

1.0 INTRODUCTION

This Environmental Impact Report (EIR) has been prepared to provide 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 (hereinafter Master Plan or proposed project). As required by the California Environmental Quality Act (CEQA), this Draft EIR (1) assesses the potentially significant environmental effects of the proposed project, including cumulative impacts of the proposed project in conjunction with other reasonably foreseeable development; (2) identifies feasible means of avoiding or substantially lessening significant adverse impacts; and (3) evaluates a range of reasonable alternatives to the proposed project, including the No Project Alternative. Because the Master Plan is a guide for the development of the campus over the next 22 years, the CSUEB has conducted the analysis of the impacts from the adoption and implementation of the Master Plan at a program level. Volume 1 of this Draft EIR presents this program-level analysis. In addition to the adoption of the proposed Master Plan, CSUEB Hayward is also planning to construct the first two development projects under this Master Plan. These include a new parking structure and the next phase of a student housing project in the southern portion of the campus. The CSUEB has evaluated the environmental impacts of these two development projects at a project level. Volume 2 of this Draft EIR presents this project-level impact analysis.

The California State University (CSU) is the “lead agency” for the proposed Master Plan and the two development projects evaluated in this Draft EIR. The Board of Trustees (BOT) of the CSU has the principal responsibility for approving the Master Plan and the two development projects.

1.1 PURPOSE OF THIS EIR

CSUEB has commissioned this EIR on the Master Plan and the two development projects for the following purposes:

- To inform the general public; the local community; and responsible, trustee, and other public agencies of the nature of each of the proposed projects, their potentially significant environmental effects, feasible measures to mitigate those effects, and reasonable and feasible alternatives to the proposed projects;
- To enable the University to consider the environmental consequences of approving the Campus Master Plan or the two development projects;
- For consideration by responsible agencies in issuing permits and approvals for the proposed projects; and
- To satisfy CEQA requirements.

As described in CEQA and the *State CEQA Guidelines*, public agencies are required to avoid or substantially lessen significant environmental effects, where feasible. A public agency has an obligation to balance the significant effects on the environment due to implementation of a proposed project with its benefits, including economic, social, technological, legal, and other benefits. This Draft EIR is an informational document, the purpose of which is to identify the potentially significant effects of the proposed projects on the environment and to indicate the manner in which those significant effects can be avoided or significantly lessened; to identify any significant and unavoidable adverse impacts that cannot be mitigated; and to identify reasonable and feasible alternatives to the proposed projects that would eliminate any significant adverse environmental effects or reduce the impacts to a less than significant level.

The lead agency is required to consider the information in the EIR, along with any other relevant information, in making its decisions on the proposed project. Although the EIR does not determine the ultimate decision that will be made regarding implementation of the project, CEQA requires the CSU to consider the information in the EIR and make findings regarding each significant effect identified in the EIR. If the BOT determines the EIR to be adequate, it will certify the Final EIR prior to approving the proposed Master Plan or the two development projects. Other agencies may also use this EIR in their review and approval processes.

1.2 SUMMARY OF THE PROPOSED MASTER PLAN PROJECT

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. 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 full-time equivalent (FTE) students (FTES)¹ (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 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. To accommodate the projected growth in enrollment and academic activities, the proposed Master Plan includes a building program that envisions 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-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.

¹ Current Master Plan "Ceiling"

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**.

1.3 ENVIRONMENTAL REVIEW PROCESS

CSUEB has filed a Notice of Completion (NOC) with the Governor's Office of Planning and Research, State Clearinghouse indicating that this Draft EIR has been completed and is available for review and comment by the public.

This Draft EIR is available for review by the public and interested parties, agencies, and organizations for a review period of 45 days. In reviewing the Draft EIR, reviewers should focus on the document's adequacy in identifying and analyzing significant effects on the environment and ways in which the significant effects of the project might be avoided or mitigated. To ensure inclusion in the Final EIR and full consideration by the CSUEB, comments on the Draft EIR must be received during the public review period at the following address:

California State University, East Bay
Facilities, Planning & Operations
25800 Carlos Bee Boulevard
Hayward, California 94542-3022

Attention: Jim Zavagno, University Planner
Email: jim.zavagno@csueastbay.edu

CSUEB will accept e-mail comments in lieu of traditional mailed comments; nevertheless, reviewers are encouraged to follow up on any e-mail comments with letters. Following the close of the review period, responses to comments on the Draft EIR will be prepared and published in a separate document. The Draft EIR text and appendices, together with responses to comments and any text changes made to the original Draft EIR will constitute the Final EIR.

The BOT, the decision-making body for all CSU campuses, will review the CSUEB Hayward Campus Master Plan Final EIR for adequacy and consider it for certification pursuant to the requirements of Section 15090 of the *State CEQA Guidelines*. If the BOT certifies the Final EIR, then the BOT will consider the Master Plan and the two development projects separately for approval or denial. If the BOT chooses

to approve the Master Plan or the development projects, findings on the feasibility of reducing or avoiding significant environmental effects will be made and, if necessary, a Statement of Overriding Considerations will be prepared. If the BOT approves the Master Plan or the development projects, a Notice of Determination (NOD) will also be prepared and will be filed with the State Clearinghouse. The NOD will include a description of the project(s), the date of approval, an indication of whether the Findings were prepared and a Statement of Overriding Considerations was adopted, and the address where the Final EIR and the record of project approval are available for review.

1.3.1 Type of EIR

This is a combined Program and Project EIR. The Program EIR has been prepared for the proposed Master Plan, pursuant to Section 15168 of the *State CEQA Guidelines*. The proposed Master Plan is a plan that will guide the physical development of the Hayward campus through 2030. Numerous individual projects will be built on the campus in the next 21 to 22 years, guided by this master plan. A Program EIR is the appropriate environmental document for a series of actions that can be characterized as a single project. Therefore, **Volume 1** is a Program EIR that evaluates at a program level the environmental effects of the maximum growth that could occur on the campus under the proposed Master Plan.

Although the program level analysis addresses the effects of the maximum growth under this plan, each individual project undertaken during the planning horizon of the proposed Master Plan, subsequent to the proposed Master Plan approval, will be subject to individual review and approval by the CSU, in compliance with CEQA. Therefore, in addition to serving as the basis for the approval or denial of a long-range development plan such as the proposed Master Plan, this Program EIR also establishes a foundation for project-level environmental documents that may be prepared subsequently by the Campus in accordance with the overall program.

Other development projects that may be proposed during the proposed Master Plan planning horizon would be tiered from this Program EIR. CEQA and the *State CEQA Guidelines* state that subsequent projects should be examined in light of the Program EIR to determine whether additional environmental documentation must be prepared. If, pursuant to *State CEQA Guidelines* Section 15162, no new significant effects would result from the subsequent project, all significant effects have been adequately addressed and no new mitigation measures would be required, then subsequent projects within the scope of the approved proposed Master Plan may rely on the environmental analysis provided in the Program EIR and no additional environmental documentation would be required. Otherwise, subsequent environmental documentation must be prepared. If a subsequent document were prepared, the environmental analyses would be tiered from this Program EIR by incorporating by reference its general discussions and the analysis of cumulative impacts. Subsequent environmental documents would be

focused on project and site-specific impacts. Separate CEQA findings must be made for each subsequent project, unless it is exempt from CEQA review.

Consistent with this guidance provided by CEQA, CSUEB has determined that additional documentation is required to evaluate and disclose the environmental impacts of the first two development projects that CSUEB proposes to build under this proposed Master Plan. For these two development projects, which include a parking structure and an expansion of the existing on-campus student housing complex, CSUEB has conducted a project-level evaluation that is tiered from the program-level evaluation in **Volume 1**, and is focused on those impacts of the two development projects that are project- and site-specific and not adequately addressed by the program-level evaluation. The project-level impact analysis for the two development projects is presented in **Volume 2** of this Draft EIR.

1.3.2 Public and Agency Review

On April 18, 2008, a Notice of Preparation (NOP) was published for the CSUEB Hayward Campus Master Plan EIR. The 30-day comment period ended on May 20, 2008. Subsequently, on September 11, 2008, a revised NOP was issued to notify the public and the agencies that in addition to the environmental effects from the adoption and implementation of the proposed Master Plan, CSUEB also proposes to evaluate and disclose the impacts from the development of a new parking structure and an expansion of the student housing complex in this EIR. Similar to the previous NOP, the revised NOP was circulated for 30 days, which ended on October 13, 2008. A copy of the previous and revised NOPs along with all comments received on the NOPs are included in **Appendix 1.0**.

An EIR scoping meeting was held at CSUEB on May 6, 2008, and a second scoping meeting was held on September 18, 2008. These meetings were held to inform the public and interested agencies of the proposed projects, solicit comments, and identify areas of concern.

This Draft EIR and the Master Plan are available on the web at <http://www.aba.csueastbay.edu/FACPLAN/default.htm>. The Draft EIR and the Master Plan are also available for review at the following locations:

California State University, East Bay
Facilities Planning & Operations
25800 Carlos Bee Boulevard
Hayward, California 94542-3022
Contact: Jim Zavagno, University Planner

Campus Main Library, Reference Desk
25800 Carlos Bee Boulevard
Hayward, California 94542-3022

City of Hayward Main Library, Reference Desk
 835 C Street
 Hayward, California 94541

1.3.3 Intended Uses of this EIR

This document serves two purposes. The BOT will use this EIR to evaluate the environmental implications of approving the proposed Master Plan for the future development of the campus and the two development projects. Secondly, this document may be used as a source of information by responsible agencies with permitting or approval authority over the Master Plan and/or the two development projects.

1.4 SCOPE OF THIS EIR

CSUEB completed a preliminary review of the Master Plan project, as described in Section 15060 of the *State CEQA Guidelines*, and determined that an environmental review was required. CSUEB determined that an EIR was necessary and, as discussed above, published an NOP on April 18, 2008. Based on initial review of the proposed Master Plan and the comments received at the scoping meeting and in response to the NOP, it was determined that the EIR would evaluate the following environmental topics in further detail:

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

Similarly, CSUEB completed a preliminary review of the two development projects and determined that additional environment review was required and issued a revised NOP on September 11, 2008. Based on CSUEB's review and input provided by the public and the agencies in response to the revised NOP, it was determined that the project-level analysis for the two projects would evaluate the following topics in further detail:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hydrology and Water Quality
- Noise
- Public Services
- Traffic, Circulation, and Parking
- Utilities and Services Systems

For all other resource topics, CSUEB determined that the topics were adequately addressed by the program-level analysis and no additional project or site-specific analysis was needed.

1.5 REPORT ORGANIZATION

This Draft EIR is organized into two volumes. **Volume 1** consists of the following sections:

Section 1.0, Introduction, provides an introduction and overview describing the purpose and scope of topics addressed in this Draft EIR and the environmental review process.

Section 2.0, Executive Summary, summarizes environmental consequences that would result from the proposed Master Plan project, provides a summary table that denotes anticipated significant environmental impacts, describes identified mitigation measures, and indicates the level of significance of impacts before and after mitigation.

Section 3.0, Project Description, describes the proposed Master Plan project.

Section 4.0, Environmental Impact Analysis, describes the environmental setting, including applicable plans and policies; provides an analysis of the potential environmental impacts of the proposed Master Plan project; and identifies mitigation measures to reduce their significance.

Section 5.0, Effects Found Not to be Significant, provides a brief description of the environmental effects that were found not to be significant and, therefore, not evaluated in further detail.

Section 6.0, Alternatives, summarizes alternatives to the Master Plan project and the comparative environmental consequences and benefits of each alternative. This section includes an analysis of the No Project Alternative, among others, as required by CEQA.

Section 7.0, Growth Inducement, provides a discussion of the potential for growth inducement from the Master Plan project.

Section 8.0, Significant Irreversible Environmental Changes, provides a discussion of the Master Plan project's significant and unavoidable impacts.

Section 9.0, List of EIR Preparers, provides a list of the individuals involved in the preparation of this EIR.

Volume 2, which addresses the two development projects, consists of the following sections:

Section 1.0, Introduction, provides an introduction to the two development projects, explains the relationship of the project-level analysis in **Volume 2** to the program-level analysis in **Volume 1**, and the basis of the tiered analysis.

Section 2.0, Pioneer Heights Phase IV Project Environmental Impact Analysis, presents the following:

- Executive summary
- A detailed project description
- Impacts that are adequately addressed by the program-level analysis
- Project- and site-specific environmental consequences that would result from the proposed project; mitigation measures and the level of significance of impacts before and after mitigation
- An evaluation of a reasonable range of alternatives
- Other CEQA mandated sections

Section 3.0, Harder Road Parking Structure Project Environmental Impact Analysis, presents the following:

- Executive Summary
- A detailed project description
- Impacts that are adequately addressed by the program-level analysis
- Project- and site-specific environmental consequences that would result from the proposed project; mitigation measures and the level of significance of impacts before and after mitigation
- An evaluation of a reasonable range of alternatives
- Other CEQA mandated sections

A list of references used in preparation of a section is provided at the end of each of the sections in this EIR.