

4.12 PUBLIC SERVICES AND RECREATION

This section of the EIR presents an analysis of the potential public service and recreation impacts of the proposed Master Plan, including five near-term developments (Project). This section presents the environmental setting, regulatory framework, impacts of the Project on the environment, and proposed measures to mitigate any significant or potentially significant impacts. The information in this section is based in part on information obtained by public service providers.

Agency comments related to public services and recreation were received during the public scoping period in response to the original Notice of Preparation (NOP). These comments address potential increases in demand for police services due to increased population in the Project vicinity, and coordination of fire protection services with adjacent municipal jurisdictions.

No additional public or agency comments related to public services and recreation were received during the public scoping period in response to the Revision to Previously Released NOP. For a complete list of public comments received during the public scoping periods refer to Appendix B.

4.12.1 Environmental Setting

4.12.1.1 Study Area

The study area for the evaluation of impacts on public services and recreation includes the 1,396-acre CSUMB campus and the fire service areas of the Seaside Fire Department (FD) and Police Department (PD), Monterey County Sheriff's Office (MCSO), Marina FD and Marina PD, and Monterey County Regional Fire District (MCRFD), as well as the Monterey Peninsula Unified School District (MPUSD) boundaries.

4.12.1.2 Campus and Vicinity Existing Setting

Police Protection Services

The University Police Department (UPD) operates 24 hours a day, 365 days a year, and shares concurrent law enforcement jurisdiction on all adjacent public streets, areas, and in communities surrounding the CSUMB campus and cooperates fully with all local, state and federal law enforcement agencies with jurisdiction in the area (CSUMB 2019). The UPD currently operates with 18 sworn police officer positions, including the Chief, Deputy Chief, and Investigator. As of April 2021, three of these positions were vacant. The UPD does not have specific service standards, such as response times or staffing levels; instead, staffing is driven by the growth and service needs of the CSUMB campus community (Lawson pers. comm. 2019b). UPD police officers are certified by the California Commission on Peace Officer Standards and Training.

The UPD provides full-service law enforcement services, which include responding to criminal incidents and disturbances, emergency management, “NightWalk” escorts between main campus locations, fingerprinting, animal control, lost and found, and community classes and outreach services (CSUMB 2019). The UPD has mutual aid agreements with local law enforcement agencies (i.e., Seaside PD, Marina PD, and MCSO) to provide additional law enforcement resources if a significant incident occurs that requires additional assistance from other agencies (Lawson pers. comm. 2019b). Mutual aid is coordinated in accordance with nationally standardized Incident Command System protocol and does not include formal written agreements. For smaller incidents, the campus follows Monterey County Chief Law Enforcement Officers' Association Protocols for providing Local Assistance that is immediate, short-term backup assistance (Monterey County Chief Law Enforcement Officers Association 2018)

The Seaside PD services the entire City of Seaside and is co-located with the Seaside City Hall at 440 Harcourt Avenue. The Seaside PD currently operates with 51 members, comprising 40 sworn and 11 non-sworn personnel (Seaside 2017a). The population of the City of Seaside is approximately 34,165 (DOF 2017), so the Seaside PD currently has 1.2 sworn officers per 1,000 residents. Seaside PD’s existing police facilities are not sufficient to accommodate Seaside PD’s existing officers and personnel (Seaside 2019).

The Marina PD services the entire City of Marina. The Marina PD is located at 211 Hillcrest Avenue, which fronts on Palm Avenue, and is co-located with the Marina FD. The Marina PD currently operates with 29 sworn and 8 non-sworn personnel (Marina 2019). The population of the City of Marina is approximately 21,528 (DOF 2017), so the Marina PD currently has 1.3 sworn officers per 1,000 residents. While the City of Marina does not have specific service standards related to staffing, the City of Marina’s General Plan indicates that the police force should be sufficiently staffed and deployed to maintain an average emergency response time of four minutes (Policy 2.106) (Marina 2010).

MCSO serves unincorporated Monterey County areas adjacent to the campus. The MCSO is located at 1414 Natividad Road in Salinas. The campus is not within the jurisdiction of the MCSO.

Fire Protection Services

Existing Fire Protection Services and Facilities

The CSUMB campus falls within three fire service jurisdictions. For the Main Campus (west of 7th Avenue), fire protection services are provided by the Marina FD and Seaside FD on the parts of campus that fall within their respective city limits. Both cities have agreements in place with one another, as well as with the Presidio of Monterey Fire Department (POMFD), to provide automatic or mutual aid relative to fire protection services (Lawson pers. comm. 2019a; Dempsey pers. comm. 2019; Citygate 2021). Currently, Seaside FD calls for service on campus are handled by POMFD

through mutual aid and automatic aid agreements, due to their proximity to the campus (Larson pers. com. 2021). Along the eastern edge of Main Campus and East Campus (east of 7th Avenue within Monterey County), fire service is provided by the MCRFD. Seaside FD, Marina FD, and MCRFD are signatories to the Master Mutual Aid Agreement and Monterey County Fire Mutual Aid Plan.

Monterey County utilizes National Incident Management System (NIMS) and Standard Emergency Management System (SEMS) and has agreed to be part of the California Master Mutual Aid (CMMA) Agreement. Under the CMMA, mutual aid is managed by several systems. The 3 main components of the agreement are: 1) Fire and Rescue Mutual Aid Plan, 2) Law Enforcement Mutual Aid Plan, and 3) Emergency Management Mutual Aid (EMMA) Plan. The State of California is divided into 6 mutual aid regions to facilitate the coordination of mutual aid. Monterey County is part of the Coastal Region II in the State of California (Monterey County 2020).

As indicated in Section 4.7, Hazards, Hazardous Materials, and Wildfire, the developed portions of the campus are located in Local Responsibility Areas (LRAs) where local government is responsible for wildfire protection. In this case, Marine FD, Seaside FD, or MCRFD have responsibility for wildfire protection on campus in their respective areas of jurisdiction. However, based on state and County mutual aid agreements, the entities involved in wildland fires are determined based on the size of the fire. For example, small-scale fires are handled by the local fire service agency with geographic jurisdiction (i.e., the LRA), mid-size fires are responded to by multiple agencies via County mutual aid agreements, and large-scale fires are responded to via state mutual aid from the California Department of Forestry and Fire Protection (CAL FIRE) (Lawson pers. comm. 2019a, Dempsey pers. comm. 2019). See Section 4.7, Hazards, Hazardous Materials and Wildfire, for additional information about wildland fire response.

The closest fire stations to the campus are located at 4400 General Jim Moore Boulevard in Seaside (POMFD), 1635 Broadway Avenue in Seaside (Seaside FD), 211 Hillcrest Avenue in Marina (Marina FD), and 13630 Sherman Boulevard in East Garrison in unincorporated Monterey County (MCRFD East Garrison Fire Station).

The Seaside FD is staffed with 25 firefighting personnel (Dempsey pers. comm. 2019). The response time goal for Seaside FD is 5 minutes (Dempsey pers. comm. 2019; Seaside 2017a). To achieve this goal, the 2004 Seaside General Plan calls for a standard of 1.0 firefighters per 1,000 residents as a desirable staffing level (Seaside 2004). The City's current ratio is below the current standard at 0.7 firefighters per 1,000 residents, based on a population of 34,165 (DOF 2017). Excluding mutual aid calls, the average response time is 3.5 minutes (Seaside 2017a).

The Marina FD is staffed with 11 full-time firefighters, 2 chief officers, 15 reserve firefighters, and 1 administrative assistant. The response time goal is 5 minutes for a medical incident and 5 minutes, 20 seconds for a fire (McCoun pers. comm. 2019). Average response time in the former Fort Ord area was approximately 6.5 minutes in 2014 (Marina FD 2014).

The MCRFD’s recently completed East Garrison Fire Station has full-time staffing of two to three paramedics/firefighters and has a 5-minute response time goal (Urquides pers. comm. 2019). CSUMB campus lands within the MCRFD’s service area are within 5 minutes of the new East Garrison station (Urquides pers. comm. 2019).

Potential New Fire Protection Facilities

The Seaside FD and Marina FD recently retained Citygate Associates, LLC (Citygate) to identify a fire station location to jointly serve the areas of both cities with existing and future planned development beyond a 4-minute travel time from existing fire stations.¹ Prospective fire station locations that could provide the optimal 4-minute travel time coverage for each jurisdiction were also evaluated, independent of the joint station analysis (Citygate 2021).

While an available site along 2nd Avenue between Lightfighter Drive and Imjin Parkway was identified as a suitable joint station location, both City Managers and Fire Chiefs decided to move forward independently on future fire station location planning, to provide better travel time and station spacing (Citygate 2021). Marina is moving forward on siting a temporary fire station facility at 2nd Avenue and 8th Street, with a permanent station to be ultimately sited at another location in Marina (Citygate 2021; McCoun 2021). Seaside is moving forward with a site on Gigling Road and 1st Avenue, and its City Council has approved a request for siting and architectural design for a station on this site (Citygate 2021; City of Seaside 2021; Gutierrez 2021).

The POMFD is located adjacent to campus in the Campus Town Specific Plan area and because of the approved plans for the Specific Plan area the City of Seaside notified the Department of Defense in 2021 of its intent to not renew the fire station site lease upon expiration in August 2023. The POMFD is considering relocation of its station to the former Fort Ord Chapel site at 4280 General Jim Moore Boulevard and Chapel Road (Citygate 2021; Monterey Herald 2020).

Schools

Existing Schools and Capacity

The MPUSD includes 11 elementary schools, 3 middle schools, 1 elementary/middle school, 3 high schools, 2 charter schools, and 2 alternative education schools within the cities of Marina, Monterey, and Seaside (MPUSD 2018b). Table 4.12-1 shows enrollment and capacity for MPUSD schools for which such information is available. Both enrollment and capacity information were not available for International School of Monterey, Learning for Life Charter, Monterey Bay

¹ Travel time is the time interval from the start of apparatus travel until arrival at the emergency incident and it correlates with a total response time of 7 to 8 minute, which includes call processing, dispatch, and crew turnout (Citygate 2021).

Charter School, Community Day High, and Community Day Middle and therefore such information for these schools is not included in Table 4.12-1.

The MPUSD had a total enrollment of 10,204 students in the 2016-2017 school year and 9,357 students in the 2021-2021 school year for schools that have both enrollment and capacity information available (CDE 2018a; CDE 2021). MPUSD had an overall capacity for approximately 14,000 students in 2020-2021 (MPUSD 2021). Thus, the MPUSD's facilities capacity exceeds student enrollment at all school levels. As shown in Table 4.12-1, all schools within the MPUSD are below capacity. The MPUSD has experienced declining enrollment for most years since the closure of Fort Ord; annual enrollment projections indicate continued declining enrollment well into the future (MPUSD 2021). If enrollment declines continue as predicted, remaining available capacity would increase in the future as shown in Table 4.12-5 in Section 4.12.3, Impacts and Mitigation Measures.

**Table 4.12-1
Monterey Peninsula Unified School District Schools, Enrollment, and Capacity¹**

School Name	Address	Grades	2016-2017 Enrollment ^a	2020-2021 Enrollment ^b	2020-2021 Capacity ^c	Remaining Existing Capacity
Elementary Schools						
Del Rey Woods Elementary	1281 Plumas Ave, Seaside	K-5	474	376	587	211
Foothill Elementary	1700 Via Casoli, Monterey	K-6	322	248	467	219
George C. Marshall Elementary	300 Normandy Rd, Seaside	K-5	544	397	630	233
Highland Elementary	1650 Sonoma Ave, Seaside	K-5	385	288	598	310
Ione Olson Elementary	261 Beach Rd, Marina	K-5	409	323	546	223
J. C. Crumpton Elementary	460 Carmel Ave, Marina	K-5	423	488	605	117
La Mesa Elementary	1 La Mesa Way, Monterey	K-5	474	339	663	324
Marina Vista Elementary	390 Carmel Ave, Marina	K-5	439	425	585	160
Martin Luther King, Jr. Elementary	1713 Broadway Ave, Seaside	K-5	458	381	987	606
Monte Vista Elementary	251 Soledad Dr, Monterey	K-5	312	352	498	146
Ord Terrace Elementary	1755 La Salle Ave, Seaside	K-5	504	417	749	332

Table 4.12-1
Monterey Peninsula Unified School District Schools, Enrollment, and Capacity¹

School Name	Address	Grades	2016-2017 Enrollment ^a	2020-2021 Enrollment ^b	2020-2021 Capacity ^c	Remaining Existing Capacity
Elementary/Middle Schools						
Dual Language Academy of the Monterey Peninsula	225 Normandy Rd, Seaside	K-8	441	374	709	335
Middle Schools						
Los Arboles Middle	294 Hillcrest Ave, Marina	6-8	583	557	797	240
Seaside Middle	999 Coe Ave, Seaside	6-8	675	740	1,055	315
Walter Colton Middle	100 Toda Vista, Monterey	6-8	694	509	889	380
High Schools						
Marina High	298 Patton Pkwy, Marina	9-12	585	648	688	40
Monterey High	101 Herrmann Dr, Monterey	9-12	1,280	1,292	1,342	50
Seaside High	2200 Noche Buena St, Seaside	9-12	1,127	1,026	1,138	112
Central Coast High	200 Coe Ave, Seaside	9-12	75	177	435	258
Total Enrollment/Capacity	—	—	10,204	9,357	13,968	4,611

Source: a. CDE 2018a; b. CDE 2021; c. MPUSD 2021.

Notes:

- Both enrollment and capacity information were not readily available for International School of Monterey, Learning for Life Charter, Monterey Bay Charter School, Community Day High, and Community Day Middle and therefore these schools are not included above.

Parks and Recreational Facilities

On-Campus Parks and Recreational Facilities

The campus contains numerous facilities for both active and passive recreation. Approximately 30 acres on the campus are dedicated to existing athletics and recreation facilities and formal open space (see Table 4.13-2), which are primarily located southwest of the campus core in the southwest quadrant of campus between Second Avenue and General Jim Moore Boulevard, south of Inter-Garrison Road. Existing facilities include the Otter Sports Center providing indoor athletic and recreational facilities, Otter Soccer Complex with 2 soccer fields, Aquatic Center with 1 pool and pool house, Freeman Stadium with 6,000 seats, a football field with a 6-lane track and a field house, and baseball and softball fields. The Student Recreation Field is located north of the Main Quad and is used for flag football, soccer, ultimate frisbee, and rugby. Intramural

recreation, physical education, and athletics share many multipurpose outdoor fields and indoor facilities. A Challenge Course is located in the Southern Oak Woodland. Tennis courts, baseball fields, trails, and a dog park are located in the East Campus Housing area.

The campus also contains both natural open space areas. The prominent natural open spaces used for passive recreation on the campus include the Northern and Southern Oak Woodlands, Cypress Grove, and the East Campus Open Space. The East Campus Open Space contains an informal system of trails through natural areas surrounding the housing area. Overall, 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 the rope challenge course. Within the Main Campus, East Campus Open Space and in the East Campus Housing areas there are approximately 553 acres of natural open space.²

The Main Quad is the central formal open space in the campus core. It is surrounded by one- to three-story academic and residential buildings and contains pedestrian paths, large grassy areas, and shrubs and trees. Other formal open space on the campus includes the Crescent, which is located just south of the campus core. Smaller academic and residential courtyards and quads are found adjacent to several academic and student life buildings, providing more intimate outdoor gathering areas. North Quad Housing's residential open spaces incorporate outdoor recreation amenities such as sand volleyball, basketball, barbecues, and seating areas.

Off-Campus Parks and Recreational Facilities

There are a variety of recreational resources off campus, including federal preserves, state beaches, and small neighborhood parks. Fort Ord National Monument is located less than 1 mile south of the East Campus Housing area. The National Monument was created in 2012, is jointly managed by the Bureau of Land Management (BLM) and the U.S. Army, and offers hiking, biking, and equestrian trails for residents and visitors to Monterey County. The National Monument contains over 14,600 acres; however, only 7,200 acres are open to the public. The remainder of the area is undergoing munition hazard cleanup by the U.S. Army and will come under BLM administration once appropriate environmental remediation is completed (BLM 2018).

Public access to beaches, dunes, and hiking trails is available from numerous locations along the coast. Fort Ord Dunes State Park encompasses 4 miles of coastline about 0.4 miles west of the CSUMB campus and contains 979 acres of dunes. More than 21 miles of coast link Fort Ord Dunes State Park with 6 other state beaches (State Parks 2014), including the 171-acre Marina State Beach to the north and the 100-acre Monterey State Beach to the south. The Monterey Peninsula Regional Park District's (MPRPD's) Monterey Bay Coastal Recreation Trail is a paved,

² Approximate existing natural spaces on campus include Main Campus 131 acres, East Campus Open Space 322 acres and East Campus Housing 100 acres.

18-mile path that extends from Castroville to Pacific Grove, connecting all of the beaches in between. The trail passes approximately 0.3 miles west of the campus, and is open to walking, jogging, cycling, skating, and similar activities.

The cities of Marina and Seaside and the County of Monterey also contain numerous parks and recreational facilities. The City of Marina contains approximately 97 acres of developed park and recreational facilities, including a sports center, teen center, equestrian center, multiple parks, and school playfields (Marina 2010). Table 2.1 of the Marina General Plan also identifies an additional 527 acres of undeveloped land for recreational purposes in the former Fort Ord Reuse area. Accordingly, the City has a total of 624 acres of parkland (Marina 2010). The City has a standard of 5.3 acres of improved parkland for every 1,000 residents (Marina 2010). Based on the current population of Marina of 21,528 people (DOF 2017), there are approximately 4.5 acres of improved park lands per every 1,000 residents, which excludes designated but undeveloped parklands.

The City of Seaside owns and/or maintains 28 park and recreation areas totaling approximately 51 acres but has a total of 458 acres of land designated as parks and recreation facilities within the city limits (Seaside 2017b). Based on the adopted General Plan, the City has a standard of 2 acres per 1,000 residents for mini-parks and neighborhood parks and 1 acre per 1,000 residents for community parks (Seaside 2003). The General Plan Update Public Draft indicates that the City should strive to meet a citywide park standard ratio of 12 acres per 1,000 residents, excluding the Fort Ord National Monument (Seaside 2017b). Based on the current population of Seaside of 34,165 people (DOF 2017), there are approximately 13.4 acres of parks and open space per every 1,000 residents of Seaside; however, the City's Public Draft General Plan acknowledges 12 acres of park space per 1,000 residents as the current ratio (Seaside 2017b).

The Monterey County Resource Management Agency Special Districts also manages a number of neighborhood parks in the East Garrison community, which is near the campus (see Table 4.12-2). The County has thousands of acres of parks and open space in its jurisdiction, managed by various federal, state and local agencies. The County's General Plan identifies a park standard of 3 acres per 1,000 people (Monterey County 2010).

As indicated in Table 4.12-2, approximately 9,191 acres of on- and off-campus parks and recreational facilities are present and available for use on or in proximity to the CSUMB campus. The total includes approximately 583 acres of on-campus facilities provided by CSUMB, and 8,608 acres of off-campus facilities in proximity to campus.

**Table 4.12-2
On- and Off-Campus Parks and Recreational Acreage in Proximity to CSUMB**

Agency	Facility Descriptions	Approximate Acreage
Bureau of Land Management	Fort Ord National Monument	7,200 ¹
California Department of Parks and Recreation	Fort Ord Dunes State Park	979
California Department of Parks and Recreation	Marina State Beach	171
California Department of Parks and Recreation	Monterey State Beach	100
California State University Monterey Bay	Indoor and outdoor athletics and recreational facilities (baseball, softball, soccer, recreation field, volleyball)	20
	Formal open spaces on Main Campus (Main Quad, North Quad, Promontory and Crescent)	10
	Natural open space and outdoor passive recreational uses (trails and disc golf, East Campus Open Space and East Campus Housing)	553
	<i>CSUMB Subtotal</i>	<i>583</i>
City of Marina	Numerous parks and recreational facilities throughout the City	97
City of Seaside	Numerous parks and recreational facilities throughout the City	51
County of Monterey (East Garrison)	Several parks and recreational facilities in the East Garrison area of the County	10
Total Acreage		9,191

Sources: BLM 2018; State Parks 2014; Marina 2010; Seaside 2017b; Monterey County 2010.

Notes:

1. Of 14,600 total acres in Fort Ord National Monument 7,200 acres are currently open to the public.

Additionally, the following parks and recreational facilities are located within 1 mile of the CSUMB campus:

- **Marina Equestrian Center Park**: This 30.5-acre park is located at 2830 5th Avenue in Marina and offers horse-riding lessons.
- **Fort Ord Community Dog Park**: This park is located southwest of the intersection of Gigling Road and Parker Flats Cut Off Road in Seaside and contains an approximately 0.4-acre gated dog play area.
- **Lincoln Park**: This 6.8-acre park is located at 13900 Sherman Boulevard in East Garrison and contains a soccer field, playground, baseball field, basketball court, and picnic areas.
- **Douglas MacArthur Park**: This approximately 0.9-acre park is located at 17325 Logan Street in East Garrison and contains a playground and grassy field.
- **West Camp Park**: This approximately 0.3-acre park is located at 16820 Wilcox Street in East Garrison and contains a volleyball court and playground.

- **Eleanor Roosevelt Park**: This approximately 1.0-acre park is located northwest of the Warren Avenue/McClellan Circle intersection in East Garrison and contains a gazebo and concert lawn.
- **Cordell Hull Park**: This approximately 0.75-acre park is located at 13415 Warren Avenue in East Garrison contains a basketball court, playground, and grassy playfields.

4.12.1.3 Site Conditions for Near-Term Development Components

The existing public services and recreation setting for the near-term development component sites is generally described above. Additional information is provided below related to specific development conditions on each site. Chapter 3, Project Description provides additional information about the location of each development site.

Student Housing Phase III

The approximately 6.4-acre Student Housing Phase III site is mostly paved with an existing surface parking lot and an unused paved area. Vegetation and paved pathways border the development site on the west and south. No parks or recreational facilities exist on the site.

Academic IV

The approximately 4.0-acre Academic IV site is mostly paved or developed. An existing building and two parking lots are located on the site and vegetation and paved pathways border the development site on all sides. The potential staging area on the west is a paved parking lot and the potential staging area on the east is mostly unpaved. No parks or recreational facilities exist on the site.

Student Recreation Center Phases I and II

The approximately 8.5-acre Student Recreation Center site is partially paved or developed. Two existing buildings and portions of two parking lots are located on the site and vegetation and paved pathways border the development site on the north and west sides of the site. The potential staging area to the south is mostly unpaved and vegetated open space. No parks or recreational facilities exist on the site.

Student Housing Phase IIB

The approximately 7.2-acre Student Housing Phase IIB site and potential staging area are mostly paved. Vegetation borders a portion of the entire site on the north, west, and south. No parks or recreational facilities exist on the site.

Academic V

The approximately 2.7-acre Academic V site is partially paved or developed. Three existing buildings and a parking lot are located on this site and vegetation and paved pathways border the development site on all sides. Construction staging for this development would use the same potential staging area as that identified for the Student Recreation Center, which does contain some open space. No parks or recreational facilities exist on the site.

4.12.2 Regulatory Framework

4.12.2.1 State

California Occupational Safety and Health Administration

The California Occupational Safety and Health Administration (Cal/OSHA) has established minimum standards for fire suppression and emergency medical services (Cal. Code Regs. tit. 8, §§ 1270 and 6773). The standards include, but are not limited to, guidelines on the handling of highly combustible materials, fire hose sizing requirements, restrictions on the use of compressed air, access roads, and the testing, maintenance and use of all firefighting and emergency medical equipment.

Emergency Response/Evacuation Plans

The Office of Emergency Services (OES) is authorized to prepare a Standard Emergency Management System (SEMS) program, which sets forth measures by which a jurisdiction should handle emergency disasters. Non-compliance with SEMS could result in the state withholding disaster relief from the non-complying jurisdiction in the event of an emergency disaster. As indicated in Section 4.12.1.2, Campus and Vicinity Existing Setting, SEMS is used in Monterey County, along with the National Incident Management System (NIMS).

California Building, Fire, and Health and Safety Codes

The Integrated California State University Administrative Manual (ICSUAM) provides required procedures to be used during planning, design and construction of buildings and other facilities on CSU campuses (CSU 2004). Based on procedures provided in the ICSUAM, CSUMB is required to comply with current California Building, Fire, and Health and Safety Code regulations intended to reduce risk of damage to property and persons for all new development. Applicable regulations address building standards including roofing and roof access, fire flow (water) infrastructure, design of hydrant systems, fire protection systems (sprinklers and alarms), fire extinguishers, and structure egress. New development must also comply with access requirements (primary and secondary), provide adequate fire lanes, and maintain defensible space.

The State Fire Marshal is responsible for reviewing plans to ensure compliance with applicable California Fire Code standards (CSU 2004).

California Fire Code

California Code of Regulations, Title 24, Part 9, incorporates adoption of the 2015 International Fire Code of the International Code Council with necessary California amendments. The California Fire Code establishes minimum requirements consistent with nationally recognized good practices to safeguard the public health, safety, and general welfare from the hazards of fire, explosion, or dangerous conditions in new and existing buildings, structures, and premises, and to provide safety and assistance to fire fighters and emergency responders during emergency operations. The California Fire Code applies to construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of every building or structure within the State of California (Cal. Code Regs. tit. 24 Part 9).

Leroy F. Greene School Facilities Act

A qualified agency, such as a local school district, may impose fees on new residential construction to compensate for the impact that a residential³ project will have on existing school facilities or services. The California Legislature passed Senate Bill (SB) 50 in 1998 to insert new language into California Government Code §§ 65995.5-65985.7, which authorized school districts to impose fees on new residential construction in excess of mitigation fees authorized by California Government Code § 66000. School districts must meet a list of specific criteria, including the completion and annual update of a School Facility Needs Analysis, in order to impose additional fees under the Government Code. Under the terms of this statute, payment of statutory fees for new residential construction is considered to mitigate in full, for the purposes of CEQA, any impacts to school facilities associated with a qualifying project. The fees are assessed based upon the proposed square footage of the new or expanded residential development. These statutory fees do not apply because as a state entity, CSU/CSUMB is not subject to these fees for this type of development at CSU campuses.

Quimby Act

California Government Code § 66477, commonly known as the Quimby Act, was intended to help local communities generate the resources necessary to provide park and recreational facilities. The Quimby Act preserves open space and parkland in urbanizing areas of the state by

³ “Residential units” and “residences” as used in the related Government Code sections means the development of single-family detached housing units, single-family attached housing units, manufactured homes and mobile homes, as defined in subdivision (f) of Section 17625 of the Education Code, condominiums, and multifamily housing units, including apartments, residential hotels, as defined in paragraph (1) of subdivision (b) of Section 50519 of the Health and Safety Code, and stock cooperatives, as defined in Section 4190 of the Civil Code.

authorizing local governments to establish ordinances that require private developers of new subdivisions to dedicate land for parks, pay an in-lieu fee, or a combination of the two. The Quimby Act was designed to ensure “adequate” open space acreage in jurisdictions adopting Quimby Act standards. The Act requires 3 acres of park area per 1,000 persons residing within a subdivision, unless the amount of existing neighborhood and community park area already exceeds that limit, in which case the City may adopt a higher standard not to exceed 5 acres per 1,000 residents. The Act requires that standards for recreational facilities be adopted in the local general plan recreation element if a parkland dedication/fee ordinance is to be enacted. The Quimby Act does not apply to the CSU, including CSUMB, because CSUMB is not a local government entity, does not assess fees from private developers, and therefore, is exempt.

While the Quimby Act does not apply to the CSU system, standards under the Act are used as a proxy for what would constitute adequate park and recreational space for Project-related on-campus residents in the impact analysis presented in Section 4.12.3, Impacts and Mitigation Measures.

4.12.2.2 Local

As a state entity, CSUMB is not subject to local government permitting and planning regulations, policies or ordinances, such as the general plans and ordinances for the cities of Marina and Seaside and the County of Monterey. While that is the case, local plans relating to public services are summarized below to provide context for the analysis of off-campus public service facilities in Section 4.12.3, Impacts and Mitigation Measures.

Seaside General Plan

The 2004 Seaside General Plan includes goals to provide and maintain the City of Seaside’s public services and facilities (City of Seaside 2004). Key public service policies from the 2004 Seaside General Plan Land Use Element relevant to the analysis presented here include:

- *Policy LU-4.1:* Require that all new development: 1) funds its share of community services and facilities (e.g., parks, roads, trails, and utilities); 2) uses quality design and materials; and 3) is compatible with surrounding uses, the site, and available infrastructure
- *Policy LU-9.1:* Adopt and maintain level of service (e.g., response times, call handling) and staffing standards for the Fire Department.
 - *Implementation Plan LU-9.1.1:* Review the level of services, facilities, and funding levels at budget time, adjusting when necessary to ensure that adequate levels of service and facilities are provided and maintained.
- *Policy LU-9.2:* Implement and enforce regulations, such as the most recent building codes, minimum street widths, and clearance areas.

- *Implementation Plan LU-9.2.1*: Ensure the project developer has paid all appropriate fees, installed all required fire prevention and suppression devices, and that the circulation and water systems are adequate to serve the site.
- *Policy LU-10.1*: Adopt and maintain level of service (e.g., response times, call handling) and staffing standards for the Police Department.
 - *Implementation Plan LU-10.1.1*: Review the level of services, facilities, and funding levels at budget time, adjusting when necessary to ensure that adequate levels of service and facilities are provided and maintained.
- *Policy LU-10.12*: Ensure the project developer has paid all appropriate fees, can be adequately served by the Police Department, and is designed in a manner that will prevent criminal behavior at the site.
- *Policy LU-11.1*: Consider impacts of proposed projects on school enrollment and facilities.
 - *Implementation Plan LU-11.1.1*: During the review of development proposals, mitigate all potential impacts to schools in accordance with State laws and impact fee limits.

Marina General Plan

The Marina General Plan was adopted on October 31, 2000 and updated with amendments through August 4, 2010 (Marina 2010). The Marina General Plan lays out broad goals and specific policies related to public facilities and services. The following are the primary policies of the Marina General Plan from the Community Land Use Element that are relevant to the analysis presented here:

- *Policy 2.12*: To meet the needs of existing and future Marina residents and persons employed within the City, outdoor park and recreation space shall be provided consistent with the standards of Table 2.2. (Table 2.2 includes a range of different park and recreation standards by number of housing units and residents for sub-neighborhoods, playgrounds, neighborhood parks, playfields, community parks, and recreational trails.)
- *Policy 2.13*: At present the City of Marina has a total of 96.7 acres devoted to local and community-serving park and recreation use, including the sports center, teen center, equestrian center, and school playfields. The present ratio of City park and recreation land to population, excluding former Fort Ord sites, is 5.3 acres per 1,000 residents. This ratio is consistent with the current City standard of 5.3 acres of improved parkland for every 1,000 residents.
- *Policy 2.16.4*: In former Fort Ord, with certain specified exceptions, no further dedication of land for park and recreation purposes is required other than that designated for park and recreation use by former Fort Ord conveyances. Instead, all new residential,

commercial and industrial development shall be required to pay in-lieu fees to finance the improvement of existing unimproved park and recreation sites and other General Plan designated sites serving that area.

- *Policy 2.91.3:* Provide adequate new school sites to meet the projected year 2020 enrollment figures.
- *Policy 2.105:* Police and fire services to all parts of the City are provided from the City of Marina’s Public Safety Building on Palm Avenue. A site and building at the Marina Municipal Airport has also been acquired for use as a fire station. This small facility was transferred to the City of Marina in 1996. An additional site in former Fort Ord (on Imjin Road, between Imjin Parkway and Eighth Street) has been approved as a station for future emergency services to provide fire and police protection to the surrounding communities.
- *Policy 2.106:* As the population of Marina grows, the police force should be sufficiently staffed and deployed to maintain an average emergency response time of four minutes. Similarly, a maximum response time for fire protection of three to four minutes should be maintained. Where new development would be located beyond a three-to-four-minute response time, consideration should be given to the need for Class A fire-resistant roofing.

Additionally, the General Plan includes mitigation measures identified in the EIR on the General Plan that were not otherwise incorporated into General Plan policies. Mitigation Measure 10.4 indicates that “when the construction of a new fire/police substation is formally proposed, said project shall be required to undergo environmental review to determine the extent of any physical effects associated with the construction of the proposed facility that could have adverse impacts on the environment. If such effects are identified through the site-specific environmental review process, then the City of Marina shall identify and implement appropriate measures which would mitigate these effects to a level of less than significant.”

Monterey County General Plan

The Monterey County General Plan, released on October 26, 2010, presents a long-range vision for the County, looking forward 25 years into the future (County of Monterey 2010). The goals and policies in the Public Service and Safety Elements relevant to the analysis presented here are listed below:

- *Policy PS-1.1:* Ensure that adequate public facilities and services needed to support new development are available to meet or exceed the level of service of “Infrastructure and Service Standards” (Table PS-1) concurrent with the impacts of such development. (Table PS-1 provides maximum emergency response times for fire, sheriff, and ambulance.)

- *Policy PS-7.1:* The need to reserve sites for future schools in or near areas of development shall be considered and addressed, in consultation with the affected districts, in the County’s planning and development review processes.
- *Policy PS-7.8:* New development shall assist in land acquisition and financial support for school facilities, as required by state law. Where school districts have adopted appropriate resolutions, written confirmation from the school district that applicable fees and contributions have been paid or are ensured to the satisfaction of the district shall be required prior to the issuance of building permits. The County shall, as a condition of approval of development projects, require the project applicant to pay the fees required by statute (Government Code section 65996, as it may be periodically amended) to mitigate the impact of the proposed development on school facilities.
- *Policy PS-11.2:* Park acquisition, development, and maintenance guidelines based upon acreage, population, parkland ratios, and consideration of natural resource values that will provide adequate park and recreation facilities for existing and future residents shall be established.
- *Policy PS-11.9:* A wide range of mechanisms to acquire and maintain parkland, including a variety of funding sources such as land donations, public conveyances from other agencies, and development impact fees shall be utilized.
- *Policy PS-11.10:* Pursuant to the provisions of the State Subdivision Map Act, residential subdivision projects shall be conditioned to provide and maintain park and recreation land and facilities, or pay in-lieu fees, in proportion to the extent of need created by the development.
- *Policy S-6.1:* The availability of sheriff, ambulance, and fire services, resources personnel and equipment shall be considered prior to approving the creation of new lots or the intensification of use on an existing lot, pursuant to Table PS-I.
- *Policy S-6.3:* A Development Impact Ordinance shall be established to provide adequate protection coverage and emergency services (sheriff, fire, etc.) facilities consistent with State law and the standards in Table PS-I.
- *Policy S-6.4:* Establishment of new or expansion of existing Community Areas shall not be allowed in areas where emergency response times would exceed the standards in Table PS-I.
- *Policy S-6.5:* Service level goals for fire and ambulance/emergency service are:
 - a. 8 minutes or less, 90% of the time in urban areas and Community Areas;
 - b. 12 minutes or less, 90% of the time in suburban areas and Rural Centers; and
 - c. 45 minutes or less, 90% of the time in rural areas.

4.12.3 Impacts and Mitigation Measures

This section presents the evaluation of potential environmental impacts associated with the Project related to public services and recreation. The section includes the thresholds of

significance used in evaluating the impacts, the methods used in conducting the analysis, and the evaluation of Project impacts and the Project's contribution to cumulative impacts. In the event significant impacts within the meaning of CEQA are identified, appropriate mitigation measures, where feasible, are identified.

4.12.3.1 Thresholds of Significance

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

- A. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:
 - Fire protection;
 - Police protection;
 - Schools;
 - Parks; and
 - Other public facilities.
- B. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- C. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

4.12.3.2 Analytical Method

Program- and Project-Level Review

The public services and recreation impact analysis in this section includes a program-level analysis under CEQA of the proposed Master Plan and project design features (PDFs). The analysis also includes a project-level analysis under CEQA of the five near-term development components.

Campus development under the Project would result in population growth and an associated increase in demand for public services and recreational facilities. The analysis of impacts to public services and recreation is based on a comparison of existing and projected demands for services and the resulting need, if any, for new, expanded, or modified facilities to provide for the increased

demand. Under CEQA, impacts are considered to be significant if a project would require new or expanded public service or recreational facilities, the construction of which could cause significant environmental impacts (i.e., substantial adverse physical impacts). In addition, the project would cause a significant impact if it resulted in substantial physical deterioration of existing park or recreational facilities.

The analysis presented here conservatively assumes that all population growth associated with Project implementation would be new to the study area (i.e., persons would relocate into Monterey County from other areas). This is a very conservative analysis given that many new CSUMB students and staff already live in Monterey County at the time of their enrollment or employment at CSUMB (see Section 4.11, Population and Housing). In the event significant adverse environmental impacts would occur with the implementation of the Project, including applicable PDFs, mitigation measures would be identified to reduce impacts to less than significant, where feasible.

Population and Housing Assumptions

The analysis below evaluates the effects of the Project-related growth both on- and off-campus to determine whether the Project would result in the need for new or physically altered governmental facilities including fire, police, schools, parks, recreation, and other facilities. The analysis relies in part on the population and housing information in Table 4.12-3. Similar to Section 4.11, Population and Housing, this analysis conservatively assumes that all population growth associated with Project implementation would be new to the study area (i.e., would relocate into Monterey County from other areas), when it is likely that at least some of the future increase in students, faculty and staff anticipated to live off campus will already reside in the study area.

**Table 4.12-3
Projected 2035 CSUMB Headcount Population Housed On and Off Campus**

Population	2035 Population		Proposed On-Campus Housing (Beds/Units)		Population Housed On Campus ¹		Population Housed Off Campus	
	Total	Net Increase	Total	Net Increase	Total	Net Increase	Total	Net Increase
Students	13,344	6,323	7,800	3,820	7,800	3,820	5,544	2,503
Faculty and Staff	2,446	1,036	1,220	757	1,220	757	1,226	279
Faculty and Staff Family Members	5,626	2,383	—	—	2,806	1,741	2,820	642
Total	21,416	9,742	7,800 / 1,220	3,820 / 757	11,826	6,318	9,590	3,424
Net Increase in Off-Campus Housing Units Associated with Project²								1,038

Notes:

- Number housed on campus assumes 1 student per bed and 3.30 persons per faculty/staff unit.
- The net increase in off-campus housing units resulting from the Project is based on an average household size of 3.30 in Monterey County. 3,424 persons ÷ 3.30 persons per household = 1,038 households.

Project Design Features

There are a number of PDFs that are incorporated into the technical analysis, including the following open space PDFs (see Chapter 3, Project Description for the specific text of each applicable PDF):

- *PDF-OS-1* provides for the management and designation of open space types to connect and protect habitats and sensitive species, avoid fragmenting landscapes, percolate storm water runoff, visually unify the campus, and connect bicycle and pedestrians to the built and natural environments through trail connections, peripheral streetscape improvements and the protection and access to viewsheds.
- *PDF-OS-2* provides for the maintenance, enhancement and/or restoration of natural open spaces, native habitats and sensitive species in accordance with the Fort Ord Habitat Management Plan requirements, while allowing for educational and passive recreation uses, such as trails.
- *PDF-OS-8 through PDF-OS-10* provides for expanding outdoor seating options in landscaped open spaces, establishing the Sustainability Commons, and creating academic opens spaces as part of academic building projects.

4.12.3.3 Issues Not Evaluated Further

Section 4.12.3.4, Project Impacts and Mitigation Measures, evaluates the impact of the Project on fire projection, police protection, schools, and parks and recreation. The Project would not have impacts with respect to the following threshold of significance related to library services or other public services not evaluated below and therefore this topic is not further evaluated:

- Library Services (Threshold A). The increase in campus population resulting from the Project would not be expected to generate substantial demand for other on- or off-campus public facilities, such as libraries or community centers, because these types of facilities are currently and would continue to be available on campus. For instance, the existing Tanimura and Antle Family Memorial Library is one of the newer buildings on the CSUMB campus and is well-suited to support student needs and use by the public. The newly constructed Otter Student Union provides student organization, gathering and study spaces on campus. The proposed Project includes other new facilities to support student life on campus, including the Campus Arts and Auditorium and general Student Life Space, which would be incorporated into planned buildings. The net increase in population resulting from the Project would comprise approximately 2 percent of Monterey County's projected 2035 population (see Section 4.11, Population and Housing). This limited increase would not result in substantial increased use of public facilities such as libraries and, thus, would not require the need for new or expanded facilities. Therefore, this issue is not discussed further.

4.12.3.4 Project Impacts and Mitigation Measures

This section provides an evaluation of potential impacts to public services and recreation associated with the Project.

Impact PSR-1: New or Physically Altered Fire Protection Facilities (Threshold A). The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives. (*Less than Significant*)

Master Plan

Project-Related On-Campus Population and Facilities

As explained in Section 4.12.1, Environmental Setting, the CSUMB campus falls within three fire service jurisdictions. For the Main Campus (west of 7th Avenue), fire protection services are provided by the Marina FD and Seaside FD on the parts of campus that fall within their respective city limits. Along the eastern edge of Main Campus and East Campus (east of 7th Avenue within Monterey County), fire service is provided by the MCRFD. Automatic or mutual aid agreements are in place with all of these entities and also include the POMFD. Currently, Seaside FD calls for service on campus are handled by POMFD through mutual aid and automatic aid agreements, due to their proximity to the campus. As indicated in Section 4.12.1, Environmental Setting, Seaside FD, Marina FD, and MCRFD are signatories to the Master Mutual Aid Agreement and Monterey County Fire Mutual Aid Plan. Monterey County utilizes National Incident Management System (NIMS) and Standard Emergency Management System (SEMS) and has agreed to be part of the California Master Mutual Aid (CMMA) Agreement.

Campus growth accommodated by the Project would result in an increase of approximately 6,066 FTES (6,323 total headcount) and 752 FTE faculty/staff (1,036 total headcount faculty/staff and 2,383 family members) over existing levels. The Project also would result in a net increase of approximately 2.6 million gross square feet (GSF) of new academic and support facilities, including housing, administration, student life, recreational, and institutional partnership buildings. On-campus housing is projected to increase by 3,820 student beds, along with the conversion of 757 existing residential units for faculty and staff (see Table 4.12-3).

Growth of the CSUMB on-campus population and facilities development could result in an incremental increase in demand for fire protection services, which would be provided by the MCRFD, Marina FD, and Seaside FD, as well as POMFD via mutual aid. If increased demand for on-campus fire protection services from the Project would result in the need for new or physically

altered fire protection facilities to maintain acceptable service ratios, response times, or other similar performance objectives, the construction of such new or altered facilities could result in significant impacts depending on the specific characteristics and location of such a new facility.

Although the proposed Master Plan would result in an increase in campus buildings and facilities, such development activities would occur within the Main Campus, would be considered infill development, and would not result in an expansion of the Main Campus beyond its existing boundaries. Master Plan implementation would result in the continuation of existing academic programs, extra-curricular activities, and similar housing and instructional facilities and would not fundamentally change the nature of campus operations. Therefore, the Project is not anticipated to result in a substantial increase in service calls on campus.

In accordance with the ICSUAM, all new buildings proposed under the Project would be designed to meet minimum fire and emergency safety requirements identified in the California Building, Fire, and Health and Safety Codes. These requirements include appropriate fire safety measures and equipment, including but not limited to, the following: fire retardant building materials; roof access; emergency water infrastructure (fire hydrants and sprinkler systems) and adequate fire flow (water); smoke detectors, fire extinguishers and fire alarms; emergency response notification systems; adequate building egress; adequate emergency access ways for emergency vehicles; and maintenance of defensible space. The State Fire Marshal is responsible for reviewing building plans to ensure compliance with applicable California Fire Code standards (CSU 2004).

Independent of the proposed Master Plan, three new or replacement fire stations are currently being planned by Marina FD, and Seaside FD, and POMFD, as indicated in Section 4.12.1, Environmental Setting. The Marina FD and Seaside FD stations are needed to address, respectively, response time objectives for the Marina FD in the southern part of its service area and for Seaside FD in the northern part of its service area (Citygate 2021), both of these areas include the Main Campus. The POMFD station is needed to replace the existing POMFD station given the expiration of their lease in August 2023 (Citygate 2021). Of specific relevance to this analysis, the Seaside FD and Marina FD stations have been planned and will be built to serve existing and future planned growth in the area, and are not needed solely to serve on-campus population and facilities development under the proposed Master Plan (McCoun pers. comm. 2021; Gutierrez pers. comm. 2021). Additionally, the MCRFD can serve the projected increase in on-campus population and facilities in its service area through its new East Garrison Fire Station, which is located within five minutes of the campus areas that are within its jurisdiction (Urquides pers. comm. 2019). Therefore, implementation of the proposed Master Plan, in and of itself, would not result in the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, to maintain acceptable response times and the impact would be *less than significant*.

Project-Related Off-Campus Population

As indicated in Table 4.12-3, approximately 1,038 housing units associated with the Project are projected to be located off-campus in Marina, Seaside, and elsewhere in Monterey County by 2035. Housing for the anticipated increase in students, faculty and staff that are expected to live off-campus is likely to comprise a combination of already existing dwelling units and new units to be constructed in the future by unrelated third parties. Any prediction about the specific extent and location of the area's overall future housing patterns would be speculative, although a summary of planned housing projects in proximity to the campus is presented in Section 4.0, Introduction to Analysis.

To the extent the population increase associated with the Project would reside off campus in already existing dwelling units, the Project would not result in an increase in demand for fire services and, correspondingly, the Project would not require the construction of new or physically altered fire protection facilities in order to maintain acceptable response times. As to any new housing that might indirectly result from the Project's increase in off-campus population, when new housing is built, fees for fire protection services are typically included in building permits as part of the jurisdiction's development fee impact program, as demonstrated by the General Plan policies of Seaside, Marina, and Monterey County (see Section 4.12.2, Regulatory Framework). Through the use and collection of development impact fees, any potential increases in the demand for public services associated with CSUMB-related off-campus housing located in new housing tracts, including fire protection facilities, would be addressed in the respective jurisdiction (e.g., Marina, Seaside, and County of Monterey) in which the new population resides. Such impact fees would provide for new or physically altered fire protection facilities, if needed, to maintain response times. Moreover, to the extent new housing is constructed in the future, such construction would undergo its own environmental review under CEQA. As part of the review, the need for new or expanded fire protection facilities would be assessed and would be required to comply with applicable regulatory requirements and permits at the time that such fire stations are proposed; any assessment of such future need at this time would be speculative. Therefore, the Project's impact associated with the provision of new or physically altered fire protection facilities to serve the Project's off-campus population would be *less than significant*.

Near-Term Development Components

The Project's near-term development components include the addition of new residential, academic, and recreation buildings on the Main Campus. These components would be developed as part of the proposed Master Plan and as such comprise infill development and would not result in an expansion of the Main Campus beyond its existing boundaries. Additionally, the near-term development components would be designed to meet minimum fire and emergency safety requirements identified in the California Building, Fire, and Health and Safety Codes, as required by the ICSUAM. These requirements include appropriate fire safety measures and equipment,

including but not limited to, the following: fire retardant building materials; roof access; emergency water infrastructure (fire hydrants and sprinkler systems) and adequate fire flow (water); smoke detectors, fire extinguishers and fire alarms; emergency response notification systems; adequate building egress; adequate emergency access ways for emergency vehicles; and maintenance of defensible space. The State Fire Marshal would review near-term development component building plans to ensure compliance with applicable California Fire Code standards (CSU 2004).

As part of the proposed Master Plan analyzed in the previous subsection, these near-term development components are not anticipated to result in a substantial increase in on-campus service calls. Accordingly, construction and operation of the near-term development components would not result in the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, to maintain acceptable on-campus response times and the impact would be *less than significant*.

As for off-campus impacts, given the limited scope of the near-term development components, the increased off-campus populations associated with these components would not result in the need for additional fire protection facilities to maintain response times and, therefore, impacts would be *less than significant*.

Mitigation Measures

Mitigation measures are not required because a significant impact related to fire protection services and facilities has not been identified.

Impact PSR-2: New or Physically Altered Police Protection Facilities (Threshold A). The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives. (*Less than Significant*)

Master Plan

Project-Related On-Campus Population and Facilities

As explained in Section 4.12.1, Environmental Setting, UPD provides law enforcement services to CSUMB. As indicated in Section 4.12.1, Environmental Setting, the UPD has mutual aid agreements with local law enforcement agencies (i.e., Seaside PD, Marina PD, and MCSO) to provide additional law enforcement resources if a significant incident occurs that requires additional assistance from other agencies. Mutual aid is coordinated in accordance with nationally

standardized Incident Command System protocol and does not include formal written agreements. For smaller incidents, the campus follows Monterey County Chief Law Enforcement Officers' Association Protocols for providing Local Assistance that is immediate, short-term backup assistance.

Campus growth under the proposed Master Plan, described in Impact PSR-I, could result in an incremental increase in the demand for University police protection services by increasing the call volume for services on campus. The size of the existing UPD facility is sufficient for police operations with proposed Master Plan growth, however, other operations within UPD may require more space (Parking Services, Health and Safety) as the campus grows (Lawson pers. comm. 2019). If expansion of police facilities to support these functions were needed, such need would be filled either by existing space or by new building space planned under the proposed Master Plan, the impacts of which are evaluated in this EIR. Thus, new or physically altered police protection facilities are included in the Project and evaluated throughout Chapter 4, Environmental Setting, Impacts, and Mitigation Measures of this Draft EIR as a component of development under the proposed Master Plan. The proposed Master Plan would have *no impacts* associated with the provision of new or physically on-campus police protection facilities beyond what is identified throughout this Draft EIR.

Project-Related Off-Campus Population

As shown in Table 4.12-3, approximately 1,038 housing units associated with the Project are projected to be located off-campus in Marina, Seaside, and elsewhere in Monterey County by 2035. Housing for the anticipated increase in students, faculty and staff that are expected to live off-campus is likely to comprise a combination of already existing dwelling units and new units to be constructed in the future by unrelated third parties. Any prediction about the specific extent and location of the area's overall future housing patterns would be speculative, although a summary of planned housing projects in proximity to the campus is presented in Section 4.0, Introduction to Analysis.

To the extent the population increase associated with the Project would reside off campus in already existing dwelling units, the Project would not result in an increase in demand for police services and, correspondingly, the Project would not require the construction of new or physically altered police protection facilities in order to maintain acceptable response times. Specific to Seaside, the existing lack of sufficient police facilities to accommodate existing officers and personnel, as described in Section 4.12.1, Environmental Setting, pre-dates the Project and, as such, the off-campus population associated with the Project in and of itself does not require the construction of new or replacement facilities. As to any new housing that might indirectly result from the Project's increase in off-campus population, when new housing is built, fees for police protection services typically are included in building permits as part of the jurisdiction's

development fee impact program, as demonstrated by the General Plan policies of Seaside, Marina, and Monterey County (see Section 4.12.2, Regulatory Framework). Through the use and collection of development impact fees, any potential increases in the demand for public services associated with CSUMB-related off-campus housing located in new housing tracts, including police protection facilities, would be addressed in the respective jurisdiction (e.g., Marina and Seaside and County of Monterey) in which the new population resides. Such impact fees would provide for new or physically altered police protection facilities, if needed, to maintain response times or other performance objectives. Moreover, to the extent new housing is constructed in the future, that housing would undergo its own environmental review under CEQA. As part of the review, the need for new or expanded police protection facilities would be assessed and would be required to comply with applicable regulatory requirements and permits at the time that such police stations are proposed; any assessment of such future need at this time would be speculative. Therefore, the Project's impact associated with the provision of new or physically altered police protection facilities to serve the Project's off-campus population would be *less than significant*.

Near-Term Development Components

The Project's near-term development components include the addition of new residential, academic, and recreation buildings. The size of the UPD facility is sufficient for police operations with the Project's growth, which includes the near-term development components. However, other operations within UPD may require more space as the campus grows. Any new UPD facilities would involve existing or planned building space under the Project, for which impacts are evaluated throughout Chapter 4, Environmental Setting, Impacts, and Mitigation Measures of this Draft EIR as a component of development under the proposed Master Plan. The near-term development components would have *no impacts* associated with provision of new or physically altered on-campus police protection facilities beyond what is identified throughout this Draft EIR.

As for off-campus impacts, given the limited scope of the near-term development components, the increased off-campus population associated with these components would not result in the need for additional police protection facilities to maintain response times and, therefore, impacts would be *less than significant*.

Mitigation Measures

Mitigation measures are not required because a significant impact related to police protection services and facilities has not been identified.

Impact PSR-3: New or Physically Altered Schools (Threshold A). The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain performance objectives. *(Less than Significant)*

Master Plan

The most recent estimated student yield rate for the MPUSD is 0.6 for single-family units and 0.2 for multi-family units (MPUSD 2017a). The proposed Master Plan is conservatively anticipated to result in an overall net increase of 757 faculty and staff living on campus and 279 faculty and staff living off campus (see Table 4.12-3). Faculty and staff living on campus would live in housing units in East Campus Housing, which are multi-family units located within the geographic attendance area for J. C. Crumpton Elementary (grades K-5), Los Arboles Middle (grades 6-8), and Marina High (grades 9-12). Table 4 shows the estimated student generation attributable to the net increase in faculty/staff living on and off campus.

**Table 4.12-4
Student Generation Associated with Proposed Master Plan**

Faculty and Staff Housing	Number of New or Converted Units ¹	Student Generation Rate ²	Total Student Generation	Remaining Existing District-Wide Capacity ³	Remaining Future District-Wide Capacity ⁴
On-Campus Housing	757	0.2	151	—	—
Off-Campus Housing	279	0.6	167	—	—
Total	1,036	—	318	4,611	5,538

Notes:

1. See Table 4.12-3 for the source of this information.
2. The most recent estimated student yield rate for the MPUSD is 0.6 for single-family units and 0.2 for multi-family units (MPUSD 2017a). On-campus housing units are all multi-family. Off-campus student generation is conservatively estimated using the assumption that all net new faculty and staff living off campus would reside in single-family units.
3. See Table 4.12-1 for the source of this information.
4. See Table 4.12-5 for the source of this information.

As shown in Table, based on the MPUSD's student generation rate of 0.2 students per multi-family unit, the Project would result in a net increase of approximately 151 students due to the proposed conversion of on-campus housing for faculty and staff. As shown in Table 4.12-1 and Table 4.12-5, the three schools that would serve on-campus housing have excess capacity ranging from 397 students in 2020-2021 to 755 students in 2029-2030 (the latest year with available projection data) and would, therefore, be able to accommodate school-age children generated by on-campus housing under the proposed Master Plan.

As to faculty/staff residing off-campus, using the conservative assumption that all net new faculty and staff living off campus would reside in single-family units, 279 net new households would generate an estimated 167 additional students, based on the MPUSD’s student generation rate of 0.6 students per single-family unit. As shown in Table 4.12-5, based on the most recent available capacity data for 2020-2021 and projected enrollment for 2030, the MPUSD has an overall projected remaining capacity for approximately 5,500 school-age students, excluding charter schools and alternative education schools for which capacity information was not available. Actual remaining capacity would be slightly higher when considering charter schools and alternative education schools.

**Table 4.12-5
Monterey Peninsula Unified School District
Projected 2030 Enrollment and Remaining Capacity**

School Name	2016-2017 Enrollment ^a	2020-2021 Enrollment	Projected 2029-2030 Enrollment ^b , ¹	% Change from 2020 to 2030	2020-2021 Capacity ^c	Projected 2030 Remaining Capacity
Del Rey Woods Elementary	474	376	292	-22%	587	295
Foothill Elementary	322	248	212	-15%	467	255
George C. Marshall Elementary	544	397	765	93%	630	-135
Highland Elementary	385	288	255	-11%	598	343
Ione Olson Elementary	409	323	255	-21%	546	291
J. C. Crumpton Elementary	423	488	394	-19%	605	211
La Mesa Elementary	474	339	411	21%	663	252
Marina Vista Elementary	439	425	374	-12%	585	211
Martin Luther King, Jr. Elementary	458	381	286	-25%	987	701
Monte Vista Elementary	312	352	332	-6%	498	166
Ord Terrace Elementary	504	417	372	-11%	749	377
Dual Language Academy of the Monterey Peninsula	441	374	301	-20%	709	408
Los Arboles Middle	583	557	432	-22%	797	365
Seaside Middle	675	740	672	-9%	1,055	383
Walter Colton Middle	694	509	340	-33%	889	549
Marina High	585	648	509	-21%	688	179
Monterey High	1,280	1,292	1,049	-19%	1,342	293
Seaside High	1,127	1,026	1,077	5%	1,138	61
Central Coast High	75	177	102	-42%	435	333
Total Enrollment/Capacity¹	10,204	9,357	8,430	-10%	13,968	5,538

Source: a. CDE 2018a; b. CDE 2021; MPUSD 2021.

Notes:

1. Both enrollment and capacity information were not readily available for International School of Monterey, Learning for Life Charter, Monterey Bay Charter School, Community Day High, and Community Day Middle and therefore these schools are not included above.

The total estimated student generation resulting from the Project of approximately 318 school-age students (see Table 4.12-4) would comprise approximately 6 percent of the remaining future capacity of the existing MPUSD schools. As described in Section 4.12.1.2 and shown in Table 4.12-51, annual enrollment projections indicate continued declining enrollment well into the future (MPUSD 2021). Therefore, the MPUSD has sufficient capacity to accommodate the Project and new or expanded schools would not need to be constructed; this analysis is conservative because there are private schools in the region, not part of the MPUSD, providing additional capacity, which some students generated by the Project could attend. As the Project would not require new or physically altered school facilities, the impact related to schools would be *less than significant*.

Near-Term Development Components

As they relate to school facilities, the near-term development components include Student Housing Phases IIB, which would include apartments for sophomores, juniors, and seniors; and Student Housing Phase III, which would include a range of student housing types, including dormitories and/or apartments. Neither of these developments are planned to include family housing for faculty, staff or students and they would be rented by the bedspace, not by the apartment unit. Therefore, these housing developments are designed to accommodate single students without children and would not result in the addition of new school-age children. However, these two housing projects would allow for the portion of the existing student housing in East Campus Housing to be converted to faculty and staff use and such use could contribute to the net increase in school-age students. The MPUSD has sufficient capacity to accommodate school-age students that may reside in converted faculty and staff housing at East Campus Housing, as described above. As the near-term development components would not require new or physically altered school facilities the impact related to schools would be *less than significant*.

Mitigation Measures

Mitigation measures are not required because a significant impact related to school facilities has not been identified.

Impact PSR-4 **New or Physically Altered Parks (Threshold A).** The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered parks, the construction of which could cause significant environmental impacts. *(Less than Significant)*

Master Plan

Project-Related On-Campus Population and Facilities

The CSUMB campus has substantial existing recreational facilities, as described in Section 4.12.1, Environmental Setting, as well as planned recreational facilities with implementation of the proposed Master Plan. The proposed Master Plan would result in the addition of 15 outdoor fields, courts, and pools to serve the CSUMB campus population of 12,700 FTES and related growth in faculty and staff (see Table 4.12-66). A total of approximately 58 acres of land would be dedicated to new and redeveloped outdoor athletics and recreational facilities, and formal open space, for a net increase of approximately 28 acres of new outdoor facilities. As the ICSUAM guidelines recommend 34 acres of outdoor athletics and recreation field space to support the proposed enrollment of 12,700 FTE, the proposed Master Plan provides sufficient outdoor recreation space to serve planned growth, as indicated in Chapter 3, Project Description. The proposed Master Plan would also include the addition of 59,679 GSF of athletics and recreation support buildings associated with a new stadium and 165,343 GSF of recreation buildings, including a Recreation Center and a Wellness Center (see Chapter 3, Project Description, Table 3-3). The amount of recreation and athletics building space that would be provided is also based on the ICSUAM guidelines and would accommodate the proposed enrollment growth to 12,700 FTE (Page 2020).

Additionally, proposed PDFs (i.e., PDF-OS-1, PDF-OS-2, and PDF-OS-8 through PDF-OS-10), would provide for designated natural, connecting, and formal open space on campus, which would allow for natural open spaces, trail and path connections through campus, and formal open areas including: the Main Quad, Divarty Mall, Inter-Garrison Road through the campus core, the Crescent, Sustainability Commons, academic and residential neighborhood open spaces, athletics and recreation areas, and campus entries. The proposed Master Plan and above PDFs would thus maintain and enhance the recreational use of the existing campus open space and provide approximately 28 acres of net new outdoor athletic and recreational facilities and formal open space lands.

**Table 4.12-6
CSUMB Outdoor Athletics and Recreation Program Fields, Courts, and Pools**

Facility Type	Existing	Future Addition	Total at Buildout
Stadium Field and Track ¹	1	1	1
Multi-Purpose Field	1	1	2
Soccer Field ²	2	1	3
Baseball Field	1	0	1
Softball Field	1	0	1
Tennis Courts	0	10	10
Swimming Pool	1	0	1
Olympic Pool	0	2	2
Total Fields, Courts, and Pools³	7	15	21

Notes:

1. A new 10,000-seat stadium, including field and track, would replace the existing 6,000-seat stadium.
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.

In addition to the enrollment increase to 12,700 FTE, on-campus housing is projected to increase by 3,820 student beds and 757 residential units for faculty and staff to be achieved through the conversion of existing student housing, existing campus units that are currently not rentable, and existing campus units occupied by Community Housing Partners, which will collectively result in an associated increase in on-campus residential headcount population of approximately 6,318 (see Table 4.12-3). Based on the amount of acreage of designated athletics and recreation space and formal open space that would be available on campus (58 acres) for 11,826 total on-campus residents, the proposed Master Plan would provide approximately 4.9 acres of parks and recreational land per 1,000 on-campus residents, which is greater than the state's standards under the Quimby Act (3 acres per 1,000 residents).⁴ Additionally, a total of 583 acres of open space exists on campus, which includes natural open space lands, as well as the 58 acres of formal open space and recreation lands, as shown in Table 4.12-2.

As the Project would provide adequate outdoor and indoor recreational space in accordance with the ICSUAM, would exceed the state's standards under the Quimby Act, and would provide additional natural open space lands for passive recreation, on-campus recreational facilities would accommodate the recreational needs of campus residents and the daily campus population. Therefore, the construction of additional parks and recreation facilities beyond those described in this Draft EIR would not be required. New or physically altered recreational facilities are included in the Project and evaluated throughout Chapter 4, Environmental Setting, Impacts, and Mitigation Measures of this Draft EIR as a component of development under the proposed Master Plan. The

⁴ While the Quimby Act does not apply to the CSU system because it is not a local government entity, does not assess fees from private developers, and is exempt, standards under the Act are used as a proxy for what would constitute adequate park and recreational space with the Project.

proposed Master Plan would have *no impacts* associated with the provision of new or physically altered on-campus recreational facilities beyond what is identified throughout the Draft EIR.

Project-Related Off-Campus Population

With respect to off-campus park and recreation facilities, Marina and Seaside have different park standards, as reported in Section 4.12.1, Environmental Setting. Marina has a standard of 5.3 acres of improved parkland for every 1,000 residents (Marina 2010), which is not currently met. Seaside's General Plan Update Public Draft indicates that the City should strive to meet a citywide park standard ratio of 12 acres per 1,000 residents, excluding the Fort Ord National Monument and this standard is currently met (Seaside 2017b). It should be noted that the current park ratios in Marina and Seaside account for only a small portion of the approximately 9,191 acres of parks and open space lands on and in the vicinity of the CSUMB campus (see Table 4.12-2). The County's General Plan identifies a park standard of 3 acres per 1,000 people (Monterey County 2010); it is unclear whether the County's park standard is currently met.

As shown in Table 4.12-3, the increase in off-campus population (3,424 people) and housing (1,038 units) associated with the Project would occur primarily within Seaside, Marina, and elsewhere within Monterey County by 2035. Housing for the anticipated increase in students, faculty and staff that are expected to live off-campus is likely to comprise a combination of already existing dwelling units and new units to be constructed in the future by unrelated third parties. Any prediction about the specific extent and location of the area's overall future housing patterns would be speculative, although a summary of planned housing projects in proximity to the campus is presented in Section 4.0, Introduction to Analysis.

To the extent the population increase associated with the Project would reside off campus in already existing dwelling units, the Project would not result in an increase in demand for parks and recreation facilities and, correspondingly, the Project would not require the construction of new or physically altered park and recreation facilities. As to any new housing that might indirectly result from the Project's increase in off-campus population, when new housing is built, fees for park and recreation facilities are typically included in building permits as part of the jurisdiction's development fee impact program, as demonstrated by the General Plan policies of Seaside, Marina, and Monterey County (see Section 4.12.2, Regulatory Framework). Through the use and collection of development impact fees, any potential increases in the demand for public services associated with CSUMB-related off-campus housing located in new housing tracts, including park and recreation facilities, would be addressed in the respective jurisdiction (e.g., Marina, Seaside and County of Monterey) in which the new population resides. Such impact fees would provide for new or physically altered park and recreation facilities, if needed, to maintain park standards. Moreover, to the extent new housing is constructed in the future, that housing would undergo its own environmental review under CEQA. As part of the review, the need for new or physically

altered park and recreation facilities would be assessed and would be required to comply with applicable regulatory requirements and permits at the time that such park and recreation facilities are proposed; any assessment of such future need at this time would be speculative. Therefore, the Project's impact associated with the provision of new or physically altered park and recreation facilities to serve the Project's off-campus population would be *less than significant*.

See Impact PSR-5 below for a discussion of the use of existing parks and recreational facilities.

Near-Term Development Components

With respect to on-campus parks and recreation facilities, as discussed, the near-term development components would result in the addition of new residential, academic and recreation buildings that would contribute to the on-campus residential and daily population. Student Housing Phase IIB and Student Housing Phase III would result in 1,000 new student beds on campus. The new housing would include new outdoor recreational amenities such as half courts (basketball and/or sand volleyball), outdoor social spaces, and connections to pedestrian bicycles paths and trails, as components of those developments. The Student Recreation Center would consist primarily of multi-use indoor courts and fitness facilities and would be available for use by the new student residents. Other existing facilities and open space lands on campus would also be available for use by the new residents and daily campus population associated with the near-term development components (583 acres as shown in Table 4.12-2).

The above recreational facilities and lands would be adequate to serve the new student residents and daily campus population associated with the near-term development components and the construction of additional facilities would not be required. New recreational facilities associated with Student Housing Phases IIB and III and the Student Recreation Center are included in the Project and evaluated throughout Chapter 4, Environmental Setting, Impacts, and Mitigation Measures this Draft EIR as a component of development under the proposed Master Plan. The proposed Master Plan would have *no impacts* associated with the provision of new or physically altered on-campus recreational facilities beyond what is identified throughout the Draft EIR.

As for off-campus impacts, given the limited scope of the near-term development components, the increased off-campus population associated with these components would not result in the need for additional park and recreation facilities and, therefore, impacts would be *less than significant*.

Mitigation Measures

Mitigation measures are not required because a significant impact related to park and recreation facilities has not been identified.

Impact PSR-5: Deterioration of Neighborhood and Regional Parks (Thresholds B and C). The Project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated. (*Less than Significant*)

Master Plan

Project-Related On-Campus Population and Facilities

As concluded in the analysis related to Impact PSR-4, adequate on-campus outdoor and indoor recreational space would be provided under the Project in accordance with the ICSUAM and would also exceed state standards under the Quimby Act. Therefore, on-campus recreational facilities would accommodate the recreational needs of campus residents and the daily campus population. Given the adequacy of recreational facilities to serve the needs of campus residents and the daily campus population under the Project, and CSUMB's responsibility for maintaining such facilities, the Project would not be expected to result in substantial physical deterioration of on-campus recreational facilities. Additionally, given the adequacy of on-campus recreational facilities, the CSUMB population is not expected to regularly use off-campus neighborhood parks in the areas surrounding the campus, as identified in Section 4.12.1.2. These neighborhood parks are dispersed from the campus, separated by roadways, and primarily contain limited amenities intended to serve their respective surrounding residential communities. Therefore, the on-campus residential and daily population associated with the Project would not result in substantial physical deterioration of on-campus recreational facilities or of nearby off-campus neighborhood parks and the impact would be *less than significant*.

Project-Related Off-Campus Population

As also discussed in the analysis related to Impact PSR-4, the increase in off-campus population (3,424 people) and housing (1,038 units) associated with the Project would occur within Seaside, Marina, and elsewhere within Monterey County by 2035 (see Table 4.12-3). Housing for the anticipated increase in students, faculty and staff that are expected to live off-campus is likely comprised of a combination of already existing dwelling units and new units to be constructed in the future by unrelated third parties. Any prediction about the specific extent and location of the area's overall future housing patterns would be speculative, although a summary of planned housing projects in proximity to the campus is presented in Section 4.0, Introduction to Analysis.

To the extent the population increase associated with the Project would reside off campus in already existing dwelling units, the Project would not result in an increase in the use of parks and recreation facilities and, correspondingly, the Project would not result in substantial physical deterioration of off-campus park and recreational facilities. As to any new housing that might

indirectly result from the Project's increase in off-campus population, when new housing is built, fees for park and recreation facilities are typically included in building permits as part of the jurisdiction's development fee impact program, as demonstrated by the General Plan policies of Seaside, Marina, and Monterey County (see Section 4.12.2, Regulatory Framework). Through the use and collection of development impact fees, any potential increases in the demand for public services associated with CSUMB-related off-campus housing located in new housing tracts, including park and recreation facilities, would be addressed in the respective jurisdiction (e.g., Marina, Seaside and County of Monterey) in which the new population resides. Such impact fees would provide for new or physically altered park and recreation facilities, if needed, to maintain park standards. Moreover, to the extent new housing is constructed in the future, that housing would undergo its own environmental review under CEQA. As part of the review, the need for new or expanded park and recreation facilities would be assessed and would be required to comply with applicable regulatory requirements and permits at the time that such park and recreation facilities are proposed. Additionally, to the extent that Project-related off-campus residents purchase existing or new homes, they would pay property taxes, which would support on-going maintenance of park and recreational lands in these jurisdictions.

Also as previously noted, the study area contains several regional parks and recreational areas serving Monterey County, including Fort Ord National Monument, Fort Ord Dunes State Park, and the Monterey Bay Coastal Recreation Trail within less than one mile of the campus. On-campus and off-campus residents associated with the Project would likely visit these recreation areas, as well as others in Monterey County; however, the Project would not be expected to result in increased use of these facilities such that it would cause substantial deterioration, given the sizes of the facilities and the nature of activities at these areas, which include hiking, bicycling, and beach activities. Given the above, the Project-related off-campus population would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated, and the impact would be *less than significant*.

Near-Term Development Components

The Project's near-term development components would result in the addition of new residential, academic and recreation buildings that would contribute to the on-campus residential and daily population. As previously noted, Student Housing Phase IIB and Student Housing Phase III would result in 1,000 new student beds on campus. The new housing would include new outdoor recreational amenities such as half courts (basketball and/or sand volleyball), outdoor social spaces, and connections to pedestrian bicycles paths and trails, as components of those developments. The Student Recreation Center would consist primarily of multi-use indoor courts and fitness facilities and would be available for use by the new student residents. Other existing facilities and open space lands on campus would also be available for use by the new residents

and daily campus population associated with the near-term development components (583 acres as shown in Table 4.12-2).

The above recreational facilities and lands would be adequate to serve the new student residents and the daily campus population associated with the near-term development components and the construction of additional facilities would not be required. Existing and new recreational facilities would be maintained by CSUMB. Given the adequacy of the on-campus recreational facilities to serve the new population associated with the near-term development components, the CSUMB population is not expected to regularly use off-campus neighborhood parks in the areas surrounding the campus. These neighborhood parks are dispersed from the campus, separated by roadways, and primarily contain limited amenities intended to serve their respective surrounding residential communities. Therefore, the on-campus residential and daily population associated with the near-term development components would not result in substantial physical deterioration of on-campus recreational facilities or of nearby off-campus neighborhood parks and the impact would be *less than significant*.

Mitigation Measures

Mitigation measures would not be required as the Project would not result in significant impacts related to the physical deterioration of existing park and recreational facilities.

4.12.3.5 Cumulative Impacts

This section provides an evaluation of public services and recreation impacts associated with the Project, including near-term development components, when considered together with other reasonably foreseeable cumulative development, as identified in Table 4.0-1 in Section 4.0, Introduction to Analysis, and based on other possible growth accounted for in the 2018 AMBAG Regional Growth Forecast, which accounts for all growth under current local agency general plans. The geographic area considered in the cumulative analysis for this topic is described in the impact analysis below.

Impact PSR-6: Cumulative Public Services Impacts (Thresholds A, B and C). The Project would not have a cumulatively considerable contribution to significant cumulative impacts related to the construction of new or expanded fire, police, schools, and park and recreational facilities. *(Less than Significant)*

The geographic context for the analysis of cumulative impacts related to public services focuses on the CSUMB campus, the cities of Seaside and Marina, and Monterey County.

Project-Related On-Campus Population and Facilities

This portion of the analysis addresses the cumulative impacts of on-campus population and facilities growth resulting from the Project and other cumulative development on public services and facilities. Given that UPD serves only the campus and not surrounding jurisdictions, cumulative off-campus development would not influence the need for new and physically altered UPD police protection services. Therefore, on-campus police protection services and facilities are not evaluated below. Off-campus police protection services are, however, evaluated in the subsequent section below addressing “Project Off-Campus Population.”

Fire Protection Facilities

As indicated in Impact PSR-I, independent of the proposed Master Plan, three new or replacement fire stations are currently being planned by Marina FD, and Seaside FD, and POMFD. The Marina station is needed to address response time objectives for the Marina FD in the southern part of its service area, and the Seaside station is needed for the Seaside FD in the northern part of its service area (Citygate 2021), both of these areas include the Main Campus. The POMFD station is needed to replace the existing POMFD station given the expiration of their lease in August 2023 (Citygate 2021). Marina FD is moving forward on siting a temporary fire station facility at 2nd Avenue and 8th Street, with a permanent station to be ultimately sited (Citygate 2021; McCoun 2021). Seaside is moving forward with a site on Gigling Road and 1st Avenue, with City Council approving a request for siting and architectural design for a station on this site (Citygate 2021; City of Seaside 2021; Gutierrez 2021).

The new fire stations would be required to comply with all applicable general plan policies, regulations, and permit requirements. Additionally, environmental review under CEQA of these stations is pending and will be conducted by the City of Marina and the City of Seaside for the respective station. It is expected that potentially significant environmental impacts of constructing and operating these new stations could be addressed and reduced to less than significant through the implementation of feasible mitigation measures, given the limited size, type, and location of such facilities in an urban environment. Regardless, as previously noted, while the Seaside FD and Marina FD stations are needed to serve existing and future planned growth in these areas, they are not needed solely to serve on-campus population and facilities development under the

proposed Master Plan, as indicated in Impact PSR-1. Further, the Project would involve infill development on the Main Campus, would not result in the expansion of the Main Campus boundaries, and all proposed development would be designed to meet minimum fire and emergency safety requirements identified in the California Building, Fire, and Health and Safety Codes, per the ICSUAM. Therefore, the Project's contribution to the need for new fire protection facilities would not be cumulatively considerable and cumulative impacts would be *less than significant*.

School Facilities⁵

Project and cumulative development are not expected to exceed future remaining capacity in the MPUSD, and therefore the construction of new or physically altered school facilities is not expected to be required to serve planned growth. As determined in the analysis relative to Impact PSR-3, the Project would result in the addition of approximately 318 school-age students from both on- and off-campus housing. Projected enrollment data for the MPUSD shows a continuing decline in total enrollment of 10 percent within the MPUSD by 2030 (the latest year with available projection data) compared to the 2020-2021 school year for schools with available projection data (see Table 4.12-5). As concluded relative to Impact PSR-3, there would be remaining future capacity in the MPUSD in 2030 for approximately 5,500 students (see Table 4.12-5).

Based on a review of the MPUSD's 2018 Facilities Master Plan, all pending development, including new classroom buildings at various schools; new and renovated gyms and related facilities; new theaters and performing arts centers; and a wide range of other renovation and modernization projects, would be located at existing school sites (MPUSD 2018a). There are no new schools identified in the Facilities Master Plan. The *Campus Town Specific Plan Draft Environmental Impact Report* reported that MPUSD would address any possible shortfalls in capacity through intra-district transfers and, where needed, through the installation of new portable classrooms (Seaside 2019). Installation of portable classrooms at existing school sites would not be anticipated to result in significant environmental effects due to the limited area that is typically required to install portable (modular) classrooms and due to the developed characteristics of existing school sites. Given the remaining capacity within the MPUSD in 2030 and the portable classrooms that would be used if there were any possible shortfalls in capacity, cumulative impacts related to the provision of new or physically altered school facilities would be *less than significant*.

Parks and Recreational Facilities

As determined in the analysis related to Impact PSR-4, new on-campus population associated with the Project would be adequately served by existing and proposed recreational facilities and

⁵ The analysis in this subsection addresses both on- and off-campus Project and cumulative development.

open space on campus. Other cumulative growth outside the campus boundaries would not, in and of itself, require new recreational facilities on campus as CSUMB does not provide regular recreational services to development outside its boundaries; however, it is acknowledged that some local residents do use CSUMB facilities. Accordingly, cumulative growth would not require construction of new on-campus parks and recreation facilities, beyond those analyzed in this Draft EIR, and the cumulative impact would be *less than significant*.

Project-Related Off-Campus Population

Off-campus Project and other cumulative growth could contribute to the need for new or physically altered fire protection facilities, police protection facilities, and park and recreational facilities in Marina, Seaside, or Monterey County by 2035. The Project could incrementally contribute to such a need by resulting in new off-campus population that resides in off-campus housing units likely comprised of a combination of already existing dwelling units and new units to be constructed in the future by unrelated third parties. Cumulative development would contribute to such a need for new or expanded public facilities by resulting in the development of new housing and new employment. Any prediction about the specific extent and location of the area's overall future housing patterns would be speculative, although a summary of planned housing projects in proximity to the campus is presented in Section 4.0, Introduction to Analysis.

To the extent the off-campus population increase associated with the Project and cumulative development would reside in already existing dwelling units, such development would not result in an increase in demand for public services and facilities and, correspondingly, the Project and cumulative development would not require the construction of new or physically altered fire and police protection facilities or parks and recreation facilities. As to any new housing that might indirectly result from the Project's increase in off-campus population and from population resulting from cumulative development, when new off-campus housing is built, fees for fire protection, police protection, and parks and recreation facilities are typically included in building permits as part of the jurisdiction's development fee impact program, as demonstrated by the General Plan policies of Seaside, Marina, and Monterey County (see Section 4.12.2, Regulatory Framework). Through the use and collection of development impact fees, any potential increases in the demand for public facilities associated with Project-related and other off-campus housing located in new housing tracts would be addressed in the respective jurisdiction (e.g., Marina, Seaside and County of Monterey) in which the new population resides. Such impact fees would provide for new or physically altered fire and police protection facilities, and park and recreation facilities, if needed, to meet service standards and objectives. Moreover, to the extent new housing is constructed in the future, that housing would undergo its own environmental review under CEQA. As part of the review, the need for new or expanded fire and police protection facilities and park and recreation facilities would be assessed and would be required to comply with applicable regulatory requirements and permits at the time that such facilities are proposed;

any assessment of such future need at this time would be speculative. Therefore, the Project's impacts would not be cumulatively considerable relative to the provision of new or physically altered public service facilities to serve the Project's off-campus population and cumulative population growth, and cumulative impacts would be *less than significant*.

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