

4.1.1 INTRODUCTION

This section describes existing visual resources on the Hayward campus and the surrounding area and analyzes the potential for implementation of the proposed Master Plan to adversely affect those resources. For purposes of this analysis, visual or aesthetic resources are generally defined as the natural and built landscape features that are visible from public vantage points both on and off campus. The proposed Master Plan includes design guidelines but does not describe specific design of future buildings. Therefore, the general effects of development proposed within the Master Plan are analyzed including the potential loss of existing scenic resources, effects on scenic views and vistas, visual character and quality of the campus and vicinity, and potential for excessive light and glare.

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

- Relative to surrounding structures, Warren Hall is considered an eyesore due its height. New structures under the Master Plan should be integrated with nature.
- Faculty/staff housing on Harder Road and Highland Boulevard would interfere with existing valued views.
- New structures should be kept to a three-story maximum and the use of block-style architecture should be minimized.
- The Master Plan should consider dispersing proposed development to other geographic points within the City of Hayward, such as Downtown, to reduce impacts to hillside aesthetics. Photo simulations and analysis should be provided from key vantage points in the vicinity of the campus, including to the northeast of the proposed additional student housing near Grandview Avenue, to assess visual impacts of potential development of the campus.

4.1.2 ENVIRONMENTAL SETTING

4.1.2.1 Study Area

The study area includes the existing Hayward campus and the areas from which the campus is visible within a 0.5-mile radius. 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. See **Section 3.0, Project Description**, for further details on the project site and surroundings.

4.1.2.2 Visual Character of Hayward Campus

The visual character of the Hayward campus is defined by its topography, configuration, building heights, architectural styles, open space, and landscaping, as discussed below.

Topography

The 364-acre campus is located in the Hayward Hills of the City of Hayward, rising in elevation from west to east. The site has an elevation change of nearly 500 feet, from a low point of 283 feet to a high point of 775 feet above sea level. The majority of this elevation change occurs on the largely undeveloped portion of the campus. The undeveloped portion of the campus contains steep slopes that are generally 15 percent or greater. A significant amount of this area, particularly in the southeast corner, contains slopes greater than 40 percent.

The 180-acre developed campus core is limited to the flattest portion of the site, which has been graded into a series of terraces or plateaus. Steep slopes form the transitions between the terraces. Elevations within the core vary by approximately 95 feet, from a low point of 445 feet to a high point of 540 feet above sea level.

Campus Configuration

The developed portion of the Hayward campus consists of the interior academic core and peripheral recreational facilities, student housing, and surface parking lots. The academic core is bordered by East Loop Road on the north, Harder Road on the east, and West Loop Road on the west. The academic core of the campus includes academic and administrative buildings; a library; an amphitheatre; quads and courtyards; and several surface parking lots located along the perimeter. The Pioneer Heights student-housing facilities and ancillary parking lots are located across Harder Road to the southwest. Athletic facilities, including a stadium, baseball field, softball field, soccer field, tennis courts, and practice fields, and ancillary parking are located west of West Loop Road. Finally, a parking lot is located between Carlos Bee Boulevard and Hayward Boulevard in the northeast portion of the campus.

Currently, approximately 1.4 million gross square feet of building space is contained in more than 30 buildings on the campus. Although the campus is compact, buildings are separated by quads, pedestrian promenades and pathways, and open space is incorporated throughout the site.

The campus is presently served by two main entrances, both of which lead to the peripheral roads encompassing the academic core of the campus. One entrance is via Carlos Bee Boulevard, which intersects with West Loop Road near the Music and Business building and University Stadium on the

west side of the campus. The other entrance is via Harder Road, which intersects with West Loop Road near Meiklejohn Hall and the athletic practice fields on the south side of the campus. Harder Road continues north to provide peripheral access to the campus.

Building Heights

Generally, on-campus buildings range from 1 to 13 stories in height. The majority of structures are one to three stories in height. The tallest building on the campus is the 13-story Warren Hall, which is located on the west side of West Loop Road in the southern portion of the developed campus. The reduction of Warren Hall from 13 to 5 stories has been approved in order to address the seismic safety of the building and will be completed when the Student Services Replacement Building is complete.

Architectural Styles

The majority of buildings on the Hayward campus were constructed between 1963 and 1974. These buildings include Art and Education, Music and Business, University Theatre, Robinson Hall, University Library, Warren Hall, Student Services Hub, Meiklejohn Hall, Physical Education and Gymnasium, Science Buildings North and South, and Field House. Few buildings were constructed between 1975 and 1996. These include the C.E. Smith Museum of Anthropology, Pioneer Bookstore/Foundation Building, and the Pioneer Heights student housing facilities. A few buildings have been constructed since 1996, including the Valley Business and Technology building and the new University Union, which both opened in 2006. The Student Services Replacement Building is under construction and is scheduled to open in fall 2009.

The primary campus buildings exhibit a range of architectural characteristics and quality that reflects the prevailing architectural trends of the decade in which they were constructed. Many of the earliest buildings were built in the modernist styles of the mid-twentieth century. Designs and features characterizing these buildings include simple rectangular forms, limited window openings, dark windowpanes, exposed structural components, climate-responsive elements such as arcades, shade devices and courtyards, and orientation to outdoor space. Concrete is the primary building material, while brick serves as a complementary accent material. The more recently constructed buildings contrast sharply with the older building styles. These buildings use thin, commercial-style cladding, include few climate-responsive elements, and are less oriented to courtyards or open space. No buildings on campus exhibit unique or exemplary architectural qualities.

Open Space

The largest open space areas on the Hayward campus are the primary campus quads. The existing quad near Pioneer Amphitheatre and the adjoining landscaped areas extending west to the front of the Music Building are the most highly landscaped, mature, and complete of the campus open space areas. A second major quad is in the early stages of development and fronts the Valley Business Center and Student Services Replacement Building, which is currently under construction. The third major campus quad area is used for various student activities and adjoins the University Union building and Bookstore, and Micklejohn Hall. Secondary campus quads are not as prominent as primary quads, but provide landscaped outdoor space in the highly developed areas of the campus. One secondary quad currently fronts the Gymnasium. This quad is grade-separated from the primary quad area adjoining the Music Building and anchors the lower pedestrian pathway between Micklejohn Hall and the Gymnasium.

In addition to quads, other outdoor facilities contribute to the collective open space on the campus. Recreational facilities west of West Loop South, including a baseball diamond, softball diamond, soccer field, and practice fields provide additional open space. South of the developed campus core are approximately 184 acres of undeveloped open space.

Landscaping

The developed campus core has been heavily landscaped with trees, planted shrubs, and groundcover. Planted trees on the campus include eucalyptus, Monterey pine, coast live oak, and various ornamental species. Trees are planted on grids, in rows and in informal groupings for screening, shading and framing spaces. Planted shrubs and groundcovers such as ceanothus, juniper, ivy, and various other ornamental species are found on the steep embankments, while quads and lawns are planted in turf.

The undeveloped hills surrounding the developed portion of the campus generally consist of annual grasslands composed mostly of non-native, annual grass species and other herbaceous plants. A steep ravine/canyon runs through the grasslands from the southeastern edge of the campus continuing along the property line to the south. Another small drainage originates south of the existing stadium. A segment of this drainage is lined in concrete. A small riparian area is located in the western portion of the campus along the southern edge of Carlos Bee Boulevard. This riparian habitat consists mostly of willows, sycamores, cottonwoods, and Mexican Elderberry.

4.1.2.3 Visual Character of Surrounding Area

The visual character of the surrounding area is defined by the mixture of residential and commercial uses developed within the Hayward Hills. Development in these hills exhibits a more rural character than

development in the western portion of the City of Hayward. The hills are characterized by increases in elevation, curvilinear roads, and clustered development. Development is largely oriented to take advantage of scenic views of the City of Hayward and San Francisco Bay to the west. The Hayward Hills also contain several riparian corridors, neighborhood parks, and regional parks such as Garin Regional Park.

Land uses immediately surrounding the developed campus core include multi-family residential developments to the north and east, single-family residences to the east and commercial uses to the east on the south side of Hayward Boulevard. Open space abuts the southeastern boundary of the campus property and Garin Regional Park abuts the campus boundary to the south. Garin Regional Park offers hiking and equestrian trails, campgrounds, and scenic vista points. To the west, the campus is bordered by property owned by the California State Transportation Agency (Caltrans), which was originally acquired to be the right-of-way for the extension of State Route 238. A limited number of residences as well as undeveloped parcels are found within this area. Beyond the Caltrans property, where terrain is more level, a mix of residential and commercial uses adjoin Mission Boulevard, a major north-south arterial in the city.

4.1.2.4 Scenic Views and Vistas

No designated state scenic highways are located within the project vicinity. The closest scenic highway is the MacArthur Freeway (State Route 580), which is designated as scenic from the San Leandro city limit to State Route 24 in Oakland and from the San Joaquin County line to State Route 205 (Caltrans 2008). The campus is located approximately 3 miles from this portion of the MacArthur Freeway and is, therefore, not visible from vantage points along this highway. No scenic resources such as trees, rock outcroppings or historic buildings, are located on the campus.

On-Campus Views

The Hayward campus rises in elevation from west to east. Long-range views include scenic vistas of the City of Hayward and San Francisco Bay from various vantage points, particularly from the northwestern portion of the Hayward campus. Mid- and short-range views from the developed portion of the Hayward campus include campus buildings, open space, and parking lots as well as surrounding residential neighborhoods.

Off-Campus Views

Scenic vistas of the City of Hayward and San Francisco Bay are offered from vantage points within several neighborhoods north and east of the campus in the Hayward Hills. Scenic views closest to the

campus are from Grandview Avenue immediately southeast of the developed portion of the Hayward campus and from communities along the north side of Hayward Boulevard adjacent to the campus. Since the campus is developed on a hillside and is generally lower in elevation than the scenic vista points recognized in the Hayward Hills, the majority of buildings on the campus currently do not obstruct valued views of the City of Hayward and San Francisco Bay. Warren Hall is visible in many panoramic views from areas north and east of the campus, including those from Grandview Avenue and the north side of Hayward Boulevard. As a separate project that will be implemented by the campus, the height of this building will be reduced to four stories, a height comparable to other existing campus buildings, and will not be visually prominent from vantage points in the areas surrounding the campus.

Views of the Hayward Hills from points south of the Hayward campus are characterized by residential development and the Hayward campus among rolling undeveloped hillsides that are covered in grasses and strips of dark green riparian vegetation where drainages occur. Due to the elevation change, views of the Hayward campus from areas south and southwest of campus are limited.

4.1.2.5 Light

For purposes of this analysis, "light" refers to light emissions, or the degree of brightness, generated by a given source. Artificial lighting may be generated from point sources (i.e., focused points of origin representing unshielded light sources) or from indirectly illuminated sources of reflected light. Light may be directed downward to illuminate an area or surface, cast upward into the sky and refracted by atmospheric conditions (skyglow), or cast sideways and outwards onto off-site properties (overspill). Skyglow and light overspill are considered forms of light pollution.

The effects of nighttime lighting are contextual and depend upon the light source's intensity, its proximity to light-sensitive land uses (i.e., sensitive receptors such as residential units and schools), and the existing lighting environment in the vicinity of a project site. Adverse lighting impacts may occur when project-related lighting is visually prominent and decreases available views, alters the nature of community or neighborhood character, or illuminates a sensitive land use. Nighttime illumination of sensitive receptors may adversely affect certain land use functions, such as those of a residential or institutional nature, since such uses are typically occupied during evening hours and can be disturbed by bright lights.

Existing sources of nighttime illumination on the campus include various types of security lighting, including lighting within surface parking lots and along walkways, street lighting, signage illumination, and lighting for outdoor athletic facilities. The majority of the campus's athletic fields and facilities, which are the most prominent sources of nighttime illumination on the campus, are concentrated in the western

portion of the campus. When used during nighttime, these facilities are served by lighting of varying degrees of intensity and duration based on the activity.

4.1.2.6 Glare

Glare, or "unwanted source luminance," is defined as focused, intense light directly emanated by a source or indirectly reflected by a surface from a source. There is no absolute threshold for glare, since it is contextual and may not be considered problematic unless it is directed at a sensitive receptor and/or interferes with a specific activity. Glare can be categorized as discomforting (annoying without interfering with activities), disabling (reducing contrast and therefore impairing visual performance), and blinding (of sufficient intensity to cause residual loss of visual distinction of objects, colors or brightness).

Daytime glare is typically caused by the reflection of sunlight from highly reflective surfaces at or above eye level. Reflective surfaces are generally associated with buildings clad with broad expanses of highly polished surfaces or with broad, light-colored areas of paving. Daytime glare is generally most pronounced during early morning and late afternoon hours when the sun is at a low angle and the potential exists for intense reflected light to interfere with vision and driving conditions. Daytime glare may also hinder outdoor activities conducted in surrounding land uses, such as sports.

Nighttime glare refers to direct, intense, focused light as well as reflected light and can hamper visibility. Glare caused by direct sources of light generally originates from mobile and therefore transitory sources, such as automobiles. Glare may also originate from particularly intense stationary sources, such as floodlights. As with daytime sun glare, such intense light may cause undesirable interference with driving or other activities.

There are currently no substantial sources of glare on the campus.

4.1.3 REGULATORY SETTING

4.1.3.1 California State University Design Standards

The Hayward campus is state property and under the jurisdiction of the California State University (CSU) Board of Trustees (BOT). The Hayward campus is responsible for meeting all CSU design requirements in compliance with the State University Administrative Manual (SUAM), the California Public Contract Code (CPCC), and the California Building Code (CBC). Master Plans for all CSU campuses are designed to comply with CSU policies. Approval and adoption of the CSUEB Hayward Master Plan by the CSU BOT would demonstrate consistency. All future development on the Hayward campus would be required to be consistent with the guidelines of the Master Plan, once it is adopted.

4.1.4 IMPACTS AND MITIGATION MEASURES

4.1.4.1 Standards of Significance

In accordance with Appendix G of the 2008 *California Environmental Quality Act (CEQA) Statutes and Guidelines* and the CSU CEQA Handbook, the impact of the proposed project related to aesthetics would be considered significant if it would:

- Have a substantial adverse effect on a scenic vista.
- Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.
- Substantially degrade the existing visual character or quality of the site and its surroundings.
- Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

4.1.4.2 Methodology

The evaluation of aesthetic resources requires the application of a process that objectively identifies the visual features of the campus, their relation to the overall character of the campus, and their prominence within panoramic views of the City of Hayward and San Francisco Bay. Changes to those resources proposed by the Master Plan, particularly the proposed architectural and landscaping guidelines, are then assessed. Light and glare impacts are also evaluated through an evaluation of the changes to the present nighttime lighting environment as a result of the proposed Master Plan.

4.1.4.3 Project Impacts and Mitigation Measures

MP Impact AES-1: Implementation of the proposed Master Plan would have a substantial adverse effect on a scenic vista from Grandview Avenue.

Level of Significance: Potentially significant

Implementation of the proposed Master Plan includes new building construction and renovation, the reconfiguration of campus open space amenities, entry sequences, parking facilities, and vehicular and pedestrian circulation. The majority of this activity is proposed within the developed portion of the Hayward campus with potential locations for faculty/staff housing proposed along the periphery of currently developed areas. New building construction and renovations would add approximately 1.1 million square feet of building space to the campus to support projected growth of existing academic programs. **Figure 3.0-6, Hayward Campus Proposed Land Use Plan, Figure 3.0-7, Hayward Campus**

Parcel Plan, and **Figure 3.0-8, Parcel Plan Matrix** in **Section 3.0, Project Description**, provide detail on proposed land uses.

Implementation of the majority of the Master Plan would not adversely affect scenic vistas in the Hayward Hills. The heights of all new structures would be consistent with existing building heights on the campus. The majority of new structures on the campus would be placed within existing developed areas with potential locations for faculty/staff housing proposed along the periphery of the developed campus. None of the proposed campus buildings would obstruct views of the City of Hayward or San Francisco Bay from adjacent residential neighborhoods.

Faculty/staff housing is being considered as an option for the Hayward campus, although it is not certain at this time whether faculty/staff housing would be developed during the buildout of the campus under the proposed Master Plan. Three possible locations at the periphery of the campus are being considered for faculty/staff housing and are shown in **Figure 3.0-6 of Section 3.0, Project Description**. Based on topography and their location relative to nearby residences, potential sites for faculty/staff housing along Carlos Bee Boulevard and Hayward Boulevard are not expected to result in obstruction of views of the City of Hayward or San Francisco Bay. The third site for faculty/staff housing that is being considered is adjacent to Grandview Avenue. The potential effects of developing housing near Grandview Avenue are discussed below.

Grandview Avenue, located to the east of the existing Pioneer Heights student housing neighborhood, provides panoramic views of the Bay Area. Future campus development under the proposed Master Plan in the vicinity of Grandview Avenue consists of the next three phases of Pioneer Heights student housing development (Phases IV, V, and VI) and potentially up to 110 units of faculty/staff housing. Visual simulations were created for two views from Grandview Avenue, as shown in **Figure 4.1-1, Viewpoint Locations**, to depict the likely changes to views that would result from the development of additional student and faculty/staff housing in this area. The changes from existing conditions are shown in **Figure 4.1-2, Viewpoint Location 1: Existing and Future With Project Conditions**, and **Figure 4.1-3, Viewpoint Location 2: Existing and Future With Project Conditions**. As both figures show, the expansion of the Pioneer Heights student-housing complex would introduce buildings to the presently undeveloped space adjoining the existing Pioneer Heights neighborhood. However, due to the site topography and the lower elevation at which this housing would be constructed, structures planned for this area would not obstruct views currently available from Grandview Avenue. Therefore, if only the next phases of Pioneer Heights student housing were to be built in this area, although the character of the fore- and middle ground would change, panoramic views of the Bay Area would still be available from Grandview Avenue. Therefore, the impact of Master Plan development on scenic vistas would be less than significant.

However, in the event that faculty/staff housing units are built on campus land adjacent to Grandview Avenue, scenic vistas would no longer be available from Grandview Avenue. It should be noted that a specific housing project at this location is not proposed at this time; therefore preparation of photorealistic simulations is not possible. However, based on an estimated 110 units to be developed at this location, a massing diagram has been prepared to evaluate whether this housing could block views of the Bay from Grandview Avenue. As shown in **Figures 4.1-2 and 4.1-3**, views of the City of Hayward and San Francisco Bay from a portion of Grandview Avenue would be obstructed. This loss of publically available scenic views is considered a significant impact. If the Hayward campus elects to move forward with construction of faculty/staff housing and this site is chosen for that purpose, the impact on scenic vistas would be significant and the housing project would be required to implement **MP Mitigation Measure AES-1**.

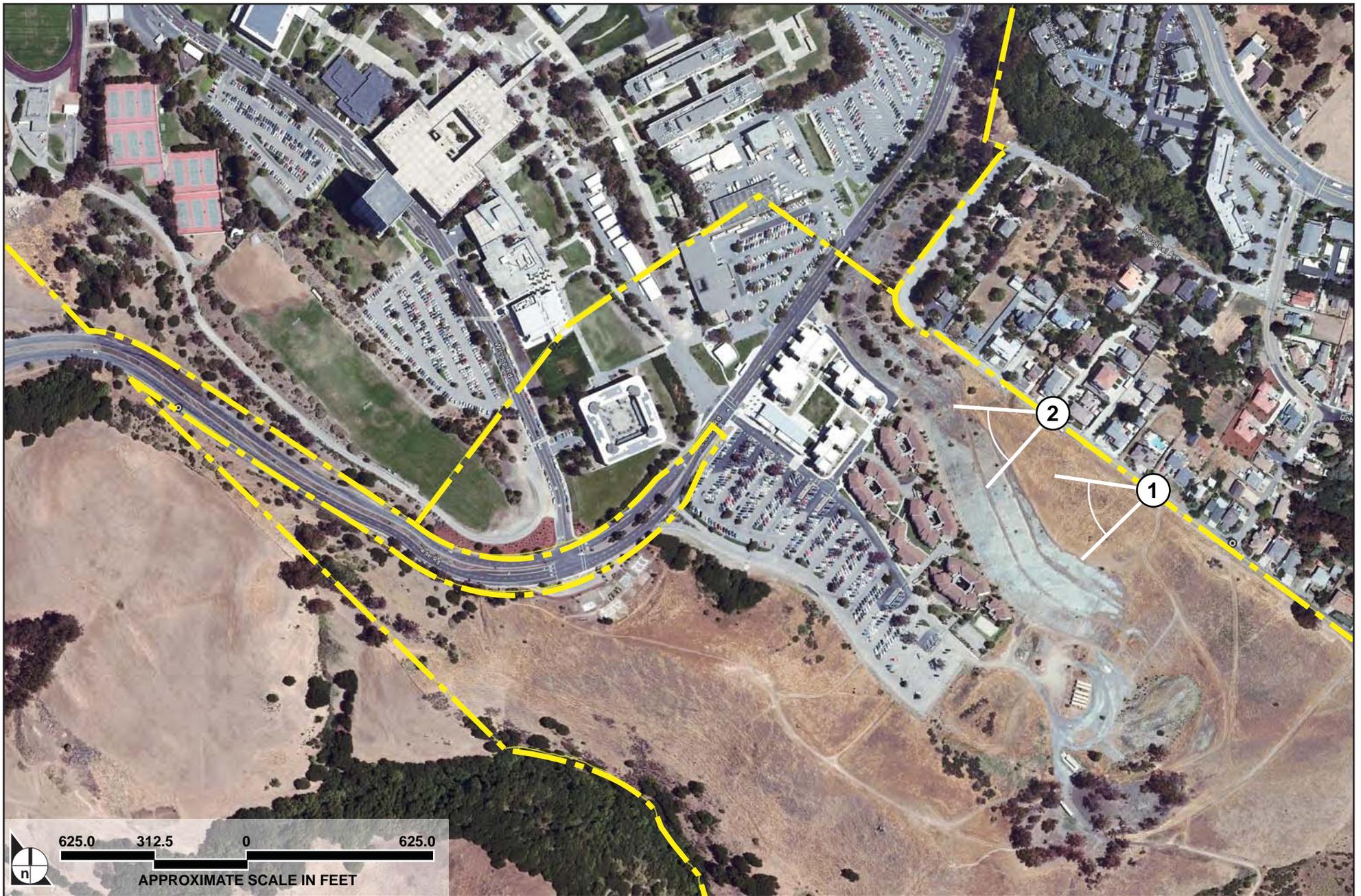
MP MM AES-1: If the potential site located along Grandview Avenue is chosen by California State University East Bay for faculty/staff housing, structures within the complex shall not exceed two stories in height. Additionally, prior to approval by the Board of Trustees, a visual resources impact analysis 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.

Significance after Mitigation: Although the Campus would implement **MP Mitigation Measure AES-1**, it is considered unlikely that the faculty/staff housing could be constructed in this area without resulting in a loss of scenic views. Therefore, the impact would be significant and unavoidable. In the event that faculty/staff housing is not built at this site, the impact on scenic vistas would be less than significant.

MP Impact AES-2: **Implementation of the proposed Master Plan would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.**

Level of Significance: Less than significant

No designated state scenic highways are located within the project vicinity. The closest scenic highway is the MacArthur Freeway (State Route 580), which is designated as scenic from the San Leandro city limit to State Route 24 in Oakland and from the San Joaquin County line to State Route 205 (Caltrans 2008). The project site is not visible from vantage points along this highway. Furthermore, no scenic resources such as trees, rock outcroppings or historic buildings, are located on the campus. The impact would be less than significant.



SOURCE: Impact Sciences, Inc. – November 2008

FIGURE 4.1-1

Viewpoint Locations



Existing Condition



**Pioneer Heights V and VI
without Faculty Housing**



Pioneer Heights V and VI and Faculty Housing

SOURCE: Impact Sciences, Inc. - November 2008

FIGURE 4.1-2

Viewpoint Location 1: Existing and Future With Project Conditions



961-002*11/08



Existing Condition



**Pioneer Heights V and VI
without Faculty Housing**



Pioneer Heights V and VI and Faculty Housing

SOURCE: Impact Sciences, Inc. – November 2008

FIGURE 4.1-

Viewpoint Location 2: Existing and Future With Project Conditions



961-002*11/08

Mitigation Measure: No mitigation is required.

Significance after Mitigation: Less than significant

MP Impact AES-3 Implementation of the proposed Master Plan would not substantially degrade the existing visual character or quality of the site and its surroundings.

Level of Significance: Less than significant

Under the proposed Master Plan, existing structures would be renovated or replaced and new structures would be introduced to the campus. Certain buildings are suitable candidates for expansion and/or major renovation, such as the Arts and Education Building and Science Buildings, while others are so unique in their footprint or configuration, such as Meiklejohn Hall and the Music and Business Building, that substantial modification would be difficult. The existing library would be renovated to include offices or classrooms and a new library, which would be constructed in a location with high visibility and improved access, would serve as a new focal point on the campus. Two new residential neighborhoods for students would be developed. One neighborhood would adjoin the existing Pioneer Heights student housing in the south portion of the campus core. The second neighborhood would be developed along the western edge of the campus core north and south of Warren Hall, in areas presently occupied by surface parking lots. Each neighborhood would include informal open space, courtyards, and outdoor recreational facilities such as basketball and volleyball courts.

The plan also proposes the construction of four to five strategically located parking structures, which would be constructed depending on size, configuration, and demand. The replacement of surface lots with parking structures would increase opportunities for the development of open space and enhanced academic or administrative facilities. Parking structures would contain a maximum of five levels, consistent with existing building heights on the campus. Exterior landscaping would be used to soften the appearance of the structures (For project-level impacts of the first proposed parking structure, see **Volume 2** of this Draft EIR).

Based on the above, the project would alter the existing visual character or quality of the campus. However, implementation of the proposed Master Plan would enhance, as opposed to degrade, the visual quality and character of the campus by implementing more cohesive architecture, improving campus entry sequences, and enhancing open space and landscaping. Each of these planning/design concepts is described in detail in the proposed Master Plan and is summarized below.

Architectural Styles

The proposed Master Plan would continue the contemporary, modern aesthetic that characterizes the existing campus. New buildings would be constructed based on sustainable design criteria, which would contribute to the modern aesthetic. Potential sustainable features include vegetated rooftops, natural lighting and ventilation, usable outdoor space, building orientation, and light exterior colors. The use of concrete as the primary building material and brick, terra cotta, and other surface treatments as secondary materials would establish connectivity to existing buildings. Other design principles include the use of quality building materials to convey a sense of permanence, the softening of building mass through incorporation of open space and transparent design, and the articulation of building facades to add visual interest.

Entry Sequences

The campus currently does not have a clear entry sequence that serves to orient visitors to the campus. In order to improve the entry sequence on the campus, a third campus entrance would be constructed from the east along Hayward Boulevard. This new entry would facilitate a view corridor focusing on a new primary quad leading through the center of the campus on axis with the current library and Warren Hall. This quad would orient visitors to the campus and would be enhanced with distinctive landscaping, a visitor parking lot, campus directories, and directional signage. The Student Services Replacement Building, currently under construction, would be located near the new entry quad to further aid campus visitors. This new entry would also provide a prominent location for a new performing arts complex and library.

In addition to establishing a new campus entrance, the proposed Master Plan would facilitate renovation or reconstruction at the current sites of the Music Building and Micklejohn Hall. These two structures are highly visible from the existing Carlos Bee Boulevard and Harder Road entrances, but are not oriented to the entrances and do not represent the desired aesthetic at the campus gateways. The visual quality of the existing campus entrances would be enhanced through additions to these buildings or the construction of new buildings on these sites.

The proposed Master Plan also includes the construction of a vertical architectural feature on the campus interior that would serve as a defining focal point. Potential features under consideration include a campanile or wind turbine.

Open Space

Campus buildings would be enhanced with quads and courtyards to retain the open space character of the campus. A new primary quad would be installed in the northeast portion of the academic core.

The recreational fields and facilities on the campus would be retained, but may be reconfigured to allow for the more efficient and expanded use of the amenities. The current practice soccer field that lies below Parking Lot A would be relocated slightly to the north. The Gym complex would remain in its current location, although the main building and pool area may be expanded and/or reconfigured. This recreational open space would be complemented by the addition of informal recreational facilities in the student housing neighborhoods.

Several pedestrian paths would be improved to serve as primary campus routes. One would be aligned along a north-south axis and traverse the interior of the academic core from the Recreation/Wellness Building to the Music and Business Building. This walkway would link important academic destinations. Another primary route would lead from the new campus entry quad to Warren Hall. This route would provide views not only of the campus but also of San Francisco Bay. These major routes would be supplemented with additional pedestrian routes.

Landscaping

Plant material would be selected from the plant palette outlined in the proposed Master Plan. The use of native, drought-tolerant species would be encouraged, but other non-invasive species well-suited to existing conditions would also be acceptable. Vegetation with higher irrigation demands would be concentrated near buildings in high visibility areas, and where natural patterns of drainage and water collection would offset irrigation needs. Natural regeneration of oaks and other native plants would be encouraged, and healthy, non-invasive trees would be retained wherever possible. Existing Monterey pines, Catalina Island ironwood, and other plants in decline would be removed to avoid safety hazards and replaced with appropriate species from the plant palette.

Three plant communities would form the proposed Master Plan plant palette. Plant materials of the oak-grassland community would be emphasized at campus entries and edges, north- and east-facing slopes, and the upper edges of pathways and promenades. This landscaping would provide a sense of enclosure and contrast with the surrounding grasslands. Canopy trees would also be used for this purpose, with native perennials supplying seasonal color. Plant materials of the riparian plant community would be emphasized at swales, bases of slopes, and pathways where storm water would be retained. Plant materials of the hard chaparral community would be emphasized at west- and south-

facing slopes and embankments and in less visible areas of the campus. Trees and shrubs would be closely clustered to encourage rapid shade cover.

Site furnishings would be incorporated throughout the campus to enhance the open space. These features include landscaping uplighting, seating, paving, trash receptacles, signage, and bicycle racks. Paving for new and renovated promenades and walkways would complement the brick and exposed aggregate.

All development on the campus would be subject to the design criteria of the proposed Master Plan. Based on the above, campus facilities would be enhanced with implementation of the proposed Master Plan. Therefore, the project would not degrade the existing visual character or quality of the site or its surroundings. The impact would be less than significant.

Mitigation Measure: No mitigation is required.

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.

Level of Significance: Potentially significant

As described in the Landscape Master Plan portion of the proposed Master Plan, new lighting would provide security while minimizing light levels. Light sources would be directed downward to prevent light spillover onto adjacent properties or roadways. Various types of lighting to support nighttime activity would be introduced. Low level, pedestrian scaled fixtures would be used to reinforce important pedestrian entries, routes, and intersections. Accent lighting would be used to highlight architectural features. Recessed lighting would be encouraged. Cut-off type, white light fixtures would be considered at locations where special lighting is needed to serve athletic and recreation functions. This lighting would minimize glare potential. Roadway lighting would also be provided by cut-off type fixtures. In small surface parking areas, light produced from adjoining buildings may be adequate or may be supplemented with cut-off type light fixtures currently found in the surface parking lots throughout the campus.

New light sources introduced to the campus under the proposed Master Plan would not adversely affect nighttime views in the project area. New construction and reconfiguration would occur on the central portion of the campus that is currently developed with light sources. All introduced light sources would be subject to the restrictions set forth in the proposed Master Plan, which are designed to minimize light spillover. However, projects located along the edges of the campus would introduce new light and glare

into areas that are generally dark at night. Without careful planning of outdoor lighting in these areas, the impact related to nighttime light and glare would be potentially significant.

No sources of substantial glare are proposed. The Landscape Master Plan includes trees lining the boundary of the surface parking lots along the northeastern campus boundary, which would reduce daytime glare produced by the lots.

To address the potentially significant impact related to nighttime lighting in previously undeveloped areas of the campus, the following mitigation measure is proposed.

MP MM AES-4: All future projects along the outer edge of existing campus development will be reviewed by the Campus for their potential to result in light spill and glare and measures such as use of downward directed lighting, cut-off type lighting, and minimal lighting for safe operations will be incorporated into the projects.

Significance after Mitigation: Less than significant

4.1.4.4 Cumulative Impacts and Mitigation Measures

The City of Hayward is predominately developed and the planned development occurring in the city near the project site is redevelopment of existing areas. Therefore, the aesthetic impact of reasonably foreseeable development would not substantially degrade the visual character of the city's urban setting since most development would be just changing the visual appearance of those sites from one land use type to another. As discussed above, implementation of the proposed Master Plan would potentially impact to panoramic views of San Francisco Bay and the City of Hayward from vantage points along Grandview Avenue due to the development faculty/staff housing along Grandview Avenue. Given that there are no other projects in the vicinity that are expected to interrupt views of the San Francisco Bay from Grandview, this impact of the proposed project would not cumulate with the impacts of other projects. There would be no cumulative impact. Additionally, it is not expected that future projects would cause significant impacts to light and glare given the existing contiguous light sources already present in the city and the fact that areas in the immediate vicinity of the campus are either already developed or are protected open space. Therefore, cumulative impacts to visual resources would be less than significant.

4.1.5 REFERENCES

California Department of Transportation. 2008. "California Scenic Highway Mapping System." www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm. 2008.