



California State University
MONTEREY BAY



California State University, Monterey Bay Master Plan

Draft Environmental Impact Report - Volume I

Prepared for California State University, Monterey Bay
February 2022 - SCH No. 2017051042

DRAFT

**Environmental Impact Report
California State University Monterey Bay
Master Plan
SCH No. 2017051042**

VOLUME I

Prepared for:

California State University Monterey Bay
100 Campus Center
Seaside, California 93955
Contact: Anya Spear, LEED AP, AICP

Prepared by:

DUDEK

725 Front Street, Suite 400
Santa Cruz, California 95060

FEBRUARY 2022

TABLE OF CONTENTS

<u>Section</u>	<u>Page No.</u>
ACRONYMS AND ABBREVIATIONS	ACR-i
CHAPTER 1 EXECUTIVE SUMMARY	1-1
1.1 Introduction.....	1-1
1.2 Master Plan Background	1-1
1.3 Overview of the Proposed Project	1-2
1.3.1 Project Location and Setting	1-2
1.3.2 Project Objectives	1-3
1.3.3 Project Overview.....	1-4
1.4 Alternatives to the Project.....	1-5
1.5 Issues to be Resolved	1-7
1.6 Areas of Known Controversy	1-7
1.7 Impact and Mitigation Measures.....	1-8
CHAPTER 2 INTRODUCTION	2-1
2.1 Purpose of the EIR	2-1
2.2 Scope of EIR.....	2-2
2.3 Environmental Review and Approval Process	2-3
2.3.1 Scoping.....	2-3
2.3.2 Public Review of Draft EIR	2-4
2.3.3 Final EIR/Project Approval.....	2-5
2.3.4 Adoption of Mitigation Monitoring & Reporting Program	2-5
2.4 Organization of this EIR	2-6
2.5 References.....	2-7
CHAPTER 3 PROJECT DESCRIPTION.....	3-1
3.1 Project Overview	3-1
3.2 Project Location and Setting.....	3-2
3.2.1 Location	3-2
3.2.2 Setting.....	3-7
3.2.3 Existing Campus Conditions	3-8
3.3 CSUMB History and Master Plan Background.....	3-11
3.3.1 Fort Ord Military Base Conversion and Land Conveyance	3-11
3.3.2 2007 CSUMB Master Plan.....	3-11
3.3.3 2016 Master Plan Revisions	3-12
3.4 Project Objectives.....	3-15
3.5 Project Technical, Economic, and Environmental Characteristics	3-17
3.5.1 Enrollment and Campus Population Projections.....	3-17

<u>Section</u>	<u>Page No.</u>
3.5.2 Proposed Master Plan.....	3-19
3.5.3 Project Design Features	3-36
3.6 Near-Term Development Components	3-72
3.6.1 Student Housing Phase III	3-83
3.6.2 Academic IV	3-83
3.6.3 Student Recreation Center Phases I and II	3-83
3.6.4 Student Housing Phase IIB.....	3-84
3.6.5 Academic V	3-84
3.7 Demolition and Construction	3-85
3.8 Project Approvals and Intended Uses of EIR	3-85
3.9 References.....	3-87

CHAPTER 4 ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION

MEASURES	4.0-1
4.0 Introduction to Analysis.....	4.0-1
4.0.1 Scope of the Environmental Impact Analysis.....	4.0-1
4.0.2 Definition of Baseline or Existing Conditions.....	4.0-2
4.0.3 Definition of the Study Area	4.0-2
4.0.4 Basis of Impact Analysis.....	4.0-3
4.0.5 Year of Impact Analysis	4.0-3
4.0.6 Cumulative Impacts	4.0-3
4.0.7 References.....	4.0-16
4.1 Aesthetics.....	4.1-1
4.1.1 Environmental Setting.....	4.1-1
4.1.2 Regulatory Framework.....	4.1-21
4.1.3 Impacts and Mitigation Measures	4.1-30
4.1.4 References.....	4.1-40
4.2 Air Quality	4.2-1
4.2.1 Environmental Setting.....	4.2-1
4.2.2 Regulatory Framework.....	4.2-12
4.2.3 Impacts and Mitigation Measures	4.2-21
4.2.4 References.....	4.2-49
4.3 Biological Resources	4.3-1
4.3.1 Environmental Setting.....	4.3-1
4.3.2 Regulatory Framework.....	4.3-39
4.3.3 Impacts and Mitigation Measures	4.3-47
4.3.4 References.....	4.3-72
4.4 Cultural Resources and Tribal Cultural Resources.....	4.4-1

<u>Section</u>	<u>Page No.</u>
4.4.1 Environmental Setting.....	4.4-1
4.4.2 Regulatory Framework.....	4.4-16
4.4.3 Impacts and Mitigation Measures	4.4-24
4.4.4 References.....	4.4-33
4.5 Geology, Soils and Paleontology	4.5-1
4.5.1 Environmental Setting.....	4.5-1
4.5.2 Regulatory Framework.....	4.5-12
4.5.3 Impacts and Mitigation Measures	4.5-16
4.5.4 References.....	4.5-27
4.6 Greenhouse Gas Emissions.....	4.6-1
4.6.1 Environmental Setting.....	4.6-1
4.6.2 Regulatory Framework.....	4.6-9
4.6.3 Impacts and Mitigation Measures	4.6-31
4.6.4 References.....	4.6-55
4.7 Hazards, Hazardous Materials, and Wildfire.....	4.7-1
4.7.1 Environmental Setting.....	4.7-1
4.7.2 Regulatory Framework.....	4.7-18
4.7.3 Impacts and Mitigation Measures	4.7-30
4.7.4 References.....	4.7-48
4.8 Hydrology and Water Quality.....	4.8-1
4.8.1 Environmental Setting.....	4.8-1
4.8.2 Regulatory Framework.....	4.8-27
4.8.3 Impacts and Mitigation Measures	4.8-41
4.8.4 References.....	4.8-58
4.9 Land Use and Planning.....	4.9-1
4.9.1 Environmental Setting.....	4.9-1
4.9.2 Regulatory Framework.....	4.9-5
4.9.3 Impacts and Mitigation Measures	4.9-12
4.9.4 References.....	4.9-20
4.10 Noise and Vibration.....	4.10-1
4.10.1 Environmental Setting.....	4.10-1
4.10.2 Regulatory Framework.....	4.10-10
4.10.3 Impacts and Mitigation Measures	4.10-14
4.10.4 References.....	4.10-42
4.11 Population and Housing	4.11-1
4.11.1 Environmental Setting.....	4.11-1
4.11.2 Regulatory Framework.....	4.11-10

<u>Section</u>	<u>Page No.</u>
4.11.3 Impacts and Mitigation Measures	4.11-16
4.11.4 References.....	4.11-26
4.12 Public Services and Recreation.....	4.12-1
4.12.1 Environmental Setting.....	4.12-1
4.12.2 Regulatory Framework.....	4.12-11
4.12.3 Impacts and Mitigation Measures	4.12-16
4.12.4 References.....	4.12-39
4.13 Transportation	4.13-1
4.13.1 Environmental Setting.....	4.13-2
4.13.2 Regulatory Framework.....	4.13-21
4.13.3 Impacts and Mitigation Measures	4.13-33
4.13.4 References.....	4.13-59
4.14 Utilities and Energy	4.14-1
4.14.1 Environmental Setting.....	4.14-1
4.14.2 Regulatory Framework.....	4.14-24
4.14.3 Impacts and Mitigation Measures	4.14-37
4.14.4 References.....	4.14-70
CHAPTER 5 OTHER CEQA CONSIDERATIONS.....	5-1
5.1 Introduction.....	5-1
5.2 Significant and Unavoidable Environmental Impacts.....	5-1
5.3 Significant Irreversible Environmental Effects	5-2
5.4 Growth-Inducing Impacts	5-3
5.4.1 Growth-Inducing Impacts.....	5-4
5.4.2 Direct Population and Employment Growth.....	5-4
5.4.3 Indirect Employment Growth.....	5-5
5.4.4 Indirect Population Growth	5-5
5.4.5 Other Indirect Growth	5-6
5.5 References.....	5-6
CHAPTER 6 ALTERNATIVES	6-1
6.1 Introduction.....	6-1
6.2 Project Objectives.....	6-2
6.3 Overview of Significant Impacts of Proposed Project.....	6-4
6.4 Alternatives Considered but Eliminated	6-5
6.4.1 Alternative Site Plans	6-6
6.4.2 Off-Campus Alternatives	6-6
6.5 Alternatives Evaluated in Detail	6-7
6.5.1 Assumptions and Methodology	6-8

<u>Section</u>	<u>Page No.</u>
6.5.2 Alternative 1: No Project Alternative / Existing Master Plan	6-9
6.5.3 Alternative 2 - Reduced Enrollment Growth Alternative	6-17
6.5.4 Alternative 3: Expanded Housing Growth Alternative	6-25
6.6 Environmentally Superior Alternative.....	6-33
6.7 References.....	6-38

CHAPTER 7 LIST OF PREPARERS AND PERSONS CONSULTED..... 7-1

7.1 List of EIR Preparers	7-1
7.1.1 Lead Agency	7-1
7.1.2 EIR Authors.....	7-1
7.2 Persons Consulted	7-2
7.2.1 City of Marina	7-2
7.2.2 City of Seaside.....	7-3
7.2.3 City of Sand City.....	7-3
7.2.4 Monterey County	7-3
7.2.5 Transportation Agency of Monterey County.....	7-3
7.2.6 California Department of Transportation.....	7-3
7.2.7 Marina Coast Water District.....	7-3
7.2.8 Association of Monterey Bay Area Governments	7-4
7.2.9 Monterey Peninsula Unified School District.....	7-4
7.2.10 Ohlone/Costanoan-Esselen Nation (OCEN)	7-4
7.2.11 Fort Ord Reuse Authority (Prior to Dissolution).....	7-4

FIGURES

3-1 Regional Location	3-3
3-2 CSUMB Campus Location.....	3-5
3-3 Existing Main Campus Building Use.....	3-9
3-4 Existing Master Plan	3-13
3-5 Proposed Master Plan	3-21
3-6 Future Building Use Plan.....	3-27
3-7 Illustrative Plan	3-29
3-8 Open Space Types and Framework.....	3-39
3-9 Vehicular Circulation Plan	3-45
3-10 Transit and Shuttle Circulation	3-49
3-11 Bicycle Circulation Plan.....	3-53
3-12 Pedestrian Circulation Plan	3-55
3-13 Implementation Plan and Near-Term Project Sites.....	3-73

<u>Section</u>	<u>Page No.</u>
3-14A	Near-Term Project Site Boundaries 3-75
3-14B	Near-Term Project Site Boundaries 3-77
3-14C	Near-Term Project Site Boundaries 3-79
3-14D	Near-Term Project Site Boundaries 3-81
4.0-1	Cumulative Projects..... 4.0-7
4.1-1	Sensitive Visual Areas..... 4.1-5
4.1-2	Undeveloped Areas of the Main Campus 4.1-9
4.1-3	Newer Main Campus Development 4.1-11
4.1-4	Landscaping and Open Space Areas on Campus 4.1-13
4.1-5	Housing on the CSUMB Campus 4.1-15
4.1-6	Near-Term Project Sites 4.1-19
4.3-1	Survey Areas..... 4.3-3
4.3-2	Vegetation Types..... 4.3-5
4.3-3	Former Fort Ord CTS Aquatic Resources 4.3-13
4.3-4	CTS Service Analysis 4.3-15
4.3-5	CTS CDFW Analysis 4.3-17
4.3-6	Smith’s Blue Butterfly Habitat 4.3-21
4.3-7a	Special-Status Plants Observed 4.3-25
4.3-7b	Special-Status Plants Observed 4.3-27
4.3-8	CNDDDB Plant Occurrence..... 4.3-31
4.4-1	Archaeological Survey Coverage 4.4-3
4.4-2A	Records Search Area..... 4.4-5
4.4-2B	Records Search Area..... 4.4-7
4.4-3	Built Environment Study Area 4.4-9
4.5-1	Regional Faults 4.5-5
4.5-2	Existing Elevation and Slopes 4.5-9
4.7-1	Fire Hazard Severity Zones and Responsibility Areas 4.7-13
4.8-1	Hydrologic Areas 4.8-5
4.8-2	Salinas Valley Groundwater Basin 4.8-13
4.8-3	Existing Drainage Sub-Areas..... 4.8-23
4.10-1	Noise Measurement Location 4.10-7
4.13-1	Project Location 4.13-3
4.13-2	Existing and Planned Pedestrian Facilities 4.13-5
4.13-3	Existing and Planned Bicycle Facilities..... 4.13-11
4.13-4	Existing Transit Services to CSUMB..... 4.13-15
4.14-1	MCWD Service Areas 4.14-7

<u>Section</u>	<u>Page No.</u>
TABLES	
1-1	Summary of Project Impacts..... 1-1-9
3-1	Existing and Projected CSUMB Population 3-18
3-2	Existing and Projected Institutional Partnership Headcount Population 3-18
3-3	Proposed Master Plan Development..... 3-23
3-4	Proposed Master Plan Building Removal..... 3-25
3-5	Outdoor Athletics and Recreation Program Fields, Courts & Pools..... 3-33
3-6	Existing and Proposed On-Campus Housing Beds/Units..... 3-35
3-7	Proposed Master Plan and Related Approvals..... 3-86
4.0-1	Pending or Approved Reasonably Foreseeable Projects..... 4.0-9
4.2-1	North Central Coast Air Basin Attainment Classification..... 4.2-2
4.2-2	Local Ambient Air Quality Data 4.2-4
4.2-3	Ambient Air Quality Standards..... 4.2-14
4.2-4	Construction-Related Modeling Inputs 4.2-26
4.2-5	Existing and Project Trip Rates..... 4.2-29
4.2-6	Estimated Maximum Daily Construction Criteria Air Pollutant Emissions..... 4.2-33
4.2-7	Estimated Maximum Daily Operational Criteria Air Pollutant Emissions..... 4.2-34
4.3-1	Vegetation Types within the CSUMB Campus..... 4.3-2
4.3-2	Potential for Special-Status Wildlife Species Presence within the Campus 4.3-9
4.3-3	Potential for Special-Status Plant Species Presence within the Campus..... 4.3-24
4.3-4	Area of Special-Status Plant Species within the Survey Area..... 4.3-24
4.3-5	Biological Survey Dates within the CSUMB Campus..... 4.3-51
4.5-1	Regional Fault Summary..... 4.5-3
4.6-1	Six Top Greenhouse-Gas-Producer Countries and the European Union 4.6-5
4.6-2	Greenhouse Gas Emissions Sources in California 4.6-6
4.6-3	CSU Sustainability Policy 4.6-27
4.6-4	Campus-Specific Mass Emissions Threshold 4.6-34
4.6-5	Estimated Annual Construction GHG Emissions..... 4.6-42
4.6-6	Estimated Annual Operational GHG Emissions - Unmitigated..... 4.6-43
4.6-7	Estimated Energy Use and Corresponding GHG Emissions - Unmitigated and Mitigated..... 4.6-46
4.6-8	Estimated Annual Operational GHG Emissions - Mitigated..... 4.6-47
4.6-9	Project Consistency with the AMBAG 2040 MTP/SCS..... 4.6-50
4.7-1	Vegetation Types within the CSUMB Campus..... 4.7-12
4.8-1	Watershed Designations by Agency/Source 4.8-3
4.8-2	Beneficial Uses for Surface and Coastal Waters..... 4.8-7
4.8-3	CWA Section 303(d) Impairments..... 4.8-10

<u>Section</u>	<u>Page No.</u>
4.8-4	General Water Quality Objectives for the Central Coast Region.....4.8-29
4.8-5	State and Regional Water Quality-Related Permits and Approvals.....4.8-31
4.9-1	Review of Relevant Marina General Plan and Seaside General Plan Policies.....4.9-17
4.10-1	Typical Sound Levels in the Environment and Industry.....4.10-3
4.10-2	Measured Outdoor Noise Levels4.10-6
4.10-3	Summarized Land Use Compatibility Guidelines 4.10-14
4.10-4	Typical Construction Equipment Maximum Noise Levels 4.10-21
4.10-5	Predicted Construction Noise Impact Screening Distances 4.10-22
4.10-6	Near-Term Development Components Construction Phase Distances to Nearest Pre-Existing Noise-Sensitive Receptors 4.10-23
4.10-7	Predicted Near-Term Development Components Construction Noise Estimates at Nearest Pre-Existing Noise-Sensitive Receptors..... 4.10-25
4.10-8	Predicted Combined Construction Noise Levels at Nearest Pre-Existing Noise-Sensitive Receptor for Student Recreation Center and Academic V 4.10-27
4.10-9	Roadway Noise Modeling Results Summary 4.10-30
4.10-10	Anticipated Major Stationary Operating Sources of Outdoor Noise by Near-Term Development Component..... 4.10-33
4.10-11	Anticipated Major Stationary Operating Sources of Outdoor Noise by Near-Term Development Component..... 4.10-34
4.10-12	Anticipated Increase over Existing Outdoor Ambient at Nearest Noise-sensitive Receptors due to Near-Term Development Components 4.10-35
4.10-13	Typical Construction Equipment Vibration Levels 4.10-37
4.10-14	Roadway Noise Modeling Results Summary 4.10-40
4.11-1	Existing Total CSUMB Population (Academic Year 2016-2017).....4.11-2
4.11-2	Existing On-Campus Residential Population (Academic Year 2016-2017)4.11-2
4.11-3	Population Trends in Monterey County4.11-3
4.11-4	On- and Off-Campus Population in Marina and Seaside4.11-5
4.11-5	Existing (2016-2017) On-Campus Housing Beds/Units.....4.11-6
4.11-6	Housing Units in the Study Area4.11-7
4.11-7	On- and Off-Campus Housing and On-Campus Group Quarters in Marina and Seaside.....4.11-8
4.11-8	Existing and Projected CSUMB-Related Population..... 4.11-19
4.11-9	Existing and Proposed On-Campus Housing Beds/Units..... 4.11-22
4.11-10	Projected 2035 CSUMB Headcount Population Housed On and Off Campus..... 4.11-23
4.12-1	Monterey Peninsula Unified School District Schools, Enrollment, and Capacity ¹4.12-5

<u>Section</u>	<u>Page No.</u>
4.12-2 On- and Off-Campus Parks and Recreational Acreage in Proximity to CSUMB.....	4.12-9
4.12-3 Projected 2035 CSUMB Headcount Population Housed On and Off Campus.....	4.12-18
4.12-4 Student Generation Associated with Proposed Master Plan	4.12-26
4.12-5 Monterey Peninsula Unified School District Projected 2030 Enrollment and Remaining Capacity	4.12-27
4.12-6 CSUMB Outdoor Athletics and Recreation Program Fields, Courts, and Pools.....	4.12-30
4.13-1 Existing Weekday MST Transit Service Summary	4.13-14
4.13-2 VMT under Existing Conditions.....	4.13-18
4.13-3 Existing AM Peak Period Inbound Person Mode Share.....	4.13-19
4.13-4 CSU TISM VMT Significance Thresholds	4.13-34
4.13-5 Existing and Project AM Peak Period Inbound Person Mode Share.....	4.13-43
4.13-6 Transit Ridership Summary.....	4.13-44
4.13-7 Weekday Peak Hour Bus Route Capacity Analysis.....	4.13-45
4.13-8 Total VMT for SB 743 VMT Assessment.....	4.13-54
4.13-9 Project’s Effect on VMT (Boundary VMT) for VMT Assessment.....	4.13-55
4.14-1 MCWD Ord Community Service Area Water Demand by Jurisdiction (AFY) ...	4.14-9
4.14-2 10 Years of Annual CSUMB Water Consumption (Acre-Feet/Year)	4.14-13
4.14-3 Pacific Gas & Electric Company 2020 Electricity Consumption.....	4.14-19
4.14-4 Pacific Gas and Electric Company 2020 Natural Gas Consumption.....	4.14-20
4.14-5 CSU Sustainability Policy	4.14-35
4.14-6 Water Use Rates Used to Estimate Water Demand Associated with Project .	4.14-41
4.14-7 CSUMB Master Plan Water Demand as Percent of MCWD Water Master Plan Demand ¹	4.14-43
4.14-8 Estimated CSUMB Proposed Master Plan Water Demand in 2035	4.14-47
4.14-9 Estimated CSUMB Water Demand from Near-Term Development Components.....	4.14-50
4.14-10 CSUMB Proposed Master Plan Wastewater Generation in 2035	4.14-52
4.14-11 Petroleum Consumption – Operation	4.14-59
6-1 Alternatives Summary	6-8
6-2 Comparison of Environmental Impacts from the Alternatives	6-34
6-3 Ability of Alternatives to Meet Project Objectives	6-36

APPENDICES

- A Notice of Preparation and Revision to Previously Issued Notice of Preparation
- B Comment Letters Received During Scoping Periods
- C CSUMB Student Housing and Parking Guidelines
- D Air Quality, Greenhouse Gas Emissions, and Energy Calculations
- E Biological Resources Report
- F Cultural Resources Inventory, Evaluation, and Finding of Effect Report (F-1) and Built Environment Inventory and Evaluation Report (F-2)
- G Noise Measurements and Calculations
- H Transportation Analysis

ACRONYMS AND ABBREVIATIONS

Acronym/Abbreviation	Definition
µg/m ³	micrograms per cubic meter
AB	Assembly Bill
ACC	Advanced Clean Cars
ACHP	Advisory Council on Historic Preservation
ACM	asbestos-containing material
ACOE	U.S. Army Corps of Engineers
ACT	Advanced Clean Trucks
ACTM	airborne toxic control measure
ADA	Americans with Disabilities Act
ADI	area of direct impact
ADT	average daily traffic
AFY	acre feet per year
ALUCP	Airport Land Use Compatibility Plan
AMBAG	Association of Monterey Bay Area Governments
AQMP	Air Quality Management Plan
ARAS	applicable or relevant and appropriate
Army	U.S. Department of the Army
ASR	Aquifer Storage and Recovery
ATP	Active Transportation Plan
AWTF	Advanced Water Treatment Facility
BAR	Board of Architectural Review
Basin	Salinas Valley Groundwater Basin
BenMAP	Benefits Mapping and Analysis Program
BenMAP-CE	Benefits Mapping and Analysis Program-Community Edition
BLM	Bureau of Land Management
BMP	best management practice
BO	Biological Opinion
BRAC	Base Realignment and Closure
BRP	Base Reuse Plan
BUG	Backlight/Uplight/Glare
CAAQS	California Ambient Air Quality Standards
CAIEEMod	California Emissions Estimator Model
CalEPA	California Environmental Protection Agency
CAL FIRE	California Department of Forestry and Fire Protection
CALGreen	California Green Building Standards Code
Cal-IPC	California Invasive Plant Council
Cal/OSHA	California Occupational Safety and Health Administration
CalRecycle	California Department of Resources Recycling and Recovery
Caltrans	California Department of Transportation
CAMx	Comprehensive Air Quality Model with extensions
CAO	Cleanup and Abatement Orders
CAP	climate action plan

ACRONYMS AND ABBREVIATIONS

Acronym/Abbreviation	Definition
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CBSC	California Building Standards Commission
CCA	Community Choice Aggregation
CDFW	California Department of Fish and Wildlife
CDO	Cease and Desist Order
CEC	California Energy Commission
CEHI	CSUMB Employee Housing, Inc.
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CESA	California Endangered Species Act
CFC	chlorofluorocarbon
CFE	carbon pollution-free electricity
CFR	Code of Federal Regulations
CGS	California Geological Survey
CH ⁴	methane
CHL	California Historic Landmarks
CHP	Community Housing Partners
CHRIS	California Historical Resources Information System
CIWMB	California Integrated Waste Management Board
CMAQ	Community Multiscale Air Quality
CMMA	California Master Mutual Aid
CNDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CNPPA	California Native Plant Protection Act
CNPS	California Native Plant Society
CNRA	California Natural Resources Agency
CO	carbon monoxide
CO ₂	carbon dioxide
CO _{2e}	carbon dioxide equivalent
COG	Council of Governments
CPDC	Capital Planning, Design, and Construction
CPUC	California Public Utilities Commission
CRHR	California Register of Historical Resources
CRPR	California Rare Plant Rank
CSIP	Castroville Seawater Intrusion Project
CSU	California State University
CSUMB	California State University, Monterey Bay
CSU TISM	California State University Transportation Impact Study Manual
CTS	California tiger salamander
CUPA	Certified Unified Program Agency
CWA	Clean Water Act
CWPP	Community Wildfire Protection Plan

ACRONYMS AND ABBREVIATIONS

Acronym/Abbreviation	Definition
dB	decibel
dBA	A-weighted decibel
dbh	diameter at breast height
DOD	Department of Defense
DOF	Department of Finance
DOT	Department of Transportation
DPM	diesel particulate matter
DRC	Design Review Committee
DRMP	Development and Resource Management Plan
DTSC	Department of Toxic Substances Control
DWR	Department of Water Resources
EBS	Environmental Baseline Survey
ECH	East Campus Housing
ECOS	East Campus Open Space
EDC	Economic Development Conveyance
EH&S	Environmental Health and Safety
EIR	Environmental Impact Report
EIS	Environmental Impact Statement
EISA	Energy Independence and Security Act
EMMA	Emergency Management Mutual Aid
EO	Executive Order
EOC	Emergency Operations Center
EPA	U.S. Environmental Protection Agency
EPCRA	Emergency Planning and Community Right-to-Know Act
ESA	Environmental Site Assessment
ESD	Explanations of Significant Difference
EV	electric vehicle
FAA	Federal Aviation Administration
FAR	floor area ratio
FD	Fire Department
FEMA	Federal Emergency Management Agency
FESA	Federal Endangered Species Act
FFA	Federal Facility Agreement
FGC	Fish and Game Code
FHSZ	Fire Hazard Severity Zone
FIRM	Flood Insurance Rate Map
FORA	Fort Ord Reuse Authority
FORA ESCA	Fort Ord Reuse Authority Environmental Services Cooperative Agreement
FORTAG	Fort Ord Recreation Trail and Greenway
FOST	Findings of Suitability to Transfer
FR	Federal Register
FRA	Federal Responsibility Area
FTA	Federal Transit Administration

ACRONYMS AND ABBREVIATIONS

Acronym/Abbreviation	Definition
FTE	full-time equivalent
FTES	full-time equivalent students
GHG	greenhouse gas
GMPAP	Greater Monterey Peninsula Area Plan
gpm	gallons per minute
GRRP	Groundwater Replenishment Reuse Project
GSA	groundwater sustainability agency
GSF	gross square feet
GSP	Groundwater Sustainability Plan
GWP	global warming potential
HAP	hazardous air pollutant
HC	head count
HCD	State Department of Housing and Community Development
HCFC	hydrochlorofluorocarbon
HDT	heavy-duty truck
HFC	hydrofluorocarbon
HIA	health impact assessment
HMP	Habitat Management Plan
HRFA	Healthy Forests Restoration Act
HVAC	heating, ventilation, and air conditioning
Hz	Hertz
IAR	Institutional Assessment and Research
ICSUAM	Integrated California State University Administrative Manual
ips	inches per second
ISTEA	Intermodal Surface Transportation Efficiency Act
JPA	Joint Powers Association
kV	kilovolt
kWh	kilowatt-hour
LBP	lead-based paint
L _{dn}	day-night average sound level
L _{eq}	Equivalent continuous sound level (energy-average sound level)
L _{eq8hr}	L _{eq} energy-averaged over an 8-hour period
LEV	low-emission vehicle
LID	Low-Impact Development
L _{max}	Maximum sound level during the measurement period
L _{min}	Minimum sound level during the measurement period
LOS	level of service
LRA	Local Responsibility Area
LUC	Land Use Covenant
LUST	Leaking Underground Storage Tank
L _v	vibration level
M1W	Monterey One Water
MBARD	Monterey Bay Air Resources District

ACRONYMS AND ABBREVIATIONS

Acronym/Abbreviation	Definition
MBCS	Monterey Bay Charter School
MBFC	Monterey Bay Football Club
MBNMS	Monterey Bay National Marine Sanctuary
MBTA	Migratory Bird Treaty Act
MCCWPP	Monterey County Community Wildfire Protection Plan
MCL	maximum contaminant level
MCRFD	Monterey County Regional Fire District
MCSO	Monterey County Sheriff's Office
MCWD	Marina Coast Water District
MCWRA	Monterey County Water Resources Agency
MEC	Munitions and Explosives of Concern
mg/m ³	milligrams per cubic meter
MGD	million gallons per day
MM	mitigation measure
MMBTU	Metric Million British Thermal Unit
MMcf	million cubic feet
MMT	million metric tons
mph	miles per hour
MPO	metropolitan planning organization
MPRPD	Monterey Peninsula Regional Park District
MPUSE	Monterey Peninsula Unified School District
MPWMD	Monterey Peninsula Water Management District
MRA	Multi Range Area
MRWPCA	Monterey Regional Water Pollution Control Agency
MS4	Municipal Separate Storm Sewer System
MST	Monterey Salinas Transit
MT	metric ton
MTP	Metropolitan Transportation Plan
MW	megawatt
MWELO	Model Water Efficient Landscape Ordinance
MWh	megawatt-hour
N ₂ O	nitrous oxide
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NCAA	National Collegiate Athletic Association
NCCAB	North Central Coast Air Basin
NCCP	Natural Community Conservation Plan
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
NHTSA	National Highway Traffic Safety Administration
NIMS	National Incident Management System
NO	nitric oxide
NO ₂	nitrogen dioxide

ACRONYMS AND ABBREVIATIONS

Acronym/Abbreviation	Definition
NO _x	oxides of nitrogen
NOP	Notice of Preparation
NPDES	National Pollutant Discharge Elimination System
NPL	National Priorities List
NRHP	National Register of Historic Places
NWIC	Northwest Information Center
O ₃	ozone
OCEN	Ohlone/Costanoan-Esselen Nation
OEHHA	Office of Environmental Health Hazard Assessment
OES	Office of Emergency Services
OHP	Office of Historic Preservation
OPR	Office of Planning and Research
OSHA	Occupational Safety and Health Administration
PAH	polycyclic aromatic hydrocarbons
PBC	Public Benefit Conveyance
PCB	polychlorinated biphenyl
PD	Police Department
PDF	Project Design Feature
PFAS	polyfluoroalkyl substance
PFC	perfluorocarbons
PG&E	Pacific Gas and Electric
PGA	peak ground acceleration
PGM	photochemical grid model
PM ₁₀	coarse particulate matter
PM _{2.5}	fine particulate matter
POM	Presidio of Monterey Fire Department
ppb	parts per billion
ppm	parts per million
PPV	peak particle velocity
PRC	Public Resources Code
RPS	Renewables Portfolio Standard
psi	pounds per square inch
RCFE	Residential Care Facility for the Elderly
RCRA	Resource Conservation and Recovery Act
RFS	Renewable Fuel Standard
RHND	Regional Housing Needs Determination
rms	root-mean square
ROD	Record of Decision
ROG	reactive organic gas
RPS	Renewables Portfolio Standard
RUDG	Regional Urban Design Guidelines
RUWAP	Regional Urban Water Augmentation Program
RWD	Reports of Waste Discharge

ACRONYMS AND ABBREVIATIONS

Acronym/Abbreviation	Definition
RWQCB	Regional Water Quality Control Board
SARA	Superfund Amendments and Reauthorization Act
SB	Senate Bill
SCAQMD	South Coast Air Quality Management District
SCS	Sustainable Communities Strategy
SEMS	Standard Emergency Management System
SERC	State Emergency Response Commission
SF ₆	sulfur hexafluoride
SFHA	Special Flood Hazard Area
SGMA	Sustainable Groundwater Management Act
SHPO	State Historic Preservation Officer
SHRC	State Historical Resources Commission
SJVAPCD	San Joaquin Valley Air Pollution Control District
SLCP	short-lived climate pollutants
SLF	Sacred Lands File
SO ₂	sulfur dioxide
SORE	Small Off-Road Engine
SPCC	Spill Prevention Control and Countermeasures
SPL	sound pressure level
SR	State Route
SRA	State Responsibility Area
SRDF	Salinas River Diversion Facility
STARS	Sustainability Tracking, Assessment & Rating System
SUAM	State University Administrative Manual
SVBGSA	Salinas Valley Basin Groundwater Sustainability Agency
SVP	Society of Vertebrate Paleontology
SVRP	Salinas Valley Reclamation Plant
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TAC	toxic air contaminant
TAMC	Transportation Agency of Monterey Count
TCA	1,1,1-trichloroethane
TCE	trichloroethylene
TCR	tribal cultural resource
TDM	Transportation Demand Management
TDS	total dissolved solids
TMDL	total maximum daily loads
USC	United States Code
UC MBEST	University of California Monterey Bay Education, Science, and Technology Center
UPD	University Police Department
USACE	U.S. Army Corps of Engineers
USEPA	U.S. Environmental Protection Agency
USFS	U.S. Forest Service

ACRONYMS AND ABBREVIATIONS

Acronym/Abbreviation	Definition
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
USL	United Soccer League
UWMP	Urban Water Management Plan
UZA	urbanized area
VdB	vibration decibel
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	vehicle miles traveled
VOC	volatile organic compound
WDR	waste discharge requirement
WSA	water supply assessment
WUI	wildland-urban interface
ZEV	zero-emission vehicle