

4.0 MITIGATION MONITORING AND REPORTING PROGRAM

The California Environmental Quality Act (CEQA) requires that a Lead Agency establish a program to monitor and report on mitigation measures adopted as part of the environmental review process to avoid or reduce the severity and magnitude of potentially significant environmental impacts associated with project implementation. CEQA (Public Resources Code Section 21081.6 (a)(1)) requires that a Mitigation Monitoring and Reporting Program (MMRP) be adopted at the time that the agency determines to carry out a project for which an EIR has been prepared, to ensure that mitigation measures identified in the EIR and adopted at the time of project approval are fully implemented.

The MMRP for the CSUEB Hayward Campus Master Plan is presented in **Table 4.0-1, Mitigation Monitoring and Reporting Program for Hayward Campus Master Plan**, which includes the full text of mitigation measures identified in the Final EIR. The MMRPs for the two project-level analyses are presented in **Table 4.0-2, Mitigation Monitoring and Reporting Program for the Pioneer Heights Phase IV Project**, and **Table 4.0-3, Mitigation Monitoring and Reporting Program for the Harder Road Parking Structure Project**, which include the full text of project-specific mitigation measures identified in the Final EIR. Each MMRP describes implementation and monitoring procedures, responsibilities, and timing for each mitigation measure identified in the EIR, including:

Significant Impact: Identifies the Impact Number and statement from the Final EIR.

Mitigation Measure: Provides full text of the mitigation measure as provided in the Final EIR.

Monitoring/Reporting Action(s): Designates responsibility for implementation of the mitigation measure and when appropriate, summarizes the steps to be taken to implement the measure.

Mitigation Timing: Identifies the stage of the project during which the mitigation action will be taken.

Monitoring Schedule: Specifies procedures for documenting and reporting mitigation implementation.

The CSUEB may modify the means by which a mitigation measure will be implemented, as long as the alternative means ensure compliance during project implementation.

The responsibilities of mitigation implementation, monitoring and reporting extend to several CSUEB departments and offices. The manager or department lead of the identified unit or department will be directly responsible for ensuring the responsible party complies with the mitigation. The Division of Administration and Finance is responsible for the overall administration of the program and for assisting relevant departments and project managers in their oversight and reporting responsibilities. The Division

is also responsible for ensuring the relevant parties understand their charge and complete the required procedures accurately and on schedule.

With respect to **Table 4.0-1** which presents the Master Plan MMRP, the following items are noted:

- The vast majority of the mitigation measures identified in this table will be implemented at the time that specific development projects under the Campus Master Plan are proposed. For instance, nesting birds surveys will be required for each development project on the campus that would involve tree removal or construction in close proximity of mature trees. An identifier (*Project-Level*) has been added at the end of these mitigation measures to clearly denote that these will be implemented when a specific development project is proposed.
- Furthermore, many of these project level mitigation measures will apply to all development projects under the Master Plan. However, some of them will apply only if the proposed development project is located in a certain area of the campus. For instance, **MP Mitigation Measure BIO-1** requires that 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. Since much of the new development or redevelopment under the Master Plan would occur within the developed portion of the campus, this project level mitigation measure would not apply to most of the proposed development. **Figure 4.0-1, On-Site Plant Communities**, is included at the end of this section to clearly identify areas with annual grassland habitat areas; no mixed scrub habitats are present within the development area. **MP Mitigation Measure BIO-1** will apply to projects located within grassland habitats shown on this figure.
- Some mitigation measures in **Table 4.0-1** on the other hand are for program-level impacts. These measures are not tied to any specific development project and are proposed to mitigate the effects of the entire development program covered by the Master Plan. An identifier (*Program-Level*) has been added at the end of these measures to denote that these will be implemented by the University independent of any specific development projects on the campus, at milestones established in the MMRP.

**Table 4.0-1
Mitigation Monitoring and Reporting Program for Hayward Campus Master Plan**

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
AESTHETICS				
<p>MP Impact AES-1: Implementation of the proposed Master Plan would have a substantial adverse effect on a scenic vista from Grandview Avenue.</p>	<p>MP MM AES-1: If the potential site located along Grandview Avenue is chosen by California State University East Bay for 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/staff housing complex to confirm that the proposed design would not result in obstruction of views from the northern side of Grandview Avenue. <i>(Project-Level)</i></p>	<p>CSUEB Facilities, Management and Planning Retain a qualified consultant to conduct a visual impact assessment</p>	<p>During project level evaluation</p>	<p>Confirm and document in project file prior to project approval</p>
<p>MP Impact 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.</p>	<p>MP MM AES-4: All future projects along the outer edge of existing campus development will be reviewed by the University 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. <i>(Project-Level)</i></p>	<p>CSUEB Facilities, Management and Planning/Campus Design Review Committee Review proposed lighting plans of any project proposed along the outer edge of the campus</p>	<p>During project design</p>	<p>Confirm and document in project file during project final design</p>

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
AIR QUALITY				
<p>MP Impact AIR-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.</p>	<p>MP MM AIR-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 Hayward 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 or 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. <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). 	<p>CSUEB Facilities, Management and Planning</p> <p>Review construction contract of each future construction project on the campus to make sure control measures are included in the contract</p>	<p>During construction of each development project</p>	<p>During project construction</p>

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
AIR QUALITY (continued)				
MP Impact AIR-1 (continued)	<ul style="list-style-type: none"> • 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. • 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: • 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. <i>(Project-Level)</i> 			
	MP MM AIR-1b: The University 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. <i>(Project-Level)</i>	CSUEB Facilities, Management and Planning Consult with BAAQMD before demolition of building	Prior to commencement of demolition	Document in project file prior to commencement of demolition

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Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
AIR QUALITY (continued)				
<p>MP Impact AIR-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.</p>	<p>MP MM AIR-2a: Implement MP Mitigation Measure TRANS-1. <i>(Program-Level)</i></p> <p>MP MM 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 4.2-11. <i>(Project-Level)</i></p>	<p>CSUEB Facilities, Management and Planning</p> <p>Review design of each future project on the campus to make sure energy demand reduction measures are included in the project</p> <p>For actions associated with MP MM TRANS-1, see below</p>	<p>During Project design and review process</p>	<p>Confirm and document during design approval and construction</p>
	<p>MP MM AIR-2c: The University will work with ABAG and the City of Hayward 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. <i>(Program-Level)</i></p>	<p>CSUEB Division of Administration and Finance</p> <p>Upon approval of the Master Plan, the Campus will provide growth projections and housing data to the City of Hayward and ABAG</p>	<p>Within 6 months of approval of Master Plan</p>	<p>Record in Master Plan project files</p>

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
AIR QUALITY (continued)				
<p>MP Impact AIR-5: The Proposed Project could expose individuals to toxic air contaminants.</p>	<p>MP MM AIR-5: Prior to issuance of any permit for installation of boilers, chillers, and/or cooling towers within the CSUEB Hayward Campus, Campus officials shall work with the 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) is 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 1 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. <i>(Project-Level)</i></p>	<p>CSUEB Facilities, Management and Planning</p> <p>Review each future Project on the campus that would include stationary sources of TACs for human health effects</p>	<p>During project design and review process</p>	<p>Confirm and document during design approval and construction</p> <p>Successful completion as required to secure necessary permits</p>
<p>MP Impact AIR-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.</p>	<p>MP MM AIR-6: Implement Mitigation Measures AIR-1, AIR-2a, and AIR-2b. <i>(Program- and Project-Level)</i></p>	<p>CSUEB Facilities, Management and Planning</p> <p>See actions for MP MM AIR-1, AIR-2a, and AIR-2b.</p>		

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
BIOLOGICAL RESOURCES				
<p>MP Impact BIO-1: The implementation of the proposed Master Plan could have a substantial adverse effect on special status species.</p>	<p>MP MM 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. <i>(Project-Level)</i></p>	<p>CSUEB Facilities, Management and Planning</p> <p>Ensure that a rare plant survey of proposed faculty and staff housing site is conducted and findings documented by qualified biologist</p>	<p>During project design and review process</p>	<p>During appropriate season, as specified in measure, prior to final project design approval</p>

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
BIOLOGICAL RESOURCES (continued)				
<p>MP Impact BIO-1 (continued)</p>	<p>MP MM 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 feet area. 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>	<p>CSUEB Facilities, Management and Planning</p> <p>Retain a qualified biologist to conduct nesting/breeding bird survey for the proposed development project.</p> <p>Verify survey was conducted and document results. Include mitigation specifications in construction contract as necessary</p>	<p>During the breeding season prior to start of construction or of each construction phase</p>	<p>Prior to construction</p>

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
BIOLOGICAL RESOURCES (continued)				
<p>MP Impact BIO-1 (continued)</p>	<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. <i>(Project-Level)</i></p>	<p>CSUEB Facilities, Management and Planning</p> <p>Develop and implement a plan to avoid active nest sites during construction, establish buffer zone, and monitor active nests. Verify that plan is implemented</p>	<p>Develop plan prior to construction</p> <p>Monitor prior and during construction activities</p>	<p>Prior to and during construction activities</p>

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
BIOLOGICAL RESOURCES (continued)				
<p>MP Impact BIO-1 (continued)</p>	<p>MP MM 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. <i>(Project-Level)</i></p> <p>MP MM 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. <i>(Project-Level)</i></p>	<p>CSUEB Facilities, Management and Planning</p> <p>For projects that would be constructed in grassland habitats, conduct survey to identify and avoid active nest sites during construction, establish buffer zone, and monitor active nests. Verify that plan is implemented. Identify inactive burrows. Verify exclusion. Document in memo.</p> <p>CSUEB Facilities, Management and Planning</p> <p>Conduct bat survey and document findings. If active maternity roost habitat is found, revise construction schedule or otherwise adjust project appropriately.</p>	<p>Develop plan prior to construction</p> <p>Monitor prior and during construction activities</p> <p>During Project design and review process</p> <p>Prior to construction activities</p>	<p>Prior to and during construction</p> <p>Prior to and during construction</p>

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
BIOLOGICAL RESOURCES (continued)				
<p>MP Impact BIO-2: The implementation of the proposed Master Plan could have a substantial adverse effect on a riparian habitat or other sensitive natural community.</p>	<p>MP MM 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. <i>(Project-Level)</i></p>	<p>CSUEB Facilities, Management and Planning If a specific faculty and staff housing is proposed near the riparian area, delineate riparian woodland boundaries prior and prepare and implement riparian restoration plan, and monitor active nests. Verify that plan is implemented</p>	<p>During Project design and review process Prior to construction activities</p>	<p>Confirm and document in project file during project final design</p>
<p>MP Impact BIO-3: The implementation of the proposed Master Plan could have a substantial adverse effect on a federally protected wetland.</p>	<p>MP MM 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 MP 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. <i>(Project-Level)</i></p>	<p>CSUEB Facilities, Management and Planning If a specific faculty and staff housing is proposed near the drainage, develop a plan to jurisdictional delineation, and if required, prepare creek restoration plan as described in mitigation measure. Verify that plan is implemented</p>	<p>Prior to construction activities</p>	<p>Confirm and document in project file during project final design and construction</p>

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
CULTURAL RESOURCES				
<p>MP Impact 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.</p>	<p>MP MM 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 University 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. <i>(Project-Level)</i></p> <p>MP MM 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 University shall implement MP Mitigation Measure CULT 1c. <i>(Project-Level)</i></p> <p>MP MM CULT-1c: For an archaeological site that is encountered during the pedestrian survey conducted on a project site or during construction, the University 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 University, 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. <i>(Project-Level)</i> 	<p>CSUEB Facilities, Management and Planning</p> <p>For a project proposed in previously undisturbed lands, the University shall retain a qualified archaeologist to conduct a pedestrian survey of the site for archaeological resources</p> <p>CSUEB Facilities, Management and Planning</p> <p>Require the inclusion of a standard inadvertent discovery clause in all construction contracts.</p> <p>CSUEB Facilities, Management and Planning</p> <p>The University shall retain a qualified archaeologist to determine appropriate level of archaeological investigation and to perform work as specified.</p>	<p>During site selection and/or project design</p> <p>Prior to approval of all construction contracts.</p> <p>During site selection or project design</p>	<p>Confirm and document in project file during project site selection and final design</p> <p>Confirm and document in project file before commencement of construction</p> <p>Confirm and document in project file following completion of construction</p>

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
CULTURAL RESOURCES (continued)				
<p>MP Impact 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.</p>	<p>MP MM 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 University shall retain a qualified architectural historian to assess it based on professional standards and <i>State CEQA Guidelines</i> 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 University 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 University shall implement MP Mitigation Measure CULT-2b. (<i>Project-Level</i>) 	<p>CSUEB Facilities, Management and Planning</p> <p>If a project proposes to demolish or alter a building that is 45 years of age, the University shall retain a qualified architectural historian to perform work as specified.</p> <p>For a significant resource, consider project modifications to avoid or preserve the historic resource and incorporate into project design.</p>	<p>During detailed project planning or project design prior to project approval; during construction</p>	<p>Confirm and document in project file during project site selection and final design</p>

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
CULTURAL RESOURCES (continued)				
<p>MP Impact CULT-2 (continued)</p>	<p>MP MM 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> <p>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.</p> <ul style="list-style-type: none"> • If a significant historic building or structure is proposed for major alteration or renovation, or to be moved and/or demolished, the University 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. • 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. 	<p>If avoidance of historical resource is not feasible, the University will retain a qualified architectural historian to perform work as specified.</p>	<p>During detailed project planning or project design prior to project approval; during construction</p>	<p>Confirm and document in project file during project site selection and final design</p>

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
CULTURAL RESOURCES (continued)				
MP Impact CULT-2 (continued)	<ul style="list-style-type: none"> 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 University 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. <i>(Project-Level)</i> 			
MP Impact CULT-3: Implementation of the proposed Master Plan could disturb human remains, including those interred outside of formal cemeteries.	<p>MP MM CULT-3a: The University 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. <i>(Project-Level)</i></p> <p>MP MM CULT-3b: The University 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. <i>(Project-Level)</i></p>	<p>CSUEB Facilities, Management and Planning</p> <p>Document measures taken to preserve human remains discovered on campus in place.</p> <p>Retain Native American representative to monitor archaeological excavation.</p>	<p>During construction</p> <p>During planning, and upon discovery of human remains in an archaeological context</p>	<p>Confirm and document in project file during planning and construction</p> <p>Confirm and document in project file</p>

4.0 Mitigation Monitoring and Reporting Program

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
CULTURAL RESOURCES (continued)				
MP Impact CULT-3 (continued)	MP MM 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 University will notify the County of Alameda Medical Examiner before additional disturbance occurs. The University 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 University will comply with the provisions of PRC Section 5097.98 regarding identification and involvement of the Native American Most Likely Descendant (MLD). <i>(Project-Level)</i>	Contact archaeologist and County Coroner in the event of discovery of suspected human bone.	Upon discovery of suspected human bone	See above

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
CULTURAL RESOURCES (continued)				
MP Impact CULT-3 (continued)	MP MM CULT-3d: If human remains cannot be left in place, the University 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 University 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 University 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. <i>(Project-Level)</i>	CSUEB Facilities, Management and Planning Confer with archaeologist and MLD on appropriate treatment. Incorporate treatment as stipulations in archaeological contract. Implement Native American involvement program to disseminate analysis results and provide opportunity to participate in interpretation. Document repatriation or reinternment.	During construction Upon discovery of human remains in archaeological context	Confirm and document in project file upon completion

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
CULTURAL RESOURCES (continued)				
<p>MP Impact CULT-4: Implementation of the proposed Master Plan would not disturb or destroy unique paleontological or geologic resources.</p>	<p>MP MM CULT-4a: As part of the construction contract, the University shall inform construction contractors to watch for paleontological resources during grading and excavation and to inform the campus immediately if such resources are encountered. <i>(Project-Level)</i></p> <p>MP MM 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 University 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 <i>(Project-Level)</i> 	<p>CSUEB Facilities, Management and Planning</p> <p>For projects in previously undisturbed lands, inform contractor about need to watch for paleontological resources.</p> <p>Retain qualified paleontologist to perform work as specified.</p>	<p>During preparation of construction contract</p> <p>During construction, in the event of a discovery</p>	<p>Document in project file at the start of construction</p> <p>Document in project file upon completion of recordation and recovery</p>

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
GEOLOGY AND SOILS				
<p>MP Impact 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.</p>	<p>MP MM 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, shall be reviewed by the California State University Seismic Review Board prior to project design. <i>(Project-Level)</i></p>	<p>CSUEB Facilities, Management and Planning Retain a qualified geotechnical engineer to prepare a project-specific geotechnical investigation. Incorporate recommendations in project designs</p>	<p>During site selection or project design</p>	<p>Confirm and document in project file during project site selection and final design</p>
<p>MP Impact GEO-3: Expansive soils are present on the project site and could result in unstable conditions where buildings are proposed.</p>	<p>MP MM GEO-3: The University shall implement MP Mitigation Measure GEO-1. <i>(Project-Level)</i></p>	<p>See above</p>	<p>See above</p>	<p>See above</p>

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
HAZARDS AND HAZARDOUS MATERIALS				
<p>MP Impact 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.</p>	<p>MP MM HAZ-3: As and when a project is proposed in the vicinity of the LUST site, the University 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 University 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. <i>(Project-Level)</i></p>	<p>CSUEB Facilities, Management and Planning Conduct Phase 1 and Phase 2 Environmental Site Assessments if required prior to excavation of project site</p>	<p>During site selection and design; prior to construction</p>	<p>Confirm and document in project file prior to commencement of construction</p>
<p>MP Impact 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.</p>	<p>MP MM HAZ-4: The University shall develop a procedure for the demolition of contaminated laboratory space. 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. • 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. <i>(Project-Level)</i> 	<p>CSUEB Facilities, Management and Planning Follow procedures as described</p>	<p>Prior to demolition of laboratory space</p>	<p>Document completion of procedures in project file prior to commencement of demolition activities</p>

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
HAZARDS AND HAZARDOUS MATERIALS (continued)				
<p>MP Impact HAZ-5: Campus development under the proposed Master Plan would not interfere physically with the University' Emergency Operations Plan.</p>	<p>MP MM HAZ-5a:The University 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 University 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. <i>(Project-Level)</i> <p>MP MM HAZ-5b: New or updated building and/or department-specific EOPs shall be developed for any new development project. <i>(Project-Level)</i></p>	<p>CSUEB Facilities, Management and Planning</p> <p>Follow procedures as described</p> <p>CSUEB Facilities, Management and Planning</p> <p>Follow procedures as described</p>	<p>During construction</p> <p>During construction</p>	<p>Upon completion of project construction</p> <p>Upon completion of project construction</p>
HYDROLOGY AND WATER QUALITY				
<p>MP Impact 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 campus operation.</p>	<p>MP MM HYDRO-2: During the design review phase of each future development project on the campus, the University 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 University will also verify that post-development runoff from the project site will approximate pre-development runoff volumes. <i>(Project-Level)</i></p>	<p>CSUEB Facilities, Management and Planning</p> <p>Review project design document for stormwater BMPs and verify project site runoff approximates pre-development runoff. Revise project design if necessary</p>	<p>Prior to final project design approval</p>	<p>Confirm and document in project file prior to commencement of construction</p>

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
NOISE				
<p>MP Impact NOI-3: Construction on the campus pursuant to the proposed Hayward Campus Master Plan could expose existing and future noise-sensitive receptors to elevated construction noise levels.</p>	<p>MP MM 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. <i>(Project-Level)</i></p> <p>MP MM NOI-3b: Prior to initiation of campus construction within 500 feet of a noise sensitive receptor, the University 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. 	<p>CSUEB Facilities, Management and Planning</p> <p>Inspect construction site to verify measure is being implemented</p> <p>Develop construction noise mitigation program and adopt as part of standard construction contract specifications</p> <p>Inspect construction site to verify measure is being implemented</p>	<p>During construction</p>	<p>Document compliance in project file upon completion of construction</p>

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
NOISE (continued)				
MP Impact 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. <i>(Project-Level)</i> 			

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
TRANSPORTATION AND TRAFFIC				
<p>MP Impact TRANS-1: Full buildout 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.</p>	<p>MP MM TRANS-1a: The University 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>Improved Transit Service</p> <ul style="list-style-type: none"> Enhanced AC Transit Route 92 service to the Downtown Hayward BART station, ensuring frequent headways from 6 AM to 11 PM; that are coordinated with BART arrival times to meet passenger demand, provided free to University staff, faculty, and students. <p>Alternative Mode Use Incentives</p> <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 	<p>CSUEB Division of Administration and Finance</p> <ol style="list-style-type: none"> Prepare Alternative Mode and Parking Planning Study Prepare TDM Implementation Plan Implement TDM Plan programs Conduct Monitoring of TDM program participation and alternative mode use Conduct daily and peak hour traffic counts at the campus gateway intersections 	<ol style="list-style-type: none"> Within two years of Master Plan adoption Within one year of completion of No. 1 Throughout life of Master Plan Periodically, at least every three years with the baseline monitoring occurring within one year of Master Plan adoption. Periodically, at least every three years, to be conducted at the same time as the monitoring in No. 4. 	<p>The University administration will provide an informational report to the City upon the completion of #1 and #2</p> <p>Transportation and Parking Services will conduct the TDM program monitoring in #4 and the traffic monitoring in #5, on the schedule noted.</p>

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
TRANSPORTATION AND TRAFFIC (continued)				
MP Impact TRANS-1 (continued)	<ul style="list-style-type: none"> • 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. <p>Parking Management</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. In planning for future permit price changes, aim to increase parking costs to a level even with the costs of commuting by bus or BART to the campus to the extent feasible within the context of CSU collective bargaining agreements and equity for students. • Manage the campus parking supply to achieve a peak occupancy level of 85 percent, to avoid over-supply when new lots/structures are provided and undersupply when new buildings are constructed on sites identified in the Hayward Campus Master Plan. 			

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
TRANSPORTATION AND TRAFFIC (continued)				
MP Impact TRANS-1 (continued)	<p>TDM Implementation Plan Development</p> <p>As part of its TDM Implementation Plan for the Hayward campus, the University will undertake an alternative transportation and parking study to fully evaluate the cost and projected effectiveness of the strategies listed by the City along with others identified in the Hayward Campus Master Plan. The study will identify alternative combinations of strategies, recommend a preferred combination, and identify specific targets for trip reduction, transit ridership, carpooling, parking provision, and parking permit pricing at regular intervals, scaled to projected enrollment growth and campus building plans. The TDM Implementation Plan will include a monitoring program at three-year intervals tied to the phasing of capital construction and enrollment growth. The monitoring program will include detailed counts at all entrances to assess the relationship between automobile use, other modes of access, and enrollment growth. A critical aspect of the monitoring program will be to ascertain the elasticity of demand for transit in relation to students' and employees' travel patterns, the level of transit service available, cost of automobile use, and parking management. The TDM Implementation Plan will also consider how the provision of additional housing, food service, and convenience services on campus will reduce the need for off-campus trips, particularly at peak hours. This study and implementation plan will be completed within two years of the adoption of the Master Plan. Based on the TDM Implementation Plan, the University will review its congestion management analysis and revise as warranted. The University will provide an annual report to the City regarding progress on the implementation of the TDM Plan as well as the results of the monitoring, the strategies being implemented, and the effectiveness of these strategies in reducing vehicular traffic.</p>			

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
TRANSPORTATION AND TRAFFIC (continued)				
MP Impact TRANS-1 (continued)	The City and University will develop a plan and enter into a Memorandum of Understanding (MOU) to address the deficiencies at City intersections and/or roadway segments significantly impacted by the implementation of the Hayward Campus Master Plan and determine appropriate cost sharing based on a fair share analysis. The MOU will include a timetable for improvements at relevant City intersections and a schedule for University contributions tied to capital improvements that support enrollment growth that significantly increases traffic. <i>(Program-Level)</i>			
	MP MM TRANS-1b: The University 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. <i>(Program-Level)</i>	CSUEB Division of Administration and Finance See actions above	See above	See above

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
TRANSPORTATION AND TRAFFIC (continued)				
<p>MP Impact TRANS-2: Campus gateway intersections will operate at unacceptable levels of service in the future.</p>	<p>MP MM TRANS-2: The University 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 University will construct the new signal. The University 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. <i>(Program-Level)</i></p>	<p>CSUEB Division of Administration and Finance</p> <p>Conduct peak commute period traffic counts at the specified intersections</p> <p>Retain registered traffic engineer to conduct full warrant study if required based on results of counts, or observations indicating unacceptable congestion, pedestrian safety, or other operational problems</p>	<p>Monitor every three years, with the baseline count to be conducted within one year of Master Plan adoption.</p> <p>Warrant study to be conducted within 6 months of determination of need for study</p>	<p>See Mitigation Timing.</p>
<p>MP Impact 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.</p>	<p>MP MM TRANS-4: If the Third Entrance on Hayward Boulevard is constructed, the University 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. <i>(Project-Level)</i></p>	<p>CSUEB Division of Administration and Finance</p> <p>Design and construct measures as described</p>	<p>During design review of Third Entrance on Hayward Boulevard</p>	<p>Document implementation of measures upon completion of construction</p>

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
TRANSPORTATION AND TRAFFIC (continued)				
<p>MP Impact TRANS-5: Campus development under the proposed Master Plan will substantially increase volumes on several segments of the CMP or MTS networks.</p>	<p>MP MM 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. If, as a result of the implementation of the Master Plan, any of the CMP facilities fall to LOS F as part of the LOS Monitoring Program, then the University will work with the City to prepare a deficiency plan that will include mitigation measures to eliminate the deficiency and determine appropriate funding based on a fair share analysis. <i>(Program-Level)</i></p>	<p>CSUEB Division of Administration and Finance Cooperate with City of Hayward as described</p>	<p>To be initiated by the City based on the findings in the biennial CMP monitoring program</p>	<p>Based on timing of initial mitigation, on biennial CMP monitoring program cycle.</p>
<p>MP Impact 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.</p>	<p>MP MM TRANS-7: The University shall implement MP Mitigation Measure TRANS-1, which includes enhancing AC Transit Route 92 service to the Downtown Hayward BART station, ensuring frequent headways from 6 AM to 11 PM that are coordinated with BART arrival times to meet passenger demand, provided free to University staff, faculty, and students. <i>(Program-Level)</i></p>	<p>CSUEB Division of Administration and Finance Implement measures as described</p>	<p>During project planning and operation</p>	<p>See monitoring schedule for MP Impact TRANS-1, item #4.</p>
<p>MP Impact TRANS-8: Walking and bicycling trips to campus may increase moderately with implementation of the proposed Master Plan.</p>	<p>MP MM TRANS-8: The University 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. <i>(Project-Level)</i></p>	<p>CSUEB Facilities, Management and Planning Implement design as described</p>	<p>Prior to final project design approval</p>	<p>Based on timing of third entrance project.</p>

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
TRANSPORTATION AND TRAFFIC (continued)				
<p>MP Impact 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.</p>	<p>MP MM TRANS-9a: The University 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. <i>(Program-Level)</i></p> <p>MP MM TRANS-9b: If overflow parking in surrounding neighborhoods becomes a problem, the University 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. <i>(Program-Level)</i></p>	<p>Transportation and Parking Services Monitor parking occupancy annually and TDM program participation as described in MP MM TRANS 1a. Adjust the parking supply management plan as described</p> <p>Monitor neighborhood complaints regarding overflow campus parking. If warranted by the frequency or severity of complaints, confer with neighborhood representatives to identify strategies</p>	<p>Parking occupancy to be monitored annually</p> <p>Complaints to be monitored continuously; neighborhoods to be contacted as needed</p>	<p>See Mitigation Timing</p> <p>See Mitigation Timing</p>

4.0 Mitigation Monitoring and Reporting Program

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
UTILITIES AND SERVICE SYSTEMS				
<p>MP Impact 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.</p>	<p>MP MM UTIL-1: The CSUEB Hayward Campus shall implement water conservation measures included in the Hayward 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. <i>(Program-Level)</i></p>	<p>CSUEB Facilities, Management and Planning</p> <p>Review project design of each new project on campus to ensure water conservation measures are included in the project</p> <p>Monitor water use on the campus and implement additional measures if needed to meet reduction goals</p>	<p>Prior to final project design approval</p> <p>Ongoing</p>	<p>Document compliance at the end of project construction.</p> <p>Document results on an annual basis</p>

**Table 4.0-2
Mitigation Monitoring and Reporting Program for Pioneer Heights Phase IV Project**

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
AESTHETICS				
<p>PH Phase IV Impact AES-2: Implementation of the proposed project would create a new source of substantial light or glare which could adversely affect day or nighttime views in the area.</p>	<p>PH Phase IV Mitigation Measure AES-2a: The University shall carefully design the buildings for Pioneer Heights Phase IV to make sure that light and glare along the project’s eastern and northern façade is minimized. Landscaping for the eastern portion of the project site shall be selected to include fast growing tall trees and to ensure that it aesthetically screens the new buildings and helps reduce light and glare.</p>	<p>Campus Design Review Committee Review project design to ensure that building design minimizes light and glare; project includes the minimum required lighting along project’s eastern and northern façade. Review landscaping plan for use of screening trees. Revise design, if necessary.</p>	<p>During project planning, prior to final project design approval</p>	<p>Document use of minimal lights, screening trees, and other design measures as necessary</p>
	<p>PH Phase IV Mitigation Measure AES-2b: All lighting proposed within and outside the buildings on the eastern and northern façade of the proposed housing development shall be limited to the minimal amount of lighting needed for safe operations.</p>	<p>CSUEB Facilities, Management and Planning Review project design to ensure that minimal amount of lighting would be used. Revise design if necessary</p>	<p>During project planning, prior to final project design approval</p>	<p>Document that project design minimizes lights as described</p>

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
BIOLOGICAL RESOURCES				
<p>PH Phase IV Impact BIO-2: The construction of the proposed project could result in the loss of an active nest of a special-status raptor species.</p>	<p>Mitigation Measure BIO-2: The University shall implement MP Mitigation Measure BIO-1b.</p>	<p>See actions for MP Mitigation Measure BIO-1b.</p>		
<p>PH Phase IV Impact BIO-3 The construction of the proposed project could result in the loss of an active maternity roost of a special-status bat species.</p>	<p>Mitigation Measure BIO-3: The University shall implement MP Mitigation Measure BIO-1d.</p>	<p>See actions for MP Mitigation Measure BIO-1d.</p>		
CULTURAL RESOURCES				
<p>PH Phase IV Impact CULT-1 Construction associated with the proposed project could result in the disturbance of previously undiscovered historic or prehistoric cultural resources, deposits, artifacts, or human remains, including buried material.</p>	<p>Mitigation Measure CULT-1: The University shall implement MP Mitigation Measures CULT-1b, -1c, -3, and -4.</p>	<p>See actions for MP Mitigation Measures CULT-1b, -1c, -3, and -4</p>		

4.0 Mitigation Monitoring and Reporting Program

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
GEOLOGY AND SOILS				
<p>PH Phase IV Impact GEO-1 Development of Pioneer Heights Phase IV would not expose people and structures 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.</p>	<p>Mitigation Measure GEO-1: No mitigation required other than MP Mitigation Measure GEO-1.</p>	<p>See actions for MP Mitigation Measure GEO-1.</p>		

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
AIR QUALITY				
<p>PH Phase IV Impact HYDRO-2: Development of the proposed project would not substantially alter the existing drainage patterns in a way that would result in on- or off-site flooding, but could potentially result in an impact related to erosion and sedimentation in the receiving waters.</p>	<p>PH Phase IV Mitigation Measure HYDRO-2: The University shall incorporate additional BMPs into the proposed project to detain the additional runoff generated at the project site such that post-development peak flows equal pre-development peak flows. These BMPs could include a surface pond, an underground vault, or any other appropriate design feature.</p>	<p>CSUEB Facilities, Management and Planning Review project design documents for stormwater BMPs and verify project site runoff approximates pre-development runoff. Revise project design if necessary</p>	<p>Prior to final project design approval</p>	<p>Confirm and document in project file prior to commencement of construction</p>
NOISE				
<p>PH Phase IV Impact NOI-2 Construction of the Pioneer Heights Phase IV Project could expose existing on site noise-sensitive receptors to elevated construction noise levels.</p>	<p>Mitigation Measure NOI-2: The University shall implement MP Mitigation Measures NOI-3a through 3b.</p>	<p>See actions for MP Mitigation Measures NOI-3a through 3b.</p>		

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
TRANSPORTATION AND TRAFFIC				
<p>PH Phase IV Impact TRANS-2 The construction of the PH Phase IV Project would add vehicle, pedestrian and bicycle traffic to the vicinity of Harder Road/West Loop Road and Harder Road/Pioneer Heights Access Road/pedestrian crossing, potentially causing congestion and safety concerns.</p>	<p>PH Phase IV Mitigation Measure TRANS-2: The University will review the operation of the signalized pedestrian crossing at Pioneer Heights/Harder Road, including the interaction between vehicles accessing the residential parking and pedestrians, and develop improvements if needed to address the larger pedestrian volume associated with the Project. Improvements may include diverting vehicle access to a roadway further west, roughly half-way between the West Loop intersection and the signal, to eliminate direct conflicts between vehicles and pedestrians at this high- pedestrian-activity location.</p>	<p>CSUEB Facilities, Management and Planning Document review of signalized pedestrian crossing. Implement and monitor improvements if required</p>	<p>Periodically</p>	<p>Document results of review. Verify that improvements are implemented if required</p>

**Table 4.0-3
Mitigation Monitoring and Reporting Program for Harder Road Parking Garage**

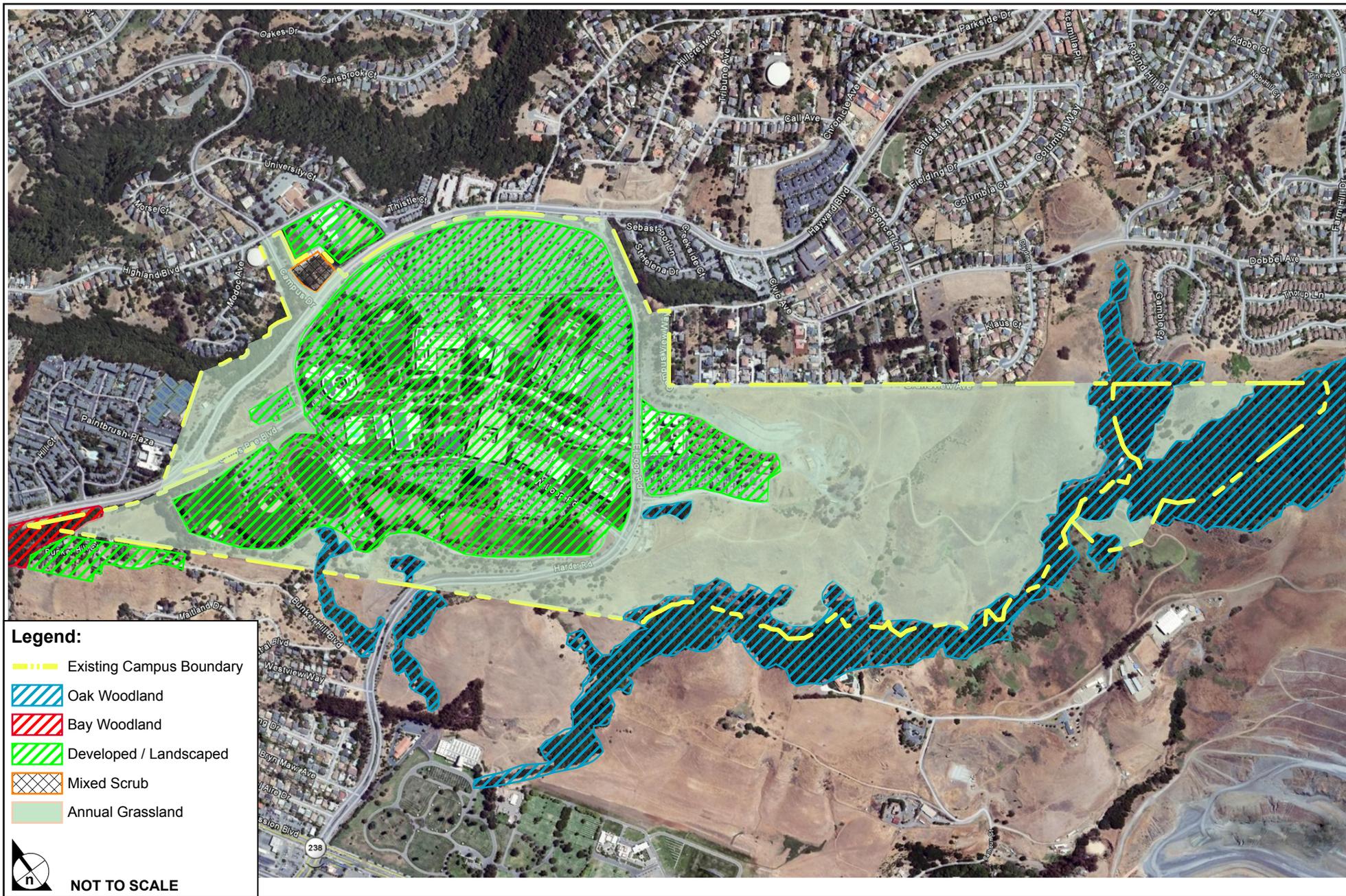
Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
AESTHETICS				
<p>HPS Impact AES-2: Implementation of the proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.</p>	<p>HPS Mitigation Measure AES-2: The University shall design the exterior lighting of the garage to be down-directed and shall keep the lighting to the minimum required for safe operations.</p>	<p>CSUEB Facilities, Management and Planning Review project design for use of directional lighting methods and minimal lighting. Revise design, if necessary</p>	<p>During project planning, prior to final project design approval</p>	<p>Document installation of minimal lights and screening trees.</p>
AIR QUALITY				
<p>HPS Impact AIR-1 The construction of the proposed Harder Road Parking Structure would generate potentially significant emissions of PM₁₀.</p>	<p>HPS Mitigation Measure AIR-1: The University shall implement MP Mitigation Measure AIR-2.</p>	<p>See actions for MP Mitigation Measure AIR-2.</p>		

4.0 Mitigation Monitoring and Reporting Program

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
BIOLOGICAL RESOURCES				
<p>HPS Impact BIO-2: The construction of the proposed project could result in the loss of an active nest of a special-status raptor species.</p>	<p>HPS Mitigation Measure BIO-2: Mitigation not required for the potential loss of a nest of a special-status bird species. However, the Campus shall implement MP Mitigation Measure BIO-1b to prevent the loss of an active nest of a common bird species protected by the Migratory Bird Treaty Act and/or California Fish and Game Code.</p>	<p>CSUEB Facilities, Management and Planning Document implementation of MP Mitigation Measure BIO-1b</p>	<p>Prior to final project design approval</p>	<p>Document in project file upon completion of survey/ construction</p>
CULTURAL RESOURCES				
<p>HPS Impact CULT-1 Construction associated with the proposed project could result in the disturbance of previously undiscovered historic or prehistoric cultural resources, deposits, artifacts, or human remains, including buried material.</p>	<p>Mitigation Measure CULT-1 The University shall implement MP Mitigation Measures CULT-1b, -1c, and -3a through -3d.</p>	<p>See actions for MP Mitigation Measures CULT-1b, -1c, and -3a through -3d.</p>		

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
GEOLOGY AND SOILS				
<p>HPS Impact GEO-1 Development of Harder Road Parking Structure would not expose people and structures 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.</p>	<p>Mitigation Measure GEO-1 The University shall implement MP Mitigation Measure GEO-1.</p>	<p>See actions for MP Mitigation Measure GEO-1.</p>		
HYDROLOGY AND WATER QUALITY				
<p>HPS Impact HYDRO-2: Development of the proposed project would not substantially alter the existing drainage patterns in a way that would result in on- or off-site flooding, but could potentially result in an impact related to erosion and sedimentation in the receiving waters.</p>	<p>HPS Mitigation Measure HYDRO-2: The University shall incorporate additional BMPs into the proposed project to detain the additional runoff generated at the project site such that post-development peak flows equal pre-development peak flows. These BMPs could include a surface pond, an underground vault, or any other appropriate design feature.</p>	<p>CSUEB Facilities, Management and Planning Review project design documents for stormwater BMPs and verify project site runoff approximates pre-development runoff. Revise project design if necessary</p>	<p>Prior to final project design approval</p>	<p>Confirm and document in project file prior to commencement of construction</p>

Significant Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Mitigation Timing	Monitoring Schedule
TRAFFIC, CIRCULATION AND PARKING				
<p>HPS Impact TRANS-1 Construction and full utilization of the Harder Road Parking Structure, accommodating campus growth to 2017-2018, will contribute to sub-standard intersection operations at three study intersections outside of the campus, in either the AM peak hour, PM peak hour, or both peak hours.</p>	<p>HPS Mitigation Measure TRANS-1a: The University shall implement MP Mitigation Measure TRANS-1. HPS Mitigation Measure TRANS-1b: Once the Harder Parking Structure is constructed, the University will evaluate the parking supply needed to serve the campus without resulting in over or under supply, and will take the appropriate number of parking spaces in surface parking lots offline until required by future enrollment growth.</p>	<p>Division of Administration and Finance See actions for implementation of MP Mitigation Measure TRANS-1. Review parking supply and cordon off necessary number of parking spaces to control supply.</p>	<p>Ongoing Upon construction of new Harder Road parking structure</p>	<p>See MP MM TRANS-1. Upon completion of action.</p>
<p>HPS Impact TRANS-2 The construction and full utilization of the Harder Road Parking Structure may result in the need for signalization or provision of traffic capacity improvements at Harder Road/West Loop Road.</p>	<p>HPS Mitigation Measure TRANS-2: The University shall implement MP Mitigation Measure TRANS-2.</p>	<p>See actions for MP Mitigation Measure TRANS-2.</p>		



SOURCE: CSU East Bay Hayward Campus Master Plan Study - April 2008

FIGURE 4.0-1

On-Site Plant Communities