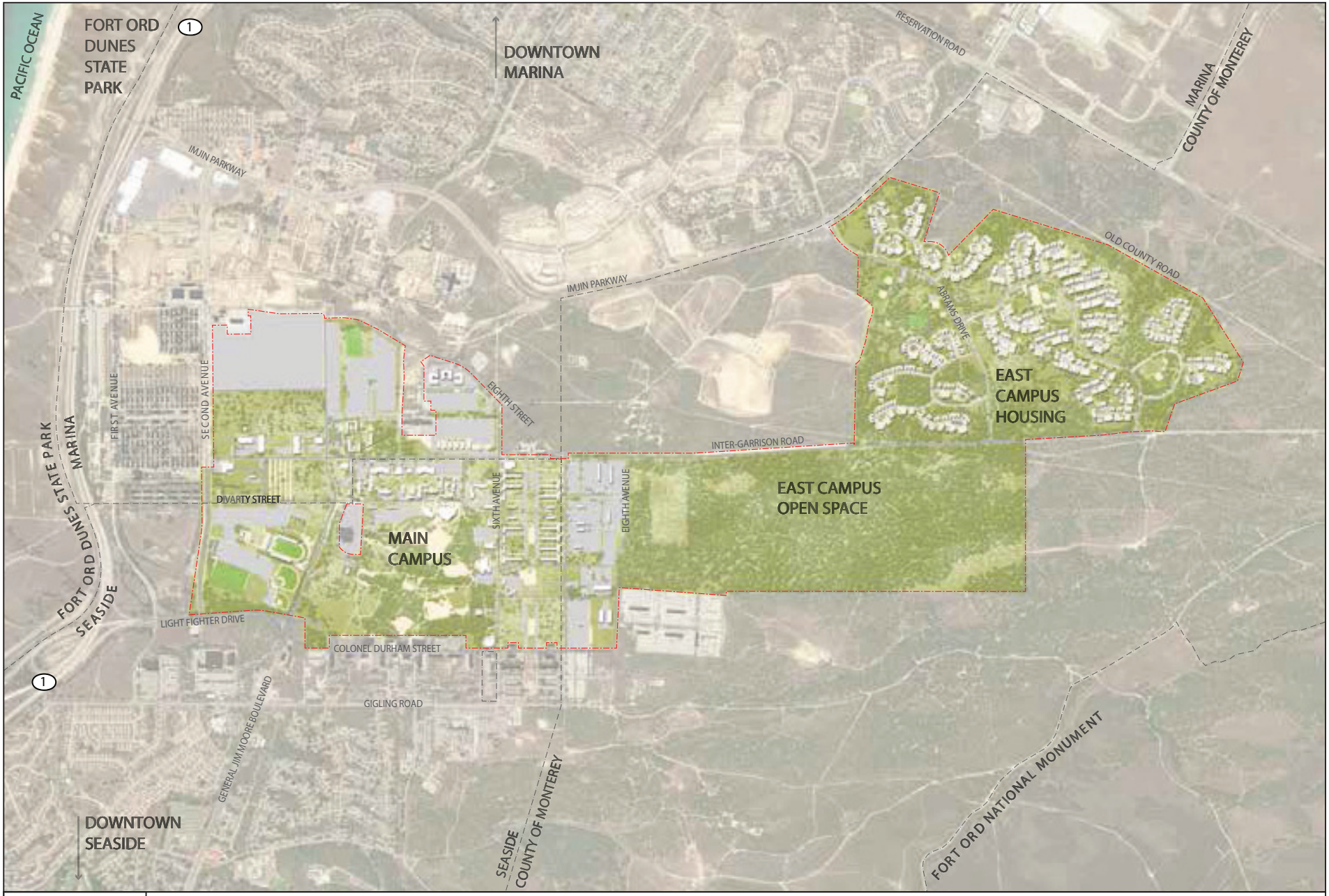

SOURCE: Page / BMS Design Group (2017)

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FIGURE 3-2
CSUMB Campus Location

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As shown on Figure 3-2, primary access to CSUMB is available from Highway 1 via the main entrance at Lightfighter Drive to the south and from Imjin Parkway to the north. Access is also provided via Second Avenue from the north, General Jim Moore Boulevard from the south, and Inter-Garrison Road from the east. Inter-Garrison Road connects the East Campus Housing area to the Main Campus.

3.2.2 Setting

The campus slopes gently towards Monterey Bay and includes both developed and open space areas. As shown on Figure 3-2, the campus consists of three distinct areas: Main Campus, East Campus Housing, and East Campus Open Space (ECOS).[6]

All university facilities, with the exception of the East Campus Housing, are located west of Eighth Avenue, south of Eighth Street and north of Lightfighter Drive and Colonel Durham Street in the Main Campus. The Main Campus consists of new and renovated campus buildings, paved parking areas and other paved areas from the former military base, and open space areas including the Cypress Grove, the Northern Oak Woodland, the Southern Oak Woodland, and the Crescent.

The ECOS is a large, undeveloped natural open space area bordered by Eighth Avenue to the west, Inter-Garrison Road to the north, and the campus boundary to the south and east. The ECOS is primarily oak woodland and has an informal system of trails. Two major electrical transmission lines (a 60-kilovolt [kV] line to the Fort Ord area and a 115-kV line to the Monterey Peninsula) traverse the northern and central portions of this area, as well as the eastern edge of the East Campus Housing area. An underground natural gas transmission pipeline owned by Pacific Gas & Electric (PG&E) also traverses the ECOS.

The East Campus Housing area is located north of Inter-Garrison Road and consists of two residential subdivisions, Schoonover and Frederick Park, with a total of 1,220 dwelling units for students, faculty, and staff, although not all are currently available for rent by the campus community; the dwelling units also house other Community Housing Partners.[7] Of the total units, 67 units are owned by faculty and staff. These dwelling units were originally constructed by the Army and range from duplex to five-plex townhouse-style and multi-family-apartment complexes with a mix of two- to three-bedroom units.

[6] CSUMB received title to the East Campus Open Space property with deed restrictions related to munitions cleanup from the Fort Ord Reuse Authority in 2020.

[7] Community Housing Partners are made up of 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 percent of the units are occupied by students and/or CSU employees and students and/or employees of other area institutions of higher education.

The subdivisions are sited along the ridges of gently sloping topography and are intermixed with several small neighborhood parks and undeveloped open space characterized by oak woodlands, chaparral, and pockets of grassland.

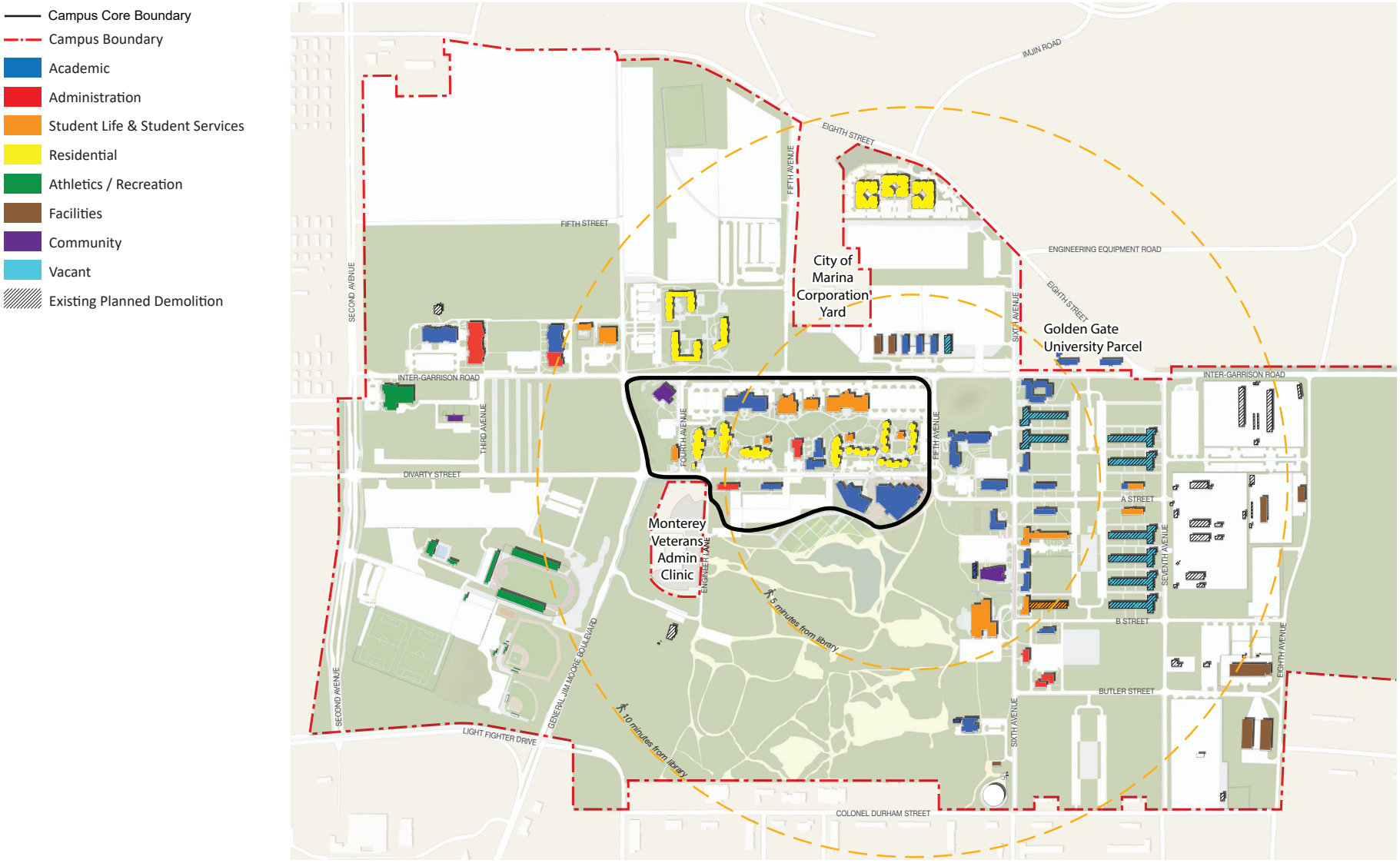
3.2.3 Existing Campus Conditions

During the 2016-2017 academic school year, CSUMB's total enrollment was 6,634 FTES and 1,024 FTE faculty and staff members. The Office of Institutional Assessment and Research at CSUMB has calculated that one third of CSUMB students come from the Monterey Bay tri-county area (Monterey, San Benito, and Santa Cruz counties) and approximately 45 percent stay in the region after graduation. Over half of the students are first-generation college students.

Existing campus facilities total approximately 3.2 million GSF of building and facility space, consisting of 53 buildings for academic, administration, and student life uses; 14 residential buildings; and 5 sports and recreational facilities. Existing buildings on the Main Campus, including buildings to be demolished, are shown on Figure 3-3 along with their associated uses. Additionally, two new buildings have recently been completed, the Academic III classroom building was completed in the summer of 2019 and the Otter Student Union in the summer of 2021. The Monterey Bay Charter School, an institutional partnership project, has completed CEQA review and proposes to lease campus property for construction of the school.

The majority of the occupied former Army structures are aged, but in generally serviceable condition. Many structures have undergone large-scale renovations and/or demolition. Of the total 324 derelict military structures, all have been removed over the last 10 years, with the last 30 buildings demolished in 2018. All of these buildings were abandoned or being used as temporary storage. Renovations that would bring these structures up to state codes were found to be cost-prohibitive.

Currently, there are 3,980 student beds in Main Campus and East Campus Housing, including the recently constructed and acquired Promontory housing located along Eighth Street. There are 754 existing on-campus faculty/staff/Community Housing Partner units in East Campus Housing at Schoonover Park I & II, of which 676 units are currently rentable and 67 units are owned homes. In total, 60 percent of FTES and 45 percent of FTE faculty and staff were housed in Main Campus and East Campus housing during the 2016-2017 academic year.



SOURCE: Page / BMS Design Group (2017)

FIGURE 3-3

Existing Main Campus Building Use

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3.3 CSUMB HISTORY AND MASTER PLAN BACKGROUND

3.3.1 Fort Ord Military Base Conversion and Land Conveyance

CSUMB is one of 23 campuses in the CSU system, and is located on the former Fort Ord military base. Through the base conversion process, the Economic Development Conveyance (EDC) process, and Public Benefit Conveyance (PBC) process, CSU received approval in May 1994 for the conveyance of approximately 1,387 acres of property at Fort Ord to establish the new CSUMB campus. The Fort Ord base was officially closed in 1994 based on the recommendations of the Base Realignment and Closure (BRAC) Commission. Subsequently, the Fort Ord Reuse Authority (FORA) was created to oversee the planning, financing, and implementation of the reuse and recovery programs described in the 1997 Fort Ord Base Reuse Plan (BRP). On June 30, 2020, FORA's legal mandate expired and the authority dissolved. The Fort Ord BRP identifies CSUMB and two other higher education institutions—the University of California Monterey Bay Education, Science, and Technology Center (UC MBEST) and Monterey Peninsula College, that also received Fort Ord property conveyances pursuant to the BRAC process—as catalysts for the economic revitalization of the region and integral to the community-building strategy for the base. The CSUMB campus opened in the fall of 1995 on 400 acres. The current size of the CSUMB campus is 1,396 acres,[8] consisting of the original conveyance of 1,387 acres, plus an additional 9 acres, which was added to the campus with the University's purchase of the Promontory housing located along Eighth Street.

3.3.2 2007 CSUMB Master Plan[9]

The 2007 Master Plan for the CSUMB campus authorized an on-campus traditional student enrollment of 8,500 FTES and 3,500 FTES non-traditional, primarily off-campus students,[10] for a total of 12,000 FTES, with 1,833 FTE faculty and staff. This 2007 Master Plan was approved and the EIR certified by the Board of Trustees of the California State University (CSU Board of Trustees) in 2009.

Transportation mitigation measures contained in the 2007 Master Plan EIR required CSUMB to conduct traffic counts to monitor increases in campus-related trip generation. A baseline traffic level tied to Fall 2008 levels was established at 8,550 average daily vehicle trips, with the allowable

[8] This acreage does not include the recent purchase by CSU of a 7.3-acre property along Eighth Street between Sixth Avenue and Inter-Garrison Road, from Golden Gate University in December 2021.

[9] The 2007 Master Plan was adopted by the CSU Board of Trustees in 2009. It is referred to as the 2007 Master Plan throughout this EIR for consistency with the 2007 Master Plan EIR title and to avoid confusion.

[10] Based on the definitions provided in the 2007 Master Plan EIR, "traditional" students are resident and commuting students who primarily take classes on-campus, whereas "non-traditional" students are those students whose primary contact with the campus is via distance learning (e.g., taking courses offered over the Internet) and/or with periodic short-term and intensive on-campus resident learning experiences.

increase capped at 4,361 additional average daily trips, for a total of 12,911 average daily trips. Above this level, the 2007 Master Plan EIR determined that significant traffic impacts could occur, based on the level of service (LOS) analysis included in that EIR, which was the transportation metric used in transportation impact analyses at the time that EIR was prepared.[11]

CSUMB is obligated to undertake further environmental review prior to exceedance of this cap to assess the potential for corresponding significant environmental impacts, or, absent further environmental review, to decrease impacts by increasing TDM measures or limiting campus growth, including enrollment growth.

Since 2008, CSUMB has conducted the required traffic counts to determine the number of vehicle trips generated by the 2007 Master Plan, and with one exception, the annual total of campus-related average daily vehicle trips has gradually increased due primarily to increasing enrollment. For the academic year 2016-2017, the campus generated 10,545 trips per day, which remained under the allowable annual cap. For academic year 2019-2020, which reflects current conditions prior to COVID-19 Pandemic, the campus generated 11,626 trips per day, which also remains under the allowable annual cap.[12]

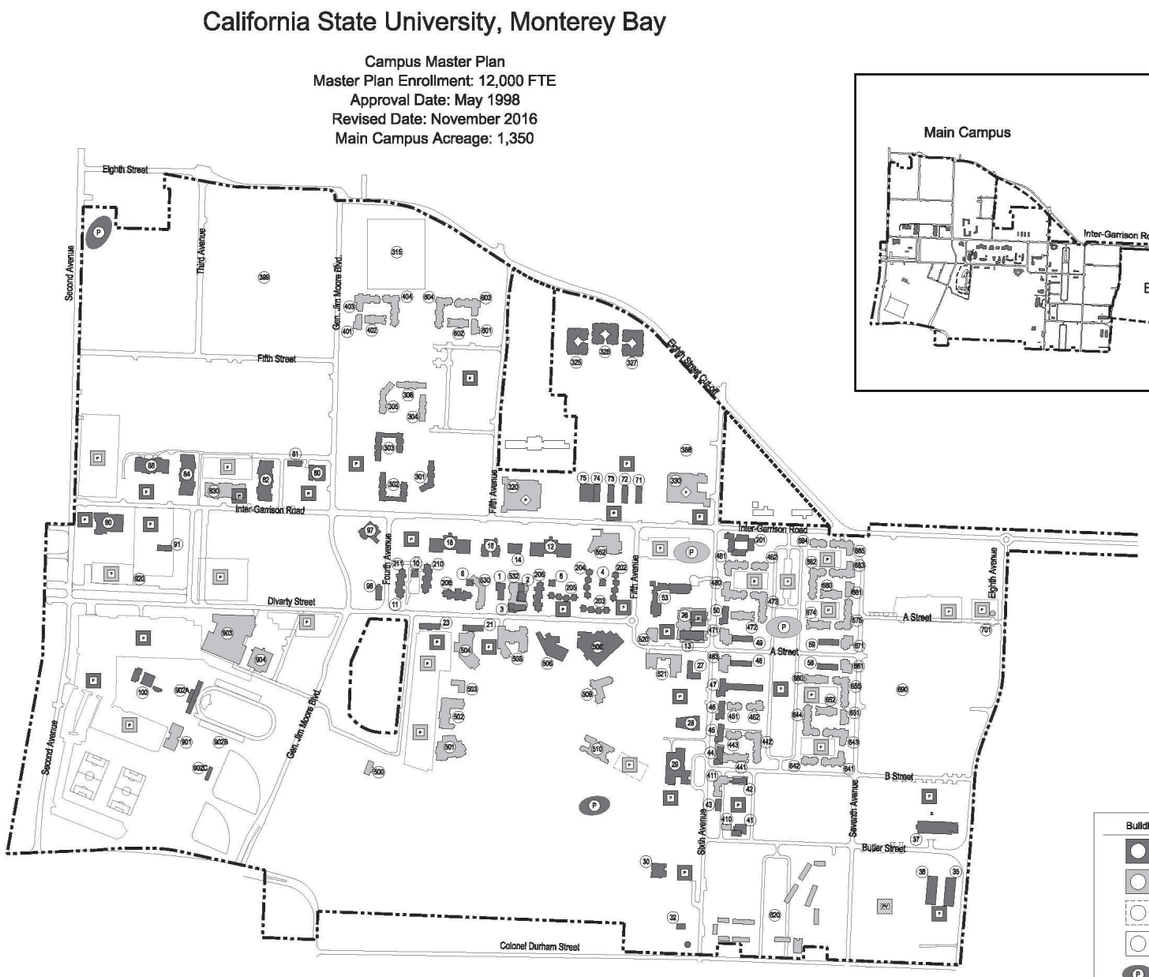
The proposed Master Plan would increase on-campus enrollment from approximately 6,630 FTES to 12,700 FTES students. CSUMB has prepared this Draft EIR to assess the potential environmental impacts, including transportation-related impacts, associated with the Project using current analytical methods required by CEQA (e.g., VMT) in order to identify appropriate and feasible mitigation measures for any/all significant impacts.

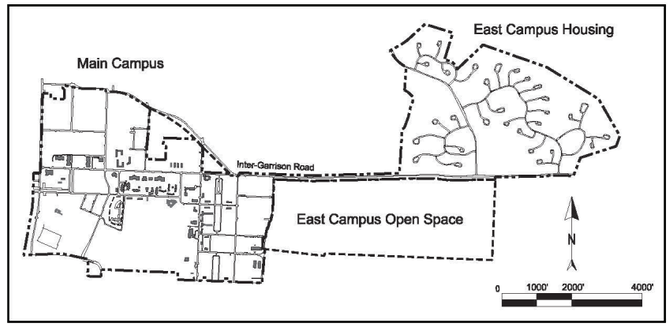
3.3.3 2016 Master Plan Revisions

In 2016, several projects were approved and resulted in revisions to the 2007 Master Plan. These revisions provided for: (1) the necessary changes to site the Monterey Bay Charter School off of Colonel Durham Street between Sixth and Seventh Avenues; (2) changes to the campus's boundaries along Eighth Street associated with the acquisition of parcels contiguous to the campus where the Promontory housing is located; and (3) the necessary changes to site the Student Union on an existing parking lot in the campus core and consolidate existing parking in a new lot located along Seventh Avenue. The current Master Plan is shown in Figure 3-4.

[11] Recent legislation in California, Senate Bill 743, changed the metric by which significant transportation impacts under CEQA are assessed from level of service, or LOS, to vehicle miles traveled or "VMT".

[12] The trip count for 2019-2020 used prior year trends for the Spring 2020 semester, given the COVID-19 Pandemic.





California State University, **Monterey Bay**

Master Plan Enrollment: 12,000 FTE

Master Plan approved by the Board of Trustees: May 1998

Master Plan Revision approved by the Board of Trustees: November 2004, March 2006, May 2009, September 2016, November 2016

1. Administration Building
2. Del Mar Hall
3. Playa Hall
4. Wave Hall
6. Surf Hall
8. Sand Hall
10. Dunes Hall
11. Telecommunication Shelter
12. Student Center
13. Science Research Lab Annex
14. Otter Express
16. Dining Commons
18. Media Learning Center
21. Beach Hall
23. Tide Hall
26. *Academic Building IV*
27. Cinematic Arts and Technology
28. World Theater
29. University Center
30. Music Hall
32. Switch Gear Building
35. Mail Room/Shipping and Receiving
36. University Storage
37. Facilities Services and Operations
41. Telecommunications
42. Watershed Institute
43. IT Services
44. Pacific Hall
45. Coast Hall
46. Harbor Hall
47. Student Services Building
48. World Languages and Cultures-South
49. World Languages and Cultures-North
50. Science Instructional Lab Annex
53. Chapman Science Academic Center
58. Green Hall
59. Reading Center Diagnostics and Instruction
71. Visual and Public Arts East
72. Visual and Public Arts Center
73. Visual and Public Arts West
74. Central Plant
75. Film Archive Instructional
80. Health and Wellness Services
81. Black Box Cabaret
82. Valley Hall Suites A-F
84. Mountain Hall Suites A-F
86. Ocean Hall Suites A-E
90. Otter Sports Center
91. Child Care Center
97. Alumni and Visitors' Center
98. Meeting House
100. Aquatic Center
201. University Corporation
202. Cypress Hall
203. Asilomar Hall
204. Willet Hall
205. Manzanita Hall
206. Yarrow Hall
208. Avocet Hall
210. Tortuga Hall
211. Sanderling Hall
301. Strawberry Apartments
302. Pinnacle Suites
303. Vineyard Suites
304. *Residence Hall*
305. *Residence Hall*
306. *Residence Hall*
315. Student Recreation Field
320. *Structured Parking*
330. *Structured Parking*
388. *Campus Partnerships I*
399. *North Campus Housing*
401. *Student Housing IV*
402. *Student Housing IV*
403. *Student Housing IV*
404. *Student Housing IV*
410. *Main Distribution Facility*
411. *Technology Center*
441. *Student Housing III*
442. *Student Housing III*
443. *Student Housing III*
451. *Student Housing III*
452. *Student Housing III*
463. *Student Housing III*
471. *Student Housing III*
472. *Student Housing III*
473. *Student Housing III*
480. *Student Housing III*
481. *Student Housing III*
482. *Student Housing III*
500. *Bunker Building*
501. *Academic Building VII*
502. *Academic Building VI*
503. *Utility Complex*
504. *Student Recreation Center*
505. *Academic Building III*
506. Joel and Dana Gambord Business and Information Technology Building (BIT)
508. Tanimura and Antle Family Memorial Library
509. *Academic Building IX*
510. *Institute for Public Policy*
520. *Administration*
521. *Academic Building VII*
522. *Student Union*
530. *Student Services*
532. *Academic Building V*
601. *Student Housing IV*
602. *Student Housing IV*
603. *Student Housing IV*
604. *Student Housing IV*
641. *Student Housing V*
642. *Student Housing V*
643. *Student Housing V*
644. *Student Housing V*
651. *Student Housing V*
652. *Student Housing V*
655. *Student Housing V*
660. *Student Housing V*
661. *Student Housing V*
671. *Student Housing V*
674. *Student Housing IIB*
675. *Student Housing IIB*
680. *Student Housing IV*
681. *Student Housing IV*
682. *Student Housing IV*
683. *Student Housing IV*
684. *Student Housing IV*
685. *Student Housing IV*
690. *Campus Partnerships II*
701. *Cell Tower*
830. *Child Care/Administration Center*
901. *Research Institute*
902A. Field House
902B. *Sports Complex Addition*
902C. Field Office
903. *Varsity Sports Complex*
904. *Varsity Sports Complex*
920. *Campus Partnership III*

LEGEND:
Existing Facility / *Proposed Facility*

NOTE: Existing building numbers correspond with building numbers in the Space and Facilities Base (SFDB) *Facility*

SOURCE: Page / BMS Design Group (2018)

FIGURE 3-4
Existing Master Plan

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CSU Monterey Bay Master Plan EIR

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The CEQA documents prepared to support these revisions included:

- The Monterey Bay Charter School Initial Study/Mitigated Negative Declaration (SCH # 2016031034), which was adopted by the CSU Board of Trustees in 2016;
- An Addendum to the Promontory at California State University Monterey Bay Specific Plan Initial Study/Mitigated Negative Declaration (SCH# 2013021045)[13] for the acquisition associated with the Promontory, which was prepared in 2016 on behalf of the University Corporation at Monterey Bay;[14] and
- An Addendum to the California State University Monterey Bay 2007 Master Plan Final EIR for the Student Union relocation, which was considered by the CSU Board of Trustees in 2016.

3.4 PROJECT OBJECTIVES

CEQA provides that the statement of a project's objectives should be clearly written to define the underlying purpose of a project in order to permit development of a reasonable range of alternatives and aid the lead agency in making findings when considering a project for approval. The underlying purpose of the Project is to support and advance the University's educational mission, as defined by the California Education Code, by guiding the physical development of the campus to accommodate gradual student enrollment growth while preserving and enhancing the quality of campus life. To do so, the Project would authorize the physical development of the campus in a manner that would accommodate an on-campus enrollment of 12,700 FTES. The following objectives of the Project have been established in support of its underlying purpose:

1. Support and advance the University's educational mission by guiding the physical development of the campus to:
    - Accommodate gradual student enrollment growth up to a future enrollment of 12,700 FTES;
    - Provide expanded access to higher education in response to the increasing higher education needs and demands of a growing statewide population; and
    - Develop into a comprehensive university campus that graduates students that can meet the needs of regional and statewide employers, while preserving and enhancing the quality of campus life.

[13] The Promontory at California State University Monterey Bay Specific Plan Initial Study/Mitigated Negative Declaration (SCH# 2013021045) was certified by the City of Marina City Council on July 2, 2013.

[14] The University Corporation at Monterey Bay (the "Corporation") exists to enhance the educational program of the campus; directly serve students, faculty, and staff; and provide services to the public. Although the Corporation is a legally separate 501(c)(3) nonprofit corporation, it is a fully integrated part of the California State University, Monterey Bay campus.

2. Implement strategies to facilitate student academic success, academic excellence, institutional capacity, and regional stewardship.
3. Focus new building development on existing paved and developed infill sites on the Main Campus to provide compact and clustered development and make efficient use of campus land.
4. Provide and concentrate facilities for expansion of academic programs and administrative functions on the Main Campus, in or near the campus core to:
    - Create a compact campus core;
    - Provide synergies between existing and new educational and research programs;
    - Provide for a 10-minute walking distance from transportation hubs and between classroom buildings;
    - Facilitate use of shared resources among programs, such as classroom and lab space;
    - Facilitate faculty and student interaction; and
    - Promote an environment conducive to learning.
5. Provide on-campus housing for 60 percent of FTES and 65 percent of FTE faculty and staff to reduce vehicle trips to campus, meet other Master Plan Guideline's sustainability priorities and objectives, and promote recruitment, retention and engagement of faculty and staff.
6. Provide a diversity of housing types to serve a broad range of student, faculty and staff housing needs.
7. Create a unique campus character through buildings, outdoor spaces, pathways, bikeways, and roadways that connect those spaces while also producing a sense of community on campus.
8. Provide emphasis on pedestrian access and alternative transportation and attain a modal shift from vehicles to more pedestrian, bicycle, and transit use by:
    - Establishing bicycle and pedestrian networks that provide safe, direct, and attractive connections to work and school;
    - Establishing restrictions to general vehicle travel through the campus core and locate vehicle circulation and parking on the campus periphery to provide for a walkable campus core; and
    - Providing other land development strategies (e.g., multimodal hubs) to support TDM (Transportation Demand Management), which is intended to reduce drive-alone travel modes and encourage greater use of transit, walking, and bicycle commuting and reduce dependence on automobiles.

9. Preserve and enhance natural open spaces and develop formal open spaces so they become integral to the character of the campus.
10. Integrate natural and formal open spaces into the framework for capital development. Organize the built environment around an open space network to integrate the natural and built environments and enhance outdoor learning, social interaction, recreation, and the overall campus ambiance.

3.5 PROJECT TECHNICAL, ECONOMIC, AND ENVIRONMENTAL CHARACTERISTICS

3.5.1 Enrollment and Campus Population Projections

The Project would increase on-campus enrollment to 12,700 FTES with 1,776 FTE faculty and staff by the year 2035, as summarized in Table 3-1. As there were 6,634 FTES on campus in the 2016–2017 academic year, the Project would increase enrollment by approximately 6,066 FTES over existing enrollment levels. As there were approximately 1,024 FTE faculty and staff on campus in the 2016–2017 academic year, the Project would increase faculty and staff levels by approximately 752 FTE over existing levels. The campus anticipates that student population projections relating to the proportion of undergraduate to graduate students (approximately 95 percent undergrad) would remain constant. Future faculty and staff FTE and headcount are assumed to grow proportionally relative to current student-to-faculty and student-to-staff ratios.

As to institutional partnerships, the Project would result in a total net increase in population for institutional partnerships of approximately 190 people, as summarized in Table 3-2, based on the proposed Panetta Institute of Public Policy building program (Panetta Institute of Public Policy 2016). As described previously, institutional partnerships are projects involving public-public or public-private partnerships and long-term contractual relationships that use or develop CSU real property to further the educational mission of the campus. While other Institutional Partners could propose development on the campus, such potential future uses are too speculative to estimate at this time. Environmental review under CEQA would be pursued if and when such development proposals are pursued (see Section 3.5.2, Proposed Master Plan, for additional information about Institutional Partners).

Table 3-1
Existing and Projected CSUMB 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 [1-4]	1,024	1,410	1,776	2,446	752	1,036
Total Population	**7,658**	**8,431**	**14,476**	**15,790**	**6,818**	**7,359**

Sources: a. CSU 2016-2017a; b. CSU 2016-2017b

Notes:

1. The total CSUMB faculty and staff population includes campus affiliate and auxiliary employees. Affiliates (or contractors) are professionals who provide services that support CSUMB through contractual arrangements with the University or an auxiliary. The CSUMB Auxiliary includes the staff of the Corporation, Student Union and Foundation.
2. The total CSUMB faculty and staff population was calculated 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.

Table 3-2
Existing and Projected Institutional Partnership Headcount Population

Population	Existing Conditions (2016-2107)[1]	Future Total Population (2035)[2]	Net Increase in Population Compared to 2016-2017[3]
Staff	12	22	10
Students/Researchers	20	200	180
Total Population	**32**	**222**	**190**

Notes:

1. Existing population estimated by CSUMB staff based on the amount of existing space on campus occupied by the Panetta Institute of Public Policy.
2. Future population is based on the Detailed Building Program in the Panetta Institute for Public Policy Phase 1 Site Analysis and Feasibility Study, 2016. The future increase in population does not include event visitors associated with a proposed new 700-seat auditorium, as that population would not add to the average daily population on the campus. When this project is proposed, project-level CEQA analysis would analyze this, and other possible uses associated with the project.
3. As the new Panetta facility will replace the existing space occupied by the Panetta Institute of Public Policy, the existing population is subtracted from the future increase to get the net increase in population with this project.

3.5.2 Proposed Master Plan

3.5.2.1 Overview

In accordance with the policy of the CSU Board of Trustees and the California Education Code, a master plan revision is required when a previously identified building on the master plan is proposed to be moved to a new location, or a new building not previously shown on the master plan is proposed in a particular location.[15,16] In this case, the proposed Master Plan would result in multiple new buildings and other changes compared to the current approved Master Plan; therefore, a master plan revision is required. Figures 3-4 and 3-5 depict the current approved Master Plan and the proposed Master Plan. The proposed Master Plan is described below.

3.5.2.2 Proposed Master Plan Development

The development identified in the proposed Master Plan (Figure 3-5), includes projects to support the existing campus population, plus the additional space and facilities necessary to support planned on-campus enrollment growth to 12,700 FTES and 1,776 FTE faculty and staff by the year 2035. The proposed Master Plan includes space and facilities necessary for the campus's academic, student life, administration, residential, athletics, recreation, and support functions. This includes accommodation of residence halls, classroom buildings, and a mix of amenities that would contribute towards a diverse and dynamic campus life.

[15] Integrated California State University Administrative Manual, Section II – Physical Master Plan and Off-Campus Centers, Section 9010, Definition of Minor Master Plan Revision.

[16] Cal. Ed. Code, tit. 3, § 66606.

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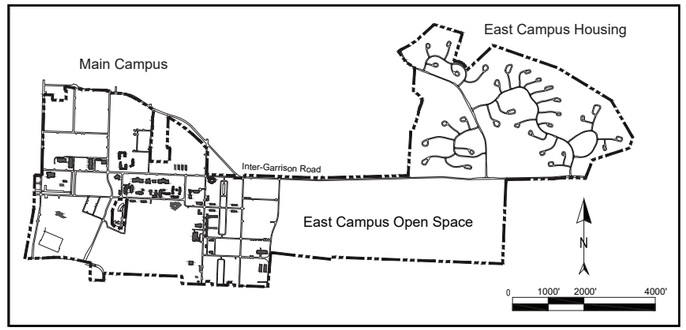
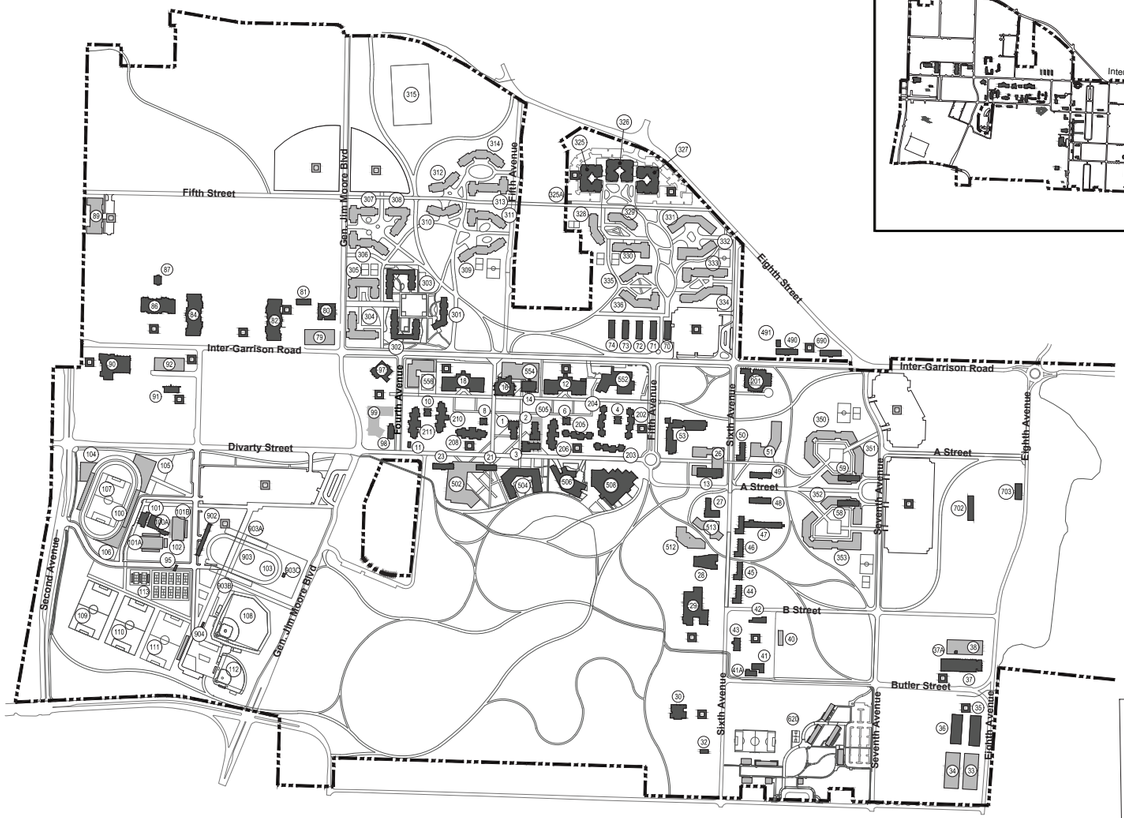
California State University, Monterey Bay

Campus Master Plan
Master Plan Enrollment: 12,700 FTE
Approval Date: May 1998
Revised Date: March 2022
Main Campus Acreage: 1,395





California State University, **Monterey Bay**

Master Plan Enrollment: 12,000 FTE

Master Plan approved by the Board of Trustees: May 1998

Master Plan Revision approved by the Board of Trustees: November 2004, March 2006, May 2009, September 2016, November 2016

1. Administration Building
2. Del Mar Hall
3. Playa Hall
4. Wave Hall
6. Surf Hall
8. Sand Hall
10. Dunes Hall
11. Telecommunication Shelter
12. Student Center
13. Science Research Lab Annex
14. Otter Express
16. Dining Commons
18. Media Learning Center
21. Beach Hall
23. Tide Hall
26. *Academic Building IV*
27. Cinematic Arts and Technology
28. World Theater
29. University Center
30. Music Hall
32. Switch Gear Building
35. Mail Room/Shipping and Receiving
36. University Storage
37. Facilities Services and Operations
41. Telecommunications
42. Watershed Institute
43. IT Services
44. Pacific Hall
45. Coast Hall
46. Harbor Hall
47. Student Services Building
48. World Languages and Cultures-South
49. World Languages and Cultures-North
50. Science Instructional Lab Annex
53. Chapman Science Academic Center
58. Green Hall
59. Reading Center Diagnostics and Instruction
71. Visual and Public Arts East
72. Visual and Public Arts Center
73. Visual and Public Arts West
74. Central Plant
75. Film Archive Instructional
80. Health and Wellness Services
81. Black Box Cabaret
82. Valley Hall Suites A-F
84. Mountain Hall Suites A-F
86. Ocean Hall Suites A-E
90. Otter Sports Center
91. Child Care Center
97. Alumni and Visitors' Center
98. Meeting House
100. Aquatic Center
201. University Corporation
202. Cypress Hall
203. Asilomar Hall
204. Willet Hall
205. Manzanita Hall
206. Yarrow Hall
208. Avocet Hall
210. Tortuga Hall
211. Sanderling Hall
301. Strawberry Apartments
302. Pinnacle Suites
303. Vineyard Suites
304. *Residence Hall*
305. *Residence Hall*
306. *Residence Hall*
315. Student Recreation Field
320. *Structured Parking*
330. *Structured Parking*
388. *Campus Partnerships I*
399. *North Campus Housing*
401. *Student Housing IV*
402. *Student Housing IV*
403. *Student Housing IV*
404. *Student Housing IV*
410. *Main Distribution Facility*
411. *Technology Center*
441. *Student Housing III*
442. *Student Housing III*
443. *Student Housing III*
451. *Student Housing III*
452. *Student Housing III*
463. *Student Housing III*
471. *Student Housing III*
472. *Student Housing III*
473. *Student Housing III*
480. *Student Housing III*
481. *Student Housing III*
482. *Student Housing III*
500. *Bunker Building*
501. *Academic Building VII*
502. *Academic Building VI*
503. *Utility Complex*
504. *Student Recreation Center*
505. *Academic Building III*
506. Joel and Dana Gambord Business and Information Technology Building (BIT)
508. Tanimura and Antle Family Memorial Library
509. *Academic Building IX*
510. *Institute for Public Policy*
520. *Administration*
521. *Academic Building VII*
522. *Student Union*
530. *Student Services*
532. *Academic Building V*
601. *Student Housing IV*
602. *Student Housing IV*
603. *Student Housing IV*
604. *Student Housing IV*
641. *Student Housing V*
642. *Student Housing V*
643. *Student Housing V*
644. *Student Housing V*
651. *Student Housing V*
652. *Student Housing V*
655. *Student Housing V*
660. *Student Housing V*
661. *Student Housing V*
671. *Student Housing V*
674. *Student Housing IIB*
675. *Student Housing IIB*
680. *Student Housing IV*
681. *Student Housing IV*
682. *Student Housing IV*
683. *Student Housing IV*
684. *Student Housing IV*
685. *Student Housing IV*
690. *Campus Partnerships II*
701. *Cell Tower*
830. *Child Care/Administration Center*
901. *Research Institute*
902A. Field House
902B. *Sports Complex Addition*
902C. Field Office
903. *Varsity Sports Complex*
904. *Varsity Sports Complex*
920. *Campus Partnership III*

LEGEND:
Existing Facility / *Proposed Facility*

NOTE: Existing building numbers correspond with building numbers in the Space and Facilities Base (SFDB)
Facility

SOURCE: Page / BMS Design Group (2018)

FIGURE 3-5
Proposed Master Plan

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CSU Monterey Bay Master Plan EIR

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Table 3-3 summarizes the existing and future development envisioned in the proposed Master Plan. Of the approximately 2.9 million GSF of total new development that is proposed, approximately 1.7 million GSF would be constructed in Horizon I and approximately 1.2 million GSF would be constructed in Horizon II (Page 2020). Some of the future building development would include demolition of existing buildings that are currently being used for academic and/or student purposes. The proposed Master Plan anticipates that up to 24 buildings, totaling approximately 256,400 GSF, would be demolished as part of the construction of new buildings (see Table 3-4).[17] When the demolition of existing structures is considered, implementation of the Project would result in a total net increase of approximately 2.6 million GSF by the year 2035, with a total future building space on the campus of approximately 5.9 million GSF. Figures 3-3 and 3-6 illustrate the existing and future building locations on the campus with intended building use (e.g., academic, residential, administration). Figure 3-7 provides an illustrative plan showing existing and proposed buildings.

Table 3-3
Proposed Master Plan Development

Campus Space	Beds/Units	GSF[1]	Implementation	
			Horizon I	Horizon II
Existing Space (2016-2017)				
Main Campus Facilities (Non-Residential)[2]	—	1,142,777	NA	
Student Housing Main Campus	2,600 beds	1,171,264	NA	
Student Housing East Campus Housing[3]	1,380 beds / 466 units			
Faculty, Staff & Community Partners Housing (East Campus Housing)[4]	754 units	876,515	NA	
Total Existing Space	**3,980 beds / 1,220 units**	**3,190,556**	NA	
Approved but not Constructed Project				
Monterey Bay Charter School	—	60,000	✓	
Total Pending or Approved Space	—	**60,000**	✓	
Proposed Master Plan - New Development[5]				
Academic Space		403,160		
• Academic IV		95,000	✓	
• Academic V		76,704	✓	
• Academic VI	—	76,704		✓
• Academic VII		76,704		✓
• Academic VIII		76,704		✓
• Greenhouses[6]		1,344	✓	
Institutional Partnerships - Panetta Institute	—	64,000	✓	
Administration Buildings	—	77,454	✓	

[17] Buildings and/or structures proposed for future demolition include those identified in the building condition survey as being in poor condition or where their site could help the campus meet its planning goals.

Table 3-3
Proposed Master Plan Development

Campus Space	Beds/Units	GSF[1]	Implementation	
			Horizon I	Horizon II
"Student Life" Buildings		270,764		
• Childcare Center		23,000	✓	
• Student Life Space (Phase I and II)[6]	—	145,473	✓	
• Campus Arts & Auditorium		82,291		✓
• Student Union Phase II		20,000		✓
Indoor Recreation Buildings and Facilities		165,343		
• Recreation Center (Phase I and II)	—	70,000	✓	
• Recreation Center Addition (Phase III)		64,574		✓
• Wellness Center		30,769	✓	
Outdoor Athletics & Recreation Support	—	59,679		
• Stadium House		40,177	✓	
• Otter Retail Space	—	10,502	✓	
• Aquatics Center		7,000		✓
• Field House		2,000	✓	
Facilities Building		73,590		
• Facilities Building	—	23,590	✓	
• Facilities Storage Buildings		50,000	✓	
Housing	3,820 beds / 757 units	1,760,000		
• East Campus Housing Conversion[7]	-1,380 beds / 757 units	NA	✓	
• Student Housing Phase IIB	400 beds	160,000	✓	
• Student Housing Phase III	600 beds	200,000	✓	
• Student Housing Phase IV	600 beds	200,000	✓	
• Student Housing Phase V	600 beds	200,000	✓	
• Student Housing Phase VI	600 beds	200,000	✓	
• Student Housing Phase VII	600 beds	200,000		✓
• Student Housing Phase VIII	600 beds	200,000		✓
• Student Housing Phase IX	600 beds	200,000		✓
• Student Housing Phase X	600 beds	200,000		✓
Total New Space with Master Plan[7]	**3,820 beds / 757 units**	**2,873,990**	NA	
Existing Building	**3,980 beds / 1,220 units**	**3,190,556**	NA	
Approved and Pending Building Projects	NA	**60,000**	NA	
Total New Building Space with Master Plan[7]	**3,820 beds / 757 units**	**2,873,990**	NA	
Total Building Space to be Demolished	NA	**-256,366**	NA	
Net Increase in Building Space with Master Plan[6]	**3,820 beds / 757 units**	**2,617,624**	NA	
TOTAL FUTURE BUILDING SPACE	**7,800 beds / 1,220 units**	**5,868,180**	NA	

Notes:
1. GSF = gross square feet
2. Excludes existing baseball, softball, soccer and recreation fields and stadiums seating = 596,375 GSF.
3. Of the 466 units in East Campus Housing (Frederick Park I & II) for student housing, 460 units currently house 1,380 student beds and the remaining 6 units are used for offices.

4. Of the 754 units in East Campus Housing (Schoonover Park I & II) for faculty, staff, and Community Housing Partners, 676 units are currently rented or owned.
5. New Master Plan development does not include development on the faculty and staff housing reserve site or the potential athletics expansion area, as development in these areas is not part of the Project. Likewise, institutional artnership development beyond the Panetta Institute and the Monterey Bay Charter School is also not part of the Project.
6. To support mixed use development, Student Life space will be allocated within future buildings, as needed. Thus, it is not located on the proposed Master Plan (Figures 3-5 and 3-6) as a specific building. Greenhouses are also not located on the proposed Master Plan.
7. The 757 units for faculty and staff housing would be provided by reallocating and converting existing student housing to faculty and staff housing units and by converting units that are currently not rentable and units occupied by Community Housing Partners. No new faculty and staff housing units would be constructed under the proposed Master Plan.

Table 3-4
Proposed Master Plan Building Removal

Building #	Building Name	Square Footage (GSF)
1	Administration	5,820
2	Playa Hall	5,829
3	Del Mar Hall	5,820
13	Science Research Lab Annex	12,743
14	Otter Express	7,191
16	Dining Commons	14,080
21	Beach Hall	5,627
23	Tide Hall	5,627
42	Watershed Institute	3,772
44	Pacific Hall	5,000
45	Coast Hall	5,000
46	Harbor Hall	5,000
58	Green Hall	5,627
59	Reading Center	5,627
70	Visual & Public Arts – Far East (Potential Removal)	4,816
87	Panetta Institute Storage	2,695
95	Soccer Field Restrooms	525
100	Aquatics Center Pump House	1,322
902	Field House	5,250
903	Stadium Track and Field	137,400
903A	Stadium Seats North	5,364
903B	Stadium Seats South	5,364
903C	Field Electrical	150
904	Field Office	385
Total Square Footage		**256,366**

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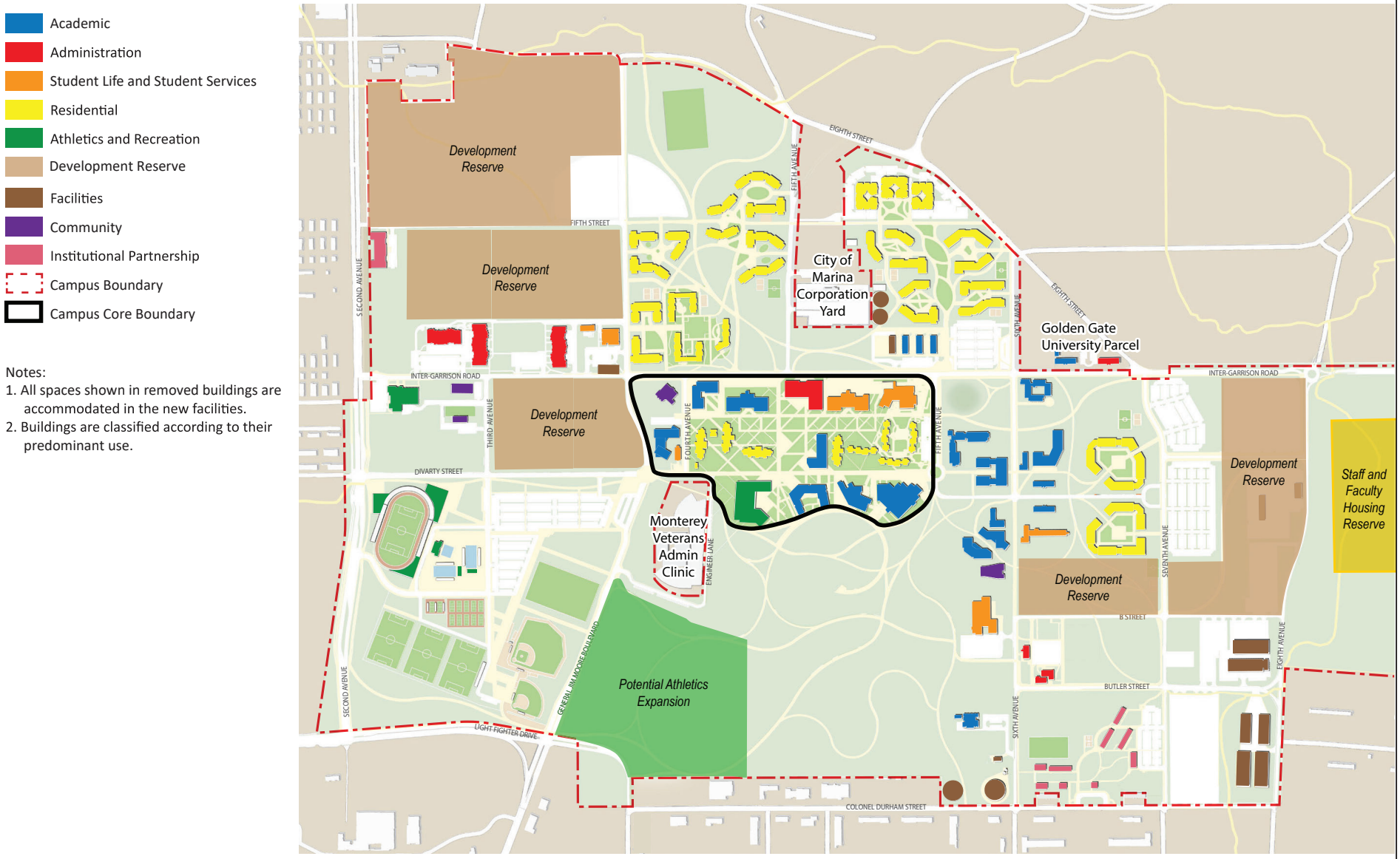

SOURCE: Page / BMS Design Group (2017)

FIGURE 3-6
Future Building Use Plan

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CSU Monterey Bay Master Plan EIR

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SOURCE: Page / BMS Design Group (2017)

DUDEK

FIGURE 3-7
Illustrative Plan

CSU Monterey Bay Master Plan EIR

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The proposed Master Plan builds on and intensifies the existing pattern of campus land uses while shifting the overall campus center of gravity to the campus core to better integrate existing housing to the north with the campus core. The campus core is bounded by General Jim Moore Boulevard on the west, Inter-Garrison Road on the north, Sixth Avenue on the east, and Divarty Street / A Street and the Crescent on the south (see Figure 3-6). A floor area ratio (FAR) of 1.0 (aggregate non-residential program) and a 0.75 FAR (residential program) was applied to determine the total land area needed to accommodate Master Plan growth (Page 2020). These ratios are consistent with other CSU and University of California campuses, and would support the creation of a more compact, walkable campus environment. The proposed Master Plan identifies the need for approximately 82 acres for planned growth, consisting of 27 acres for non-residential uses and 55 acres for student housing. Additional land would need to be set aside for food production if pursuing the Living Community Challenge. See Section 3.5.3, Project Design Features, for a description of the Living Community Challenge.

Academic and Administration

Five new academic buildings (i.e., Academic IV through Academic VIII), greenhouses, and administration buildings are proposed, as included in Table 3-3 and generally shown Figures 3-5 and 3-6. These buildings would be located in or near the campus core to facilitate walking between classes during a ten-minute class change and to activate the campus core. Proposed greenhouses are included in Table 3-3 but not yet specifically sited on campus. A potential site or sites for such greenhouses would be identified when such uses are pursued in the future.

Institutional Partnerships

There are two known institutional partnership projects anticipated by the Project. The Panetta Institute for Public Policy is one existing established partnership with a long-standing affiliation with the CSUMB with a general location proposed near Second Avenue and Fifth Street, and the Monterey Bay Charter School has a pending new campus for their school on the CSUMB campus in the general area between Colonel Durham Street and Butler Street, and Sixth and Seventh avenues (see Figure 3-6). These institutional partnership locations are sited on the campus edges, where they interface most effectively with the surrounding communities and support local community revitalization.

The Freeman Stadium Facilities Renovation Project was previously evaluated in an Initial Study/Mitigated Negative Declaration (DDA 2021) and approved in September 2021, is also an institutional partnership with Monterey Bay Football Club. The project will implement renovations to comply with national and international standards for hosting National Collegiate Athletic Association (NCAA) and United Soccer League (USL) soccer games. These renovations to the stadium will be implemented in the interim, prior to stadium replacement contemplated by the proposed Master Plan.

CSUMB released a request for proposals in May 2021 for experienced project specific developers, or a master developer to develop the northwest corner of the campus along Second Avenue, where it interfaces with the surrounding community and would support local community revitalization. The Second Avenue Development is generally defined as a mixed-use development with residential and commercial uses. As of the release of this Draft EIR, an interested developer has been identified but it is unknown whether such a project will go forward and if pursued, what the specific characteristics of the project would be. Given the speculative nature of this project, it is not part of the proposed Master Plan, which identifies this area as development reserve (see Figure 3-6). However, both the Freeman Stadium Facilities Renovation Project and the Second Avenue Development are evaluated as cumulative projects in this EIR (see Section 4.0, Introduction to Analysis, for a listing of cumulative projects).

CSUMB is actively seeking other beneficial public-private and public-public partnership opportunities that would serve both CSUMB and the local community. Potential future uses could include student housing, recreational uses, performance venues, research centers, institutes, not-for-profit organizations, and other mixed uses. While no other specific institutional partnerships are included in the proposed Master Plan, such uses could be proposed in the future, as indicated previously.

Student Life and Services

Existing student life functions include dining services, student wellness, and other student-oriented facilities most of which are and would continue to be concentrated in the campus core. As part of the Project, new student life buildings shown in Table 3-3 would be located in the campus core and existing student life buildings would be relocated to or near these areas in the campus core over time. New dining services locations would be included as ancillary uses in other buildings, such as housing. A new childcare center site along Inter-Garrison Road, west of General Jim Moore Boulevard, would be retained in its current location.

Athletics and Recreation

The CSUMB athletics and recreation area currently contains the majority of the University's existing athletics and recreation facilities and is located southwest of the campus core (see Figures 3-3 and 3-6). Under the Project, this site would be expanded and improved as a sports complex that can accommodate a range of sports and campus events. New athletic and recreation facilities would be sized to meet CSUMB's specific athletic and recreational needs. The new Student Recreation Center would be located on the Divarty Mall to separate indoor athletics uses at the Otter Sports Center from indoor recreation uses. The proposed Master Plan also accounts for redevelopment and growth in outdoor intercollegiate athletics (sports teams that compete with other universities) and campus recreation (Intramural Sports, Sports Clubs, Outdoor Recreation, Otter Cycle Center, Experiential Learning Center and Recreation Services) to serve campus

needs. Outdoor facility program needs were generated using the Integrated California State University Administrative Manual (ICSUAM) guidelines. CSUMB currently has allocated 58 acres for proposed new and redeveloped outdoor athletics and recreational facilities and formal open space located in the athletics and recreation area and elsewhere on the Main Campus, which is sufficient space to serve the planned growth. Overall, the Project would provide approximately 28 acres of net new outdoor athletic and recreational facilities and formal open space lands.

Outdoor facilities within the athletics and recreation area would be shared between the athletics and recreation programs on campus. The plan is adaptable to accommodate future facilities, such as additional events venues, athletic, recreation and performance spaces, and other related uses. Table 3-5 summarizes potential additional outdoor facilities incorporated in the proposed Master Plan. Table 3-3 summarizes the support building space associated with the outdoor athletics and recreation program.

As indicated previously, the existing Freeman stadium and field house are being remodeled and will be shared between the campus and the Monterey Bay Football Club through a facility use agreement. However, the proposed Master Plan would ultimately replace the current 6,000-seat stadium, field house, and field with a new approximate 10,000-seat stadium sized and equipped to host intercollegiate soccer and track events and designed to specifically meet future athletic and student serving needs. The new stadium would be street facing at the campus gateway on Second Avenue and Divarty Street and would include a field house and administrative offices. A new plaza adjacent to the new stadium would provide space for pre-game and other events. The stadium would abut and compliment pedestrian access to Seaside's proposed retail space on the west side of Second Avenue. An additional plaza west of the baseball field would organize the tennis, soccer and ball fields. A multi-use playing field south of the western multimodal hub would be available for pick-up games or other events. Pedestrian connections would link the facilities with minimal road crossings, including a Class I pathway along the north side of the Athletics and Recreation District that would connect with the Fort Ord Recreation Trail and Greenway (FORTAG) and Monterey Bay Scenic Sanctuary trails.

Table 3-5
Outdoor Athletics and Recreation Program Fields, Courts & Pools

Facility Type	Existing	Future Addition	Total at Buildout
Stadium Field and Track[1]	1	1	1
Multi-purpose Field	1	1	2
Soccer Field2	2	1	3
Baseball Field	1	0	1
Softball Field	1	0	1
Tennis Courts	0	10	10
Swimming Pool	1	0	1

Table 3-5
Outdoor Athletics and Recreation Program Fields, Courts & Pools

Facility Type	Existing	Future Addition	Total at Buildout
Olympic Pool	0	2	2
Total Fields, Courts & Pools[3]	**7**	**15**	**21**

Notes:
1. A new 10,000-seat stadium, including field and track, will replace the existing 6,000-seat stadium. See Tables 3-3 and 3-4 for a description of the space associated with the new Stadium House and demolition of the existing Stadium House.
2. Soccer fields are located in the Athletics and Recreation District, with the exception of one field located north of the campus core near Eighth Street.
3. Additional basketball, sand volleyball and other recreational courts are and would continue to be provided in campus residential areas.

The athletic and recreation uses included in the proposed Master Plan would continue to support the campus population and events, with some use by outside organizations. New facilities that provide space beyond the minimal CSUMB program needs, for shared-use agreements, would require public-private partnership investment and additional analysis under CEQA. For example, Figure 3-6 identifies an area for potential future athletics and recreation expansion east of General Jim Moore Boulevard and north of Divarty Street.

Facilities

Existing facilities operations and support buildings are located on the campus edge, primarily between Seventh and Eighth avenues, and B Street and Colonel Durham Street. These existing facilities include several utility buildings, including the central plant; storage buildings; offices; shops; and the 1-megawatt (MW) solar panel array. Several new facilities and storage buildings are proposed with the Project along Eighth Avenue in the southeastern portion of the Main Campus. Facilities identified in Figure 3-6 also include new water storage tanks. CSUMB recently granted easements for several new MCWD water storage tanks on campus; construction of these tanks is underway by MCWD.

On-Campus Housing

Table 3-6 summarizes existing and proposed on-campus housing to continue to meet the goal of housing for 60 percent of FTES and to achieve the goal of housing 65 percent of FTE faculty and staff on campus. This would be accomplished through new student housing construction on the Main Campus, and reallocation of existing East Campus student housing to the Main Campus as East Campus housing gradually shifts to accommodating exclusively faculty and staff units. Specifically, the bed spaces in the Frederick Park neighborhoods I and II, located in East Campus

Housing, which currently houses approximately 1,380 students in 466 units,[18] would be relocated onto the Main Campus in new proposed student housing projects.

To house 65 percent of staff and faculty under the Project, the 466 units of student housing in the Frederick Park I and II would be converted for use by staff and faculty and student family housing. Additionally, approximately 280 units occupied by Community Housing Partners in Schoonover Park I & II, located in East Campus Housing, would gradually be converted for use by faculty and staff, as internal demand requires those units be made available. Additionally, the remaining units in Schoonover Park I and II will be converted to a rentable status, as part of the Project. Overall, there would be approximately 757 existing units of housing in East Campus Housing that would be converted for use by faculty and staff. While not currently needed to serve proposed Master Plan growth, a faculty and staff housing reserve area is identified on a portion of the East Campus Opens Space (see Figure 3-6). This area may be needed for long-term growth beyond an on-campus enrollment of 12,700 FTES. However, future development of this area is not part of this Project.

The proposed Master Plan identifies a campus-wide total of 7,800 student beds and 1,220 faculty and staff housing units to serve the proposed campus population. The CSUMB Housing Guidelines provides additional information about meeting the identified housing goals for the Project (CSUMB 2022).

Table 3-6
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 Campus[2]	**60%**	**61%**	**1%**
Housing Goal	**60%**		

[18] The Master Plan Guidelines reports that 720 students are housed in East Campus Housing, based on 2014 data. Since that time, beds have been added to these units to increase the number of students housed in this location.

Table 3-6
Existing and Proposed On-Campus Housing Beds/Units

Housing Type	Existing (2016-2017)	Total Future (2035)	Net Increase
Faculty and Staff[3] – 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 Campus[6]	**45%**	**69%**	**24%**
Housing Goal	**65%**		

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. 7,800 beds divided by 12,700 FTES in 2035 = 61% housed under future 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 is 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. In the future, all 754 units could be rented or owned by faculty, staff or affiliates since it is assumed the 280 CHP 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.
5. 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.
6. 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.

Development Reserves

In addition to the faculty and staff housing reserve area identified on a portion of the East Campus Opens Space, Figure 3-6 also identifies other development reserves that may be needed for long-term growth beyond an on-campus enrollment of 12,700 FTES or for institutional partnerships. However, future development of these areas is not part of this Project.

3.5.3 Project Design Features

This section describes the Project Design Features (PDFs) included in the Project, which were developed based on the Master Plan Guidelines and that will be implemented as the campus proceeds with Project implementation. The PDFs are numbered and are referred to throughout the Draft EIR where relevant to the environmental analysis and, where applicable, have been

incorporated into the technical analysis to determine impact significance. The PDFs will be incorporated into the Mitigation Monitoring and Reporting Program prepared for the Project that will be adopted by the CSU Board of Trustees when they consider approval of the Project to ensure their implementation.

This section separately addresses the Open Space Framework, Transportation and Circulation (Mobility), Water and Wastewater Systems, Energy Systems and GHG Reduction, and Design Themes and Special Area Plans. Each subsection provides an overview of the subject category (e.g., Open Space Framework), followed by a listing of each of the PDFs relevant to that category.

3.5.3.1 Open Space Framework

Overview

The Master Plan Guideline's open space framework and PDFs below seeks to preserve and enhance natural open space, defines and connects open spaces to facilitate activity and social interaction, and furthers the campus as a learning laboratory through the development of collaborative learning spaces. The selection of open space areas is based on the 2007 Master Plan EIR biological resources analysis, as well as on graduate student research and faculty plant surveys that have identified several sensitive plant, wildlife, and habitat areas.

The prominent natural open spaces on the campus include the existing Northern Oak Woodlands, Southern Oak Woodlands, Cypress Grove, East Campus Open Space, and natural areas around East Campus Housing, which are used for educational purposes, passive recreation, and in some areas, habitat conservation. The proposed connecting landscape ties the built and natural open space environments together and enhances the distinct campus character. Existing uses in the natural open space and connecting landscape include stormwater management and informal recreation such as hiking and cycling trails, disc golf and a rope challenge course. Significant development is not anticipated for these areas, although additional uses considered compatible with the natural open space character are planned as part of the Project, such as more passive recreation and trail development.[19] Other proposed campus open spaces would include: formal open areas, such as the Main Quad, Divarty Mall, Inter-Garrison Road through the campus core and the Crescent and Amphitheater; academic and residential neighborhood open spaces, such as smaller courtyards and quads; Sustainability Commons; athletics and recreation areas; and campus entries. The formal open space areas are future described in Section 3.5.2.7, Design Themes and Special Area Plans.

[19] A segment of the FORTAG regional trail network is anticipated through this area, which is being implemented by the Transportation Agency of Monterey County. The FORTAG Final EIR was certified in June 2020. The campus will support internal planning efforts and approvals for the portion of this regional project on campus lands.

The proposed open space framework, shown in Figure 3-8, defines a range of natural, formal, and connecting open space elements that together would create a cohesive campus setting and a stronger sense of place. The open space framework also provides for connections to existing and proposed regional trail networks. The Main Quad would continue to be the primary formal open space on campus where student events are held.

Project Design Features

Protect, Enhance and Connect the Natural Environment

PDF-OS-1: Open Space Types and Management. Manage and designate open space types consistent with Figure 3-8. Manage the natural open space and connecting landscape holistically to connect and protect habitats and sensitive species, percolate storm water runoff, visually unify the campus and connect bicycle and pedestrians to the built and natural environments. Avoid fragmenting natural open space and connecting landscape. Any development should allow for trail connections, peripheral streetscape improvements and the protection and access to viewsheds for the campus population.

PDF-OS-2: Natural Open Space Protection. Maintain, enhance and/or restore natural open spaces, native habitats and sensitive species, while allowing for educational and passive recreation uses, such as trails. At a minimum, manage in accordance with the Fort Ord Habitat Management Plan and Habitat Conservation Plan EIR requirements and/or other best management practices.

PDF-OS-3: Construction Best Management Practices. Establish and employ construction best management practices to avoid special-status plant and animal species and avoid or minimize erosion and sedimentation, where possible. Remove invasive species using best management practices during construction, demolition and landscape projects.

SOURCE: Page / BMS Design Group (2017)

FIGURE 3-8
Open Space Types and Framework

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PDF-OS-4: Tree Restoration and Management Program. Continue and expand the CSUMB tree restoration program to maximize the health and stability of existing and replacement trees, while minimizing damage typically caused by the lack of proper tree care. The plan will include the following:

a. All tree management will be performed under the guidance of a Certified Arborist.

b. Heritage and mature trees, including those species no longer on the approved planting list, will be identified and managed with specific care.

c. Campus Planning will approve and direct major trimming (over 30 percent) and replacement of all removed trees over 4-inches in diameter.

d. Replacement of all removed trees 4-inches or greater in diameter at breast height (dbh), shall be provided at a minimum 2:1 ratio. The replacement ratio shall be based on the ultimate survival of planted trees and therefore the initial planting ratio will likely need to be higher.

e. No vehicles, with the exception of grounds service vehicles, shall park on or in landscaped areas or within the root line of any tree, which is equal to a distance half the height of the tree from the trunk.

f. Tree Campus USA certification will be pursued.

g. Establish comprehensive oak woodland management program and associated measures for the Southern Oak Woodland, East Campus Open Space and East Campus Housing oak habitats.

PDF-OS-5 Habitat Restoration Fund. Establish a habitat restoration fund to collect funds for the replacement of trees and/or habitat that may be removed or disturbed during construction of proposed development. Restoration costs would be included in project budgets and/or provided by third parties doing work on campus to ensure funds are available.

PDF-OS-6: Planting Specifications. After demolition and construction, stabilize newly created bare land with native plants and seed mixes to eliminate erosion. For permanent landscaping use consistent, low maintenance, native and drought-tolerant landscaping strategies that visually unify the campus by using a campus wide landscape palette informed by the campus Landscape Maintenance Plan and FORA

Regional Urban Design Guidelines[20] (RUDG) palettes (FORA 2016). Limit turf to formal, athletic and recreational, and residential neighborhood open space types.

Create a Strong Sense of Place

PDF-OS-7: Trail Features. Maximize landscaping, natural material surfaces and permeability along existing and future trails in the built environment in order to locally percolate stormwater runoff, encourage trail use and serve as a defining campus feature. Minimize human caused impacts along trail corridors by: minimizing obtrusive lighting, separating users by type and connecting people to and protecting the natural environment.

PDF-OS-8: Outdoor Seating. Expand outdoor seating options in landscaped open spaces associated with transit/bike/pedestrian malls, formal open space, pathway improvement projects and residential courtyards.

Integrate Learning Opportunities into Open Spaces

PDF-OS-9: Sustainability Commons. Establish the Sustainability Commons as the art, education and community-building center that serves as a model space for sustainable development and education.

PDF-OS-10: Academic Open Space. As part of academic building projects, create academic open spaces such as plazas and courtyards adjacent to academic buildings to create opportunities for student and faculty interaction, and for studying, socializing and rest.

Manage Hazards Associated with Open Space

PDF-OS-11: Minimize Wildland Fire Hazards. Prepare and implement a defensible space plan to address landscape requirements for structures located: (1) along the eastern edge of the Main Campus, along Eighth Street (east of Fifth Avenue) and along Eighth Avenue between Inter-Garrison Road and Colonel Durham Street; (2) adjacent to the Southern Oak Woodlands; (3) along the undeveloped portions of Inter-Garrison Road; and (4) at the East Campus Housing area. Review and enhance the existing University evacuation plans, as part of the defensible space plan, to incorporate preplanned evacuation routes and safe refuge areas for the entire campus community in the event of a wildfire or threat of a wildfire, which

[20] Prior to its dissolution, FORA adopted Regional Urban Design Guidelines (RUDG) that govern the visual quality of Fort Ord. The guidelines focus on enhancing the region making this area attractive and inviting to ensure the economic vitality of the entire Monterey Peninsula. The guidelines establish criteria for road design, setbacks, building height, landscaping, signage, and other matters of visual importance.

would provide for the safe evacuation along key access routes around and through the campus. The defensible space plan shall conform to the requirements of California Public Resources Code § 4291 and California Government Code § 51182, which require creating and maintaining defensible space within 100 feet of structures. The plan shall also adhere to the defensible space standards outlined by the California Department of Forestry and Fire Protection.

3.5.3.2 Transportation and Circulation (Mobility)

Overview

Development Patterns Supporting an Effective Transportation System

The Project provides for land development strategies to support TDM and reduce drive-alone travel modes and encourage greater use of transit, walking and bicycle commuting. Specifically, the Master Plan Guidelines and PDFs below identify the on-campus housing goals that will be achieved with the Project, and indicate that a variety of housing types, mixed-use campus development and a compact campus core will be provided for.

Mobility Objectives

The Master Plan Guidelines and PDFs below identify the goal of strengthening and expanding the campus' existing TDM strategies to improve campus travel options and prioritize pedestrian and bicycle movement. Additionally, Section 3.4, Project Objectives, above, identifies a specific project objective (#9) to establish bicycle and pedestrian networks that provide safe, direct and attractive connections to work and school and to address land development strategies to support TDM and reduce drive-alone travel modes and encourage greater use of transit, walking and bicycle commuting. The TDM strategies would continue the campus trend to shift the campus drive-alone vehicle mode share[21] towards other modes of travel.

To achieve the objective of shifting mode share away from drive alone vehicles, the mobility PDFs identify TDM strategies to strengthen and expand the campus' existing TDM program. A TDM plan would be prepared to elaborate on these strategies and guide implementation.

Access and Circulation Plan

The Master Plan Guidelines and PDFs below identify four major entries which lead to two key arrival areas: Divarty Street and General Jim Moore Boulevard on the west side of campus, and Inter-Garrison Road and Sixth Avenue on the east side (see Figure 3-9). These key arrival areas would serve as multimodal hubs for transit, shuttle, and parking uses, which, in turn, would serve

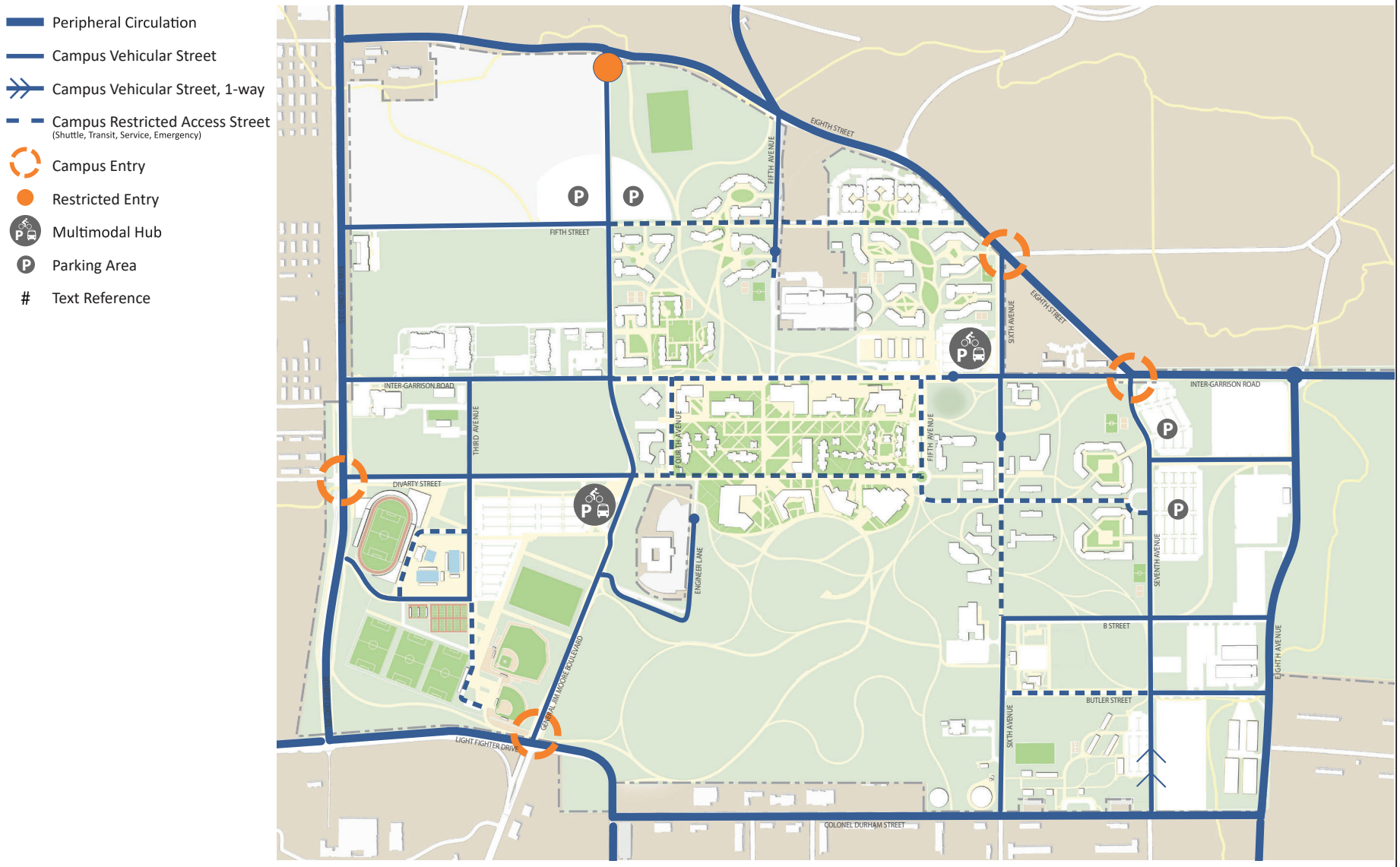
[21] A "mode share" is the percentage of travelers using a particular type of transportation.

as the main points of arrival to the campus, facilitate the transition to active modes of travel, and facilitate campus shuttle and regional transit facilities. The multimodal hubs would also include pick-up and drop-off areas for shared rides and taxi service. Amenities would include maps and wayfinding signage, bicycle services and resources, and preferential parking for rideshare, car share, electric, and low emission vehicles. The western multimodal hub would be located in the athletics and recreation area at General Jim Moore Boulevard and Divarty Street. The eastern multimodal hub would be located on the northeastern edge of the campus at Sixth Avenue and Inter-Garrison Road. Figure 3-9 illustrates the proposed vehicle circulation plan for the campus.

The Master Plan Guidelines and PDFs below also restrict and/or limit general vehicle travel through the campus core by limiting access at some locations to create a safe pedestrian and bicycle-oriented campus core. Inter-Garrison Road at its intersection with both Eighth Street and Seventh Avenue would be redesigned to encourage east-west through traffic to use Eighth Street or Eighth Avenue and promote Inter-Garrison Road as a transit, bicycle- and pedestrian-only street through the campus core. This would remove vehicle traffic from the campus core to create a more bicycle- and pedestrian-oriented environment. To support these strategies, restricted access is proposed on Fourth and Fifth avenues, and portions of Divarty Street, Inter-Garrison Road and Sixth Avenue. An improved extension of Fifth Street toward Eight Street is proposed to provide for improved access to north campus housing. In addition, the campus entry point at Eighth Street and General Jim Moore Boulevard would be designed to discourage through traffic from using General Jim Moore Boulevard, but would remain open for limited campus access to parking facilities and emphasize low-speed vehicle travel with high-quality bicycle, pedestrian, and transit facilities. Seventh Avenue between Colonel Durham Street and Butler Street would be designated one-way northbound to reduce vehicular traffic for safe turning into the Monterey Bay Charter School, and to create a safer crossing of the FORTAG. Service and emergency vehicles would be able to access all areas of campus, and drop-off and move-in access would be available at all student-housing locations.

Parking and Parking Management

Under the Project, parking would be removed from the campus core and two multimodal parking hubs prioritizing regional transit connections, shuttle service, carsharing, and visitors, and two general and/or residential lots would be created on the east and west sides of campus to separate vehicles from pedestrians and cyclists. These locations would contribute to a safe pedestrian and bicycle-oriented campus core. Some special designated stalls and accessible parking would be preserved within the campus core.



SOURCE: Page / BMS Design Group (2017)

FIGURE 3-9
Vehicular Circulation Plan

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Management of parking would be aligned with the expansion of the TDM strategies, as indicated in the Master Plan Guidelines and PDFs below, to make parking more efficient and remove non-essential lots from the campus core. Parking would be consolidated as new development occurs in multimodal hubs or general or residential lots. Limited special parking stalls would be provided discretely throughout campus to accommodate service vehicles, deliveries, loading and unloading activities, and trash pick-up. Appropriate numbers of accessible stalls would be allocated campus wide as required by code. A TDM plan would be prepared to address parking management.

Transit Circulation Plan

Improvements to transit, paratransit and shuttle systems, as well as regional transit services are anticipated in the Master Plan Guidelines and in the PDFs below. In addition to the multimodal hubs with new transit amenities, increased frequency of service and an overlapping network of services would be implemented throughout the campus with the Project. The campus shuttle network would also complement the most appropriate connections to regional transit networks as they develop around the campus.

With the Project, students with an active Otter ID card will continue to ride local and regional transit with no fare due at boarding of Monterey Salinas Transit (MST) buses. Access to this transit network will maintain frequent service between campus and the Monterey Peninsula, the City of Salinas, communities in the Salinas Valley and connections north to Santa Cruz and San Jose. Campus shuttle routes would continue to supplement local routes by providing frequent service between the Main Campus and East Campus Housing. During the first full academic year of the COVID-19 Pandemic (Fall 2020 - Spring 2021), the CSUMB campus was depopulated and learning was performed remotely, which meant suspension of contracted transit services with MST. Access to MST services renewed with the repopulation of campus in Fall 2021. In Spring 2022, on-campus shuttle service provided by MST (Line 26) was replaced and frequencies increased by a new vendor, MST late night weekend service to Monterey (Line 19) was discontinued, and Otter ID card access to the MST network remained in place. CSUMB will coordinate with MST with the objective to maintain convenient access for all CSUMB students to the MST bus network, and eventually to route those services through the new multi-modal hubs on campus proposed by the Project (see Figure 3-10). CSUMB will collaborate with MST and other local agencies as needed to analyze unmet transit needs as part of achieving its TDM goals.

A new campus circulator shuttle route would supplement this regional service with Main Campus dedicated last mile access to and between campus destinations, as well as from the new multi-modal hubs and general and/or residential parking lots. This circulator shuttle would utilize transit/pedestrian malls closed to general vehicular traffic. The result would be frequent and continuous shuttle service circulating around the campus core, with peak shuttle service serving campus housing. Additional shuttles may also be added to accommodate high levels of ridership during peak class times. Existing bus stops would be updated with new amenities, route information, lighting and some shelters. Additional stops would be added where appropriate.

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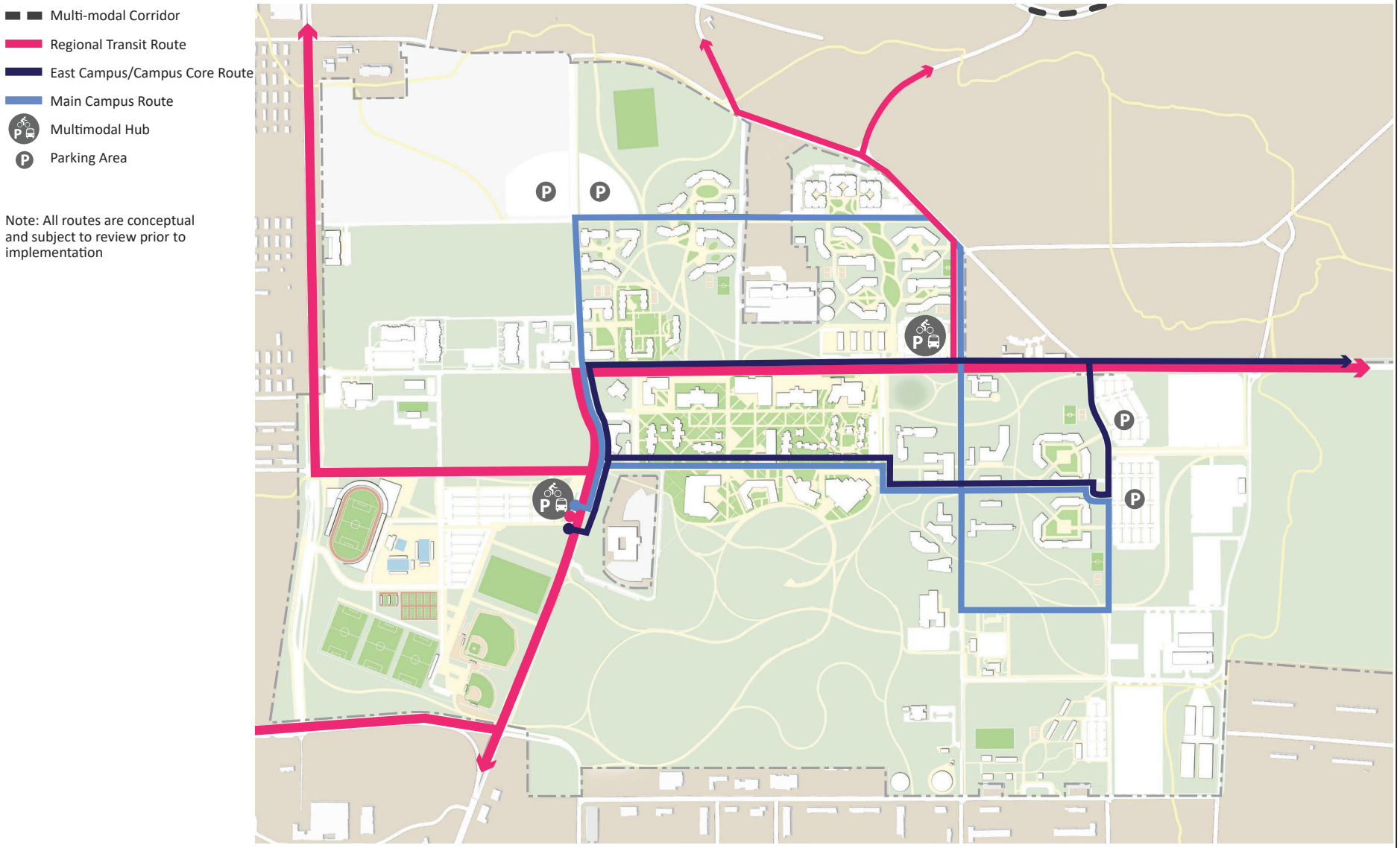

SOURCE: Page / BMS Design Group (2017)

FIGURE 3-10
Transit and Shuttle Circulation

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Bicycle and Pedestrian Circulation Plan

Bicycle improvements identified in the Master Plan Guidelines and PDFs below include creating a system of separated (Class I) facilities and improved connections within the campus and allow for FORTAG connections through the campus. Improved east-west bicycle access via Inter-Garrison Road and a multi-use path along the south side of Divarty Street west of General Jim Moore Boulevard are proposed. The pedestrian circulation plan proposes an expanded pathway network to enhance connectivity within the campus and to regional destinations. Divarty Street would be further developed as a pedestrian mall that would strengthen walking connections through the campus. The existing Sixth Avenue pedestrian mall would be expanded to A Street. Inter-Garrison Road is proposed to be converted from a regional vehicle way into a transit, bicycle, and pedestrian corridor, as described previously. The campus would continue to work with local jurisdictions to implement and improve bicycle and pedestrian routes between the Main Campus and the East Campus Housing. Bicycle and Pedestrian Circulation are shown on Figures 3-11 and 3-12, respectively.

Additional bicycle amenities include developing short (uncovered) and long-term (covered) bicycle parking throughout campus and implementing options such as a campus bicycle and/or scooter share programs as well as bicycle and pedestrian safety measures. These safety measures include separating bicycle and pedestrian travel to the maximum extent possible, limiting vehicular traffic speeds, providing for at-grade crossings to increase visibility, and installing non-obtrusive lighting and signage to increase visibility and safety. Additional pedestrian amenities include improving accessibility throughout the campus via the Campus ADA Transition Plan and universal design principles and providing informational signage to move people to walk instead of drive.

The TDM plan will include bicycle and pedestrian planning, to identify, prioritize, and design improvements.

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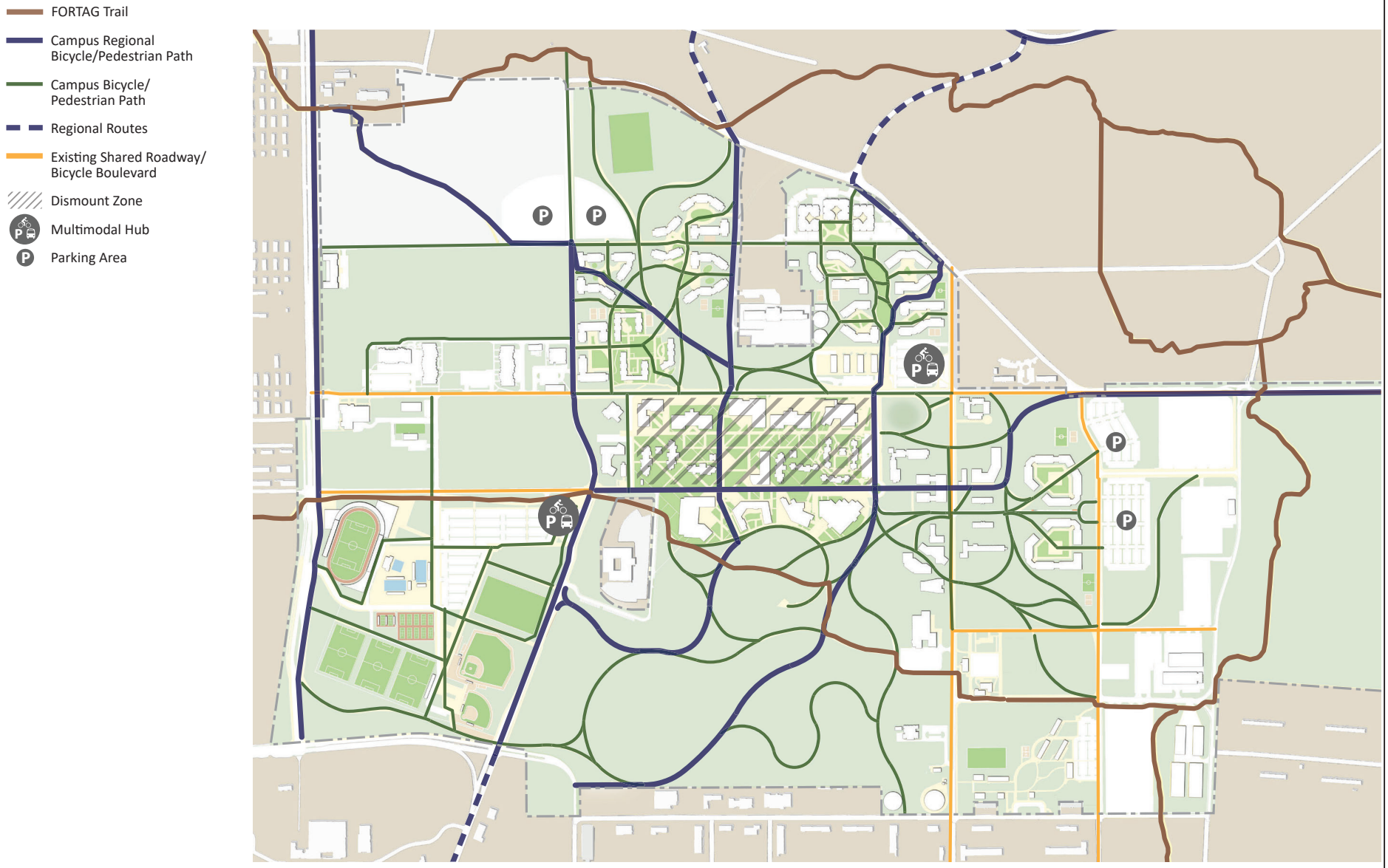

SOURCE: Page / BMS Design Group (2017)

FIGURE 3-11
Bicycle Circulation Plan

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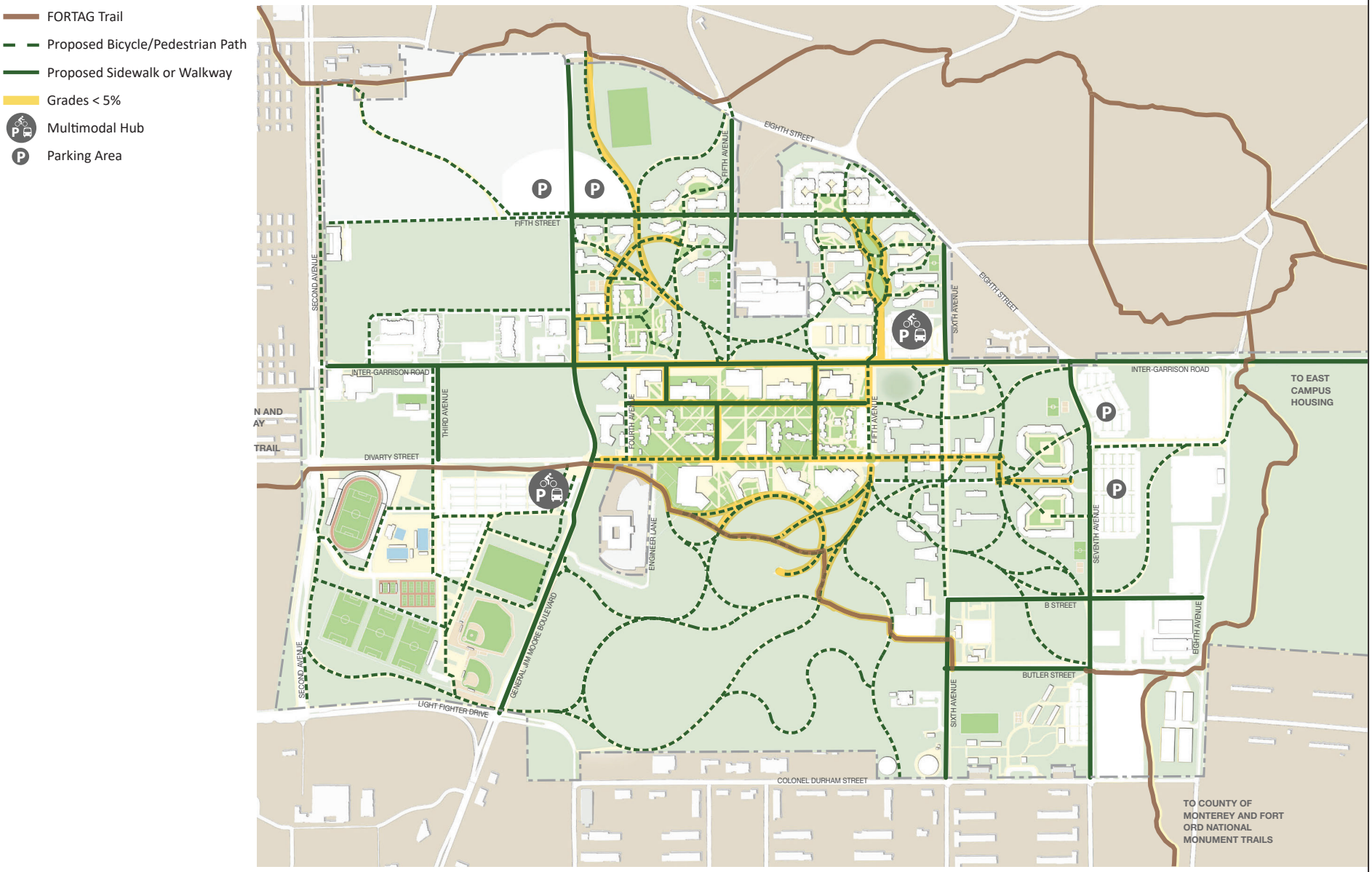

SOURCE: Page / BMS Design Group (2017)

FIGURE 3-12
Pedestrian Circulation Plan

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Project Design Features

Development Patterns Supporting an Effective Transportation System

PDF-MO-1: Faculty and Staff Housing. Move East Campus Housing student residents to the Main Campus, and reduce Community Housing Partner[22] residents in the East Campus Housing in order to accommodate housing for a minimum of 65 percent of faculty and staff. 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: Student Housing. Expand the Main Campus student housing to accommodate the existing East Campus Housing student residential population and to continue to house a minimum of 60 percent of FTES. Continue to require first and second year undergraduate students not residing in the tri-county area (Santa Cruz, San Benito and Monterey Counties) to live on campus. Require and provide housing for 90 percent of International Students to live on campus. These student housing requirements are specified in the CSUMB Student Housing and Parking Guidelines (see Appendix C).

PDF-MO-3: Mixed-Use Campus Development. To provide amenities that support and improve campus life and reduce vehicle travel off campus establish a mixture of uses in new and renovated residence halls, including but not limited to: multi-purpose classroom and social spaces, dining halls, convenience stores, mail services, housing staff offices and quiet study spaces.

PDF-MO-4: Mixture of Student Housing Types. Provide a mixture of bedroom and suite types across housing areas at a variety of rates. Accommodate a range of student types such as those with dependents, first year, returning students, residents, including traditional doubles, multiple occupant suites, student family apartments, accessible rooms, and live-in staff and faculty apartments.

PDF-MO-5: Compact Campus Core. Create a compact campus with increased density in the campus core to foster interaction and collaboration, reduce vehicle travel, and to create a vital campus community by implementing the following:

a. Establish future development sites in the campus core on existing parking lots or on low density building occupied sites when buildings are at the end of

[22] Community Housing Partners are made up of educational partners and military partners. Per the housing property conveyance to the CSU, CSU agreed 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 percent of the units are occupied by students and/or CSU employees and students and/or employees of other area institutions of higher education.

their useful life. Maintain a minimum floor area ratio (FAR) of 1.0 for the aggregate non-residential program, and 0.75 for the residential program.

b. Maintain the concentration of academic buildings within the campus core, allowing for pedestrian travel between buildings in under 10 minutes. Maintain student housing on Main Campus within a ten-minute walking radius of the campus core (see Figure 3-3).

Minimize Vehicle Travel and Greenhouse Gas Emissions

PDF-MO-6: TDM Plan. The campus will continue to implement, enhance, and expand TDM strategies to reduce single-occupant vehicle trips as part of a formal TDM Plan. The TDM Plan will include the following components:

a. TDM Strategies. Expand upon existing alternative transportation programs (carshare, universal transit pass, late night CSUMB-specific Monterey shuttle or shared ride credit, Otter Cycle Center, bike rentals, bike repair, guided bike tours, and bike counter programs) by using strategies taken from the CSU Transportation Demand Management (TDM) Manual (2012) and other best practices as a guide for project and program development.

b. Incentives Program. Establish and promote an incentives-based commuter program to encourage students, faculty and staff commuters to carpool and take active and transit modes of travel to campus.

c. Parking Management. Implement strategies and measures to reduce parking demand including the following:

- Consolidate academic and/or residential parking on the periphery of the campus and remove non-essential parking lots from the campus core per Figure 3-9. (See also PDF-MO-7 for information about multi-modal hubs.)
- Maintain the existing parking supply of approximately 4,720 parking spaces at the consolidated lots by implementing increased parking prices (i.e., no net increase in parking will be provided).
- Prohibit residential Freshmen and Sophomores from purchasing a parking permit, as specified in the CSUMB Student Housing and Parking Guidelines (Appendix C), to discourage Freshmen and Sophomores from using a car for travel.
- Limit purchase of multiple permits by one individual at one time to maintain the integrity of different permit types.

- Encourage transit and active transportation travel over single occupancy driving between East Campus Housing and the Main Campus.
- Expand Electrical Vehicle Charging (charging only) stalls in accordance with State regulations and CSU Executive Order direction, and equitably distribute locations across campus.
- Establish residential parking in proximity to new student residential development.
- Establish parking permit programs/restrictions and lot assignments that discourage movement of vehicles between campus parking locations (i.e., establish "park once" policy), Main and East Campus housing, and encourage active and transit modes of travel.
- Designate parking stalls in preferred locations for the promotion of carpooling, vanpooling, ridesharing and low and zero emission vehicles.
- Allow limited special parking stalls throughout campus to accommodate accessible and service vehicles, deliveries, loading and unloading activities.

d. Transit Services. Analyze unmet transit needs and expand transit services in collaboration with Monterey Salinas Transit and other local agencies as needed to provide the level of off-campus connections, inter-campus circulation and para-transportation identified in the TDM plan. (See also PDF-MO-12 through PDF-MO-16 for more information about transit services.)

e. Bicycle, Scooter and Pedestrian Improvements. Identify, prioritize, and design bicycle, scooter and pedestrian improvements using connecting landscape features where appropriate. Identify capital project improvements and prioritize for implementation. Implement improvements as part of nearby capital projects, where possible. Provide a maintenance plan that creates a system for maintaining pavement quality, signage, bicycle racks and painted markings. (See also PDF-MO-17 and PDF-MO-18 for more information about bicycle and pedestrian mobility.)

f. Monitoring. Conduct periodic campus-wide travel surveys to collect data on CSUMB student and faculty/staff transportation behavior, experiences, mode preferences, and mode shares.

g. TDM Program Administration. Expand and manage TDM services and programs. Establish new staff position(s) to coordinate TDM services and programs and encourage office administration roles to take on advocacy roles for these programs within their offices. Establish an annual budget for non-capital transportation facilities maintenance and upgrades, planning, and TDM programs.

PDF-MO-7: Multi-Modal Infrastructure. Expand the campus multi-modal transportation system infrastructure and programs. Establish two multimodal hubs, consistent with Figure 3-9, to provide centralized arrival points on campus from the four campus entries. The multimodal hubs will prioritize regional transit connections, shuttle service, carsharing, and visitors.

PDF-MO-8: Vehicle Restrictions. Establish restrictions to general vehicle travel through the campus core and locate vehicle circulation and parking on the campus periphery consistent with Figure 3-9. Establish consistent place-making roadway barriers, signs, special paving and landscaping to communicate restricted access roadway entrances. Eliminate the use of bollards, k-rails or industrial looking measures to restrict vehicle access. Maintain traffic speeds at safe levels for all road users and implement traffic calming measures where vehicle behavior routinely exceeds safe levels.

PDF-MO-9: Campus Entries. Create four major entries with signs which lead to two key arrival areas, including: Divarty Street and General Jim Moore Boulevard on the west side (Peninsula Gateway) and Inter-Garrison Road and Sixth Avenue on the east side (Valley Gateway) (see Figure 3-9).

PDF-MO-10: Wayfinding. Expand and maintain a comprehensive regional wayfinding sign sequence, in coordination with state and local agencies, from the primary campus entrances, to campus parking locations.

PDF-MO-11: Design Standards. Pursue universally accessible design throughout campus.

Promote Transit Mobility

PDF-MO-12: Access to Transit Services. Maintain free or discounted access to campus, local and regional transit services, free at the time of boarding on campus, for all students with an active Otter ID.

PDF-MO-13: Regional Connections. Maintain connections on regional transit from Main Campus to East Campus, surrounding cities, and regional urban centers.

PDF-MO-14: Expansion of On-Campus Services. Improve campus circulator shuttle via a new campus shuttle service and/or regional transit stops, on Main Campus, to provide service within one-quarter mile of all occupied buildings or high traffic programmed sites, and directly on site at multimodal hubs and general parking lots consistent with Figure 3-10. Timing for the development of this shuttle will be based on the TDM plan. Provide access to on-campus service within ¼ mile walk of campus of all occupied Main Campus buildings.

PDF-MO-15: Para-Transportation Service. Expand para-transportation services on campus. Maintain wheelchair accessibility on transit service through campus.

PDF-MO-16: Design Standards. At a minimum, maintain and design facilities serviced by transit to the standards developed by MST. Expand lighting and sheltered space with seating and posted service information at or within 100 feet of all transit fixed route stops. Expand wayfinding and live information for transit service at buildings with high pedestrian traffic.

Promote Pedestrian and Bicycle Mobility

PDF-MO-17: Bicycle/Scooter Mobility. Establish bicycle mobility as an important travel consideration, prioritized before internal vehicle travel, in campus development and programs by implementing the following:

a. Establish at least one form of bicycle route facility on or adjacent to all campus roadways consistent with Figure 3-11.

b. Maintain bicycle route facilities that connect to all local jurisdiction and regional bicycle route facilities consistent with Figure 3-11.

c. Expand bicycle connections from campus residential neighborhoods in the direction of commercial developments along the campus periphery.

d. Implement separated bicycle routes from regular vehicle travel lanes with physical buffers or develop separated paths as the preferred design alternative, where possible.

e. Establish bicycle and skateboard dismount zones in areas that experience regular heavy pedestrian traffic. Mark and sign consistently with the campus wayfinding plans/standards.

f. Expand and maintain both Class I (secure and covered facility) and Class II (standard outdoor rack) bicycle parking on site at every occupied building, and Class II bicycle parking at every outdoor event space, athletic venue, bus stop, and parking lot. Provide enough bicycle parking spaces to meet at a minimum LEED BD+C and or LEED ND standards. (See bicycle parking definitions in the Master Plan Guidelines.) Identify and develop scooter parking slow zones, prohibited zones and parking areas.

g. Expand pedestrian-scale lighting and wayfinding along all bicycle pathways.

h. Report and maintain a Bicycle Friendly University status from the League of American Bicyclists[SM].

PDF-MO-18: Pedestrian Mobility. Establish pedestrian mobility as the primary travel consideration in campus development and programs by implementing the following:

a. Expand accessible pedestrian pathways at every bus stop, bicycle parking area and parking lot and connect to the closest appropriate building consistent with Figure 3-12.

b. Expand pedestrian connections from campus residential neighborhoods in the direction of commercial developments along the campus periphery.

c. Expand campus trails and pathway networks linking to surrounding destinations, including Marina, Seaside, regional transportation hubs, FORTAG, Fort Ord Dunes State Park, Fort Ord National Monument, the Presidio of Monterey, and Monterey County lands.

d. Expand and improve campus trails through natural open space areas with select amenities and trailhead signs at conveniently located entry points linked to popular campus pathways.

e. Maintain a paved pathway width for at least two people to walk side by side comfortably on roadside sidewalks and primary pedestrian paths. Minimum 8-foot width where possible.

f. Expand pedestrian-scale lighting, benches and wayfinding along all pedestrian pathways.

Avoid Construction Conflicts

PDF-MO-19: Construction Traffic Control Plan. When construction projects require significant work within existing roadways CSUMB will require the design team and/or the project contractor and their qualified registered Civil Engineer to implement a construction traffic control plan. This requirement will be incorporated into construction bid packages. The plans will conform with the current version of the State of California Department of Transportation Standard Specifications, where applicable, and will be reviewed and approved by CSUMB prior to implementation. The traffic control plan will include any detour plans and/or temporary traffic control devices warranted, per the current version of the California Manual on Uniform Traffic Controls Devices to provide for public safety, maintenance of access, temporary roadway closures, if needed, and construction-area signage. CSUMB shall inform emergency services, campus transportation and MST of any roadway or lane closures and alternative travel routes to ensure adequate access for emergency vehicles when construction projects would result in temporary lane or roadway closures.

3.5.3.3 Water and Wastewater Systems

Overview

Water and Wastewater

The Master Plan Guidelines and PDFs below identify infrastructure improvements to serve campus growth. The Marina Coast Water District (MCWD) provides potable water and wastewater collection services to the campus and owns and maintains the infrastructure, including replacement of water and sewer lines that have reached the end of their useful lives through standard rates and charges. The MCWD serves the former Fort Ord including the University through a campus-wide system separated into three interconnected pressure zones designated Zones B-D based on elevation. The existing water distribution infrastructure is generally adequate to service proposed improvements and associated population growth. All new buildings would require water delivery pipeline connections to be extended or constructed from existing mains or from the existing service loops within the development areas. Many existing pipelines and smaller loops run through proposed development areas, which may require demolition or reconfiguration to meet the final development pattern. Whether relocation of these lines is necessary will be addressed during detailed site design of individual projects.

The MCWD sewer collection network includes off-site generated flows that are routed through the campus and on-site generated flows, both of which route through two primary collectors on campus, Collectors "H" and "N," before connecting into a regional interceptor sewer. The existing sanitary sewer collection infrastructure is sufficient for the proposed improvements included in the Project (Whitson Engineers 2019 and 2020). Existing pipelines and smaller laterals that run through proposed development areas may require demolition or relocation to service the final building layouts, and relocation may be necessary dependent upon detailed site design conducted in connection with the individual projects.

The campus has been allocated 1,035-acre feet per year (AFY) of potable water and contracted for 87 AFY of recycled water from MCWD for landscape irrigation and has been installing recycled-water irrigation connections where appropriate.

Storm Water

From a regulatory standpoint, CSUMB is located within the district of the Central Coast Regional Water Quality Control Board (Region 3) of California. Region 3 requires stormwater retention on site with infiltration as the preferred best management practice (BMP). The CSUMB Stormwater Master Plan specifies that campus redevelopment will infiltrate on site 100 percent of runoff from a hundred-year storm (Schaaf & Wheeler 2006). This requirement is being implemented as new construction projects are implemented. For example, recent campus developments have included on-site infiltration facilities, which have employed low impact

development (LID)[23] approaches, as well as more conventional infiltration basins. The Master Plan Guidelines and PDFs below provide BMPs to implement the above requirement as development and redevelopment of the campus proceeds. The localized building-scale drainage network would feed into a larger campus-scale drainage network, where needed, to handle overflows from large storm events.

Project Design Features

Conserve Water and Promote Resiliency

PDF-W-1: Water Supply. Pursue development within the campus's water allocation,[24] or campus-generated supply by implementing the following:

a. Establish and implement indoor and outdoor water use thresholds below CalGreen Building Code standards for new development.

b. Establish internal water modeling for each capital project during the feasibility phase.

c. Establish potable water conservation projects in high water demand areas first, such as residential housing and sports facilities.

d. Retrofit high-using campus water fixtures with low-flow toilets and urinals.

e. Pursue reduced cooling demand and implement a district scale heat recovery chilling system to reduce the water needs of cooling towers.

f. Study expansion of non-potable water use to meet non-potable water demands in areas such as new projects, landscaping, toilet flushing, and industrial uses. Establish strategies for expanding methods of irrigating with recycled water supplies, including greywater, stormwater, and reclaimed water from either an outside supplier or self-production.

g. Work with partner agencies, such as MCWD, to achieve fiscally responsible water conservation measures.

h. Pursue aggressive water conservation and evaluate campus generated water supply possibilities on an ongoing basis to remain within the campus water allocation.

[23] The term low impact development (LID) refers to systems and practices that protect water quality and associated aquatic habitat by using or mimicking natural processes in the infiltration, evapotranspiration, or use of stormwater. The implementation of LID techniques can greatly improve the quality of stormwater runoff, restore the infiltration of water to the aquifer, eliminate costs associated with conventional drainage systems, and reduce development impacts such as erosion and flooding.

[24] The campus has been allocated 1,035-acre feet per year (AFY) of potable water and contracted for 87 AFY of recycled water from MCWD for landscape irrigation.

i. Maintain an active role in planning regional potable and reclaimed water supplies. If regional water augmentation efforts are infeasible or supply cannot meet campus needs, study the establishment of an on-site water recycling facility, with a corresponding CSUMB-owned collection network.

Promote Low Impact Design Approach to Stormwater Management

PDF-W-2: Low-Impact Development (LID) Approach. Establish all landscapes as self-retaining stormwater management areas by using campus and building scale LID systems to maximize infiltration or retention for irrigation, and minimize stormwater runoff volumes into existing and larger campus-scale drain systems. This will be accomplished by implementing the following:

a. Maximize use of building-scale LID design features to protect water quality such as green roofs, rain gardens, swales, stormwater harvesting, infiltration trenches and pervious paving.

b. Maximize use of campus-scale LID design features to protect water quality such as porous paving, green streets, recreation fields, swales and basins.

c. Infiltrate all storm water runoff within campus boundaries or easements.

d. Develop standards for pervious pavement and pavement draining to natural areas as well as maintenance programs to support alternatives to concrete for pathways and outdoor gathering spaces.

e. Conduct project-specific drainage analysis and/or consistency analysis during the design of individual developments to demonstrate that all criteria of the CSUMB Stormwater Master Plan are met. Incorporate the above LID features, as needed, into the design of each development project to ensure these criteria are met.

PDF-W-3: Storm Water Quality - Implement a regular storm water maintenance program to protect water quality and follow best management practices, including but not limited to the following:

a. Minimize use of pesticides and quick release fertilizers and use principles of integrated pest management. Do not use such materials in or near storm water facilities.

b. Employ non-chemical controls (biological, physical and cultural controls) before using chemicals to treat a pest problem.

c. Maintain compliance with existing standards for special handling, removal, and disposal of hazardous materials to an approved location during any improvements to water supply and distribution systems when undertaken by the University, or by others on University Property.

3.5.3.4 Energy Systems and GHG Reduction

Overview

Under Executive Order 987 (June 2007), CSU established a policy addressing energy conservation, sustainable building practices, and physical plant management. The Second Nature Climate Commitment, signed by the campus in 2007 and reaffirmed in 2016, requires development of a climate action plan setting a date for achieving carbon neutrality. The CSUMB 2013 Climate Action Plan, developed as a guidance document in response to this commitment, established a carbon neutrality target year of 2030 for a campus of 8,500 FTES (CSUMB 2013). In 2020, CSUMB updated and replaced the 2013 Climate Action Plan with the 2020 Campus Sustainability Plan, which includes the Carbon Neutrality Roadmap as a technical appendix (CSUMB 2020).

The Master Plan Guidelines and PDFs also seek to reduce demand for energy through energy-efficient design of new buildings, use of efficient technologies, and developing campus energy supply and distribution systems that enable the campus to meet its carbon neutrality goal by 2030, as the population and campus building square footage increases.

Project Design Features

Achieving Carbon Neutrality and Designing for Energy Efficiency

PDF-E-1: Carbon Neutrality. Achieve carbon neutrality for scope 1&2[25] emissions, per the Carbon Neutrality Roadmap (CSUMB 2020), and strive to approach net positive energy[26] by implementing the following:

a. Pursue limiting use of natural gas to only lab space and select food preparation areas, and sourcing heating needs instead from renewable or electric sources. (This could be achieved through Central Plant Expansion & Heat Pump Conversion Project identified in the Carbon Neutrality Roadmap.)

b. Establish targeted applications for alternative energy sourcing when resources permit. If additional solar generation is developed, one priority application involves panel arrays as shade structures over parking lots, bus and bike shelters and walkways. For example, add solar on top of Seventh Avenue parking lot.

[25] Scope 1 carbon emissions are directly from fuel burned on campus (primarily natural gas for heating) or in university-owned vehicles. Scope 2 carbon emissions are associated with energy purchased by CSUMB and generated elsewhere, primarily grid electricity used on campus (CSUMB 2020).

[26] A net-positive energy building produces more energy than it consumes. These types of buildings may consume energy from electric utilities, but the energy they export to the energy grid equals or exceeds their consumption.

c. Establish the baseline embodied carbon footprint of each new development during the CSU Feasibility Study phase of a project and develop strategies for reducing this footprint and funding any additional associated costs as part of the Project.

d. Pursue multiple financing strategies for infrastructure and building improvements.

e. Pursue purchasing strategies for greenhouse gas emission offsets or other measures, if deemed necessary to close any remaining gaps at the end of the timeline to reach the 2030 carbon neutrality goal. If the purchase of renewable energy offsets is pursued, consider offsets from a certified green-e source.

f. Pursue potential participation in a CSU system Community Choice Aggregation (CCA) program[27], as an energy procurement option and as a vehicle for net positive energy, if this option can enhance campus-based strategies.

g. Explore public-private partnerships to fund renewable energy infrastructure.

h. Create a renewable energy strategic plan to align growth, phasing, and infrastructure investment.

i. Pursue low-emission or alternative fuel vehicles, when vehicle type allows, for campus service, department and program support fleet vehicles.

PDF-E-2: Design for Energy Efficiency. Design and retrofit infrastructure and buildings to minimize energy use by implementing the following:

a. Establish district-scale on-site energy production and distribution strategies rather than building by building.

b. Study expansion of the district-scale electrical, chilled and hot water distribution, to serve building heating and cooling needs.

c. Achieve a minimum 15 percent energy performance improvement target goal over current Title 24 code in new construction.

d. Achieve a minimum 5 percent energy performance improvement target goal over 2016-17 usage in existing facilities in aggregate.

e. Establish passive heating and cooling and thermal-mass building designs to reduce reliance on HVAC and ultimately to reduce required HVAC capacity.

[27] A Community Choice Aggregation program is an alternative to the investor-owned utility energy supply system in which local entities aggregate the buying power of individual customers within a defined jurisdiction in order to secure alternative energy supply.

f. Establish standards for campus-scale energy conversion systems by cost, performance, and the extent to which they can meet the campus carbon neutrality and net zero energy goals.

g. CSUMB shall 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 (on a campus wide basis).

Manage Energy Supply and Promote Resiliency

PDF-E-3: Manage Energy Supply. Meet future demand for energy in a safe, reliable, and cost-effective manner by implementing the following:

a. Maintain and perform regular energy efficiency upgrades to reduce energy use and maintain system resilience.

b. Recommission major buildings every five years, as funding is available.

c. Establish energy system efficiency retrofit projects with the assistance of the UC/CSU Energy Efficiency Partnership and programs like Savings by Design or other energy incentive programs.

d. Establish funding mechanisms and replacement and rehabilitation thresholds for existing energy systems as they near the end of their usable life.

PDF-E-4: Promote Resiliency. Expand or improve systems to be resilient to extreme weather or natural disasters and provide undisrupted service. Move overhead power lines underground and encourage Pacific, Gas & Electric to do the same with their overhead power lines on campus. Develop additional loop systems and points of supply to provide redundancy and reliability.

3.5.3.5 Design Themes and Special Area Plans

Overview

Two types of design themes are presented in the Master Plan Guidelines: architectural design themes, and landscape design themes. These architectural design themes articulate an architectural vocabulary that will result in a distinctive character for the CSUMB campus. The existing campus is a diverse mix of different building styles. While many of the former military buildings will remain for some time, the newly constructed buildings have embraced the opportunity to establish a design vocabulary more appropriate to a university campus - a vocabulary that reflects the three tenets of sustainability: placemaking, stewardship, and

partnership. While there is a natural desire to promote consistency among campus buildings by providing a basic level of similarity among them, these architectural design themes allow greater freedom of architectural expression and visual distinction where it is appropriate, especially for special use or landmark buildings. Building design recommendations relate to building siting; orientation; massing; materials; efficiency related to energy, water, waste and access; and service and loading areas. The landscape themes are provided in the Master Plan Guidelines for each open space type described previously.

The architectural and landscape themes are to be applied to the six special area plans presented in the Master Plan Guidelines – Main Quad, Divarty Pedestrian Mall, Inter-Garrison Road, Crescent, Sustainability Commons, and the Athletics and Recreation District. The special area plans include a description of the design intent and accompanying design strategies for each area. The plans provide graphic recommendations for features such as paving, landscaping, tree placement, open space areas, and orientation of buildings with cross sections. Each of the special area plans is summarized below:

- **Main Quad –** The Main Quad would be redesigned to be a series of outdoor "rooms" rather than one large open space. New buildings constructed on existing parking lots would increase density in the campus core and help to frame the Main Quad spaces and create entry plazas and building courtyards. Plantings, paving and seating areas would be used to define the area and provide wind protection.
- **Divarty Pedestrian Mall –** Divarty Mall from General Jim Moore Boulevard to Sixth Avenue would be a central spine of the campus in which vehicular access would be limited to shuttle, service and emergency vehicles to create a safe and comfortable corridor for pedestrians and bicyclists and to provide student gathering spaces. New buildings would be sited to face Divarty and would frame the street by minimizing setbacks where possible. Mall improvements would include consistent planting, lighting and seating. Open spaces on the north side of Divarty Mall would become gathering spaces that extend the Mall. Flush curbs, landscaping and special paving would set it apart as a pedestrian mall.
- **Inter-Garrison Road –** Inter-Garrison Road would become a pedestrian- and bicycle-oriented corridor between General Jim Moore Boulevard and Fifth Avenue to improve the safety of students navigating the campus and to prevent regional cut-through traffic. Vehicular access would be limited to regional buses, campus shuttles, and service authorized and emergency vehicles. Streetscape and landscape improvements would enliven the corridor and contribute to a stronger sense of place. Buildings on the south side of Inter-Garrison Road would have entries onto the street. Consistent street improvements, such as wide sidewalks, street trees, pedestrian lighting, and crosswalks, would be included.

- **Crescent –** The Crescent currently forms an open space between the academic buildings along Divarty Mall and the Southern Oak Woodland natural area. The Crescent currently consists of a paved walkway with pedestrian lighting and a row of trees on either side. The northern section of the Southern Oak Woodland that abuts the Crescent would be enhanced with additional planting and seating options, as part of the Project. A new amphitheater for outdoor performances would be added to the Meadow for performances, outdoor classrooms, student meetings, socializing and studying.
- **Sustainability Commons –** The Sustainability Commons would be an art, education, and community-building center focused on healthy living, nutrition, sustainable and ecological design, art, and community service. The Sustainability Commons landscape could include garden-based demonstration areas, community gardens, sustainable agriculture plots, watershed management demonstration areas, outdoor kitchen and dining areas, locations to conduct research, and places for gathering.
- **Athletics and Recreation Area –** The athletics and recreation area would be organized around a central plaza, and as previously indicated, a new plaza is planned adjacent to the new stadium, providing a space for pre-game and other events. A multi-use space just south of the plaza would be available for pick-up games or other events and could be used in conjunction with the plaza for large events. A special area plan for the athletics and recreation area is included in the Master Plan Guidelines to guide the development of this area. This plan provides a possible layout for the facilities proposed in this area, including the new stadium and fieldhouse, retail, fields, pools, plazas, and multi-modal hub. The street-fronting facilities along the campus edge on Second Avenue would create a comfortable, safe and attractive environment for pedestrians and bicyclists. The two campus entries/gateways at Second Avenue and Divarty Street and at General Jim Moore Boulevard and Lightfighter Drive would be marked with gateway signage and landscaping. The new stadium would also help define the gateway at Second Avenue. The southern edge of the campus along Lightfighter Drive and Second Avenue would continue to be a forested area of mature trees. Stormwater management areas would be located along Second Avenue and throughout the site.

The PDFs below incorporate the key design elements relevant to the environmental impact analysis. The campus intends to implement all of the design guidelines contained in the Design Themes section of the Master Plan Guidelines as projects proceed, and eventually to include them in more detailed design standard documents.

Project Design Features

PDF-D-1: Building and Design Guidelines. The campus and/or Institutional Partners will implement the Design Themes and associated design concepts included in the

Master Plan Guidelines as all building and landscape projects are pursued. Additionally, FORA RUDG will be voluntarily complied with in all future improvements along the campus edges.

PDF-D-2: Design Review. Establish a Design Review Committee (DRC) on campus to review project architectural and stylistic consistency and contribution to the campus.

PDF-D-3: Building Height Limits. Within the campus core, new buildings would not exceed the existing Library's elevation above mean sea level (approximately 310 feet above sea level). Outside of the campus core, new buildings would not exceed 5 stories.

PDF-D-4: Accessibility. Expand wayfinding cues for sight and mobility impaired pedestrians. Establish interior design standards for supplemental accessible design elements, such as automatic door push plates.

PDF-D-5: Safety. Maintain lines of sight and incorporate crime prevention design principles into formal open spaces for safety and ease of surveillance.

PDF-D-6: Waste Collection. Centralize, conceal, color code and sign waste collection across several buildings to reduce pick-up locations and cost. Dumpsters should not be seen by pedestrians or building occupants.

PDF-D-7: Lighting. Aim to meet Neighborhood Development (LEED ND) light pollution reduction requirements in all new building and pathway development. Lighting power density will adhere to Title 24 maximums. New lighting at the replacement stadium shall use LED lights, reflectors, visors, shields and customized optics and technology to precisely aim and illuminate the field.

PDF-D-8: Noise. During the design phase of new buildings CSUMB, or its designee will prepare an acoustical study(s) of exterior proposed sound emissions generated from new stationary noise sources (outdoor-exposed HVAC systems, testing of emergency generators, etc.) that are to be located near existing sensitive receptor locations, including such receptor locations within 150 feet of new stationary noise sources. The study will inform measures to reduce noise to acceptable levels for nearby sensitive receptors. Additionally, the acoustical study(s) will determine the need for sound insulation within new buildings with noise-sensitive occupants (e.g., residences, classrooms) to ensure that exterior-to-interior noise intrusion from traffic or operation of stationary sources does not cause interior background sound levels of habitable spaces to exceed 45 dBA CNEL. Best engineering practices will be implemented in the design and selection of these systems and their noise-producing components, as well as means for noise control or sound

abatement that would be expected to reduce noise from such stationary sources to comply with applicable standards at existing sensitive receptor locations.

PDF-D-9: Signage. Establish ecological, sustainable and historical interpretive signage within the natural open space and connecting landscape and near, and as part of, new pathway development. Highlight and educate users about the natural and cultural heritage of CSUMB property. Prohibit large advertising signs on campus, except those that may be associated with bus shelters.

PDF-D-10: Special Area Plans. The campus will pursue implementation of the special area plans included in the Master Plan Guidelines for the Main Quad, Divarty Pedestrian Mall, Inter-Garrison Road, the Crescent, Sustainability Commons and the Athletics and Recreation District.

PDF-D-11: Emerging Living Community. To the extent feasible, maintain status of an "emerging living community" as defined by "Living Community Challenge Plan," and described in the Master Plan Guidelines and the Living Community Challenge Vision Plan.[28]

3.6 NEAR-TERM DEVELOPMENT COMPONENTS

In addition to providing a framework for the development of facilities to accommodate the proposed student, faculty and staff growth, the Project includes several specific development components expected to be constructed in the next 10 years that are referred to as "near-term development components." These development components are included within Horizon 1 (see Table 3-3). A description of each development component is provided below, including anticipated year of construction; site locations are shown on Figures 3-13 and 3-14A through 3-14D. Proposed near-term development components could take place anywhere within the site boundaries, which include potential staging areas. The location of the staging areas within each site is provided as an example of where staging could occur but precise information about staging locations within the site boundaries are not definitive at this time. Approximate site acreage below includes the potential staging areas.

[28] The Living Community Challenge is a framework for master planning, design, and construction and a tool to create a symbiotic relationship between people and all aspects of the built environment that was developed by the International Living Future Institute and strives to create a "socially just, culturally rich, and ecologically restorative" community.

Numbers

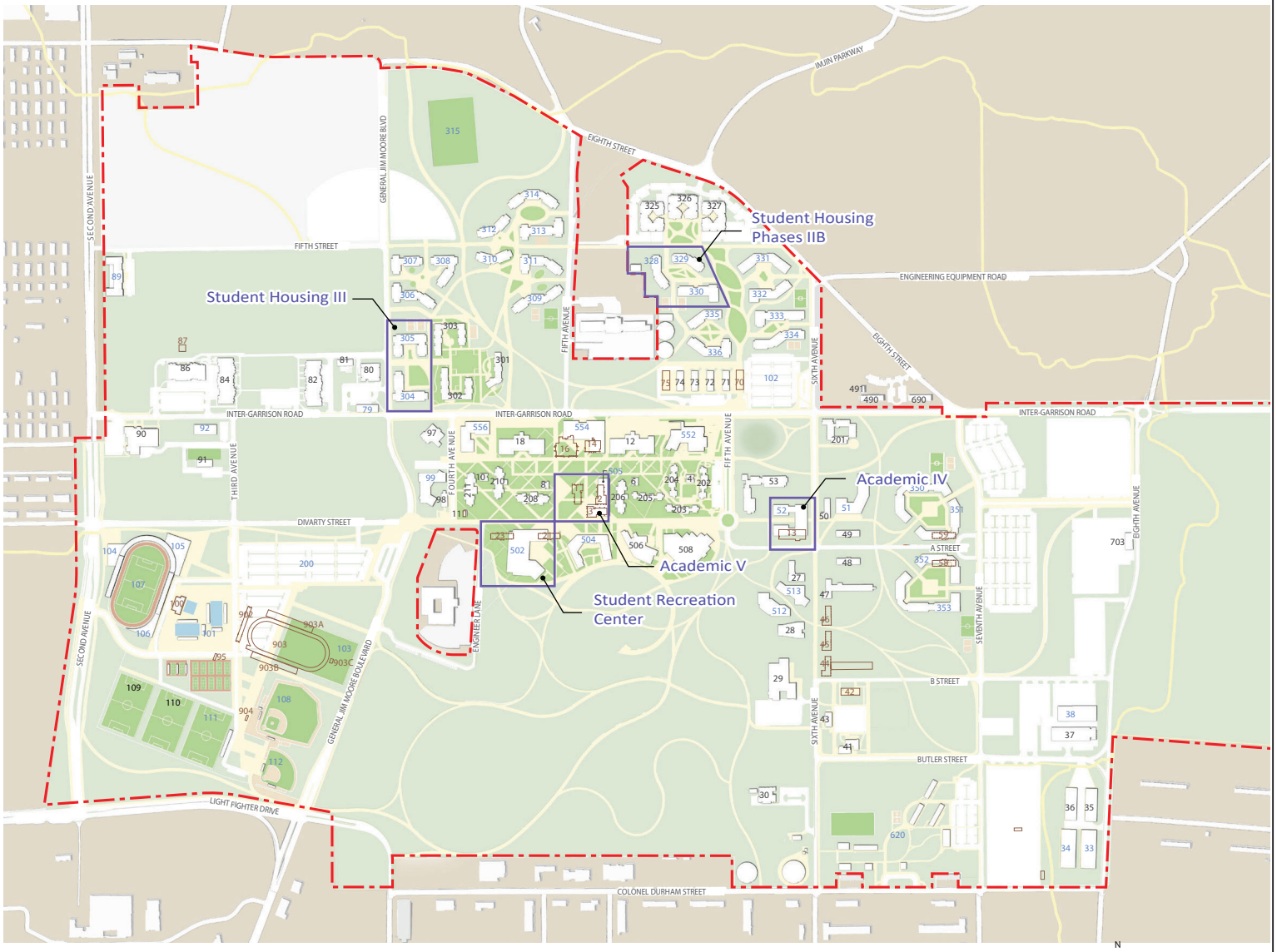
10X Existing Buildings Removed

10X Existing Buildings to Remain

10X Proposed Buildings

Existing Buildings Removed

Near-Term Projects



SOURCE: Page / BMS Design Group (2017)

DUDEK

FIGURE 3-13

Near-Term Development Component Sites

CSU Monterey Bay Master Plan EIR

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SOURCE: USDA NAIP (2016)

FIGURE 3-14A

Near-Term Development Component Site Boundaries

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CSU Monterey Bay Master Plan EIR

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SOURCE: USDA NAIP (2016)

FIGURE 3-14B

Near-Term Development Component Site Boundaries

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CSU Monterey Bay Master Plan EIR

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SOURCE: USDA NAIP (2016)

FIGURE 3-14C

Near-Term Development Component Site Boundaries

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CSU Monterey Bay Master Plan EIR

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SOURCE: USDA NAIP (2016)

FIGURE 3-14D

Near-Term Development Component Site Boundaries

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CSU Monterey Bay Master Plan EIR

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3.6.1 Student Housing Phase III

Student Housing Phase III would provide an approximately 200,000-square-foot residential building complex with 600 beds on an approximately 6.4-acre site in the North Quad on an existing parking lot. The planned four-story buildings would provide a range of housing types. At least one apartment in each building would be dedicated to CSUMB Housing staff/student staff space.

Amenities would include: multi-purpose rooms and AV-connected classroom space,[29] laundry, indoor bike parking, lounges/communal rooms, half courts outside (basketball and/or sand volleyball), picnic tables, urban agriculture/garden, outdoor social spaces, art, and connections to pedestrian/bicycle paths and trails. An approximately 7,600-square-foot dining facility would be located on the ground floor.

New utility connections to adjacent services would be installed with this development. Additionally, appropriate building/site scale LID BMPs would be implemented. Construction staging would occur north of the North Quad in existing paved areas.

3.6.2 Academic IV

Academic IV would provide an approximately 95,000-square-foot science building devoted to laboratory, lecture, and office space located in the campus core on an approximately 4.0-acre site. The building would be up to four stories and would include an on-site emergency generator. Future construction would require demolition of existing Building 13 (Science Research Lab Annex) and portions of parking lot areas13 and 19. The development would include construction of a pedestrian/bike path north of existing Building 53 (Chapman Science Academic Center) for improved connectivity to the multimodal hub and parking to the east.

New utility connections to adjacent services would be installed with this development. Additionally, appropriate building/site scale LID BMPs would be implemented. Construction and staging would likely use parking lots 13 and 19 and/or close A Street between Fifth Avenue and Sixth Avenue.

3.6.3 Student Recreation Center Phases I and II

The approximately 70,000-square-foot Student Recreation Center would be located on an approximately 8.5-acre site south of the Main Quad and Divarty Street and includes demolition of Building 21 (Beach Hall) and Building 23 (Tide Hall), and portions of parking lots 23 and 508. This facility would primarily house recreation (potentially up to 75 percent) and the remaining space allocated to the Kinesiology department. Kinesiology has demonstrated steady growth in the last 5 years and lacks appropriate teaching spaces to support the curriculum.

The building would be up to two stories and would be constructed in two phases (Phase I – 2021, approximately 33,000 square feet; Phase II – 2026, approximately 36,000 square feet). The building

[29] Multipurpose space could be used as classroom space during the day and for housing programs at other times.

would include multi-use indoor courts (for uses such as intramural basketball, soccer and volleyball), including bleachers/seating, weight room (free weights and machines), a climbing wall, fitness rooms, cardio-dance studios indoor, lockers and restrooms, laundry rooms, equipment check out area, storage, Kinesiology department special instruction rooms, Kinesiology department faculty office, administrative office space and conference room, and outdoor court areas. Only intramural sports would occur in the Recreation Center, not indoor athletic team competitions.

New utility connections to adjacent services would be installed with this development. Additionally, appropriate building/site scale LID BMPs would be implemented. Construction staging would take place south of the building site and within the Crescent in previously disturbed open space areas with little or no habitat value.

3.6.4 Student Housing Phase IIB

Student Housing Phase IIB would provide an approximately 160,000-square-foot, student residential building complex south of the Promontory on a vacant paved lot approximately 7.2-acres in size. The planned four-story buildings would provide approximately 400 beds in apartments or suites for sophomores, juniors, and seniors. At least one apartment in each building would be dedicated to CSUMB Housing staff/student staff space. Planned amenities include laundry, indoor bike parking, lounges/communal rooms, half courts outside (basketball or sand volleyball), picnic tables, urban agriculture/garden, outdoor social spaces, art, and connections to pedestrian/bicycle paths and nature. A convenience store would be included.

New utility connections to adjacent services would be installed with this development. Additionally, appropriate building/site scale LID BMPs would be implemented. Construction staging is planned just east of the building in already paved areas.

3.6.5 Academic V

Academic V would provide an approximately 76,700-square-foot academic building on an approximately 2.7-acre site in the Main Quad and includes demolition of existing Buildings 1, 2, and 3 (Administration, Playa, and Del Mar buildings) and parking lot 18. The development would involve temporary relocation of the administration offices until the new Administration Building, another new building identified on the proposed Master Plan, is constructed. The building would support academic uses, i.e., learning and meeting spaces. The building would be up to four stories.

New utility connections to adjacent services would be installed with this development. Appropriate building/site scale LID BMPs would also be implemented. Construction staging would be conducted within the site boundaries on the Main Quad, and if necessary, in previously disturbed open space areas south of the Crescent.

3.7 DEMOLITION AND CONSTRUCTION

Construction would be performed by qualified contractors. Plans, specifications and construction contracts would incorporate stipulations regarding standard California State University requirements and acceptable construction practices, including evaluation and abatement of hazardous building materials or site conditions per regulatory requirements and best building practices prior to demolition, grading and demolition, safety measures, vehicle operation and maintenance, excavation stability, erosion control, drainage alteration, groundwater disposal, traffic circulation, public safety, dust control, and noise generation. Demolition of existing buildings and/or parking lots would take place where required to accommodate proposed development. Existing buildings subject to demolition are identified in Table 3-4.

3.8 PROJECT APPROVALS AND INTENDED USES OF EIR

As indicated in Chapter 1, Introduction, this EIR is an informational document for both agency decision-makers and the public and will be used by the CSU Board of Trustees to evaluate the potential environmental impacts of the Project. The CSU Board of Trustees is the lead agency responsible for certification of this EIR as adequate under CEQA and the related approval of the proposed Master Plan. This EIR could also be relied upon by state or federal responsible agencies with permitting or approval authority over any project-specific action to be implemented in connection with the Project.

This EIR provides program-level analysis of the proposed Master Plan as well as project-level analysis of five proposed near-term development components and may be used in the future evaluation of individual Master Plan projects. As individual Master Plan projects analyzed at a program level in this EIR are proposed for implementation, additional environmental review will be conducted to the extent required by CEQA. Any required additional review would occur subsequent to the Trustees' approval of the proposed Master Plan and certification of this proposed Master Plan EIR, at the time such projects are advanced by CSUMB for design and construction planning. See Section 2, Introduction, for additional information about when additional environmental review is required. The CSUMB campus is governed by the CSU Board of Trustees, which is the State of California acting in its higher education capacity. Under applicable law, the CSU alone is responsible for governance of its property (see Cal. Ed. Code §§ 84030 and 84031). As such, while CSU strives to work with local governments and develop its campuses in a manner compatible with local planning objectives where feasible, CSU, as an entity of the State of California, is not subject to local permitting or planning requirements or regulations.

The Fort Ord Reuse Authority Act (the Act) was implemented to facilitate the transfer and reuse of the Fort Ord military base, and established FORA as the entity responsible for planning,

financing, and carrying out the transfer and reuse of the base in a cooperative, coordinated, balanced, and decisive manner (Cal. Gov. Code § 67650 *et seq.)*. Pursuant to the Act, FORA has completed its work as of June 30, 2020 and has now been dissolved. The Act specifically states that it shall not be construed to limit the rights of the CSU to acquire, hold, and use its real property at the former Ford Ord, including locating or developing educationally related or research-oriented facilities on the property (see Cal. Gov. Code § 67678(e) and (f)).

Future developments under the proposed Master Plan would be reviewed and approved by the CSU Board of Trustees. Other potential approvals, including responsible agency[30] approvals, if legally applicable, for subsequent developments being implemented under the proposed Master Plan are listed in Table 3-7.

Table 3-7
Proposed Master Plan and Related Approvals

Applicable Jurisdiction or Agency	Compliance, Approval or Permit	Responsible Agency ✓
MASTER PLAN		
Board of Trustees of the California State University	Final EIR	
	CSUMB Proposed Master Plan	
INDIVIDUAL DEVELOPMENTS UNDER THE MASTER PLAN		
Board of Trustees of the California State University	Amendment to the Capital Outlay Program, as necessary	
	Schematic Plans and other related actions and approvals, as necessary.	
Division of the State Architect	Accessibility Compliance	
State Fire Marshal	Facility Fire and Life Safety Compliance	
U.S. Fish and Wildlife Service	Endangered Species Act Incidental Take Permit - Required if federally listed species would be taken	
California Department of Fish and Wildlife	California Endangered Species Act Incidental Take Permit – Required if state listed species would be taken	✓
	Fish and Game Code Section 1600 Streambed Alteration Agreement - Required if streambeds, waterways or riparian habitat would be affected	
U.S. Army Corps of Engineers	Clean Water Act Section 404 Fill permit – Required if jurisdictional wetlands would be filled	
Regional Water Quality Control Board	National Pollutant Discharge Elimination System Permit (NPDES) -Storm Water Pollution Prevention Plan (SWPPP) and Notice of Intent to Comply with NPDES Construction Permit	
	Clean Water Act Section 401 Water Quality Certification - Required if jurisdictional wetlands would be filled	✓

[30] A responsible agency complies with CEQA by considering the EIR or negative declaration prepared by the lead agency and by reaching its own conclusions on whether and how to approve the subject permit or approval.

Table 3-7
Proposed Master Plan and Related Approvals

Applicable Jurisdiction or Agency	Compliance, Approval or Permit	Responsible Agency ✓
Monterey Bay Air Resources District	Authority to Construct and/or Permits to Operate for stationary sources (e.g., generators) Hazardous Materials Removal and Asbestos Demolition	✓
Cities of Marina and Seaside; County of Monterey	Encroachment permits for projects involving construction in City or County road rights-of-way	
Marina Coast Water District	New water and sewer connections/services/encroachment to serve new buildings	

3.9 REFERENCES

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