

4.11 PUBLIC SERVICES

4.11.1 INTRODUCTION

This section evaluates the potential impacts from campus development under the proposed Master Plan on public services, specifically Campus police services, City of Hayward fire and police services, and City of Hayward parks and schools. The analysis is based on information provided by the CSUEB Hayward Police Department, City of Hayward Fire and Police Departments, and information contained in the City of Hayward 2002 General Plan, and the City of Hayward General Plan Environmental Impact Report (EIR). The State Fire Marshal and California State University Police maintain ultimate review and approval authority over aspects of the proposed project that relate to fire and law enforcement, respectively.

Public and agency comments related to public services received in response to the Notice of Preparation (NOP) issued for this EIR are summarized below.

- Concern was expressed as to whether the Hayward Fire Department can maintain current service levels with campus growth anticipated in the proposed Master Plan.
- CSUEB Hayward and the City of Hayward should enter into a formal arrangement for the provision of fire services, which are primarily the responsibility of Hayward Fire Department.
- Existing and future buildings shall be accessible to Hayward Fire Department apparatus and personnel according to the requirements of the 2007 California Fire Code (CFC) and the California Building Code (CBC) (addressed in **Section 4.12, Traffic, Circulation, and Parking**).
- Hazardous materials may be present or generated on the Hayward campus and are subject to applicable regulations (addressed in **Section 4.6, Hazards and Hazardous Materials**).
- Fire protection, extinguishing systems, and detection systems shall meet requirements of the 2007 CFC and CBC.
- The Campus Police Department shall continue to operate in accordance with the current Memorandum of Understanding (MOU) with the Hayward Police Department.
- The existing contract between CSUEB Hayward and the East Bay Regional Park District (EBRPD) to manage open space in the southern portion of the campus site should be extended to include an adjacent parcel currently owned by Caltrans.

Those issues that are pertinent to the environmental impacts of the proposed project are addressed below. Issues that are not addressed in this Draft EIR will be considered by the Hayward campus and addressed outside of the California Environmental Quality Act (CEQA) analysis.

4.11.2 ENVIRONMENTAL SETTING

4.11.2.1 Study Area

For purposes of evaluating the impacts of the proposed Master Plan on public services, the study area is defined to include all of the Hayward campus, the vicinity of the campus, the City of Hayward, and the County of Alameda, as relevant to the topic being evaluated. The term “campus” encompasses the 180-acre developed campus core as well as approximately 184 acres of undeveloped land in the eastern and southern portions of the campus.

4.11.2.2 Fire Protection

The Hayward Fire Department (HFD) provides fire protection and emergency medical services (EMS) to the City of Hayward and Fairview Fire Protection District, including the Hayward campus. There are seven fire stations located within the City and two stations within the Fairview area. Of the nine stations, four units are dispatched to single-family dwelling fires, and five units respond to apartment houses and commercial and industrial fires (City of Hayward 2006a). The HFD is currently equipped with 109 firefighting and emergency medical field personnel, 9 engine companies, 2 truck companies, and other specialized units such as a Hazardous Materials Unit.

The primary station providing fire response and EMS to the campus is Station No. 9 located at 24912 Second Street. Station No. 9 is equipped with one engine company. A brush rig apparatus, which is used in areas of rough terrain where access may be an issue, is being manufactured for Station No. 9 and should be complete in 2008. Currently, within the developed portion of the Hayward campus, the HFD is able to respond to calls for service within established response time criteria, while service to areas within the undeveloped portions of the campus are not within the acceptable standard (Bueno 2008). In addition to Station 9, Station No. 1 at 22700 Main Street provides primary truck and rescue response (ventilation, roof operations, extrication) to the campus.

The HFD and Hayward campus may discuss the option of a memorandum of understanding (MOU), which would be designed to facilitate cooperative assistance in providing fire protection services to the Hayward campus. Details on what may be included in an MOU between the HFD and Hayward campus have not been developed as discussions between the parties are at a very preliminary stage (Jolly 2008).

4.11.2.3 Police Services

The CSUEB Police Department (Campus PD) is the primary provider of police services on the campus, except when specific calls for assistance are made to other law enforcement agencies, such as the

Hayward Police Department (Hayward PD). Campus PD also patrols all areas within a 1-mile radius of the campus. In addition to police services, the Campus PD provides parking enforcement and transportation and traffic coordination services on the campus. Campus PD has 12 sworn officers and one station, which is located in Library Basement (Room 1063) on West Loop Road (CSUEB Hayward PD 2008).

The Hayward PD patrol force includes more than 120 officers, sergeants, lieutenants, community service officers, and crime scene technicians. Uniformed officers patrol the Hayward PD service area, which is divided into nine subareas, or “beats,” to maintain coverage 24 hours a day, seven days a week, with overlap staffing during the late afternoon and evening hours. The department also includes a K-9 unit, Special Duty Unit, and Special Response Unit (HFD 2008).

Campus PD has an MOU with Hayward PD to provide cooperative assistance within the vicinity of the Hayward campus. Hayward PD and Campus PD have concurrent legal jurisdiction and authority on the campus. Campus PD has primary operational responsibility for all areas of the campus, and Hayward PD has primary operational responsibility for all areas in the City of Hayward. Depending on the nature of emergencies on or adjacent to the campus, Campus PD may request assistance from Hayward PD and vice versa.

4.11.2.4 Parks

CSUEB Hayward Recreational Facilities

Existing recreational facilities on the Hayward campus include: (1) the existing indoor 116,000 gross square foot (gsf) Pioneer Gym, which houses basketball/volleyball courts; (2) an outdoor track/stadium; (3) baseball/softball fields with an adjacent soccer field; (4) a soccer practice field with an adjacent multi-use field; (5) tennis courts; and (6) two outdoor swimming pools. The gym and swimming pools are located towards the northwest corner of the campus on the east side of West Loop Road. The remaining facilities are located on the west side of West Loop Road between Carlos Bee Boulevard and Harder Road.

Hayward Area Recreation and Park District

The Hayward Area Recreation and Park District (HARD) is the primary provider of parks and recreational programs in the project vicinity. The district includes the unincorporated communities of Castro Valley, Ashland, Cherryland, Fairview, and San Lorenzo as well as the City of Hayward. There are over 50 parks and recreation facilities in the Hayward area, comprising approximately 3,700 acres (City of Hayward 2006b). Parks in the vicinity (2-mile radius) of the campus include Sorensdale Park to the

southwest, College Heights and Canyon View Parks to the east, Hayward Memorial Park to the northwest, and East Avenue and San Felipe Parks to the north. These parks include four baseball fields, four multi-use fields, two tennis courts, four children's play areas, a basketball court, and other park amenities.

East Bay Regional Park District

The Hayward campus is bounded by Garin Regional Park to the south. The 1,442-acre park, which is managed by the East Bay Regional Park District (EBRPD), includes hiking and horseback riding trails, picnic areas, and a fishing pond. The park is accessed from downtown Hayward by traveling south on Mission Boulevard and east on Garin Avenue.

4.11.2.5 Schools

The City of Hayward is primarily served by the Hayward Unified School District (HUSD) with the exception of a portion of the Fairway Park neighborhood in southeast Hayward, which is within the New Haven Unified School District. HUSD is composed of 25 elementary schools, five middle schools, three high schools, and additional facilities throughout the City (HUSD 2008). Current district-wide enrollment includes approximately 24,000 students. Schools within a 1-mile radius of the CSUEB Hayward campus include East Avenue Elementary School, Harder Elementary School, Bowman Elementary School, and Hayward High School (HUSD 2008).

4.11.3 REGULATORY SETTING

4.11.3.1 Fire Protection

California State Office of the Fire Marshal

The California State Fire Marshal is responsible for review and approval of all capital construction projects on CSU campuses and other educational institutions, including renovations and new construction. Review is conducted to verify compliance with California Code of Regulations Title 19; Title 24, Part 9, California Fire Code (CFC); and Title 24, Part 2, California Building Code (CBC). Facility construction documents are required to be submitted to the office for approval and granting of final occupancy.

4.11.4 IMPACTS AND MITIGATION MEASURES

4.11.4.1 Standards of Significance

In accordance with Appendix G of the *State CEQA Guidelines* and the CSU CEQA Handbook, the impact of campus development under the proposed Master Plan on public services would be considered significant if it would

- result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for
 - fire protection,
 - police protection,
 - parks, and
 - schools.
- increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or
- include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

4.11.4.2 Methodology

Implementation of the proposed Master Plan and associated population growth would result in increased demand for public services. Impacts to public services are evaluated by comparing existing and projected demands for services and the resulting need, if any, for new, expanded, or modified facilities to provide for the increased demand. Under CEQA, impacts are typically considered to be significant if a project would require new or expanded service facilities that would result in significant environmental impacts.

4.11.4.3 Project Impacts and Mitigation Measures

MP Impact PUB-1: Campus development under the proposed Master Plan would not require the construction of new or physically altered fire protection facilities, which could cause significant environmental impacts.

Level of Significance: Less than significant

The Hayward campus currently receives fire protection and emergency medical services from the City fire department. Implementation of the proposed Master Plan would result in approximately 3,700 new on-campus student residents and may introduce an on-campus residential population of 660 at maximum associated with the provision of faculty and staff housing. Overall, the proposed Master Plan would result in a net increase of about 1.1 million square feet of academic and support space in new buildings. The daily non-residential campus population would also increase to a maximum of 18,000 full-time equivalent students (FTES) and associated increases in faculty and staff. As a result, there would be a net increase in the daily population of the campus of approximately 9,242 FTES, 765 faculty, and 878 staff. In terms of headcount, the corresponding increases would be 12,910 students, 779 faculty, and 894 staff.

The HFD has indicated that direct and indirect impacts to the provision of fire protection services to the campus could occur as the proposed Master Plan is implemented. Specific concerns expressed by HFD in its letter on the NOP issued for this Draft EIR include response times, the density of proposed student housing, mixed-use construction with limited vehicular access within the context of campus topography, the provision of life-safety infrastructure (e.g., sprinkler systems, alarm systems, emergency generators), fire flow specifications, and hazardous materials. Although none of these concerns relate to the CEQA standard of significance, which is whether project implementation would require the construction of a new fire station or expansion of an existing fire station, the Campus has considered these comments in this Draft EIR where relevant. Concerns related to vehicular access to new and existing campus buildings expressed in comments provided are addressed in **Section 4.12, Traffic, Circulation, and Parking**. Concerns related to hazardous materials are addressed in **Section 4.6, Hazards and Hazardous Materials**. With respect to specific life-safety requirements under the 2007 CBC and CFC that are applicable to the Hayward campus, the Campus would comply with these and other requirements under the 2007 CBC and CFC and impacts related to life-safety requirements would be less than significant.

The HFD requested that information on fire flow specifications is provided by the Campus. The Campus would collaborate with the HFD as each individual project under the proposed Master Plan is designed and built. As and when specific development projects pursuant to the proposed Master Plan are proposed on the campus, the Hayward campus would provide the City of Hayward Fire Department with fire flow calculations, fire hydrant spacing, total square feet of sprinklered and non-sprinklered building space, and other specifications relevant to water supply and fire flow. Each project would comply with 2007 CBC and CFC requirements. Additionally, the California State Fire Marshal would review each project to verify that project design would not impede fire protection services and that the project would comply with all applicable regulations.

With regard to response times, the HFD has indicated that an indirect impact would occur when a multiple-company response to the campus is required or in the event that the primary response unit has

already been deployed and the fire department is unable to respond to the campus (Bueno 2008). Under such a scenario, it would be expected that other regional fire departments would be called upon to assist the HFD with response.

Based on a service ratio of one staff person for 1,000 people, the additional daily population, including increases in FTES, faculty, and staff, associated with the proposed Master Plan would result in a need for 11 additional firefighters (Bueno 2008). Given that there are 10 firefighters in each company, this equates to one additional fire company. Additional fire station facilities would be needed to house the staff required to serve the project's population. This would be achieved by adding another bay with an additional engine company, or by constructing an additional fire station. Construction associated with expanding or adding additional fire station facilities within the City of Hayward would be subject to environmental review under CEQA. However, expansion or construction of a fire station would not result in significant environmental impacts due to the limited area that is typically required to build a fire station (between 0.5 and 1 acre) and its urban location. Therefore, the impact related to the provision of fire services to the campus would be less than significant.

Mitigation Measure: No mitigation is required.

MP Impact PUB-2: **The proposed Master Plan would not require the construction of new or physically altered law enforcement facilities, which could cause significant environmental impacts.**

Level of Significance: Less than significant

Law enforcement services on the Hayward campus are primarily provided by the Campus PD and the Hayward PD provides additional service to the campus under an existing MOU. As noted above, implementation of the proposed Master Plan would result in additional on-campus residential population and a net increase of about 1.1 million square feet of academic and support space in new buildings. The daily non-residential campus population would also increase to a maximum of 18,000 FTES and associated increases in faculty and staff. As a result of this increase in population and building space, implementation of the proposed Master Plan would result in an increase in the demand for law enforcement services from the Campus PD.

As the proposed Master Plan is implemented, the Campus PD would maintain a similar ratio of police officers to campus population and would continue to provide adequate law enforcement services to the campus. The Campus PD and Hayward PD would continue to operate under the existing MOU. This would result in continued collaboration in providing adequate law enforcement services on and around the Hayward campus. The need for new on- or off-campus police facilities is not anticipated at this time.

However, should new or expanded police facilities be required on campus, the development of such facilities would not result in environmental impacts beyond those evaluated in this Draft EIR for the overall campus development and those impacts would be reduced to a less than significant level by the mitigation measures included in this Draft EIR. Although the need to expand Hayward PD facilities to serve the campus in the future is not anticipated, to the extent an expansion of the Hayward PD facilities is required, environmental review in compliance with CEQA would be conducted by the City. Furthermore, an expansion of police facilities in Hayward would be unlikely to result in significant environmental impacts due to the urban setting of the City. In summary, it is expected that the Campus PD and Hayward PD would be able to provide adequate law enforcement services from existing facilities. However, if an expansion of facilities is required, the expansion is unlikely to result in significant environmental impacts. The impact related to law enforcement would be less than significant.

Mitigation Measure: No mitigation is required.

MP Impact PUB-3: **The proposed Master Plan would not result in impacts to parks or other recreational facilities.**

Level of Significance: Less than significant

At buildout of the proposed Master Plan, the Hayward campus is intended to accommodate an enrollment of 18,000 FTES. The increased student population would likewise increase the use of campus athletic and recreational facilities. Under the proposed Master Plan, existing recreational and athletic facilities would be maintained. The practice soccer field located south of Parking Lot A would be relocated slightly to the north, the gym complex would remain in its existing location with room to expand the main building and pool area, and informal recreation areas would be provided within the two student housing neighborhoods. A Recreation and Wellness Center will be completed in 2010 and will include a gymnasium, indoor jogging track, two activity rooms, outdoor adventure center, two massage therapy rooms, and other amenities within a 53,000-square-foot building. Modifications to existing recreational facilities as proposed in the proposed Master Plan are analyzed in all the other sections of this Draft EIR, and because of the developed nature of the campus would not result in substantial physical effects on the environment.

Implementation of the proposed Master Plan is not expected to increase the use of neighborhood or regional parks or other recreational facilities in the project area; require the construction or expansion of recreational facilities that might have an adverse effect on the environment; or otherwise adversely affect existing recreational opportunities. Use of off-campus recreational resources by the additional students and potential resident faculty and staff would be nominal because on-campus facilities would adequately

support the campus population. Use of off-campus recreational resources by campus-related new population living in the wider Bay Area would also be nominal because the campus-related population would make a very small fraction of the population in each community (see **Section 4.10, Population and Housing**). Therefore, project impacts on recreational resources in the region would be less than significant.

Mitigation Measure: No mitigation is required.

MP Impact PUB-4: **Campus development under the proposed Master Plan would not result in impacts to City of Hayward schools.**

Level of Significance: Less than significant

Implementation of the proposed Master Plan would result in an increase in on-campus residential population. In addition, as discussed in **Section 4.10, Population and Housing**, students, faculty and staff would relocate into Hayward, other Alameda County communities, and into rest of the Bay Area in order to attend school or work at the Hayward campus. As a result, the residential population of the affected communities would increase. This residential population would also result in an increase in school-age children that would require school services from the districts in which the relocating households would reside. The estimated increases in school-age children in Hayward due to campus growth under the proposed Master Plan are reported in **Table 4.11-1, School-Age Population Associated with Campus Master Plan**, below.

**Table 4.11-1
School-Age Population Associated with Campus Master Plan**

Estimated Number of Households	Type of Dwelling Unit	Student Generation Rate	Total Number of School-Age Children
220 employee households living on campus	Single-family	0.49 student per unit	108
140 employee households living in Hayward	Single-family	0.49 student per unit	69
111 employee households living in Hayward	Multi-family	0.17 student per unit	19
	Total		196

Project implementation would involve the construction of 3,700 student beds and a maximum of 220 faculty and staff housing units on the campus. The planned student housing does not include housing for

student families and therefore would not generate any school-age children. The 220 faculty and staff housing units would however generate school-age children. Conservatively assuming all these units are single-family residences, based on a student yield of 0.49 student per single-family residence, the on-campus housing would generate about 108 school-age children. These children would be expected to use schools near the Hayward campus including East Avenue Elementary School, Cesar Chavez Middle School, and Hayward High School (City of Hayward 2006a).

At buildout of the proposed Master Plan, there would be an additional 779 faculty and 894 staff for a total of 1,673 new employees at the campus. As noted above, 220 of these new employees would reside on campus. The remaining faculty and staff that would be new to the area would live off campus, with an estimated 251 employees living in the City of Hayward, 552 employees living within the rest of Alameda County, and 4381 employees living in other portions of the Bay Area. Based on a student yield of 0.49 school-age child per single-family residence and 0.17 school-age child per multi-family residence, and assuming 56 percent¹ of the employees would live in single-family homes, approximately 88 campus-related school-age children would reside off-campus within the City of Hayward. When combined with the school-age children generated by on-campus housing, the total number of school-age children associated with campus growth under the proposed Master Plan that would affect Hayward area schools would be approximately 196 school-age children. The addition of approximately 196 students to Hayward area schools over a period of about 21 to 22 years (approximately 10 new students per year) is not considered substantial and would not result in the need for new facilities.

As described in **Section 4.10**, the remainder of the new population associated with the campus would reside in other parts of Alameda County and the rest of the Bay Area. No one community within the Bay Area would experience a high influx of population due to the relocation of campus-related households. Therefore, while several school districts would receive new campus-related school-age children, no single school district would experience a large influx of campus-related school-age children. The impacts from campus development under the proposed Master Plan related school-age population would be less than significant.

Mitigation Measure: No mitigation is required.

4.11.4.4 Cumulative Impacts and Mitigation Measures

As described in **Section 4.0, Environmental Impact Analysis**, the cumulative impact analysis is based upon buildout of the City of Hayward General Plan. Implementation of the proposed Master Plan along

¹ Assumes that 56 percent of employees would reside in single-family homes, based on City of Hayward General Plan (City of Hayward 2006a)

with buildout of the City General Plan would increase the demand for fire and law enforcement services, for recreational facilities and for local schools. The EIR prepared for the General Plan concluded that impacts to fire and law enforcement services, recreational facilities, and local schools would be less than significant with mitigation at buildout of the General Plan. As discussed in the analyses above, impacts to fire service, law enforcement, recreational facilities, and schools from campus development under the proposed Master Plan would be less than significant. Based on the impact analyses contained in this EIR and the EIR prepared for the General Plan, cumulative impacts to law enforcement, recreational facilities, and schools would be less than significant.

4.11.5 REFERENCES

City of Hayward. 2006a. City of Hayward General Plan.

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