

1.0 INTRODUCTION

The following project-level analyses assess the potentially significant environmental effects of two projects proposed by the California State University (CSU), East Bay (CSUEB) Hayward campus: the Pioneer Heights Phase IV Student Housing project and the Harder Road Parking Structure project. This section presents the purpose of the project-specific impact analyses; the relationship of this volume to the CSUEB Hayward Campus Master Plan and **Volume 1** of this Draft Environmental Impact Report (EIR); the role of the lead agency (CSU) preparing this Draft EIR and the review and certification process; issues of known controversy; and the organization of this volume of the Draft EIR.

1.1 OVERVIEW OF THE PROPOSED PROJECTS

The Hayward campus proposes to construct the fourth phase of the Pioneer Heights student housing neighborhood. Pioneer Heights Phase IV would provide 600 beds in mostly double units within four structures. An open space area would be developed in the middle of the complex. The Harder Road Parking Structure would provide approximately 1,100 parking spaces within a 413,000-square-foot, split-level structure. The five-story parking structure would also provide a pedestrian bridge to the campus.

1.2 PURPOSE OF THE PROJECT-SPECIFIC IMPACT ANALYSES

CSUEB has commissioned environmental impact analyses for these two projects associated with the Hayward Campus Master Plan for the following purposes:

- To satisfy the requirements of the California Environmental Quality Act (CEQA).
- To inform the general public, the local community public agencies, and the CSU of the nature of the proposed projects, their potentially significant environmental impacts, feasible measures to mitigate those impacts.
- To enable the Board of Trustees to consider the environmental consequences of the proposed projects when deciding whether to approve the projects.

1.3 RELATIONSHIP TO THE CSUEB HAYWARD CAMPUS MASTER PLAN AND VOLUME 1 OF THE EIR

The CSUEB Hayward Campus Master Plan Draft EIR, presented in **Volume 1**, analyzes the environmental impacts from the full implementation of land uses and physical development envisioned under the Master Plan at a program level. It also identifies mitigation measures to reduce or avoid the significant impacts associated with that growth.

This volume of the Draft EIR, **Volume 2**, analyzes the environmental impacts from the proposed development of the Pioneer Heights Phase IV project and the Harder Road Parking Structure project at a project level of detail. The project-specific environmental analyses in **Volume 2** build upon the broader programmatic analysis in **Volume 1**, and focus on evaluating and disclosing environmental impacts that could potentially result from implementation of the specific projects. The organization of the project-specific analyses follows the same overall format as that of the Master Plan EIR in **Volume 1**. However, it avoids repetition of general background and setting information for environmental topic areas, the regulatory context, overall growth-related issues, issues that were evaluated in sufficient detail in **Volume 1** for which there is no additional information that would require further analysis, cumulative impacts, and alternatives to the proposed Master Plan. Instead, the project-specific environmental analyses evaluate more detailed project-level information.

The analysis for each project applies mitigation measures identified in **Volume 1** in cases where the specific proposed project would result in a significant effect on the environment that was identified in the Master Plan analysis. Impacts caused by one of the two proposed projects would be mitigated as part of that project, and are specifically identified in this volume. Project-specific mitigation measures for potentially significant impacts that were not addressed in detail in **Volume 1** may also be implemented as part of the proposed projects and are identified in this volume.

1.4 REVIEW AND CERTIFICATION PROCESS

The Board of Trustees of the CSU is the lead agency for compliance with CEQA and has determined that an EIR must be prepared to evaluate the environmental impacts from adoption of the Hayward Campus Master Plan. Before approving the master plan for the campus, the Trustees must certify that the EIR is adequate and complete. Once the master plan is approved, the CSU will review each specific development project proposed at the campus and determine whether additional environmental review of the specific development project is required, or whether the project is adequately addressed by the analysis in the Master Plan EIR. If additional review is warranted, an environmental document will be prepared, circulated for agency and public review, and then adopted or certified before the project is approved for development.

The evaluation presented in this volume is at a level such that if this volume is certified, the new buildings and parking structure could proceed for construction without additional environmental review. This volume is part of the Master Plan EIR, and is being circulated with Volume 1 for public and agency review. It is anticipated that these proposed projects would be presented to the Board of Trustees for approval at the same time as the Master Plan, and approval of the projects would be subsequent to and contingent on the Trustees' approval of the Master Plan.

The roles of other Cooperating, Responsible, and Trustee Agencies are discussed in **Section 1.0** of **Volume 1** of this EIR.

1.5 ORGANIZATION OF VOLUME 2

Volume 2 is organized into three chapters:

- **Section 1.0: Introduction.** This section provides an overview describing the intended use of the project-specific impact analyses, the relationship of these analyses to those presented in **Volume 1**, and the review and certification process.
- **Sections 2 through 3: Project-Level Analyses.** Provide project-specific environmental analyses for each proposed project. Each of these chapters are organized into the following sections:
 - **Introduction.** This section provides an overview of the project and the relationship of this analysis to that presented in **Volume 1**.
 - **Executive Summary.** This section summarizes the proposed project and alternatives, describes potentially significant impacts and mitigation measures, and identifies the environmentally superior alternative (in accordance with CEQA).
 - **Detailed Project Description.** This section describes the project location, project background, project need and project objectives, the project evaluated in this document (in accordance with *State CEQA Guidelines*, Section 15123.2d), and the public agency approvals that would be required to implement the project.
 - **Environmental Setting, Impacts, and Mitigation Measures.** This section contains the analysis of each of the environmental topics addressed in this volume. Each topic is addressed in a separate subsection organized as follows: environmental setting; standards of significance; methodology used to evaluate impacts; impacts adequately analyzed at the master plan level or not applicable to the proposed project; project specific-impacts and mitigation measures; and cumulative impacts.
 - **Alternatives.** This section provides an analysis of the alternatives to the proposed project. As required by the *State CEQA Guidelines*, a discussion of the reasons for selecting the alternatives analyzed in this section is provided, along with a comparative analysis of each alternative with the project and identification of the “environmentally superior” alternative.
 - **References.** This section identifies references cited in this volume.