

2.0 EXECUTIVE SUMMARY

2.1 PURPOSE

This Environmental Impact Report (EIR) provides an assessment of the potentially significant environmental effects from the adoption and implementation of the proposed California State University, East Bay (CSUEB) Hayward Campus Master Plan, as well as the potential environmental impacts from the construction and operation of two specific development projects on the campus – Pioneer heights Phase IV Housing project and the Harder Road Parking Structure project. **Volume 1** of this Draft EIR presents the environmental impacts of campus development under the proposed Campus Master Plan and **Volume 2** presents the environmental impacts of the two development projects. This Executive Summary is intended to provide the decision makers, responsible agencies, and the public with a clear, simple, and concise description of the proposed Master Plan and its potential significant environmental impacts. Executive summaries for the two development projects are contained in Volume 2.

The *2008 California Environmental Quality Act (CEQA) Statutes and Guidelines* (Section 15123) requires that a summary be included in an EIR that identifies all major conclusions, identifies each significant effect, recommended mitigation measure(s), and alternatives that would minimize or avoid potential significant impacts. The summary is also required to identify areas of controversy known to the lead agency, including issues raised by agencies and the public and issues to be resolved. These issues include the choice among alternatives and whether or how to mitigate significant effects. All of these requirements of an EIR summary are addressed in the sections below. This summary focuses on the major areas of importance in the environmental analysis for the proposed Campus Master Plan and utilizes non-technical language to promote understanding. The CSU Board of Trustees is the lead agency for the proposed Campus Master Plan.

2.2 PROJECT LOCATION

The Hayward campus is located at 25800 Carlos Bee Boulevard in the Hayward Hills, approximately 2 miles east of downtown Hayward. The campus is located in Alameda County, approximately 0.5 mile east of State Route 238 (SR-238) and approximately 2.25 miles south of Interstate 580 (I-580). The campus is approximately 364 acres in size; however, the developed portion of the campus is confined to the flattest portion of the site, which is approximately 180 acres in size. The remainder of the campus is undeveloped owing largely to the presence of challenging terrain and steep slopes found in the south and at other edges of the site. The developed portion of the campus is generally bordered by Hayward Boulevard to the north; Harder Road and open space owned by the CSU to the south; Bunker Hill Boulevard to the west; and East Loop Road to the east.

Primary campus access is provided from Mission Boulevard on the west via Carlos Bee Boulevard on the north and Harder Road on the south. A secondary campus access is located from the north from Foothill Boulevard to 2nd Street to Campus Drive, which terminates on the northeast side of the campus at Hayward Boulevard. The campus is also accessed via shuttle and bus service, which connects the campus with the downtown Hayward Bay Area Rapid Transit (BART) station, other areas of the City of Hayward, and communities to the north and south.

Surrounding land uses include single- and multi-family residential developments, open space, public and quasi-public uses, and commercial uses. Multi-family residential developments are located to the north and east of the campus. The former Highland Elementary School (currently Anchor Education, Inc.) is also located to the north of the campus across Hayward Boulevard and is designated as public and quasi-public land. Single-family residential developments abut the campus to the east. Commercial uses are located south of Hayward Boulevard, east of the campus. Open space abuts the southeastern boundary of the campus. Garin Regional Park is adjacent to the campus to the south. To the west, the campus is bordered by property previously acquired by the California State Transportation Agency (Caltrans) as a right-of-way for the extension of SR-238. Further to the west beyond the Caltrans property, a mix of residential, retail and commercial, and auto-oriented and auto-serving uses adjoin Mission Boulevard, a major north-south arterial in the City.

2.3 PROJECT DESCRIPTION

The proposed Master Plan outlines all aspects of physical development and planned land use to support the academic and enrollment goals of CSUEB at its Hayward campus over the next 21 to 22 years, through 2030. Existing facilities on the campus can support a student enrollment of up to 12,586 Full-Time Equivalent Students (FTES). The proposed Master Plan is intended to allow the Campus to accommodate its Master Plan Ceiling as approved by the California Postsecondary Education Commission of 18,000 FTES¹ (a headcount of 25,000 individual students), and a commensurate number of faculty and staff (about 1,060 faculty FTE or 1,525 faculty members, and about 1,540 staff FTE or 1,685 staff members). The proposed Master Plan includes a land use plan and additional policies that will guide existing academic programs and support services as they modernize, expand, and improve. Therefore, the proposed Campus Master Plan would allow the campus facility capacity to increase in order to serve about 5,400 FTE more students than it can accommodate today. Because enrollment at the Hayward campus in the fall of 2007 was 8,758 FTES (below current facility capacity), the increase enrollment over current levels would be by about 9,200 FTES. To accommodate the projected growth in enrollment and academic activities, the proposed Master Plan includes a building program that envisions

¹ Current Master Plan Ceiling

the development of an additional 1.1 million square feet of non-residential building space on the campus, and the development of approximately 3,700 student beds and up to 220 faculty and staff housing units on the Hayward campus. See **Section 3.0, Project Description**, for further information about the building program identified in the proposed Master Plan.

The proposed Master Plan includes a land use map that locates major uses and buildings to guide the siting of future campus facilities. The land use map proposes to maintain the current general configuration of land uses on the campus, which consists of an academic core surrounded by other campus uses, open space, and residential uses. The Master Plan includes eight planning components: Sustainable Campus Framework; Facilities Development Framework; Open Space Framework; Access, Circulation, and Parking Framework; Infrastructure and Utilities Framework; Landscape Master Plan; Building Design Guidelines; and Special Area Plans. The proposed Master Plan is described in more detail in **Section 3.0, Project Description**.

2.4 PURPOSE AND NEED/OBJECTIVES OF THE PROPOSED ACTION

The primary objective of the Hayward Campus Master Plan is to comply with the CSU system-wide requirement to maintain a master plan for guiding campus development and meeting the educational mission of the University, as defined in the California Education Code. The following project objectives are based on the physical planning principles derived from the long-term academic vision for the campus as embodied in the CSUEB Strategic Plan and Hayward Campus Master Plan:

- Enhance the campus learning environment within a walkable campus core by providing adequate sites for planned and future programs and to accommodate growth in campus enrollment up to the CPEC-approved Master Plan ceiling of 18,000 FTES (Full-Time Equivalent Students).
- Create supportive student neighborhoods that would help create a sense of community for both residents and commuting students, and increase on-campus housing to accommodate 5,000 students. In addition, identify locations on campus for faculty and staff housing to strengthen the sense of campus community.
- Plan for other design improvements, including improved campus entry and image to help orient visitors and make destination finding easier; special landmark building sites to create a memorable impression of the campus; and improved campus pedestrian promenades.
- Implement comprehensive environmentally sustainable development and operations strategies, including land use and transportation, as well as resource consumption and waste generation.
- Continue the planning and design criteria from the original campus master plan that aim at preserving views of the bay and the hills; creating a clear design vocabulary; and protecting the users from the elements;

2.5 TOPICS OF KNOWN CONCERN

To determine which environmental topics should be addressed in the EIR for the proposed Master Plan, CSUEB circulated a Notice of Preparation (NOP) in April, 2008 in order to receive input from interested public agencies and private parties. A copy of that NOP is presented in **Appendix 1.0** of this Draft EIR. In Fall 2008, the Campus decided to include the evaluation of the environmental impacts of two specific development projects in the Draft EIR that was under preparation for the proposed Master Plan and issued a revised NOP in September 2008 describing the two projects. Based on comments received in response to the original NOP and the revised NOP, this Draft EIR addresses the following environmental topics in depth:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Traffic, Circulation, and Parking
- Utilities and Service Systems

2.6 ISSUES TO BE RESOLVED/AREAS OF CONTROVERSY

This EIR addresses environmental issues associated with the proposed project that are known to the lead agency or were raised by other public agencies or interested parties during the EIR scoping process. To assist in addressing the scoping comments, the scoping comments that were received on the NOP and during the public scoping meetings for the proposed project are summarized in the appropriate environmental resource sections of this EIR. The introduction of each resource section summarizes the concerns expressed and addresses such concerns in the impact analysis section of that resource section. A complete list of scoping comments is presented in **Appendix 1.0**. The key issues to be resolved include the following:

- Preservation of views of the City of Hayward and San Francisco Bay, particularly from points along Grandview Avenue
- Impacts to fire protection services provided by the Hayward Fire Department
- Traffic impacts in the vicinity of the campus

- The need for improved vehicular access to the campus
- The need for increased access to public transit and reduced reliance on single occupant vehicles
- Noise impacts to adjacent residential neighborhoods, particularly to homes along Grandview Avenue

All of these issues are addressed in the impact analysis in **Section 4.0** of this Draft EIR.

2.7 ALTERNATIVES

Consistent with CEQA requirements, a reasonable range of alternatives was evaluated that could feasibly avoid or lessen any significant environmental impacts while substantially attaining the basic objectives of the proposed Campus Master Plan. The alternatives analyzed in detail in this Draft EIR are presented below.

2.7.1 Alternative 1: Reduced Faculty/Staff Housing

The Reduced Faculty/Staff Housing Alternative would implement most aspects of the proposed Master Plan. Similar to the proposed project, this alternative would modernize, expand, and improve campus facilities to accommodate a student population of 18,000 FTES and house 5,000 students on campus. It would include new building construction and renovation, and the reconfiguration of campus open space amenities, entry sequences, parking facilities, and circulation.

This alternative would develop faculty and staff housing at the Carlos Bee Boulevard/Bunker Hill Boulevard and the Hayward Boulevard/Campus Drive sites for a maximum of 110 housing units, but, unlike the proposed project, would not develop any faculty and staff housing at the Grandview Avenue site. This housing site would remain as undeveloped hillside (note that in contrast, the proposed project would develop 110 additional faculty and staff housing units at the Grandview Avenue site, for a maximum of 220 units on all three faculty and staff housing sites). As a result, approximately 110 more faculty and staff households at campus buildout would live off campus.

2.7.2 Alternative 2: Reduced Enrollment Capacity

The Reduced Enrollment Capacity Alternative would allow the campus to increase its enrollment capacity to 15,000 FTES and student housing to 4,200 beds. Based on the current enrollment capacity of about 12,586 FTES and existing enrollment of 8,758 FTES, this alternative would increase enrollment capacity by about 2,414 FTES, and would increase enrollment above existing conditions by 6,240 FTES. In comparison, the proposed project would allow the campus enrollment capacity to increase by 5,400 FTES, and would increase enrollment by 9,200 FTES. No faculty and staff housing would be developed on

campus under this alternative. Therefore, it is assumed that the overall extent and duration of construction activity under this alternative would be lower than required for the proposed project.

2.7.3 Alternative 3: No Project

Under the No Project Alternative, the proposed Master Plan would not be implemented. The Hayward campus would not grow beyond the capacity of its existing facilities or those, which have been approved for construction or are currently under construction. This alternative therefore includes buildout of the Pioneer Heights III student housing complex, which is currently under construction, and a recreation and wellness center that has been approved but not built. Based on current and pending campus facilities, enrollment capacity and the corresponding campus employment under this alternative would be approximately 12,586 FTES, 740 FTE faculty positions, and 1,085 FTE staff positions. The equivalent headcount numbers would be 17,600 students, 1,070 faculty, and 1,185 staff.

The alternative analysis concluded that the Reduced Enrollment Capacity Alternative is the environmentally superior alternative.

2.8 IMPACT SUMMARY

A detailed discussion regarding potential impacts of the proposed project is provided in **Section 4.0 Environmental Impact Analysis**. A summary of the impacts of the proposed project is provided in **Table 2.0-1, Summary of Impacts and Mitigation Measures**. Also provided in **Table 2.0-1** are mitigation measures that are proposed to avoid or reduce significant project impacts. The table indicates whether implementation of the recommended mitigation measures would reduce the impact to a less than significant level. **Table 2.0-2, Comparison of Alternatives to the Proposed Master Plan**, presents the environmental impacts of each alternative to allow the decision makers, agencies and the public to compare and contrast these alternatives and weigh their relative merits and demerits.

**Table 2.0-1
Summary of Proposed Project Impacts and Mitigation Measures**

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
4.1 Aesthetics			
MP Impact AES-1		Mitigation Measure AES-1	
Implementation of the proposed Master Plan would have a substantial adverse effect on a scenic vista from Grandview Avenue.	Potentially significant	MP Mitigation Measure AES-1: If the potential site located along Grandview Avenue is chosen by California State University East Bay for faculty housing faculty/staff housing, structures within the complex shall not exceed two stories in height. Additionally, prior to approval by the Board of Trustees, a visual resources impact analysis shall be prepared that includes visual simulations of the proposed faculty housing faculty/staff housing complex to confirm that the proposed design would not result in obstruction of views from the northern side of Grandview Avenue.	Significant and unavoidable with faculty and staff housing project; less than significant without faculty and staff housing
MP Impact AES-2		Mitigation Measure AES-2	
Implementation of the proposed Master Plan would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.	Less than significant	No mitigation is required.	Less than significant
MP Impact AES-3		Mitigation Measure AES-3	
Implementation of the proposed Master Plan would not substantially degrade the existing visual character or quality of the site and its surroundings.	Less than significant	No mitigation is required.	Less than significant

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
MP Impact AES-4		Mitigation Measure AES-4	
Implementation of the proposed Master Plan would create a new source of substantial light or glare which could adversely affect day or nighttime views in the area.	Potentially significant	MP Mitigation Measure AES-4: All future projects along the outer edge of existing campus development will be reviewed by the campus for their potential to result in light spill and glare and measures such as use of downward directed lighting, cut-off type lighting, and minimal lighting for safe operations will be incorporated into the projects.	Less than significant
4.2 Air Quality			
MP Impact AQ-1		Mitigation Measure AQ-1	
Construction of the Proposed Project would generate short-term emissions of fugitive dust and asbestos that could adversely affect local air quality in the vicinity of the construction site.	Significant	<p>MP Mitigation Measure AQ-1a: The control measures contained in Table 2 of the <i>BAAQMD CEQA Guidelines</i> listed below shall be implemented, as appropriate and feasible, during construction of each project under the proposed Campus Master Plan.</p> <p>The following Basic Control Measures shall be implemented at all construction sites:</p> <ul style="list-style-type: none"> • Water all active construction areas at least twice daily. • Cover all trucks hauling soil, sand, and other loose materials <i>or</i> require all trucks to maintain at least 2 feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer). • Pave, apply water three times daily (or as sufficient to prevent dust from leaving the site), or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites. • Sweep daily or as appropriate (with water sweepers using reclaimed water if possible) all paved access roads, parking areas, and staging areas at construction sites. • Sweep streets daily or as appropriate (with water sweepers using reclaimed water if possible) if visible soil material is carried onto adjacent public streets. 	Less than significant

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
MP Impact AQ-1 (continued)		Mitigation Measure AQ-1 (continued)	
		<p>In addition to the Basic Control Measures, the following Enhanced Control Measures shall be implemented at construction sites greater than 4 acres in area:</p> <ul style="list-style-type: none"> • Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for 10 days or more). • Enclose, cover, water twice daily (or as sufficient to prevent dust from leaving the site), or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.). • Limit traffic speeds on unpaved roads to 15 miles per hour. • Install sandbags or other erosion control measures to prevent silt runoff to public roadways. • Replant vegetation in disturbed areas as quickly as possible. <p>The following Optional Control Measures are strongly encouraged at construction sites that are large in area or located near sensitive receptors, or may, for any other reason, warrant additional emissions reductions:</p> <ul style="list-style-type: none"> • Install wheel washers or wash off the tires or tracks of all trucks and equipment leaving the site. • Install windbreaks or plant trees/vegetative windbreaks at the windward side(s) of construction areas. • Suspend excavation and grading activity when sustained winds exceed 25 mph. <p>MP Mitigation Measure AQ-1b: The Campus shall consult with the BAAQMD's Enforcement Division prior to commencing demolition of a building containing asbestos building materials and implement any control measures required by the BAAQMD.</p>	

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
MP Impact AQ-2		Mitigation Measure AQ-2	
Campus development under the proposed Master Plan would generate long-term operational emissions of criteria pollutants that would exceed the BAAQMD thresholds and could therefore conflict or obstruct with implementation of the regional air quality plan..	Significant	<p>MP Mitigation Measure AIR-2a: Implement MP Mitigation Measure TRANS-1.</p> <p>MP Mitigation Measure AIR-2b: To the extent feasible, future development within the campus shall incorporate the strategies to reduce energy demand and associated air emissions as listed in Table 4.2-10.</p> <p>MP MM AIR-2c: The Campus will work with ABAG to ensure that campus growth is accounted for in the regional population forecasts and with the BAAQMD to ensure that campus growth-related emissions are accounted for in future air quality planning efforts.</p>	Significant and unavoidable
MP Impact AQ-3		Mitigation Measure AQ-3	
The Proposed Project would increase carbon monoxide concentrations at busy intersections and along congested roadways in the project vicinity but would not expose sensitive receptors to substantial pollution concentrations.	Less than significant	No mitigation is required.	Less than significant

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
MP Impact AQ-4		Mitigation Measure AQ-4	
The Proposed Project would not create objectionable odors affecting a substantial number of people.	Less than significant	No mitigation is required.	Less than significant
MP Impact AQ-5		Mitigation Measure AQ-5	
The Proposed Project could expose individuals to toxic air contaminants.	Potentially significant	MP Mitigation Measure AIR-5: Prior to issuance of any permit for installation of boilers, chillers, and/or cooling towers within the CSU Hayward Campus, Campus officials shall work with BAAQMD to ensure that environmental review of projects that will result in new TACs (e.g., installation of boilers, chillers, and/or cooling towers, laboratories) are closely coordinated with the BAAQMD's permitting process. The analysis of TACs from these new sources shall be conducted in accordance with the <i>BAAQMD CEQA Guidelines</i> and appropriate and feasible mitigation measures shall be developed as necessary to ensure that impacts are reduced to a less-than-significant level. In the event the cancer risk exceeds 10 in one million, BAAQMD will require implementation of measures that would reduce this risk to less than significant. Mitigation measures that could be incorporated into future projects include, but are not limited to the establishment of buffer zones, the installation of control devices on equipment, and changes to operational practices.	Less than significant

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
MP Impact AQ-6		Mitigation Measure AQ-6	
The Proposed Project would result in a cumulatively considerable net increase of criteria pollutants for which the project region is in nonattainment under an applicable federal or state ambient air quality standard.	Significant	MP Mitigation Measure AIR-6: Implement MP Mitigation Measures AIR-1, AIR-2a, and AIR-2b.	Significant and unavoidable
MP Impact AQ-7		Mitigation Measure AQ-7	
Although the Proposed Project would result in greenhouse gas emissions, its contribution to the significant cumulative impact associated with greenhouse gas emissions would not be cumulatively considerable.	Less than significant	No mitigation is required.	Less than significant
4.3 Biological Resources			
MP Impact BIO-1		Mitigation Measure BIO-1	
The implementation of the proposed Master Plan could have a substantial adverse effect on special status species.	Potentially significant	MP Mitigation Measure BIO-1a: Appropriately timed surveys for locally occurring special-status plant species shall be conducted prior to the commencement of construction activities within grassland and mixed scrub habitats (see Figure 4.3-1). The surveys shall occur during the blooming period of the target species (see Table 4.3-2). Should any special-status plant species be identified, if feasible, the proposed campus project shall be relocated to avoid the construction-related loss of special-status plants. Alternatively, a mitigation plan shall be developed to offset the loss of special-status plants. At a minimum, the plan may include transplanting individual plants (if feasible), collecting seed and reestablishing the population, or protecting and enhancing other populations of the same species of special-status plants.	Less than significant

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
MP Impact BIO-1 (continued)		Mitigation Measure BIO-1 (continued)	
		<p>MP Mitigation Measure BIO-1b: If a construction project is proposed on the campus that would commence anytime during the nesting/breeding season of native bird species potentially nesting/roosting on the site (typically February through August in the project region), a pre-construction survey of the project vicinity for nesting birds shall be conducted.</p> <p>This survey shall be conducted by a qualified biologist (i.e., experienced with the nesting behavior of bird species of the region) within two weeks of the commencement of construction activities that would occur during the nesting/breeding season. The intent of the survey shall be to determine if active nests of special status bird species or other species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code are present within the construction zone or within 500 feet of the construction zone. The survey area shall include all trees and shrubs, as well as grassland habitats (which could be utilized by burrowing owls) in the construction zone and a surrounding 500-foot area.</p> <p>The surveys shall be timed such that the last survey is concluded no more than two weeks prior to initiation of construction or tree removal. If ground disturbance activities are delayed following a survey, then an additional pre-construction survey shall be conducted such that no more than two weeks will have elapsed between the last survey and the commencement of ground disturbance activities.</p>	

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
MP Impact BIO-1 (continued)		Mitigation Measure BIO-1 (continued)	
		<p>If active nests are found in areas that could be directly affected or are within 500 feet of construction and would be subject to prolonged construction-related noise, a no disturbance buffer zone shall be created around active nests during the breeding season or until a qualified biologist determines that all young have fledged. The size of the buffer zones and types of construction activities restricted within them will be determined through consultation with the CDFG, taking into account factors such as the following:</p> <ul style="list-style-type: none"> • Noise and human disturbance levels at the construction site at the time of the survey and the noise and disturbance expected during the construction activity; • Distance and amount of vegetation or other screening between the construction site and the nest; and • Sensitivity of individual nesting species and behaviors of the nesting birds. <p>Limits of construction to avoid an active nest shall be established in the field with flagging, fencing, or another appropriate barrier and construction personnel shall be instructed on the sensitivity of nest areas. The biologist shall serve as a construction monitor during those periods when construction activities would occur near active nest areas of special status bird species to ensure that no impacts on these nests occur.</p>	

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
MP Impact BIO-1 (continued)		Mitigation Measure BIO-1 (continued)	
		<p>MP Mitigation Measure BIO-1c: Prior to the commencement of construction activities within grassland habitats occurring during the non-nesting season of burrowing owl (typically September through January), a qualified biologist shall conduct a clearance survey for wintering burrowing owls. The survey shall be conducted no more than 14 days prior to commencement of construction activities. If non-breeding burrowing owls are observed within the disturbance footprint, they would be excluded from all occupied burrows through the use of exclusion devices placed in occupied burrows in accordance with CDFG protocols (CDFG 1995). Specifically, exclusion devices, utilizing one-way doors, shall be installed in the entrance of all active burrows. The devices shall be left in the burrows for at least 48 hours to ensure that all owls have been excluded from the burrows. Each of the burrows would then be excavated by hand and refilled to prevent reoccupation. Exclusion shall continue until the owls have been successfully excluded from the site, as determined by a qualified biologist.</p> <p>MP Mitigation Measure BIO-1d: If trees or buildings are to be removed/demolished during the nesting season of native bat species in California (generally April 1 through August 31), the presence of active maternity roosts in trees or buildings shall be evaluated by a qualified biologist prior to their removal. If it is determined that the trees or structures to be removed provide potential bat roosting habitat, a focused survey shall be conducted by a qualified bat biologist to determine if active maternity roosts of special status bats are present. Should an active maternity roost of a special status bat species be identified, the roost shall not be disturbed until the roost is vacated and juveniles have fledged, as determined by the biologist. Once all young have fledged, the tree or structure may be removed or demolished.</p>	

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
MP Impact BIO-2		Mitigation Measure BIO-2	
The implementation of the proposed Master Plan could have a substantial adverse effect on a riparian habitat or other sensitive natural community.	Potentially significant	MP Mitigation Measure BIO-2: Should it be determined that faculty/staff housing would be developed in the grassland in the far western portion of the campus, the following measures would be implemented: (1) the boundaries of the riparian woodland associated with the nearby drainage shall be delineated and the faculty/staff housing shall be designed, to the extent feasible, to avoid the woodland; (2) should avoidance of the woodland not be possible, then a riparian restoration plan shall be prepared and implemented. The plan shall outline the procedures to be implemented that would ensure that no net loss of riparian habitat occurs. A Streambed Alteration Agreement would also be required from the CDFG and all conditions of that Agreement shall be complied with; and (3) a lighting plan shall be designed to prevent substantial light spillage (above current levels) into the nearby woodland.	Less than significant
MP Impact BIO-3		Mitigation Measure BIO-3	
The implementation of the proposed Master Plan could have a substantial adverse effect on a federally protected wetland.	Potentially significant	MP Mitigation Measure BIO-3: Should it be determined that faculty/staff housing would be developed in grassland in the far western portion of the campus and that the project may involve alterations to the nearby drainage, the following measures would be implemented: (1) a jurisdictional delineation shall be conducted of the nearby drainage and the faculty/staff housing shall be designed, to the extent practical, to avoid affecting jurisdictional areas; (2) should avoidance of the jurisdictional resources not be practical, then a creek restoration plan shall be prepared and implemented. The plan shall outline the procedures to be implemented that would ensure that no net loss of riparian and aquatic habitat occurs (this plan may be part of the plan potentially required by Mitigation Measure BIO-2 , above). A Section 404 permit would also be required from the USACE and all conditions of that permit shall be complied with.	Less than significant

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
MP Impact BIO-4		Mitigation Measure BIO-4	
The implementation of the proposed Master Plan would not interfere substantially with the movement of wildlife.	Less than significant	No mitigation is required.	Less than significant
MP Impact BIO-5		Mitigation Measure BIO-5	
The implementation of the proposed Master Plan would not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.	No impact	No mitigation is required.	No impact
MP Impact BIO-6		Mitigation Measure BIO-6	
The implementation of the proposed Master Plan would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	No impact	No mitigation is required.	No impact
4.4 Cultural Resources			
MP Impact CULT-1		Mitigation Measure CULT-1	
Implementation of the proposed Master Plan could cause a substantial adverse change in the significance of an archaeological resource through damage or destruction that could occur as a result of grading, excavation, ground disturbance or other project development.	Potentially significant	MP Mitigation Measure CULT-1a: During the planning and environmental review of specific development projects under the proposed Master Plan, for projects proposed on previously undisturbed campus lands, the Campus shall retain a qualified archaeologist to conduct a pedestrian survey of the site to evaluate the potential for archaeological resources to occur on the project site. If archaeological resources are encountered, MP Mitigation Measure CULT-1c will apply.	Less than significant

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
MP Impact CULT-1 (continued)		Mitigation Measure CULT-1 (continued)	
		<p>MP Mitigation Measure CULT-1b: Regardless of the location of the project on the campus, all construction contracts for campus projects shall include a standard inadvertent discovery clause, which requires that if an archaeological resource is discovered during construction (whether or not an archaeologist is present), all soil-disturbing work within 100 feet of the find shall cease, and the Campus shall implement MP Mitigation Measure CULT 1c.</p> <p>MP Mitigation Measure CULT-1c: For an archaeological site that is encountered during the pedestrian survey conducted on a project site or during construction, the Campus shall:</p> <ul style="list-style-type: none"> • Retain a qualified archaeologist to determine whether the resource qualifies as an historical resource or a unique archaeological resource. • If the resource is determined to be a historical resource or a unique archaeological resource, the qualified archaeologist, in consultation with the Campus, shall prepare a research design and archaeological data recovery plan for the recovery of the categories of data for which the site is significant, and implement the data recovery plan prior to or during development of the site. The archaeologist shall also perform appropriate technical analyses, prepare a full written report and file it with the appropriate information center, and provide for the permanent curation of recovered materials. 	

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
MP Impact CULT-2		Mitigation Measure CULT-2	
Implementation of the proposed Master Plan could cause a substantial adverse change in the significance of a historical building or structure, as a result of alteration, removal, or demolition of the building, or alteration of the site associated with project development.	Potentially significant	<p>MP Mitigation Measure CULT-2a: Potential historic structures present on the campus will be evaluated as follows in conjunction with specific development projects:</p> <ul style="list-style-type: none"> • Before altering or otherwise affecting a building or structure 50 years old or older, the Campus shall retain a qualified architectural historian to assess it based on professional standards and State CEQA Guidelines Section 15064.5. The evaluation process shall include the development of appropriate historical background research as context for the assessment of the significance of the structure in the history of the California State University system, the campus, and/or the region. For historic buildings, structures, or features that do not meet the CEQA criteria for a historical resource, no further mitigation is required. • For a building or structure that qualifies as a historic resource, the architectural historian and the Campus shall consider measures that would enable the project to avoid direct or indirect impacts to the building or structure. These measures could include preserving a building on the margin of the project site, using it “as is,” or other measures that would not alter the building. If the project cannot avoid modifications to a significant building or structure, the Campus shall implement MP Mitigation Measure CULT-2b. 	Significant and unavoidable

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
MP Impact CULT-2 (continued)		Mitigation Measure CULT-2 (continued)	
		<p>MP Mitigation Measure CULT-2b: For a structure or building that has been determined by a qualified architectural historian to qualify as a historical resource, and where avoidance is not feasible, documentation and treatment shall be carried out as described below:</p> <ul style="list-style-type: none"> • If the building or structure can be preserved on-site, but remodeling, renovation or other alterations are required; this work shall be conducted in compliance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Building. • If a significant historic building or structure is proposed for major alteration or renovation, or to be moved and/or demolished, the Campus shall ensure that a qualified architectural historian thoroughly documents the building and associated landscaping and setting. Documentation shall include still and video photography and a written documentary record of the building to the standards of the Historic American Building Survey (HABS) or Historic American Engineering Record (HAER), including accurate scaled mapping, architectural descriptions, and scaled architectural plans, if available. A copy of the record shall be deposited with the CSUEB Hayward Library. The record shall be accompanied by a report containing site-specific history and appropriate contextual information. This information shall be gathered through site specific and comparative archival research, and oral history collection as appropriate. 	

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
MP Impact CULT-2 (continued)		Mitigation Measure CULT-2 (continued)	
		<ul style="list-style-type: none"> • If preservation and reuse at the site are not feasible, the historical building shall be documented as described above and, when physically and financially feasible, be moved and preserved or reused. • If the nature and significance of the building is such that its demolition or destruction cannot be fully mitigated through documentation in the opinion of the qualified architectural historian, the Campus shall reconsider project plans in light of the high value of the resource, and implement modifications to the proposed project that would allow the structure to be preserved intact. These could include project redesign, relocation, or abandonment. 	
MP Impact CULT-3		Mitigation Measure CULT-3	
Implementation of the proposed Master Plan could disturb human remains, including those interred outside of formal cemeteries.	Potentially significant	<p>MP Mitigation Measure CULT-3a: The Campus shall implement MP Mitigation Measure CULT-1 to minimize the potential for disturbance or destruction of human remains in an archaeological context and to preserve them in place, if feasible.</p> <p>MP Mitigation Measure CULT-3b: The Campus shall arrange for a representative of the local Native American community to monitor any excavation (including archaeological excavation) within the boundaries of a known Native American archaeological site.</p>	Less than significant

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
MP Impact CULT-3 (continued)		Mitigation Measure CULT-3 (continued)	
		<p>MP Mitigation Measure CULT-3c: In the event of a discovery of human bone, suspected human bone, or a burial, all excavation in the vicinity will halt immediately and the area of the find will be protected until a qualified archaeologist determines whether the bone is human. If the qualified archaeologist determines the bone is human, or if a qualified archaeologist is not present, the Campus will notify the County of Alameda Medical Examiner before additional disturbance occurs. The Campus will ensure that the remains and vicinity of the find are protected against further disturbance until the Coroner has made a finding with regard to PRC 5097 procedures, in compliance with California Health and Safety Code Section 7050.5(b). If it is determined that the find is of Native American origin, the Campus will comply with the provisions of PRC Section 5097.98 regarding identification and involvement of the Native American Most Likely Descendant (MLD).</p> <p>MP Mitigation Measure CULT-3d: If human remains cannot be left in place, the Campus shall ensure that the qualified archaeologist and the MLD consult regarding archaeological treatment of human remains, and that appropriate studies, as identified through this consultation, are carried out prior to interring the remains. The Campus shall provide results of all such studies to the local Native American community, and shall provide an opportunity for local Native American involvement in any interpretative reporting. As stipulated by the provisions of the California Native American Graves Protection and Repatriation Act, the Campus shall ensure that human remains and associated artifacts recovered from campus projects on state lands are repatriated to the appropriate local tribal group if requested.</p>	

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
MP Impact CULT-4		Mitigation Measure CULT-4	
Implementation of the proposed Master Plan would not disturb or destroy unique paleontological or geologic resources.	Less than significant	<p>MP Mitigation Measure CULT-4a: As part of the construction contract, the Campus shall inform construction contractors to watch for paleontological resources during grading and excavation and to inform the Campus immediately if such resources are encountered.</p> <p>MP Mitigation Measure CULT-4b: If paleontological resources are discovered, all ground-disturbing activities within 100 feet of the find will be halted and a qualified paleontologist will be retained by the Campus to evaluate the find and recommend appropriate handling and treatment of the find. If the find is determined to be significant or potentially significant, the paleontologist will design and carry out a data recovery plan consistent with the Standards of the Society of Vertebrate Paleontologists. Adequate recordation and recovery would, at a minimum, include the following:</p> <ul style="list-style-type: none"> • Development of a site specific environmental and contextual information • Archival research • Excavation of the resource and its accurate recordation • For a significant major find, identification of a museum or repository for curation of the resource 	Less than significant

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
4.5 Geology and Soils			
MP Impact GEO-1		Mitigation Measure GEO-1	
Development under the proposed Master Plan would not expose people and structures on campus to substantial adverse effects associated with fault rupture, but could result in substantial adverse effects related to seismic ground shaking or seismic-related ground failure, including liquefaction, lateral spreading, landslides, and/or settlement.	Potentially significant	MP Mitigation Measure GEO-1: Where existing geotechnical information is not adequate, detailed geotechnical investigations shall be performed for areas that will support buildings or foundations. Such investigations for building or foundation projects on the CSUEB Hayward campus will comply with the California Geological Survey's Guidelines for Evaluating and Mitigating Seismic Hazards in California (Special Publication 117), which specifically address the mitigation of liquefaction and landslide hazards in designated Seismic Hazard Zones (CGS 2003). All recommendations of the geotechnical investigations will be incorporated into project designs. Recommendations for buildings located near mapped faults, prepared by the California State University seismic review committee, shall be reviewed prior to project design.	Less than significant
MP Impact GEO-2		Mitigation Measure GEO-2	
Development under the proposed Master Plan would not result in substantial erosion of soils during construction.	Less than significant	No mitigation is required.	Less than significant
MP Impact GEO-3		Mitigation Measure GEO-3	
Expansive soils are present on the project site and could result in unstable conditions where buildings are proposed.	Potentially significant	MP Mitigation Measure GEO-3: The Campus shall implement MP Mitigation Measure GEO-1.	Less than significant

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
4.6 Hazards and Hazardous Materials			
MP Impact HAZ-1		Mitigation Measure HAZ-1	
Campus development and activities under the proposed Master Plan would not create significant hazards to the public or the environment from the use, storage and transport of hazardous materials under routine or upset conditions.	Less than significant	No mitigation is required.	Less than significant
MP Impact HAZ-2		Mitigation Measure HAZ-2	
Campus development and activities under the proposed Master Plan would not create significant hazards to the public or the environment, such that existing or proposed adjacent schools may be affected.	Less than significant	No mitigation is required.	Less than significant
MP Impact HAZ-3		Mitigation Measure HAZ-3	
Construction and demolition activities under the proposed Master Plan in one area of the campus could expose construction workers, campus occupants, or the public to contaminated soil or groundwater.	Potentially significant	MP Mitigation Measures HAZ-3: As and when a project is proposed in the vicinity of the LUST site, the Campus shall conduct a Phase I Environmental Site Assessment (ESA) and if necessary a Phase 2 ESA of the contaminated site. Based on the results of the investigation, the Campus in conjunction with the San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) and DTSC shall determine if remediation is required. Remediation will be implemented before the site is excavated or otherwise disturbed for construction.	Less than significant

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
MP Impact HAZ-4		Mitigation Measure HAZ-4	
Demolition or renovation of buildings under the proposed Master Plan could expose construction workers, campus occupants or the public to contaminated building materials.	Potentially significant	<p>MP Mitigation Measure HAZ-4: The Campus shall develop a procedure for the demolition of structures containing contaminated building materials. These provisions shall ensure the removal of hazardous materials; the decontamination of surfaces and equipment; proper characterization, storage and shipment of hazardous materials removed from laboratories; and proper worker training and safety procedures. These procedures shall provide for the following:</p> <ul style="list-style-type: none"> • Removal of all hazardous materials. • User inspection for contamination. • Performance of a site audit to determine likelihood of chemical spills. • Performance of sampling for potential chemical contamination, if site audit finds that this is warranted. • Use of survey meters or wipe samples to detect lingering radioactivity, if radioactive materials were present. • Performance of sampling for potential chemical contamination, if site audit finds that this is warranted. • Communication with workers to ensure any remaining risk and health and safety procedures are understood and followed during demolition. • Following proper procedures for characterizing, storing, and shipping hazardous wastes, if necessary. 	Less than significant

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
MP Impact HAZ-5		Mitigation Measure HAZ-5	
Campus development under the proposed Master Plan would not interfere physically with the Campus's Emergency Operations Plan (EOP).	Less than significant	<p>MP Mitigation Measure HAZ-5a: The Campus shall require new construction under the Master Plan to adhere to the following standards already established by Facilities Planning & Operations:</p> <ul style="list-style-type: none"> • Construction work shall be conducted so as to ensure the least possible obstruction to traffic. • Contractors shall notify the Campus Representative at least two weeks before any road closure. • When paths, lanes, or roadways are blocked, detour signs shall be installed to clearly designate an alternate route. • Fire hydrants shall be kept accessible to fire fighting equipment at all times. • To ensure adequate access for emergency vehicles when construction projects will result in temporary lane or roadway closures, campus police and dispatchers shall be notified of the closures and alternative travel routes. <p>MP Mitigation Measure HAZ-5b: New or updated building and/or department-specific EOPs shall be developed for any new development project.</p>	Less than significant
MP Impact HAZ-6		Mitigation Measure HAZ-6	
Campus development under the proposed Master Plan would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires.	Less than significant	No mitigation is required.	Less than significant

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
4.7 Hydrology and Water Quality			
MP Impact HYDRO-1		Mitigation Measure HYDRO-1	
Compliance with NPDES requirements and campus stormwater management policies would result in a less than significant impact on water quality, including erosion and sedimentation, during construction.	Less than significant	No mitigation is required.	Less than significant
MP Impact HYDRO-2		Mitigation Measure HYDRO-2	
Compliance with NPDES requirements and campus stormwater management policies would result in a less than significant impact to water quality, including erosion and sedimentation, during operation.	Less than significant	MP Mitigation Measure HYDRO-2: During the design review phase of each future development project on the campus, the Campus will verify that the stormwater BMPs were evaluated for the proposed project and those determined to be appropriate were incorporated into the proposed project. The Campus will also verify that post-development runoff from the project site will approximate pre-development runoff volumes.	Less than significant
MP Impact HYDRO-3		Mitigation Measure HYDRO-3	
Development of the campus under the proposed Master Plan would not substantially alter the existing drainage patterns in a way that would result in on- or off-site flooding.	Less than significant	No mitigation is required.	Less than significant
MP Impact HYDRO-4		Mitigation Measure HYDRO-4	
Implementation of the proposed Master Plan would not substantially deplete groundwater or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table.	Less than significant	No mitigation is required.	Less than significant

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
MP Impact HYDRO-5		Mitigation Measure HYDRO-5	
Implementation of the proposed Master Plan would not place housing or structures that would impede or redirect flood flows within a 100-year flood hazard area or levee or dam inundation zone.	No impact	No mitigation is required.	No impact
MP Impact HYDRO-6		Mitigation Measure HYDRO-6	
Development on the Hayward campus under the proposed Master Plan would not be affected by inundation associated with a tsunami or seiche event due to elevation and location relative to the Pacific Ocean and enclosed water bodies.	No impact	No mitigation is required.	No impact
4.8 Land Use and Planning			
MP Impact LU-1		Mitigation Measure LU-1	
Growth and development under the proposed Master Plan would not physically divide an established community.	No impact	No mitigation is required.	No impact
MP Impact LU-2		Mitigation Measure LU-2	
Growth and development under the proposed Master Plan would not conflict with applicable land use plans, policies, or regulations of an agency with jurisdiction over the project adopted for the purposes of avoiding or mitigating an environmental effect.	Less than significant	No mitigation is required.	Less than significant

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
4.9 Noise			
MP Impact NOI-1		Mitigation Measure NOI-1	
Campus development under the proposed Campus Master Plan would result in increased vehicular traffic on the regional road network, which would not significantly increase ambient traffic noise levels at existing on- and off-site noise sensitive uses.	Less than significant	No mitigation is required.	Less than significant
MP Impact NOI-2		Mitigation Measure NOI-2	
Daily operations within the campus would not expose existing off-site and future on-site noise sensitive receptors to significant elevated noise levels.	Less than significant	No mitigation is required.	Less than significant

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
MP Impact NOI-3		Mitigation Measure NOI-3	
Construction on the campus pursuant to the Campus Master Plan could expose existing and future noise-sensitive receptors to elevated construction noise levels..	Potentially significant	<p>MP Mitigation Measure NOI-3a: Construction activities on campus shall be restricted to between the hours of 7:00 AM and 7:00 PM on weekdays and Saturdays and 10:00 AM to 6:00 PM on Sundays and holidays.</p> <p>MP Mitigation Measure NOI-3b: Prior to initiation of campus construction within 500 feet of a noise sensitive receptor, the Campus shall approve a construction noise mitigation program including but not limited to the following.</p> <ul style="list-style-type: none"> • All noise-producing project equipment and vehicles using internal combustion engines shall be equipped with exhaust mufflers and air-inlet silencers where appropriate, in good operating condition that meet or exceed original factory specification. • Mobile or fixed “package” equipment (e.g., arc-welders, air compressors) shall be equipped with shrouds and noise control features that are readily available for that type of equipment. • All mobile or fixed noise producing equipment used on the project, which is regulated for noise output by local, state or federal agency, shall comply with such regulation while engaged in project-related activities. • Electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment, where practicable. 	Less than significant

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
MP Impact NOI-3 (continued)		Mitigation Measure NOI-3 (continued)	
		<ul style="list-style-type: none"> • Material stockpiles and mobile equipment staging, construction vehicle parking and maintenance areas shall be located as far as practicable from noise-sensitive land uses. • Stationary noise sources such as generators or pumps shall be located away from noise-sensitive land uses as feasible. • The use of noise-producing signals, including horns, whistles, alarms, and bells shall be for safety warning purposes only. No project-related public address loudspeaker, two-way radio, or music system shall be audible at any adjacent noise-sensitive receptor except for emergency use. • The erection of temporary noise barriers shall be considered where project activity is unavoidably close to noise-sensitive receptors. • The noisiest construction operations shall be scheduled to occur together to avoid continuing periods of the greatest annoyance, wherever possible. • Construction vehicle trips be routed as far as practical from existing residential uses. • The loudest campus construction activities, such as demolition, blasting, and pile driving, shall be scheduled during summer, Thanksgiving, winter, and spring breaks when fewer people would be disturbed by construction noise. • Whenever possible, academic, administrative, and residential areas that will be subject to construction noise shall be informed a week before the start of each construction project. 	

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
4.10 Population and Housing			
MP Impact POP-1		Mitigation Measure POP-1	
Implementation of the proposed Master Plan would not substantially increase the population of the City of Hayward or Alameda County such that additional housing would be required, the construction of which could cause significant environmental impacts.	Less than significant	No mitigation is required.	Less than significant
MP Impact POP-2		Mitigation Measure POP-2	
Implementation of the proposed Master Plan would not displace existing housing or population.	No impact	No mitigation is required.	No impact
4.11 Public Services			
MP Impact PUB-1		Mitigation Measure PUB-1	
Campus development under the proposed Master Plan would not require the construction of new or physically altered fire protection facilities, which could cause significant environmental impacts.	Less than significant	No mitigation is required.	Less than significant
MP Impact PUB-2		Mitigation Measure PUB-2	
The proposed Master Plan would not require the construction of new or physically altered law enforcement facilities, which could cause significant environmental impacts.	Less than significant	No mitigation is required.	Less than significant

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
MP Impact PUB-3		Mitigation Measure PUB-3	
The proposed Master Plan would not result in impacts to parks or other recreational facilities.	Less than significant	No mitigation is required.	Less than significant
MP Impact PUB- 4		Mitigation Measure PUB-4	
Campus development under the proposed Master Plan would not result in impacts to City of Hayward schools.	Less than significant	No mitigation is required.	Less than significant
4.12 Transportation and Traffic			
MP Impact TRANS-1		Mitigation Measure TRANS-1	
Full build-out of the campus under the proposed Master Plan, with and without the Third Entrance, will contribute to sub-standard intersection operations at eight study intersections, in either the AM peak hour or PM peak hour, or both peak hours.	Potentially significant	<p>MP Mitigation Measure TRANS-1a: The Campus shall prepare a comprehensive TDM Implementation Plan that includes the steps necessary to plan for, fund, implement, and monitor the effectiveness of the measures outlined in the Master Plan TDM section and listed below.</p> <p><i>Improved Transit Service</i></p> <ul style="list-style-type: none"> • Enhanced AC Transit Route 92 service to the Downtown Hayward BART station, ensuring 15-minute headways from 6 AM to 10 PM; or continued and enhanced campus shuttle service providing a direct connection between campus and Downtown Hayward BART. • Alternative Mode Use Incentives 	Significant and unavoidable

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
MP Impact TRANS-1 (continued)		Mitigation Measure TRANS-1 (continued)	
		<ul style="list-style-type: none"> • Discounted or free AC Transit passes for all students, faculty and staff • Discounted BART tickets for students, faculty and staff through the Commuter Check program or a similar program; or a 'Clean Air Cash' program where those choosing to commute by BART receive a cash payment and are not allowed to purchase a normal parking permit • Carpool matching service and vanpool program • Preferential parking for carpools and vanpools • Continued participation in the Alameda County Congestion Management Agency's Guaranteed Ride Home program for alternative mode users • Provision of a flexible car rental service program (carsharing) on campus to provide access to vehicles for those who choose not to commute to campus by car or residents who do not maintain a car on campus • Provision for participants in alternative mode programs to purchase a certain number of single-day parking permits to allow for commute flexibility and promote alternative mode use for those who may occasionally need to use a car. 	

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
MP Impact TRANS-1 (continued)		Mitigation Measure TRANS-1 (continued)	
		<p><i>Parking Management</i></p> <ul style="list-style-type: none"> • Provide a scaled parking permit pricing structure that ties the cost of parking to the level of use and location, and that provides the funding needed to maintain and operate the parking system, including provision of new parking lots/structures • Discourage on-campus residents from bringing cars to campus, and encourage the use of transit service(s) and the flexible rental car service (when instituted) for travel off-campus. <p>MP Mitigation Measure TRANS-1b: The Campus will conduct periodic traffic counts at the primary gateways (Harder Road, Carlos Bee Boulevard, and the new Third Entrance if and when constructed) to monitor the effectiveness of new TDM programs as they are implemented. This information will be helpful in fine-tuning the TDM programs to ensure maximum effectiveness at reducing growth in single-occupant vehicle travel.</p>	
MP Impact TRANS-2		Mitigation Measure TRANS-2	
Campus gateway intersections will operate at unacceptable levels of service in the future.	Potentially significant	MP Mitigation Measure TRANS-2: The Campus shall monitor traffic volumes and conditions periodically at Carlos Bee Boulevard/West Loop Road and Harder Road/West Loop Road, and retain a registered traffic engineer to conduct a full warrant study when peak hour volumes reach the level of the peak hour volume warrant. If the study indicates the need for a signal at either location, the Campus will construct the new signal. The Campus will also ensure that the new campus gateway intersection on Hayward Boulevard, if approved by the City and constructed, is signalized and provides a left turn lane to serve traffic turning into the campus.	Less than significant

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
MP Impact TRANS-3		Mitigation Measure TRANS-3	
Traffic added by the proposed project would not adversely affect intersection operations at Hayward Boulevard and Civic Avenue.	Less than significant	No mitigation is required.	Less than significant
MP Impact TRANS-4		Mitigation Measure TRANS-4	
Pedestrian safety on Harder Road in the vicinity of the student housing area could be affected by traffic volumes and speeds, with the provision of the third entrance on Hayward Boulevard.	Potentially significant	MP Mitigation Measure TRANS-4: If the Third Entrance on Hayward Boulevard is constructed, the Campus will design and construct traffic calming measures along Harder Road and retain the traffic signal serving pedestrian crossings between the student housing and the core campus, in order to maintain a pedestrian-friendly environment and manage the volume and speed of traffic along this roadway.	Less than significant
MP Impact TRANS-5		Mitigation Measure TRANS-5	
Campus development under the proposed Master Plan will substantially increase volumes on several segments of the CMP or MTS networks.	Potentially significant	MP Mitigation Measure TRANS-5: The City of Hayward should review the projected volume growth on the CMP and MTS networks within the City and prepare a deficiency plan to address future projected deficiencies. The Campus will cooperate with the City in developing measures to address future deficiencies, including the measures described in MP Mitigation Measure TRANS-1 .	Significant and unavoidable
MP Impact TRANS-6		Mitigation Measure TRANS-6	
Campus development under the proposed Master Plan will increase BART ridership, but will not lead to over-capacity conditions in the peak commute hours.	Less than significant	No mitigation is required.	Less than significant

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
MP Impact TRANS-7		Mitigation Measure TRANS-7	
Implementation of the proposed Master Plan will increase bus transit demand, particularly for connections between the campus and the Downtown Hayward and Castro Valley BART stations.	Potentially significant	MP Mitigation Measure TRANS-7: The Campus shall implement MP Mitigation Measure TRANS-1 , which includes enhancing AC Transit Route 92 service to the Downtown Hayward BART station, ensuring 15-minute headways from 6 AM to 10 PM; or continued and enhanced campus shuttle service providing a direct connection between campus and Downtown Hayward BART.	Less than significant
MP Impact TRANS-8		Mitigation Measure TRANS-8	
Walking and bicycling trips to the campus may increase moderately with implementation of the proposed Master Plan.	Potentially significant	MP Mitigation Measure TRANS-8: The Campus will ensure that the third campus entrance, if constructed, is designed with crosswalks and pedestrian call buttons to serve pedestrians and bicycles entering the campus from neighborhoods to the east.	Less than significant
MP Impact TRANS-9		Mitigation Measure TRANS-9	
The proposed Master Plan could result in overflow parking on nearby neighborhood streets, if the supply is not managed to meet demand as the campus grows.	Potentially significant	MP Mitigation Measure TRANS-9a: The Campus shall monitor parking occupancy in all campus lots/structures on a yearly basis, and will also monitor participation in its TDM programs to determine how many single-occupant-vehicle trips are being diverted to carpools, transit, bicycle, and pedestrian trips. Based on these surveys, and the traffic counts noted in MP Mitigation Measure TRANS-2 , the parking supply management plan will be periodically re-evaluated to ensure that construction of new parking keeps pace with demand. MP Mitigation Measure TRANS-9b: If overflow parking in surrounding neighborhoods becomes a problem, the Campus will work with neighborhood representatives to develop strategies to mitigate the problem. Strategies could include a campus education program to discourage off-campus parking, parking restrictions during peak commute times on affected streets, or institution of residential permit parking programs.	Less than significant

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
4.13 Utilities			
MP Impact UTIL-1		Mitigation Measure UTIL-1	
Growth and development under the proposed Master Plan would result in a demand for water currently not anticipated in the City's 2005 UWMP.	Significant	MP Mitigation Measure UTIL-1: The CSUEB Hayward campus shall implement water conservation measures included in the Campus Master Plan Sustainability Framework and Infrastructure and Utilities Framework and achieve a 20 percent reduction in average and peak water demand compared to business as usual by 2015 and a 35 percent reduction in average and peak water demand compared to business as usual by 2030.	Less than significant
MP Impact UTIL-2		Mitigation Measure UTIL-2	
Growth and development under the proposed Master Plan would not require the construction or expansion of wastewater conveyance or treatment facilities.	Less than significant	No mitigation is required.	Less than significant
MP Impact UTIL-3		Mitigation Measure UTIL-3	
The proposed Master Plan would result in the construction of new electrical, natural gas, and heating water facilities, which would not cause significant environmental impacts.	Less than significant	No mitigation is required.	Less than significant
MP Impact UTIL-4		Mitigation Measure UTIL-4	
Growth and development under the proposed Master Plan would require minor expansion of the storm water conveyance system, which would not cause significant environmental impacts.	Less than significant	No mitigation is required.	Less than significant

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
MP Impact UTIL-5		Mitigation Measure UTIL-5	
The proposed Master Plan would not conflict with applicable solid waste regulations, nor would it result in solid waste requiring disposal that would exceed the landfill capacity.	Less than significant	No mitigation is required.	Less than significant

**Table 2.0-2
Comparison of Alternatives to the Proposed Master Plan**

Environmental Issue Area	Proposed Project Impact (After Mitigation)	Alt. 1 – Reduced Faculty/ Staff Housing	Alt. 2 – Reduced Enrollment Capacity	Alt. 3 – No Project
AESTHETICS	Potentially significant (Less than significant)	Less	Less	Less
AIR QUALITY- OPERATIONAL EMISSIONS	Significant (Significant and unavoidable)	Similar	Less (still Significant and unavoidable)	Less (still significant and unavoidable)
AIR QUALITY- CONSTRUCTION	Less than significant	Less	Less	Less
BIOLOGICAL RESOURCES	Less than significant	Less	Less	Less
CULTURAL RESOURCES	Significant (Significant and unavoidable)	Similar	Similar	Less
GEOLOGY AND SOILS	Less than significant	Similar	Similar	Less
HAZARDS/HAZARDOUS MATERIALS	Less than significant	Similar	Less	Less
HYDROLOGY AND WATER QUALITY	Less than significant	Less	Less	Greater (Potentially significant)
LAND USE AND PLANNING	Less than significant	Less	Less	Less
NOISE	Less than significant	Similar	Less	Less
POPULATION AND HOUSING	Less than significant	Greater	Less	Less
PUBLIC SERVICES - FIRE PROTECTION	Less than significant	Similar	Less	Less
PUBLIC SERVICES – POLICE PROTECTION	Less than significant	Similar	Less	Less
PUBLIC SERVICES - SCHOOLS	Less than significant	Similar	Less	Less
PUBLIC SERVICES - PARKS AND RECREATION	Less than significant	Similar	Less	Less
TRANSPORTATION AND TRAFFIC	Significant (Significant and unavoidable)	Similar	Less (still significant and unavoidable)	Less (still significant and unavoidable)

Environmental Issue Area	Proposed Project Impact (After Mitigation)	Alt. 1 – Reduced Faculty/ Staff Housing	Alt. 2 – Reduced Enrollment Capacity	Alt. 3 – No Project
UTILITIES - WATER	Less than significant	Similar	Less	Less
UTILITIES - WASTEWATER	Less than significant	Similar	Less	Less
UTILITIES - SOLID WASTE	Less than significant	Similar	Less	Less
UTILITIES – ELECTRICITY AND NATURAL GAS	Less than significant	Similar	Less	Greater