

2.0 PIONEER HEIGHTS PHASE IV PROJECT

2.1 INTRODUCTION

The California State University, East Bay (CSUEB) Hayward is proposing to construct the fourth phase of the Pioneer Heights student housing neighborhood within the southwestern portion of the CSUEB Hayward campus (hereinafter the campus or Hayward campus). This chapter of the Environmental Impact Report (EIR) describes the proposed Pioneer Heights Phase IV Student Housing Project (hereinafter PH Phase IV Project) in detail and analyzes potentially significant environmental impacts that could result from project implementation.

2.2 EXECUTIVE SUMMARY

This summary presents the major areas of importance in the environmental analysis for the proposed project, as required by Section 15123 of the California Environmental Quality Act (CEQA). It also provides a brief description of the proposed PH Phase IV Project, project objectives, and alternatives to the proposed project. In addition, this chapter provides a table summarizing: (1) the potential environmental impacts that would occur as the result of the project; (2) the level of impact significance before mitigation; (3) the recommended mitigation measures that would avoid or reduce significant environmental impacts; and (4) the level of impact significance after mitigation measures are implemented.

Project Summary

The proposed PH Phase IV Project would expand the existing Pioneer Heights student neighborhood on the campus by adding more housing to the south of the existing student housing. The project includes four buildings that would vary from four to six stories and would reach a maximum height of 65 feet. These buildings would be arranged around a one-acre quad which would provide open space for the student residents. The student housing complex would provide a total of 600 student beds, a portion of the planned master plan development of an additional 3,700 student housing beds discussed in Volume 1 of this Draft EIR.

Project Objectives

Section 15124 (b) of the *State CEQA Guidelines* states that a clearly written statement of project objectives sought by the project applicant, including the underlying purpose of the project, shall be included in the project description of the EIR. Project objectives are intended to assist the lead agency develop a

reasonable range of alternatives to evaluate in the EIR and to aid the decision makers in preparing findings.

Section 1 of Volume 1 describes the objectives of the proposed Master Plan. The specific need for the PH Phase IV Project is to construct the next four buildings within the existing Pioneer Heights student housing neighborhood to provide additional on-campus housing for students. All of the objectives of the 2008 Master Plan also apply to the PH Phase IV Project. Additionally, the specific objectives are to:

- House more students on campus while providing a safe environment, and one that is supportive of the learning experience;
- Implement the Master Plan vision concept of student neighborhoods;
- Develop facilities in a manner that promotes a logical development pattern; and
- Improve the pattern of campus development to ensure adequate capacity for planned growth.

Summary of Project Impacts and Mitigation Measures

Table 2.0-1, Summary of Impacts and Mitigation Measures, presents the environmental impacts from the construction and operation of the proposed housing project and includes mitigation measures for impacts found to be significant or potentially significant. As the table shows, all impacts of the proposed project would be either less than significant or would be rendered less than significant after implementation of proposed mitigation measures.

Alternatives to the Proposed Project

The following alternatives were analyzed in the EIR and compared to the proposed project. The alternatives analysis determines whether an alternative would feasibly attain some or most of the project objectives, while avoiding or substantially lessening some of the significant effects of the proposed project. Alternatives to the proposed project include:

- Alternative 1: Reduced Student Housing
- Alternative 2: No Project

The alternative analysis concluded that the proposed PH Phase IV Project is the environmentally superior alternative.

**Table 2.0-1
Summary of Impacts and Mitigation Measures**

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
2.6.1 Aesthetics			
PH Phase IV Impact AES-1		Mitigation Measure AES-1	
Implementation of the proposed project would not have a substantial adverse effect on scenic vistas from Grandview Avenue.	Less than Significant	No mitigation is required.	Less than Significant
PH Phase IV Impact AES-2		Mitigation Measure AES-2	
Implementation of the proposed project would create a new source of substantial light or glare which could adversely affect day or nighttime views in the area.	Potentially Significant	PH Phase IV Mitigation Measure AES-2a: The Campus shall carefully design the buildings for Pioneer Heights Phase IV to make sure that light and glare along the project’s eastern and northern façade is minimized. Landscaping for the eastern portion of the project site shall be selected to include fast growing tall trees and to ensure that it aesthetically screens the new buildings and helps reduce light and glare. PH Phase IV Mitigation Measure AES-2b: All lighting proposed within and outside the buildings on the eastern and northern façade of the proposed housing development shall be limited to the minimal amount of lighting needed for safe operations.	Less than Significant
2.6.2 Air Quality			
PH Phase IV Impact AIR-1		Mitigation Measure AIR-1	
The PH Phase IV Project would generate long-term operational emissions of criteria pollutants from increases in traffic and stationary and area sources that would not adversely affect air quality.	Less than Significant	No mitigation is required.	Less than Significant

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
PH Phase IV Impact AIR-2		Mitigation Measure AIR-2	
The Pioneer Heights Phase IV Project would not expose maximally exposed individuals to cancer risks exceeding 10 in one million or to ground level concentrations of non-carcinogenic toxic air contaminants that would result in a Hazard Index greater than 1.0 for the maximally exposed individual.	Less than Significant	No mitigation is required.	Less than Significant
PH Phase IV Impact AIR-3		Mitigation Measure AIR-3	
The Pioneer Heights Phase IV Project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or state ambient air quality standard.	Less than significant	No mitigation is required.	Less than Significant
2.6.3 Biological Resources			
PH Phase IV Impact BIO-1		Mitigation Measure BIO-1	
The construction of the proposed project would not have a substantial adverse effect on special status plant species.	Less than Significant	No mitigation is required.	Less than Significant
PH Phase IV Impact BIO-2		Mitigation Measure BIO-2	
The construction of the proposed project could result in the loss of an active nest of a special-status raptor species.	Potentially Significant	The Campus shall implement MP Mitigation Measure BIO-1b .	Less than Significant
PH Phase IV Impact BIO-3		Mitigation Measure BIO-3	
The construction of the proposed project could result in the loss of an active maternity roost of a special-status bat species.	Potentially Significant	The Campus shall implement MP Mitigation Measure BIO-1d .	Less than Significant

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
2.6.4 Cultural Resources			
PH Phase IV Impact CULT-1		Mitigation Measure CULT-1	
Construction associated with the proposed project could result in the disturbance of previously undiscovered historic or prehistoric cultural resources, deposits, artifacts, or human remains, including buried material.	Potentially Significant	The Campus shall implement MP Mitigation Measures CULT-1b, -1c, -3, and -4.	Less than Significant
2.6.5 Geology and Soils			
PH Phase IV Impact GEO-1		Mitigation Measure GEO-1	
Development of Pioneer Heights Phase IV would not expose people and structures to substantial adverse effects associated with fault rupture, but could result in substantial adverse effects related to seismic ground shaking or seismic-related ground failure, including liquefaction, lateral spreading, landslides, and/or settlement.	Less than Significant	No mitigation required other than MP Mitigation Measure GEO-1.	Less than Significant
2.6.6 Hazards and Hazardous Materials			
PH Phase IV Impact HAZ-1		Mitigation Measure HAZ-1	
Pioneer Heights Phase IV development would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires.	Less than Significant	No mitigation is required.	Less than Significant

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
2.6.7 Hydrology and Water Quality			
PH Phase IV Impact HYDRO-1		Mitigation Measure HYDRO-1	
Compliance with NPDES requirements and campus stormwater management policies would result in a less than significant impact on water quality, including erosion and sedimentation, during construction of the proposed project.	Less than Significant	No mitigation is required.	Less than Significant
PH Phase IV Impact HYDRO-2		Mitigation Measure HYDRO-2	
Development of the proposed project would not substantially alter the existing drainage patterns in a way that would result in on- or off-site flooding, but could potentially result in an impact related to erosion and sedimentation in the receiving waters.	Potentially Significant	PH Phase IV Mitigation Measure HYDRO-2: The Campus shall incorporate additional BMPs into the proposed project to detain the additional runoff generated at the project site such that post-development peak flows equal pre-development peak flows. These BMPs could include a surface pond, an underground vault, or any other appropriate design feature.	Less than Significant
2.6.8 Land Use and Planning			
PH Phase IV Impact LU-1		Mitigation Measure LU-1	
Implementation of the proposed project would not conflict with applicable land use plans, policies, or regulations of an agency with jurisdiction over the project adopted for the purposes of avoiding or mitigating an environmental effect.	Less than Significant	No mitigation is required.	Less than Significant

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
2.6.9 Noise			
PH Phase IV Impact NOI-1		Mitigation Measure NOI-1	
Daily operations within the Pioneer Heights Phase IV Project would not expose existing off-site and future on-site noise sensitive receptors to elevated noise levels.	Less than Significant	No mitigation is required.	Less than Significant
PH Phase IV Impact NOI-2		Mitigation Measure NOI-2	
Construction of the Pioneer Heights Phase IV Project could expose existing on site noise-sensitive receptors to elevated construction noise levels.	Potentially Significant	The Campus shall implement MP Mitigation Measures NOI-3a through 3b.	Less than Significant
2.6.10 Population and Housing			
PH Phase IV Impact POP-1		Mitigation Measure POP-1	
Implementation of the proposed project would provide 600 student housing beds, increasing the on-campus residential population by 600 students.	Less than Significant	No mitigation is required.	Less than Significant
2.6.12 Traffic, Circulation and Parking			
PH Phase IV Impact TRANS-1		Mitigation Measure TRANS-1	
The proposed PH Phase IV Project would not cause an intersection to degrade to an unacceptable level of service, nor would it add significant delay to intersections that would operate at unacceptable levels of service in 2011.	Less than Significant	No mitigation is required.	Less than Significant

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
PH Phase IV Impact TRANS-2		Mitigation Measure TRANS-2	
The construction of the PH Phase IV Project would add vehicle, pedestrian and bicycle traffic to the vicinity of Harder Road/West Loop Road and Harder Road/Pioneer Heights Access Road/pedestrian crossing, potentially causing congestion and safety concerns.	Potentially Significant	PH Phase IV Mitigation Measure TRANS-2: The University will review the operation of the signalized pedestrian crossing at Pioneer Heights/Harder Road, including the interaction between vehicles accessing the residential parking and pedestrians, and develop improvements if needed to address the larger pedestrian volume associated with the Project. Improvements may include diverting vehicle access to a roadway further west, roughly half-way between the West Loop intersection and the signal, to eliminate direct conflicts between vehicles and pedestrians at this high-pedestrian-activity location.	Less than Significant
2.6.13 Utilities and Service Systems			
PH Phase IV Impact UTIL-1		Mitigation Measure UTIL-1	
Implementation of the proposed project would not result in significant environmental impacts associated with the construction of wastewater facilities.	Less than Significant	No mitigation is required.	Less than Significant

2.3 DETAILED PROJECT DESCRIPTION

2.3.1 Project Location

Phase IV of the Pioneer Heights student housing neighborhood would be located on an approximately 4-acre site to the southeast of the existing phases of student housing, which are southeast of East Loop Road and southwest of Grandview Avenue. The site is bounded by undeveloped steep terrain, which is within campus-owned open space to the south of the developed portion of the Hayward campus. Single-family homes are located across Grandview Avenue, approximately 900 feet northeast and about 105 feet above (higher than) the site. The location of the project site is shown in **Figure 2.0-1, Project Site Location**.



FIGURE 2.0-1

Project Site Location

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

The project would be located partially within an existing eucalyptus grove, requiring removal of all or most of the eucalyptus trees.

2.3.2 Project Characteristics

The proposed PH Phase IV Project would include four buildings that would vary from four to six stories and would reach a maximum height of 65 feet. These buildings would be arranged around a one-acre quad which would provide open space for the student residents. **Figure 2.0-2, Site Plan**, presents the site plan for the proposed project. The student housing complex would provide a total of 600 student beds. The average housing density of the PH Phase IV project is about 150 beds per acre.

The housing units are planned to range from four to six beds in each unit. The size of each unit would range from 800 square feet to 1,400 square feet. Each unit would include bathroom(s), lounge(s), and study area(s). Other shared facilities in each building would include laundry rooms, kitchens, lobbies, lounges, study rooms, fitness center, mail room, and secure bike storage. As noted above, a one-acre quad would be located in the center of the student housing development, which would provide an open space area for student residents. Other amenities that may be included within PH Phase IV Project include one or two athletic courts, such as tennis, basketball, or volleyball courts, as well as outdoor seating.

PH Phase IV Project would be visually compatible with the existing Pioneer Heights neighborhood. The buildings would have a similar color palette and scale as the existing student housing buildings, which have three to four floors. Visual design elements include terra cotta colored rain shields, drought-resistant planting, and non-deciduous shade trees.

Proposed landscaping would be guided by the Landscape Master Plan section of the proposed Hayward Campus Master Plan. Additionally, lighting proposed within the PH Phase IV Project would be governed by the guidelines included within the Landscape Master Plan. Refer to Volume 1 of this EIR for a detailed description of the Landscape Master Plan.

2.3.3 Project Design Features

Sustainable design features for this project are included in **Section 3.0, Project Description**, in Volume 1, under the subsection titled Sustainable Campus Framework Summary. Project design will include energy efficiency features and water conservation features such as water efficient fixtures and xeriscaping. For solid waste reduction, the project will be incorporated into a campus wide plan.

2.3.4 Landscaping

The project site will be landscaped appropriate to the neighborhood setting and will include trees along the perimeter of the project. Limited lawn areas are proposed within the central quad. As noted above, xeriscaping will be installed, which would consist of drought tolerant plants and trees and where possible native plant species will be used.

2.3.5 Access

The project site is located approximately 1,500 feet from the East Loop Road bus/shuttle stop. The existing street and sidewalk serving the surface parking would be used by pedestrians and bicyclists to reach the campus core, the transit stops, Harder Road, and East Loop Road. Only service access and emergency vehicle access would be provided to the project site.

Parking is not proposed as part of PH Phase IV Project and residents would utilize existing surface parking provided for the existing Pioneer Heights neighborhood and spaces in other nearby campus parking facilities.

2.3.6 Utilities

Improvements to electricity, natural gas, water, wastewater, stormwater conveyance, and telecommunications infrastructure to support the Pioneer Heights IV development are outlined below.

Potable Water

Based on a total of 600 student beds and assuming a water usage rate of 70 gallons per day/student bed (which represents a rate with typical water conservation), the indoor water use associated with the project is estimated to be approximately 42,000 gallons per day. Additional water (estimated at 5,546 gallons per day) would be needed for irrigation of landscaping. As discussed below, some or all of this irrigation water demand may be met by recycled water.

The Hayward campus is served by the City of Hayward water system, which in turn purchases water from the San Francisco Hetch Hetchy Water System. There are two feed points from the City of Hayward water system; the first one is located at Campus Drive between Hayward Boulevard and Highland Boulevard (northeast side of the campus). This connection feeds into a 10-inch diameter pipeline which connects to the main campus distribution system near the Campus Theater. The second connection is located at East Loop Road near Parking Lot F (southeast side of campus). This connection feeds into a 10-inch diameter pipeline which connects to the main campus distribution system at two points: the

intersection of Old Hillary Road and East Loop Road; and near the Corporation Yard. Each connection has a water meter in a vault. The City of Hayward has an open contract for water with the San Francisco Public Utilities Commission (SFPUC), and so the City of Hayward anticipates that it can provide water to meet additional water demands for future demands of the Hayward campus, including the PH Phase IV Project. The existing Pioneer Heights neighborhood is served by an 8-inch pipeline near Parking Lot D. It is expected that the same pipeline would serve the project.

There are approximately 23 existing fire hydrants located within the Hayward campus. The fire hydrants are connected directly to the water distribution system and are served by 6-inch diameter or larger pipelines; this ensures that fire water can be provided at the hydrants at 1,500 gpm at less than 20 feet per second. The Hayward campus fire hydrants are connected directly to the water distribution system. The Hayward Fire Department provides fire protection for the Hayward campus and checks the fire hydrants on a regular basis. The locations and spacing of fire hydrants would be determined by the City of Hayward Fire Marshall. It is anticipated that at least one new fire hydrant would be required to serve the PH Phase IV Project site, as well as a fire sprinkler system.

Recycled Water and Grey Water

The project would plan for a potential grey water system by providing separate wastewater pipelines for grey water from the new buildings. As this time, it is anticipated that a grey water system would be implemented beyond the buildout of this project. The City of Hayward is starting to implement a recycled water project. The City anticipates providing recycled water in the CSUEB area as part of Phase 2 of the Master Plan. The timing of this is uncertain, but the proposed project would plan for future conversion of irrigated areas to recycled water by using purple pipe for irrigation systems and providing for a convenient connection point to a future recycled water system. This system could also be connected to the grey water system if that system is in operation prior to the recycled water system.

Sanitary Sewer

Based on the estimated indoor water demand reported above, the total volume of wastewater that would be generated by the proposed project is estimated to be approximately 38,000 gallons per day. The Hayward campus sanitary sewer system discharges to the City of Hayward's system via an 8-inch diameter sewer along Carlos Bee Boulevard. Wastewater from the PH Phase IV Project would flow through an existing 15-inch to 18-inch diameter sanitary sewer running from the Pioneer Heights neighborhood southwest of West Loop Road to Carlos Bee Boulevard. All of the sanitary sewers are gravity flow, except for near the Field House where a lift station is located.

Wastewater from the Hayward campus is treated at the City of Hayward's Wastewater Treatment Plant. The City has adequate wastewater treatment to handle future flows from the Hayward campus, including from the proposed PH Phase IV Project.

Storm Drains

The Hayward campus storm drains discharge to several drainages located northeast and southeast of the campus. Pioneer Height neighborhood is served by a 15-inch to 18-inch diameter storm drain running from Pioneer Heights to the Tennis Courts, and then from there through a 36-inch diameter storm drain to grade. Within the Pioneer Heights neighborhood, three existing storm drain systems in new student housing area southwest of the existing Pioneer Heights phases would need to be relocated, depending upon the configuration of the new housing buildings. The storm drains which may need to be relocated in this area include an 8-inch to 10-inch storm drain running from Pioneer Heights southwest to a 15-inch storm drain; an 8-inch storm draining running southeast of and parallel to the 8 to 10-inch storm drain; and a 15-inch storm drain running from Pioneer Heights to Harder Road.

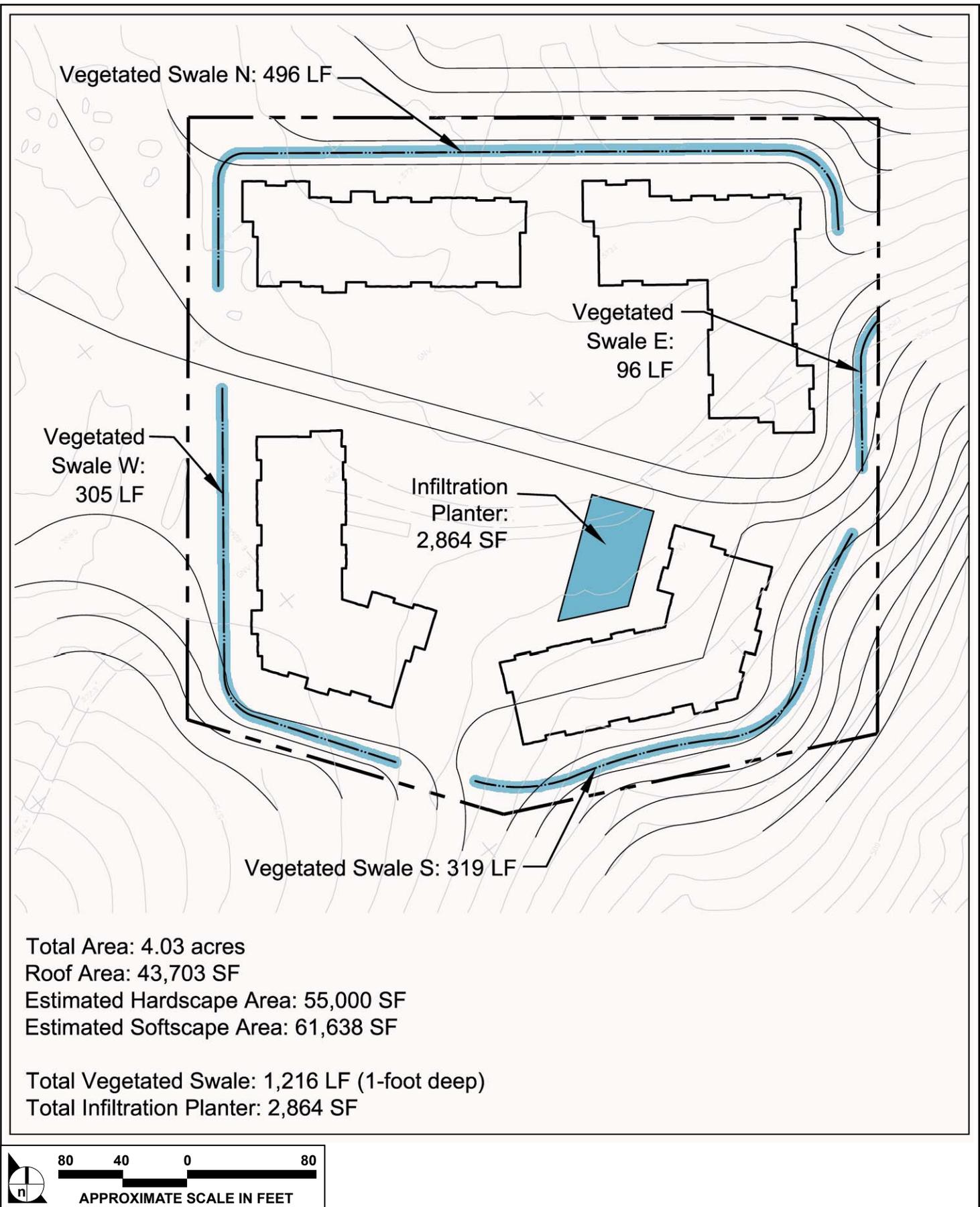
Figure 2.0-3, Stormwater Drainage Plan, presents the proposed best management practices (BMPs) included in the PH Phase IV Project for the treatment of stormwater before discharge. As shown, on site detention would be achieved through a combination of vegetated swales at the perimeter of the site and a shallow infiltration planter within the quad area. During final design of the project, project engineers and designers may adjust these BMPs as appropriate. However, consistent with the campus' sustainability goals, BMPs that provide infiltration and pre-treatment of stormwater will be included in the project design to the maximum extent feasible.

Solid Waste

As part of the campus' sustainability goals, the campus will reduce solid waste that is disposed of at landfills by 75 to 100 percent at buildout of the Master Plan. The project will also be subject to the campus wide program for solid waste reduction and recycling. Because of the campus' waste reduction goals and programs, the number of garbage truck trips to the Pioneer Heights neighborhood would not increase substantially above existing conditions. In fact, the number is expected to go down in the long-run.

Communications

The Hayward campus communication system is connected to AT&T's system near the Switch Gear House and near the Early Childhood Education Center. To serve the new housing at Pioneer Heights, a new communication line from the Student Services Hub southeast around Pioneer Heights, and then northwest near Parking Lot B to the Tennis Courts would be installed.



SOURCE: BMS Design Group - October 2008

FIGURE 2.0-3

Stormwater Drainage Plan

Electricity

Electricity is purchased by the campus from Arizona Public Service Corporation (APSC) and is brought to the campus via Pacific Gas & Electric (PG&E) lines. The main electrical feed is via the Switch Gear House northeast of Carlos Bee Boulevard. Pioneer Heights is not fed from the main campus system but is fed from a separate feed located east of campus along Grandview Avenue. It is anticipated that the existing electrical feed to Pioneer Heights can be used to provide service for the PH Phase IV project.

Natural Gas

The Hayward campus natural gas system is fed from the PG&E system at Carlos Bee Boulevard. The main meter is at the old Boiler Plant, with a second meter near the Music Building. The existing natural gas pipeline near Lot E would be adequate to serve the new PH Phase IV Project.

2.3.7 Construction

The project site comprises undeveloped land, and therefore project construction would not involve demolition of any existing structures. The ropes course and the trailers located on the site would be removed. An existing grove of eucalyptus trees also present on the project site would be removed.

Typical construction activities would involve site clearance and grubbing, grading, installation of utilities and roadways, construction of building pads, construction of buildings and other structures, and the installation of hardscape and landscaping. Soil cuts and fills would be balanced on site, and no import or export of soil is expected to be required. Due to the nature of the site geology, no pile-driving or other special construction techniques or equipment would be involved in the construction of the proposed facilities.

As part of construction of the Pioneer Heights IV housing development, a construction staging area may be located in a portion of the existing surface parking lot to the north of project site or on the recreational fields to the northwest of the site.

2.4 ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION MEASURES

The impact evaluation that follows examines the construction-phase and long-term impacts from the implementation of PH Phase IV Project. This analysis is tiered from the analysis provided in Volume 1 of this EIR. The evaluation addresses impacts from the construction of the proposed housing, as well as utility improvements needed to serve the project site, and facilities for the management of storm water.

In response to the Notice of Preparation for this project-specific EIR, the following comments were received during the EIR scoping period:

- The EIR should include a Traffic Impact Study.
- The EIR should include the amount of water used per student resident and information regarding existing utilities that would serve the PH Phase IV Project. The amount of power and water that would be consumed on the project site should be provided in the EIR.
- An assessment of past land uses should be conducted for these sites to determine if there could have been potential releases of hazardous substances due to past chemical use and storage, as well as for naturally occurring asbestos.
- The EIR should include hydrology studies and provide measures to prevent discharge of contaminated materials into public drainage facilities.
- The EIR should include provisions for silt and erosion control in both construction and post construction phases of development.
- Runoff to and from adjacent properties should be addressed in the EIR.
- The EIR should address noise generated by the garbage trucks that serve the existing housing.
- The EIR should include the amount of garbage generated by the project.
- The EIR should include any changes to parking associated with the PH Phase IV Project.
- The EIR should address the lighting and glare produced from the buildings and the effect of this lighting on adjacent land uses.
- There should be replacement trees planted for the trees that would be removed from the site and that trees should be planted between the student housing and Grandview Avenue.
- The type of noise control for the HVAC system should be included in the document.
- Would the project include recreational fields?
- The EIR should include information on the seismic design of the buildings.
- Sustainable and LEED design features should be included in the EIR.

These comments are addressed in the analysis of the proposed project presented in this chapter of the Draft EIR.

2.4.1 Aesthetics

Environmental Setting

Section 4.1, Aesthetics (Volume 1), presents the existing aesthetics setting for the entire CSUEB Hayward campus, including the Pioneer Heights Phase IV site. The 4-acre project site is located to the southwest of the existing Pioneer Heights neighborhood, which is southeast of East Loop Road and southwest of Grandview Avenue. **Figure 2.0-1** shows the location of the project site. Pioneer Heights I, II, and III are northwest of the site and undeveloped land exists on all other sides of the site. Single-family homes located across Grandview Avenue are approximately 900 feet northeast and 105 feet above the site.

The project site is currently undeveloped with an existing grove of eucalyptus trees. The site is used as a ropes course and teaching area and contains several trailers, climbing equipment in trees, and log benches. With the exception of the eucalyptus trees, vegetation on the site is sparse and the vast majority of the site contains exposed dirt. The project site is surrounded by hilling terrain, with the slopes covered with seasonal grasses and a few scattered trees.

Impacts and Mitigation Measures

Standards of Significance

Refer to **Section 4.1** in Volume 1 for a discussion of applicable Standards of Significance.

Analytical Methodology

See **Section 4.1**, Volume 1, for a detailed description of the analytical methodology used to evaluate the aesthetics and visual resources associated with the CSUEB Hayward Campus Master Plan development, including the effects of the PH Phase IV Project.

Impacts Adequately Analyzed at the Master Plan Level or Not Applicable to the Project

As discussed in **Section 4.1**, Volume 1, no designated state scenic highways are located within the project vicinity. Furthermore, no scenic resources such as special trees, rock outcroppings or historic buildings, are located on the site. Therefore, no further analysis of impacts related to scenic resources is required. Additionally, the analysis in Volume 1 concluded that 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. The proposed project would be constructed adjacent to the existing Pioneer Heights

neighborhood with a similar design and color palette of the existing structures, and would be visually compatible. Therefore, no further analysis of the project's impact related to visual character is required.

Project-Specific Impacts and Mitigation Measures

PH Phase IV Impact AES-1: Implementation of the proposed project would not have a substantial adverse effect on scenic vistas from Grandview Avenue.

Level of Significance: Less than significant

As noted above, Grandview Avenue is located approximately 900 feet northeast, and 105 feet above the elevation of the project site. Expansive views of the City of Hayward and San Francisco Bay are available from this roadway. The project site is in the viewer's mid-ground.

A visual simulation of the proposed Pioneer Heights Phase IV buildings was prepared for one location along Grandview Avenue, as shown in **Figure 2.0-4, Viewpoint Location**. The new buildings of the proposed development would be four to six levels, ranging from 45 to 75 feet in height. As shown in **Figure 2.0-5, Pioneer Heights IV North Elevation**, the buildings would have a similar color palette and building scale to the existing facilities in the complex, which have three to four floors.

The expansion of the Pioneer Heights student housing complex would introduce buildings to the presently undeveloped space adjoining the existing Pioneer Heights neighborhood. As shown in **Figure 2.0-6, Existing Conditions and Pioneer Heights IV**, the proposed project would change the appearance of the area from open undeveloped albeit disturbed land. By adding structures to an area that currently appears undeveloped, the proposed project would alter the scenic vista as seen from this vantage point. Although The proposed Pioneer Heights Phase IV buildings would not be high enough to significantly obstruct views of the City of Hayward or San Francisco Bay from the adjacent residential neighborhood on Grandview Avenue, and views of the Bay Area would still be available from a large number of vantage points along Grandview Avenue, the proposed project would alter the scenic view by adding development in the middle ground. The project would undoubtedly affect the scenic view in one portion of the expansive vista that is available along Grandview Avenue, but extensive views would still be available from numerous locations along the roadway. Ground level views from homes along Grandview Avenue would not be affected because viewers at those locations would see limited portions of the proposed project due to elevation change (the project site is approximately 100 feet lower in elevation than Grandview Avenue homes). Furthermore, landscaping would be installed along the perimeter of the proposed project as part of the project design which would soften the appearance of the new buildings and once mature, would screen views of the new housing from viewpoints along Grandview Avenue.



SOURCE: Impact Sciences, Inc. - November 2008

FIGURE 2.0-4

Viewpoint Location



SOURCE: EHDD Architecture – November 2008

FIGURE 2.0-5

Pioneer Heights IV North Elevation



Existing Condition



Pioneer Heights IV



NOT TO SCALE

SOURCE: Impact Sciences, Inc. - November 2008

FIGURE **2.0-6**



Viewpoint 1: Existing Conditions and Pioneer Heights IV

As a result, the proposed project would not have a substantial adverse effect on scenic vistas. The impact would be less than significant.

Mitigation Measure: No mitigation is required.

PH Phase IV Impact AES-2: **Implementation of the proposed project would create a new source of substantial light or glare which could adversely affect day or nighttime views in the area.**

Level of Significance: Potentially significant

The proposed project would add new sources of nighttime lighting in an area that is mostly dark at this time although there is an existing parking lot nearby that is lit at night and the existing Pioneer Heights housing is also illuminated with both interior and exterior lighting. As described in the Landscape Master Plan, new lighting proposed as part of the Master Plan would provide security while minimizing light levels. Consistent with the proposed Master Plan, light sources from the proposed project would be directed downward to prevent light spillover onto adjacent properties and roadways. Low level, pedestrian scaled fixtures would be used to reinforce important pedestrian entries and routes. Landscaping would be installed on the project site as part of the project design, including the western and northern perimeter of the proposed project, which when mature would screen views of the new housing from viewpoints along Grandview Avenue and would reduce light and glare spillover. Furthermore, because the proposed housing is at least 100 feet below the elevation of Grandview Avenue, the lighting added by the project should not create glare for nearby residents. Therefore, potential project-related impacts from light and glare sources are not anticipated. However, given the proximity of the proposed project to the Grandview Avenue residential area and the fact that development is proposed in an area that currently is not lit at night, conservatively it is concluded that the impact related to light and glare would be potentially significant. The following mitigation measures are proposed to ensure that nearby off-site residents are not exposed to excessive light and glare.

PH Phase IV MM AES-2a: The Campus shall carefully design the buildings for Pioneer Heights Phase IV to make sure that light and glare along the project's eastern and northern façade is minimized. Landscaping for the eastern portion of the project site shall be selected to include fast growing tall trees and to ensure that it aesthetically screens the new buildings and helps reduce light and glare.

PH Phase IV MM AES-2b: All lighting proposed within and outside the buildings on the eastern and northern facade of the proposed housing development shall be limited to the minimal amount of lighting needed for safe operations.

Significance after Mitigation: Less than significant

Cumulative Impacts

Section 4.1, Volume 1, of the Draft EIR found cumulative impacts to aesthetics and visual resources to be less than significant. As the proposed project is consistent with the development analyzed in the Draft EIR, no further analysis is required.

2.4.2 Air Quality

This section assesses the potential for development of the PH Phase IV Project to affect air quality in the San Francisco Bay Area Air Basin (SFBAAB or the Basin).

Environmental Setting

Section 4.2, Air Quality, Volume 1, presents the air quality setting for the entire CSUEB Hayward campus, including the Pioneer Heights Phase IV site. The proposed location of the PH Phase IV Project is on a 4-acre site to the southeast of the existing Pioneer Heights student housing neighborhood, which is southeast of East Loop Road and southwest of Grandview Avenue. The project site is located within the SFBAAB. The Basin includes all of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, and Santa Clara counties, as well as the southern half of Sonoma County and the southwestern portion of Solano County. The atmospheric conditions in the Basin, including wind speed, wind direction, and air temperature gradients, are discussed in **Section 4.2**, Volume 1. Regional and local ambient air quality conditions are also discussed in **Section 4.2**, Volume 1.

In summary, the United States Environmental Protection Agency (US EPA) promulgates National Ambient Air Quality Standards (NAAQS) under the authority of the federal Clean Air Act. California Health and Safety Code (Section 39606) authorizes the California Air Resources Board (CARB) to promulgate California Ambient Air Quality Standards (CAAQS). In general, California standards are more restrictive than the national standards. An air basin or region that exceeds the standards is classified as nonattainment. Certain pollutants are further classified based on the severity of the nonattainment status. The SFBAAB is classified as nonattainment/marginal for the federal standard for ozone-8 hour, and is classified as nonattainment for the state standards of ozone-1 hour, ozone-8 hour, PM₁₀, and PM_{2.5}. Based on local ambient monitoring stations representative of the project site, the project area has registered values above state and federal standards for O₃, although the federal standard has not been

exceeded since 2003. Additionally, the state standard for PM₁₀ was exceeded from 2005 to 2007. The standards for CO, NO₂, PM_{2.5}, or SO₂ were not exceeded during 2003 through 2007, the most recent years for which data are available.

Impacts and Mitigation Measures

Standards of Significance

Refer to **Section 4.2** in Volume 1 for a discussion of applicable Standards of Significance.

Analytical Methodology

See **Section 4.2**, Volume 1, for analytical methods relative to air quality. In summary, construction and operational emissions for the proposed development were estimated using URBEMIS2007 Version 9.2.4, a land use and transportation based air quality model developed in cooperation with CARB. Emissions from on-site stationary sources were calculated using emission factors contained in US EPA's *Compilation of Air Pollutant Emission Factors* (also referred to as AP 42). The daily construction and operational mobile, stationary, and area source emissions were compared with the appropriate construction and operational criteria pollutant emission thresholds for the BAAQMD.

A simplified CALINE4 screening model developed by the BAAQMD was used to predict future CO concentrations due to cumulative plus project traffic conditions at 0 and 25 feet from the intersections in the study area that would operate at LOS D or worse. This methodology assumed worst-case conditions (i.e., wind direction is parallel to the primary roadway and 90 degrees to the secondary road, wind speed of less than one meter per second and extreme atmospheric stability) and provided a screening of maximum, worst-case, CO concentrations.

Impacts Adequately Analyzed at the Master Plan Level or Not Applicable to the Project

Conflict with Air Quality Plans

As stated in **Section 4.2**, Volume 1, the emissions of criteria pollutants from the development of the campus under the proposed Master Plan are likely not accounted in the regional air quality planning. Furthermore, because the emissions would not be reduced below BAAQMD thresholds even after mitigation, the proposed Master Plan would potentially conflict with the regional air quality plan. As shown in Impact AIR-1 below, emissions associated with the proposed housing project are too low to conflict with the regional air quality plan.

Construction Emissions

As stated in **Section 4.2**, Volume 1, the emissions associated with construction of the Proposed Action would be less than significant after the implementation of required mitigation measures (**MP Impact AIR-2**). The BAAQMD requires compliance with standard construction-related control measures specified in the *BAAQMD CEQA Guidelines*. Compliance with these measures is generally considered sufficient to reduce construction impacts to a less than significant level. Although the BAAQMD's operational emissions thresholds do not apply to construction emissions, the analysis in **Section 4.2** demonstrates that emissions of ROG, NO_x, and PM₁₀ would not exceed the operational thresholds during any of the construction phases associated with the development of the campus under the proposed Master Plan. Nonetheless, all projects development under the proposed Master Plan are required to implement the dust control measures listed in the *BAAQMD CEQA Guidelines*. Because no significant impacts would occur after mitigation based on the emissions associated with the Campus Master Plan, no significant impacts would occur based on the much smaller volume of emissions associated with the PH Phase IV Project with the implementation of applicable mitigation measures outlined in **Section 4.2**.

Carbon Monoxide Hotspots

As stated in **Section 4.2**, Volume 1, implementation of the proposed Master Plan would not expose sensitive receptors to substantial pollutant concentrations of carbon monoxide (CO) (**MP Impact AIR-4**). The proposed Master Plan development was evaluated for its potential to cause high levels of CO due to traffic associated with the Campus Master Plan, including the PH Phase IV Project. The results of the CO concentration calculations associated with the Master Plan development are presented in **Table 4.2-10** and **Table 4.2-11**, Volume 1. As indicated in Volume 1, under worst-case conditions, future CO concentrations at each of these intersections worst affected by the traffic associated with the Campus Master Plan at buildout would not exceed the federal or state 1-hour and 8-hour standards. Therefore, no significant CO hotspot impacts would occur to sensitive receptors in the vicinity of these intersections. Because no significant impacts would occur based on the traffic associated with the Campus Master Plan, no significant CO impacts would occur based on the much smaller volume of traffic associated with the PH Phase IV Project.

Objectionable Odors

Section 4.2, Volume 1, notes that the Campus Master Plan development would not create objectionable odors affecting a substantial number of people (**MP Impact AIR-5**). Development of the Campus Master Plan would require the use of diesel-fueled equipment, architectural coatings, and asphalt, all of which produce associated odors. However, these odors are not pervasive enough to cause objectionable odors

affecting a substantial number of people. Consequently, development of the Campus Master Plan would not cause objectionable odors. The operation of the Campus Master Plan facilities are not considered to be a significant source of odors, and all research using odorous materials would take place inside buildings, so there would be no odorous emissions associated with research activities. In addition, the campus is not located near any significant odor sources and would not expose faculty, staff, and students to significant odors. Consequently, the Campus Master Plan, including the PH Phase IV Project, would not cause or be affected by odors.

Greenhouse Gas Emissions

Section 4.2, Volume 1, states that the proposed Campus Master Plan is consistent with the implementing programs and regulations to achieve the statewide GHG emission reduction goals established under Executive Order S-3-05 and AB 32 (**MP Impact AIR-9**). The proposed Master Plan would reduce traffic trips with implementation of the elements of the Access, Circulation and Parking Framework of the Campus Master Plan (**MP Mitigation Measure AIR-3a**) and incorporate strategies to reduce energy demand and associated area source air emissions (**MP Mitigation Measure AIR-3b**). The reduction in mobile and area source emissions would have a corresponding reduction in greenhouse gas emissions, which is consistent with the overall goals of AB 32 and Executive Order S-3-05.

Accordingly, the proposed Master Plan will lessen the potential contribution of the campus to the cumulative impact of GHG emissions, and the impact would not be cumulatively considerable. The impact on global climate would be less than significant. Because no significant impacts would occur relative to greenhouse gas emissions associated with the Campus Master Plan, no significant impacts would occur based on the much smaller volume of greenhouse gas emissions associated with the PH Phase IV Project. Furthermore, by housing another 600 students on campus, the proposed housing project would help avoid some of daily vehicle trips which would be generated if these students lived off campus and would result in additional air emissions.

Project-Specific Impacts and Mitigation Measures

PH Phase IV Impact AIR-1: **The PH Phase IV Project would generate long-term operational emissions of criteria pollutants from increases in traffic and stationary and area sources that would not adversely affect air quality.**

Level of Significance: Less than significant

The PH Phase IV Project would result in the development of 150 student housing units that would accommodate 600 beds, with 4 beds per unit. As in **Section 4.2**, Volume 1, trip generation rates used in URBEMIS2007 were obtained from the traffic study for the project. For the purposes of the URBEMIS2007 model, the PH Phase IV Project is defined to consist of the mid-rise apartments land use type with a trip generation rate of 4 trips per residential unit.

The anticipated mobile source emissions based upon buildout of all land uses associated with the PH Phase IV Project are reflected in **Table 2.0-2, Estimated Unmitigated Pioneer Heights Phase IV Project Operational Emissions**. Emissions resulting from area sources such as natural gas combustion for water and space heating, consumer products, landscape maintenance equipment, and periodic architectural coating activities were also estimated using URBEMIS2007, and are also shown in **Table 2.0-2**.

**Table 2.0-2
Estimated Unmitigated Pioneer Heights Phase IV Operational Emissions**

Emissions Source	Emissions in Pounds per Day					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Summertime Emissions¹						
Operational (Mobile) Sources	3.09	2.40	28.11	0.05	8.80	1.67
Area Sources	11.54	1.91	2.35	0.00	0.01	0.01
Summertime Emission Totals	14.63	4.31	30.46	0.05	8.81	1.68
BAAQMD Thresholds	80	80	—	—	80	—
Exceeds Threshold?	NO	NO	—	—	NO	—
Wintertime Emissions²						
Operational (Mobile) Sources	2.51	3.59	28.79	0.04	8.80	1.67
Area Sources	11.42	1.89	0.80	0.00	0.00	0.00
Wintertime Emission Totals	13.93	5.48	29.59	0.04	8.80	1.67
BAAQMD Thresholds	80	80	—	—	80	—
Exceeds Threshold?	NO	NO	—	—	NO	—

Source: Impact Sciences, Inc., (2008). Emissions calculations are provided in **Appendix 2.6.2**.

Totals in table may not appear to add exactly due to rounding in the computer model calculations.

¹ "Summertime Emissions" are representative of the conditions that may occur during the ozone season (May 1 to October 31).

² "Wintertime Emissions" are representative of the conditions that may occur during the balance of the year (November 1 to April 30)

As shown in **Table 2.0-2**, the PH Phase IV Project at buildout and in full operation would generate annual emissions that would not exceed the BAAQMD significance thresholds for ROG, NO_x and PM₁₀. Therefore, operational emissions of ROG, NO_x, and PM₁₀ generated by project operations would be

considered to have a less than significant air quality impact. In addition, the above emissions do not include reductions due to sustainable design features for this project. Therefore, the total emissions would be less than that reported above.

Mitigation Measure: No mitigation is required.

PH Phase IV Impact AIR-2: **The Pioneer Heights Phase IV Project would not expose maximally exposed individuals to cancer risks exceeding 10 in one million or to ground level concentrations of non-carcinogenic toxic air contaminants that would result in a Hazard Index greater than 1.0 for the maximally exposed individual.**

Level of Significance: Less than significant

Construction of the Pioneer Heights Phase IV Project would result in on-site emissions of diesel particulate matter (DPM), which the State has identified as a toxic air contaminant (TAC). However, construction of a project of this size would result in temporary and short-term emissions. The Office of Environmental Health Hazard Assessment (OEHHA) *Air Toxics Hot Spots Program Guidance Manual for Preparation of Health Risk Assessments* (OEHHA 2003) provides direction with respect to the evaluation of cancer risk calculations for shorter-term exposures (*i.e.*, less than a maximum theoretical project life of 70 years). The OEHHA Guidance states:

[A]s the exposure duration decreases the uncertainties introduced by applying cancer potency factors derived from very long term studies increases. Short-term high exposures are not necessarily equivalent to longer-term lower exposures even when the total dose is the same. OEHHA therefore does not support the use of current cancer potency factor to evaluate cancer risk for exposures of less than 9 years. If such risk must be evaluated, we recommend assuming that average daily dose for short-term exposure is assumed to last for a minimum of 9 years.

As construction of the PH Phase IV Project would occur for substantially less than nine years, cancer risk cannot be reliably determined based on the OEHHA Guidance. Additionally, as the project's construction emissions are well under the BAAQMD operational thresholds and are considered less than significant with the implementation of required mitigation measures, construction of the PH Phase IV Project would not expose receptors to cancer risk exceeded 10 in one million and would not result in a Hazard Index greater than 1.0.

The residential land uses associated with the PH Phase IV Project are not anticipated to emit individual or cumulative toxic air contaminants in appreciable quantities. Accordingly, no significant impacts with respect to the criteria listed above are expected to occur.

Mitigation Measure: No mitigation is required.

PH Phase IV Impact AIR-3: **The Pioneer Heights Phase IV Project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or state ambient air quality standard.**

Level of Significance: Less than significant

According to the *BAAQMD CEQA Guidelines*, any project that would individually have a significant air quality impact would also have a significant cumulative air quality impact. As discussed in **PH Phase IV Impact AIR-1**, emissions associated with operation of the PH Phase IV Project would not exceed the BAAQMD-recommended operational threshold of significance for ROG, NO_x, or PM₁₀. Therefore, the project would not have an individually significant air quality impact.

For a project that does not individually have a significant air quality impact, the *BAAQMD CEQA Guidelines* recommend that a determination of cumulative impacts be based on an evaluation of the consistency of the project with the local general plan and of the general plan with the regional air quality plan. The most recently adopted regional air quality plan for this area is the *2000 Clean Air Plan (2000 CAP)*. If a project is proposed in a city or county with a general plan that is consistent with the *2000 CAP* and the project is consistent with that general plan, the project would not have a significant cumulative impact. As a project proposed by the State on state property, the project site is not subject to or contained within the City's general plan. Therefore, the project cannot be evaluated for consistency with the City's general plan. Instead, it is evaluated for consistency with the *2000 CAP* below.

To analyze whether a proposed project is consistent with the *2000 CAP*, the *BAAQMD CEQA Guidelines* recommends evaluating whether (1) the project provides buffer zone for odors and toxics, (2) the extent to which transportation control measures (TCM) are implemented, and (3) the consistency with the Clean Air Plan's (CAP) projections for vehicle miles traveled (VMT) and population. If a project demonstrates consistency with the CAP, its air quality impacts would be less than significant.

As previously discussed, the PH Phase IV Project is not anticipated to be exposed or expose sensitive receptors to odors or TACs. The PH Phase IV Project is farther than 0.25 mile from major roadways in the region. This is the distance recommended by the BAAQMD to avoid health impacts to sensitive receptors from major roadways. Therefore, the project would contain a sufficient buffer to avoid impacts from odors or TACs, as recommended by the first criterion for determining consistency with the *2000 CAP*.

As discussed in **Section 4.2**, Volume 1, the proposed Campus Master Plan, which includes the PH Phase IV Project, incorporated numerous measures to increase transit usage to reduce operational emissions of ROG and NO_x. These measures are listed in **MP Mitigation Measures AIR-3a** and **-3b**. With implementation of these measures, development of the campus under the proposed Campus Master Plan would be consistent with the *2000 CAP*.

Lastly, the proposed Campus Master Plan development would generate fewer vehicle trips than those that would be generated if the project site was developed without the measures to increase transit usage to reduce operational emissions of ROG and NO_x. As indicated in **Section 4.12, Traffic, Circulation, and Parking**, the proposed Campus Master Plan development with implementation of these measures would reduce the total average daily trips. Therefore, implementation of the Campus Master Plan would reduce VMTs occurring within the district and basin. The proposed PH Phase IV project would also help reduce vehicle trips by providing on-campus housing.

In conclusion, the proposed Campus Master Plan would be consistent with all of the criteria used to determine consistency with the *2000 CAP*. Therefore, the PH Phase IV Project, which is a part of the Campus Master Plan, would also be consistent with the *2000 CAP* and would not cause an individually significant impact. Accordingly, the PH Phase IV Project would not have a cumulatively considerable impact on air quality in the region. This impact is considered less than significant..

Mitigation Measure: No mitigation is required.

Cumulative Impacts

Section 4.2, Volume 1, found cumulative impacts to air quality to be less than significant. As the PH Phase IV Project is consistent with the development analyzed in Volume 1, no further analysis of cumulative impacts is required for the PH Phase IV Project.

With the exception of the Harder Road Parking Structure project and the Recreation and Wellness Center projects, there are no other projects on the campus or in the vicinity of Pioneer Heights Phase IV Project that would be under construction at the same time as the proposed housing project. Due to the distance between these projects, the construction emissions from these on-campus projects would not cumulate and affect the same receptors. Furthermore, all three projects would implement construction-phase mitigation measures to control air pollutant emissions. There would be no short term cumulative impacts on air quality.

2.4.3 Biological Resources

This section assesses the potential for development of the PH Phase IV Project to affect biological resources.

Environmental Setting

Section 4.3, Biological Resources, Volume 1, presents the biological resource setting for the entire CSUEB Hayward campus, including the PH Phase IV Project site. The proposed location of the project is on a 4-acre site to the southeast of the existing Pioneer Heights phases, which are southeast of East Loop Road and southwest of Grandview Avenue. The site is generally bounded to the north, south, and east by California annual grassland; the characteristics of this plant community are discussed in **Section 4.3**, Volume 1.

More specifically, the project site is located adjacent to and partially within a eucalyptus grove. The blue gum eucalyptus (*Eucalyptus globulus*) trees present are of moderate size and are relatively sparsely distributed throughout the site. The site is in a disturbed condition and is bisected by an access road and is adjacent (to the south) of an area that has been graded and is currently used as a construction staging area. The site is used as a ropes course and teaching area and contains several trailers, climbing equipment in trees, and log benches. With the exception of the eucalyptus trees, vegetation on the site is sparse and the vast majority of the site contains exposed dirt. Ground cover vegetation is restricted to non-native annual grasses and weedy plant species characteristic of disturbed areas.

The trees on the project site provide potential nesting habitat for common and special-status raptors, with abundant grassland foraging habitat occurring to the north, south, and east. The trees also provide potential, but low quality, roosting habitat for special-status bat species. As burrowing owls avoid areas containing a high density of trees (which provide perches and cover for predators), the species would not be expected to occur on the site. Given that the site is located within a eucalyptus grove and is heavily disturbed, suitable habitat for special-status plant species is not present.

Impacts and Mitigation Measures

Standards of Significance

Refer to **Section 4.3** in Volume 1 for a discussion of applicable Standards of Significance.

Analytical Methodology

See **Section 4.3**, Volume 1, for analytical methods relative to biological resources. Pacific Biology conducted a biological field survey of the PH Phase IV Project site on September 15, 2008. The field survey was conducted to identify and document the plant communities/habitats and associated wildlife resources present on and near the site, and to evaluate the potential for special-status species to occur on or near the site.

Impacts Adequately Analyzed at the Master Plan Level or Not Applicable to the Project

For the reason discussed in **Section 4.3**, Volume 1, the proposed project would not interfere substantially with the movement of wildlife; conflict with an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan; and would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Additionally, there are no riparian or sensitive natural communities, or federally protected wetlands, on the project site. Therefore, no further analysis of impacts related to these biological resources is required.

Project-Specific Impacts and Mitigation Measures

PH Phase IV Impact BIO-1: The construction of the proposed project would not have a substantial adverse effect on special status plant species.

Level of Significance: Less than significant

Given that the project site is located within a eucalyptus grove and is heavily disturbed, including the general absence of ground cover vegetation, suitable habitat is not present for any special-status plant species. Therefore, potential project-related impacts to special-status plant species are less than significant.

Mitigation Measure: No mitigation is required.

PH Phase IV Impact BIO-2: The construction of the proposed project could result in the loss of an active nest of a special-status raptor species.

Level of Significance: Potentially significant

As burrowing owls avoid areas containing a high density of trees (which provide perches and cover for predators), the species would not be expected to occur on the site as a nesting or wintering species.

However, the eucalyptus trees on the project site provide potential nesting habitat for special-status raptors, including Cooper's hawk and white-tailed kite. The suitability of the nesting habitat is enhanced by the presence of adjacent grassland foraging habitat. The project-related loss of potential nesting habitat would not be substantial given the abundance of oak trees and extent of woodlands in the surrounding open space area. Additionally, the proposed project would not result in the loss of high-value foraging habitat, given the disturbed and wooded condition of the site. Therefore, the loss of potential raptor foraging and nesting habitat associated with the proposed project would not be substantial. However, should an active nest be present within or near the construction zone, the removal of trees could result in the direct loss of an active nest of a special status bird species. Additionally, loud noise associated with construction activity has the potential to disturb nesting occurring in close proximity to the construction zone and result in the abandonment of an active nest. Therefore, the loss of an active nest of Cooper's hawk or white-tailed kite is considered a potentially significant impact.

PH Phase IV MM BIO-2: The Campus shall implement **MP Mitigation Measure BIO-1b**.

Significance after Mitigation: Less than significant

PH Phase IV Impact BIO-3: **The construction of the proposed project could result in the loss of an active maternity roost of a special-status bat species.**

Level of Significance: Potentially significant

The eucalyptus trees on the project site provide potential, but low quality roosting habitat for special-status bat species, including pallid bat, hoary bat, fringed myotis, long-legged myotis, and yuma myotis. The suitability of the roosting habitat is limited by the proximity of the trees to an active construction zone, the type of tree present (i.e., eucalyptus), the use of portions of the tree grove as a ropes course, and the relatively low density of trees. However, there is some potential that an active roost could be present. Therefore, if trees are removed during the nesting season of native bats (generally April 1 through August 31) and an active maternity roost were present in the trees, the loss of an active maternity roost would be a potentially significant impact.

PH Phase IV MM BIO-3: The Campus shall implement **MP Mitigation Measure BIO-1d**.

Significance after Mitigation: Less than significant

Cumulative Impacts

Section 4.3 (Volume 1) of the Master Plan EIR found cumulative impacts to biological resources to be less than significant. As the proposed project is consistent with the development analyzed in Volume 1, no further analysis is required.

2.4.4 Cultural Resources

This section assesses the potential for development of the PH Phase IV Project to affect cultural resources.

Environmental Setting

Section 4.4, Cultural Resources, Volume 1, presents the cultural resource setting for the entire CSUEB Hayward campus, including the PH Phase IV Project site. The proposed project would be located on a 4-acre site to the southeast of the existing Pioneer Heights student neighborhood.

Impacts and Mitigation Measures

Standards of Significance

Refer to **Section 4.4** in Volume 1 for a discussion of applicable Standards of Significance.

Analytical Methodology

Consistent with the proposed Master Plan, previous survey coverage of the site was assessed and it was determined that an intensive archaeological survey was required. A record search and intensive pedestrian archaeological survey of the PH Phase IV Project site was conducted by a qualified archaeologist in September, 2008. No archaeological sites or historic features were identified. Because existing off-site utility lines would be used to supply the redeveloped site, the potential for utility installations to result in disturbance of archaeological or historical resources was considered slight and these alignments were not subjected to an archaeological survey.

Impacts Adequately Analyzed at the Master Plan Level or Not Applicable to the Project

For the reason discussed in **Section 4.4**, Volume 1, the proposed development of the Pioneer Heights Phase IV would not have a direct substantial adverse effect on any cultural, unique archaeological, and/or geological resources. Moreover, the project requires no evaluation of potential impacts to historic structures because no structures are present on the project site. The site is not underlain by geologic formations that are considered sensitive for paleontological resources or unique geologic resources, and

the potential to affect these resources is considered low and the impact would be less than significant. Therefore, no further analysis of impacts related to these cultural resources is required.

Project-Specific Impacts and Mitigation Measures

PH Phase IV Impact CULT-1: Construction associated with the proposed project could result in the disturbance of previously undiscovered historic or prehistoric cultural resources, deposits, artifacts, or human remains, including buried material.

Level of Significance: Potentially significant

As noted above, consistent with the proposed Master Plan, previous survey coverage of the site was assessed and it was determined that an intensive archaeological survey would be required. Record searches and intensive pedestrian archaeological surveys of the PH Phase IV Project site were conducted. The records search did not identify any previously recorded cultural resources on the project site, and the surface surveys did not identify any cultural materials within the project boundaries. No historic features or other potential historical resources were identified on the project site (Dexter 2008).

The proposed project would involve extensive grading and excavation over a large area. Although no cultural resources were encountered during site surveys, previously unknown subsurface archaeological resources may be present and could be affected by any activity that disturbs the surface or subsurface, including increased vehicular traffic, grading, or excavation. To avoid an inadvertent adverse impact, in the event of an archaeological discovery, the Campus will ensure that excavation stops and the find is protected, consistent with the **MP Mitigation Measure CULT-1b**. The Campus shall retain an archaeologist to develop and implement a research design and data recovery plan. The Campus will also ensure that a local Native American is provided an opportunity to monitor any additional excavation within the margins of a discovered prehistoric deposit, consistent with the **MP Mitigation Measure CULT-3b**.

Although no evidence of human remains has been reported at this site, human remains have been discovered in archaeological contexts elsewhere within the City of Hayward, and thus there is some potential that this site also could include human remains. If human remains are uncovered and are determined to be of Native American origin, the Campus will implement the procedures set forth in the **MP Mitigation Measure CULT-3c** and **-3d** for protection of the remains, documentation, and respectful treatment in consultation with a Native American Most Likely Descendant. The implementation of the mitigation measures above will reduce the potential impact to a less-than-significant level.

PH Phase IV MM CULT-1: The Campus shall implement **MP Mitigation Measures CULT-1b, -1c, -3, and -4**

Significance after Mitigation: Less than significant

Cumulative Impacts

Section 4.4, Volume 1, of this Draft EIR found cumulative impacts to cultural resources to be less than significant. Cumulative impacts on cultural resources from campus development under the 2008 Master Plan, including the PH Phase IV Project, are adequately addressed under the **MP Impacts CULT-1** through **-4**. The project site does not include any paleontologically sensitive areas, and thus would not contribute to any potential paleontological impact. The cumulative impacts of development on significant cultural resources (historical, unique archaeological, and geological) is considered less than significant because the Campus has protections in place to avoid and minimize impacts to such resources.

2.4.5 Geology and Soils

Environmental Setting

Section 4.5, Geology and Soils in Volume 1 of this Draft EIR presents the geology and soils setting for the entire CSUEB Hayward Campus. The geology and soil characteristics of the PH Phase IV Project site are included in Volume 1 and this section summarizes the conditions and impacts relevant to the proposed project.

Impacts and Mitigation Measures

Standards of Significance

Refer to **Section 4.5** in Volume 1 for a discussion of applicable Standards of Significance.

Analytical Methodology

See **Section 4.5**, Volume 1 for a description of the analytical methodology used to evaluate the geological, soils, and seismicity effects of the overall CSUEB Hayward Campus development, including the effects of the Pioneer Heights Phase IV Project.

Impacts Adequately Analyzed at the Master Plan Level or Not Applicable to the Project

As discussed in **Section 4.5**, Volume 1, the potential for significant soil erosion due to construction on the CSUEB Hayward Campus would be less than significant (**MP Impact GEO-2**). All future construction

projects, including the PH Phase IV Project, on the CSUEB Hayward Campus that would disturb 1 acre or more would be required to comply with the NPDES requirements to control discharges from construction sites and would implement a storm water pollution prevention plan (SWPPP). Compliance with NPDES regulation for control of pollutant discharge during construction would reduce the potential for significant soil erosion due to all construction on the CSUEB Hayward campus, including the PH Phase IV Project. Furthermore, following the construction of the proposed project, the erosion potential would be very low since the project site would be covered by buildings, pavement, and landscaping. Therefore, this impact is considered less than significant and no additional project-level analysis of this issue is required.

According to Volume 1 of this Draft EIR, portions of the campus have expansive soils present (**MP Impact GEO-3**). However, as described in **MP Mitigation Measure GEO-1**, a site-specific geotechnical study will be conducted prior to design and construction of the proposed project to assess whether geologic hazards, including expansive soils, are present. If expansive soils are present, recommendations to mitigate the adverse effects of expansive soils would be presented in the geotechnical report, and would be incorporated into the final design and implemented during construction in compliance with the California Building Code. The impact related to expansive soils is less than significant because proper engineering and construction techniques will eliminate this hazard and because any residual effects that might be the result of expansive soils would not have a significant adverse effect on humans or the environment. Therefore, no additional project-level analysis of this issue is required.

Volume 1 of this EIR noted that the proposed development under the CSUEB Hayward Campus Master Plan, including the PH Phase IV Project, would not include the use of septic tanks or alternative wastewater disposal systems. There would be no impact related to septic tanks or alternative wastewater disposal systems and no additional project-level analysis of this issue is required.

Project-Specific Impacts and Mitigation Measures

PH Phase IV Impact GEO-1: **Development of Pioneer Heights Phase IV would not expose people and structures to substantial adverse effects associated with fault rupture, but could result in substantial adverse effects related to seismic ground shaking or seismic-related ground failure, including liquefaction, lateral spreading, landslides, and/or settlement.**

Level of Significance: Less than significant

Faults identified on the campus include the East and West Chabot faults and the Dibblee fault. There is no evidence that these faults have been active during the Holocene. Geotechnical evaluations at the site of

the Pioneer Heights student housing complex considered the potential for fault rupture at the site to be low. However, the campus is located only 0.18 mile (0.3 km) from the active Hayward fault and it has been estimated that the West Chabot fault could experience sympathetic movement on the order of less than 6 inches during a major earthquake on the Hayward fault (CEL 2006).

Severe seismic ground shaking and related ground failure is a possibility in the area of the Hayward campus. As discussed above, portions of the campus have potential for ground failure related to liquefaction and landsliding. To address these types of concerns, the Hayward campus routinely performs geotechnical investigations to evaluate the potential for liquefaction and other types of ground failure at each building site. These reports include recommendations applicable to foundation design, earthwork, and site preparation to minimize or avoid the potential for building damage and injury. The Campus would implement **MP Mitigation Measure GEO-1** to ensure that such an investigation is performed for the proposed student housing project, and that the recommendations of such investigations are incorporated into project designs. Moreover, the design of the proposed project would comply with the California Building Code, which includes specific provisions for structural seismic safety. The proposed project would also be subject to review by the CSU Seismic Review Board.

As indicated above, portions of the campus have been identified as seismic hazard zones by the CGS (2003). See **Figure 4.5-4** in Volume 1. The mapping by CGS shows areas adjacent to the PH Phase IV Project where a landslide hazard may exist along the western and southern portion of the site. However, the project site is not located within a mapped area of liquefaction hazard or earthquake-induced landslide hazard zones. Development of the PH Phase IV Project would not expose people and structures on campus to substantial adverse effects associated with seismic ground shaking or seismic-related ground failure, including liquefaction, lateral spreading, landslides, and/or settlement. Furthermore, the proposed project would also implement **MP Mitigation Measure GEO-1**. The impact would be less than significant.

Mitigation Measure: No mitigation required other than **MP Mitigation Measure GEO-1**.

Cumulative Impacts

Section 4.5, Volume 1, of this Draft EIR found cumulative impacts related to geological, soils, and seismicity effects to be less than significant. As the proposed project is consistent with the development analyzed in Volume 1, no further analysis is required.

2.4.6 Hazards and Hazardous Materials

Environmental Setting

Section 4.6, Hazards and Hazardous Materials in Volume 1 of this Draft EIR presents the hazards and the hazardous materials setting for the entire CSUEB Hayward Campus, including a description of applicable regulations and a discussion of potential hazardous materials used and hazardous waste generated by the proposed development of the campus. The current conditions relevant to hazards for the PH Phase IV Project site are included in Volume 1 and this section summarizes the conditions and impacts relevant to the housing project.

Impacts and Mitigation Measures

Standards of Significance

Refer to **Section 4.6** in Volume 1 for a discussion of applicable Standards of Significance.

Analytical Methodology

See **Section 4.6**, Volume 1 for a description of the analytical methodology used to evaluate the potential hazards and hazardous materials impacts of the overall Hayward campus development, including the impacts of the PH Phase IV Project.

Impacts Adequately Analyzed at the Master Plan Level or Not Applicable to the Project

As discussed in **Section 4.6**, Volume 1, implementation of the CSUEB Hayward Campus Master Plan, including PH Phase IV Project, would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (**MP Impact HAZ-1**). The Hayward campus EH&S department would be responsible for implementing measures designed to ensure compliance with applicable laws and regulations and to impose additional, more stringent CSUEB Hayward policies to further reduce the potential for human harm. Hazardous materials use associated with the proposed student housing project would involve small volumes of common hazardous materials such as cleaning agents and materials used in routine maintenance of building which would not pose a significant hazard to the public or the environment. Hazardous materials could also be used in varying amounts during construction activities associated with implementation of the proposed housing development. However, construction activities are required to comply with all applicable regulations and codes, including, but not limited to, Titles 8 and 22 of the Code of California Regulations, Uniform Fire Code, and Division 20 of the California Health and Safety Code. All transportation of hazardous materials to and from the site during construction activities must also comply with DOT and Caltrans

regulations. Therefore, full compliance with federal, state, and local standards and regulations would reduce the potential impacts on the public and environment through transport, use, or disposal of hazardous materials, or under upset and accident conditions involving the release of hazardous materials into the environment, to a less-than-significant level and no additional project-level analysis of this issue is required.

While the proposed project is located within 0.25 mile of an existing childcare center, the Early Childhood Education Center located on the east edge of the campus on Old Hillary Road, hazardous materials are not expected to be stored at the proposed project site. As discussed in **Section 4.6**, Volume 1, the impact to those attending the existing childcare center would be less than significant with implementation of the CSUEB Hayward Campus Master Plan (**MP Impact HAZ-2**). No additional project-level analysis of this issue is required.

Implementation of the proposed project would not expose people on the project site to any safety hazards related to public airports or private airstrips because the campus is approximately four miles east of the Hayward Airport, and is also not located within the vicinity of a private airstrip. Therefore, no project-level analysis is required.

The project site does not include any listed hazardous materials locations. The project site does not include contaminated soil and groundwater.

The construction of the proposed project would not impact the existing Emergency Operations Plan (EOP) or impede emergency operations. As discussed in **Section 4.6**, Volume 1, the campus is expected to continue its practices and programs related to emergency response as the campus grows under the proposed Master Plan. Consistent with the campus' current procedure, as new buildings are built on the campus under the proposed master plan, an EOP would be developed for each new building, including the buildings of the Pioneer Heights Phase IV development. Furthermore, campus growth under the proposed Master Plan would not interfere with the campus EOP through construction-related road closures. The CSUEB Facilities Planning & Operations is the agency with the responsibility of regulating lane closures, and the University Police Department ensures that lanes are passable at all times. These practices and procedures related to road closures during construction would be implemented during the construction phase of the proposed project. Therefore based on current practices and procedures, the impact related to interference with the campus EOP would be less than significant. No additional project-level analysis is required.

Project-Specific Impacts and Mitigation Measures

PH Phase IV Impact HAZ-1: Pioneer Heights Phase IV development would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

Level of Significance: Less than significant

As discussed in **Section 4.6**, Volume 1, the new student housing area is adjoined by open grassland areas and the project site would be at a high risk of exposure to wildland fires during the fire season. However, the campus implements a vegetation management program to reduce fire fuel loads on all undeveloped lands within the campus boundary. The impact related to risk from wildland fires at the Pioneer Heights Phase IV project site would be less than significant for the following reasons:

- All buildings would be designed and constructed in conformance with the California Building Code and with applicable fire code safety requirements. The fire protection systems would meet all statutory requirements which apply to student housing. Fire hydrants would be provided to protect the buildings against wildland fire threats and protect the wildland in case of a fire in the buildings that threatens the surrounding lands.
- In compliance with the campus' vegetation management program, all new landscaping in the areas surrounding the new housing will be developed to minimize the threat of wildland fire damage to facilities and personnel. The landscaping plan would provide for control of fire fuel accumulation (tall grasses and woody shrubs) and would provide adequate spacing between trees to avoid interconnecting canopies.
- Vegetation management to reduce fuel loads will continue to be conducted by the campus on all areas adjacent to the site of the student housing project.

Therefore, the impact related to risk from wildland fires would be less than significant for the proposed project.

Mitigation Measure: No mitigation is required.

Cumulative Impacts

Section 4.6, Volume 1, of this Draft EIR found cumulative impacts from hazards and hazardous materials to be less than significant. As the proposed project is consistent with the development analyzed in Volume 1, no further analysis is required.

2.4.7 Hydrology and Water Quality

Environmental Setting

Section 4.7, Hydrology and Water Quality in Volume 1 of this Draft EIR presents the hydrology and water quality setting for the entire CSUEB Hayward Campus, including the PH Phase IV Project.

Impacts and Mitigation Measures

Standards of Significance

Refer to **Section 4.7** in Volume 1 for a discussion of applicable Standards of Significance.

Analytical Methodology

See **Section 4.7**, Volume 1 for a description of the analytical methodology used to evaluate the potential hydrology and water quality impacts of the overall Hayward campus development, including the impacts of the Pioneer Heights Phase IV Project.

Impacts Adequately Analyzed at the Master Plan Level or Not Applicable to the Project

As discussed in **Section 4.7**, Volume 1, the Hayward campus is not within a FEMA-designated 100-year flood zone. Therefore, the Pioneer Heights Phase IV housing would not be located within a flood zone. According to the City of Hayward Tsunami and Dam Failure Inundation Hazard Map, dam failure at the Don Castro Reservoir would flood areas near San Lorenzo Creek. Should that dam failure occur, it would not affect the Hayward campus. Additionally, due to the relatively hilly topography and its distant location from the ocean and San Francisco Bay, the Hayward campus would not be affected by inundation by a tsunami or seiche event. Therefore, no additional project-level analysis of these impacts is required.

Section 4.7, Volume 1, concluded that the CSUEB Hayward campus and surrounding area do not have any significant groundwater resources. The City of Hayward does not depend on local groundwater supplies to meet domestic and industrial needs; this demand is met by the Hetch Hetchy water system. The proposed development under the Master Plan, including the proposed project, would not generate a demand for groundwater for potable water supply, and impacts on groundwater resources in the Hayward area would not occur. Furthermore, the analysis in Volume 1 concluded that the decrease in groundwater recharge would negligible due to development of the campus under the proposed Master Plan. No additional project-level analysis of groundwater resource impacts is required.

Project-Specific Impacts and Mitigation Measures

PH Phase IV Impact HYDRO-1: Compliance with NPDES requirements and campus stormwater management policies would result in a less than significant impact on water quality, including erosion and sedimentation, during construction of the proposed project.

Level of Significance: Less than significant

Construction activities associated with the proposed project would involve clearing and grading of the site. Stormwater runoff could result in short-term sheet erosion within areas of exposed or stockpiled soils. Furthermore, the compaction of soils by heavy equipment may reduce the infiltration capacity of soils and increase runoff and erosion potential. Given the above, pollutants such as soil, sediments, and other substances associated with construction activities (e.g., oil, gasoline, grease, and surface litter) could enter the campus storm drain system.

However, the project is subject to NPDES requirements for control of stormwater pollutants during construction. To comply with the regulations, the construction contractor will be required to submit a Notice of Intent for coverage under the State NPDES General Construction Permit. This permit requires the preparation and implementation of a stormwater pollution prevention plan (SWPPP). A SWPPP would be prepared for the PH Phase IV Project which would identify best management practices (BMPs) to maintain water quality. BMPs may consist of a wide variety of measures taken to reduce pollutants in stormwater and other nonpoint source runoff. BMPs to be implemented during construction may include, but are not limited to, the following measures:

- Temporary erosion control measures (such as silt fences, staked straw bales/wattles, silt/sediment basins and traps, check dams, geofabric, sandbag dikes, and temporary revegetation or other ground cover)
- BMPs acceptable to the Regional Board for protection of downstream drainage facilities
- Establishment of grass or other vegetative cover on the construction site as soon as possible after disturbance.

Final selection of BMPs may be subject to approval by the San Francisco Bay Regional Board. CSUEB would verify that an NOI has been filed by the construction contractor with the State Water Board and a SWPPP has been developed and initiated before allowing construction to begin. CSUEB or its contractor would perform inspections of the construction area to verify that the BMPs specified in the SWPPP are properly implemented and maintained. Additionally, CSUEB or its contractor would implement a

monitoring program to verify BMP effectiveness. The monitoring program would begin at the outset of construction and terminate upon completion of the project.

As part of compliance with the NPDES General Construction Permit, CSUEB or its contractor would also develop and implement a spill prevention and control program to minimize the potential for, and effects from, spills of hazardous, toxic, or petroleum substances during construction activities. The plan would be completed before any construction activities begin, and would include provisions for preventing, containing, and reporting spills of hazardous materials.

In addition to NPDES requirements, construction would comply with CSUEB standard stormwater management practices and engineering controls, which require the control and minimization of stormwater pollutants originating from construction sites as a standard part of contract specifications. Compliance with NPDES and campus requirements would result in a less than significant impact to water quality during construction of the proposed project.

Mitigation Measure: No mitigation is required.

PH Phase IV Impact HYDRO-2: **Development of the proposed project would not substantially alter the existing drainage patterns in a way that would result in on- or off-site flooding, but could potentially result in an impact related to erosion and sedimentation in the receiving waters.**

Level of Significance: Potentially significant

The project site slopes to the southwest and stormwater runoff currently flows to the south and southwest. Once the project is constructed, stormwater runoff would be directed to the north into the existing storm drains that serve the existing Pioneer Heights student neighborhood.

As discussed in **Section 4.7**, Volume 1, the proposed development under the Master Plan, including the PH Phase IV Project, would generate an increase in stormwater runoff due to construction of impervious surfaces within the watershed. The project site is currently a 4-acre area that is disturbed, graded and compacted in some portions as a result of the site's current use as a ropes course. However, there are currently no impervious surfaces present on the site. With the implementation of the proposed project, impervious surfaces would be established on the site. However, consistent with the sustainability policies of the proposed Master Plan, the project has been designed to be a low-impact development (LID) with the goal of minimizing the amount of impervious surfaces added to the site and thereby minimizing the increase in the volume of post-development stormwater runoff from the site.

Based on the proposed LID design of the project, approximately 61 percent of the site (98,700 square feet) would be under impervious surfaces which would include buildings and hardscape and about 39 percent (62,000 square feet) of the project site would be under pervious surfaces, which would include lawn areas and landscaping within the central quad as well as pathways and plazas paved with permeable paving materials. As a result of this design, stormwater volumes from the site would increase from 1.0 cfs under pre-development conditions to 3.5 cfs under post-development conditions for a 10-year, 24-hour storm event.

Bioswales along the perimeter of the project site and a shallow infiltration planter located in the quad area in the middle of the site are proposed as part of the project design to provide some treatment to the runoff generated at the site. Stormwater generated by the project's impervious surfaces would be collected by downspouts and conveyed into the bioswales and infiltration planter, which in turn would discharge into the campus storm drain system. The storm drain would discharge the increased runoff into a creek in the western portion of the campus. While these bioswales would help treat the stormwater and provide some limited detention and infiltration of stormwater generated by the project's impervious surfaces, they would not provide adequate detention of stormwater to avoid erosion in the creek that would receive the increased runoff from the project site conveyed to the creek via the campus storm drain. Therefore, as currently designed, the proposed project could potentially lead to erosion and sedimentation in the creek. This would be a potentially significant impact. To address this impact, **PH Phase IV Mitigation Measure HYDRO-2** will be implemented.

PH Phase IV MM HYDRO-2: The Campus shall incorporate additional BMPs into the proposed project to detain the additional runoff generated at the project site such that post-development peak flows equal pre-development peak flows. These BMPs could include a surface pond, an underground vault, or any other appropriate design feature.

Significance after Mitigation: Less than significant

Cumulative Impacts

Cumulative impacts of the development of the campus under the proposed Master Plan, including the PH Phase IV Project, along with development in the vicinity of the campus are discussed in **Section 4.7**. As shown in that analysis, the development of the campus would not generate additional runoff from the site that could result in hydromodification of the receiving waters. Furthermore, stormwater controls such as bioswales, infiltration facilities, and detention facilities would be incorporated in all projects that are built on the campus pursuant to the proposed Master Plan which would ensure that the quality of site

runoff is not degraded. The cumulative impact of campus-wide development, including the proposed housing project, would therefore be less than significant.

2.4.8 Land Use and Planning

Environmental Setting

Section 4.8, Land Use and Planning in Volume 1 of this Draft EIR presents the existing land uses and applicable planning regulations for the CSUEB Hayward campus and surrounding areas. The proposed location of the PH Phase IV Project is southeast of the existing Pioneer Heights student neighborhood, southeast of East Loop Road and southwest of Grandview Avenue. The site is currently used as a ropes course and teaching area. Surrounding land uses include campus-owned open space to the north, south and east of the site with the existing student housing to the northwest of the site. Single-family homes are located across Grandview Avenue, approximately 900 feet northeast and 105 feet above the site.

Impacts and Mitigation Measures

Standards of Significance

Refer to **Section 4.8** in Volume 1 for a discussion of applicable Standards of Significance.

Analytical Methodology

See **Section 4.8** in Volume 1 for analytical methods used to assess land use impacts.

Impacts Adequately Analyzed at the Master Plan Level or Not Applicable to the Project

As discussed in **Section 4.8**, Volume 1 of this Draft EIR, the proposed Pioneer Heights Phase IV Project would not conflict with any applicable habitat conservation plan or natural community conservation plan as none are applicable to the Hayward campus and its vicinity. The analysis in Volume 1 also concluded that the buildout of the Master Plan, including the Pioneer Heights Phase IV Project, would not physically divide an established community. All development associated with the proposed Master Plan would be located within or immediately adjacent to the existing development on the Hayward campus, including the proposed project as described above. Therefore, no project-level analysis of these impacts is necessary.

Project-Specific Impacts and Mitigation Measures

PH Phase IV Impact LU-1: Implementation of the proposed project would not conflict with applicable land use plans, policies, or regulations of an agency with

jurisdiction over the project adopted for the purposes of avoiding or mitigating an environmental effect.

Level of Significance: Less than significant

The proposed project would be constructed within the campus boundaries, adjacent to the existing student housing complex which includes Pioneer Heights Phases I through III. As discussed in **Section 4.8** of Volume 1, if the proposed Master Plan is adopted, it would become the applicable land use plan for the Hayward campus. Development of the proposed housing project is part of and is consistent with the proposed Master Plan. The proposed project is an important element of the proposed Master Plan as it helps the campus attain several of the key objectives of the Master Plan which include provision of additional housing on the campus in order to house more students on campus while providing a safe environment, and one that is supportive of the learning experience; implement the Master Plan vision concept of student neighborhoods, and to develop new facilities that promote a logical development pattern. By developing this next phase of student housing adjacent to the existing student housing, the proposed project allows the campus to achieve all of these important objectives.

Additionally, for the reasons discussed in **Section 4.8** (Volume 1), the proposed Master Plan for CSUEB Hayward campus would not conflict with relevant local land use plans. Because the proposed PH Phase IV Project is consistent with the proposed Master Plan, it would also not conflict with any local land use plans. Therefore, the impact is less than significant.

Mitigation Measure: No mitigation is required.

Cumulative Impacts

Campus growth considered in **Section 4.8**, Volume 1, for the cumulative analysis discussion includes the proposed Pioneer Heights Phase IV project. Cumulative analysis of campus growth under the Master Plan is adequately addressed in **MP Impact LU-3**. No further evaluation of cumulative impacts is necessary.

2.4.9 Noise

This section assesses the potential for the development of the PH Phase IV Project to affect the noise environment.

Environmental Setting

Section 4.9, Noise, in Volume 1 of this Draft EIR presents the existing noise environment in the project vicinity and documents changes in the baseline conditions that would occur as a result of the development of CSUEB Hayward campus, pursuant to the proposed Master Plan which includes the development of additional student housing at the site of the proposed PH Phase IV Project. The current conditions relevant to noise for the Pioneer Heights Phase IV Project site are included in Volume 1 and this section summarizes the conditions and impacts relevant to the housing project. The primary concerns related to noise include exposure of noise-sensitive land uses to stationary sources of noise.

Fundamentals of Environmental Noise and Vibration

See **Section 4.9**, Volume 1 for a detailed description of the fundamentals of environmental noise.

Noise-Sensitive Land Uses in the Project Vicinity

As described in Volume 1 of the Draft EIR, noise-sensitive receptors in the vicinity of the project site include residences and academic buildings. Noise-sensitive receptors located close to the project site include existing student housing in the Pioneer Heights I, II and III student complexes and single-family residences located along Grandview Avenue. Specifically, the nearest student housing units to the site are in the Pioneer Heights I complex, approximately 300 feet northwest of the site. The single-family homes across Grandview Avenue are approximately 900 feet northeast and 105 feet above the site.

Existing noise levels related to roadways, stationary sources, and construction within and adjacent to the campus are described in **Section 4.9**, Volume 1 of this Draft EIR. During the noise monitoring survey, ambient daytime noise levels were measured to be about 57 dBA Ldn at the existing student housing and about 45 dBA Ldn at the residences along Grandview Avenue.

Impacts and Mitigation Measures

Standards of Significance

Refer to **Section 4.9** in Volume 1 for a discussion of applicable Standards of Significance.

Analytical Methodology

See **Section 4.9**, Volume 1 for a description of the analytical methodology used to evaluate the noise effects of the overall Campus, including the effects of the Pioneer Heights Phase IV Project.

Impacts Adequately Analyzed at the Master Plan Level or Not Applicable to the Project

As discussed in **Section 4.9**, Volume 1, the Hayward campus is not located within an airport land use plan or within 2 miles of a public airport or public use airport. In addition, the campus is not located within 2 miles of a private airstrip. Therefore, no impact would occur and no project-level analysis is needed.

Section 4.9, Volume 1 evaluates impacts of the increased vehicular traffic associated with campus development on ambient traffic noise levels. Generation of vehicular trips associated with the implementation of the Campus Master Plan would substantially increase traffic-related noise levels at five roadway segments in the campus vicinity. However, implementation of PH Phase IV Project is expected to contribute a small number of vehicular trips (less than 1 vehicle trip per day per resident student) because students living in the facility would not be required to commute. Therefore, the project-related traffic would have an imperceptible impact on ambient noise levels in the campus vicinity and on the roadways serving the campus.

The analysis in **Section 4.9**, Volume 1, found that pile driving activities during construction could expose nearby receptors to perceptible levels of groundborne vibration. As noted in **Section 4.9**, Volume 1, vibration from pile driving occurring within 100 feet could cause architectural and structural damage to unreinforced or older buildings, which are not present on the site. If distances of 50 feet or more are observed for pile driving, no undue annoyance to persons or damage to existing structures is expected to occur at most locations from construction pile driving. Although pile driving is currently not proposed as part of the project, should it be determined during final design to be necessary, vibration impacts from pile driving are not expected to occur. This is because the nearest existing building, the Pioneer Heights I student complex, is approximately 300 feet away from the project site. There are no laboratory uses in the vicinity of the project. Therefore, no vibration impact would occur.

Project-Specific Impacts and Mitigation Measures

PH Phase IV Impact NOI-1: Daily operations within the Pioneer Heights Phase IV Project would not expose existing off-site and future on-site noise sensitive receptors to elevated noise levels.

Level of Significance: Less than significant

Daily noise generating activities associated with the proposed project would include student gatherings and conversations, athletic and recreational activities, social events, landscaping and maintenance activities, and mechanical equipment noise. There would be no on-site traffic as no parking is proposed as part of this project although there would be periodic truck trips to the project site for garbage pickup. Noise-sensitive receptors in the existing student housing complexes and in the single-family homes

located across Grandview Avenue would be exposed to noise from operation of the proposed project. However, noise generated by daily activities from the proposed project is not expected to exceed the noise standard of 60 dBA Ldn exterior and 45 dBA Ldn interior at these locations because the noise levels generated by these activities are generally low at the source and would be further attenuated given the distance between the project site and the nearest receptors. The proposed housing is at least 900 feet from the nearest homes on Grandview Avenue and is also approximately 105 feet lower in elevation. As a result, noise generated within the new housing would attenuate to very low levels at the nearest off-site receptors as a result of intervening distance and elevation change. Even though noise levels in the vicinity of the proposed student housing could increase from heating, ventilation, and air conditioning (HVAC) equipment, similar to existing conditions, noise levels associated with HVAC systems would be reduced to below the noise standard for residences at a distance of less than 50 feet from the source with the use of standard attenuation barriers. Therefore, noise-sensitive receptors both on the campus and along Grandview Avenue would not be exposed to noise levels in excess of the standards for noise sensitive uses, and the impact is considered less than significant.

Mitigation Measure: No mitigation is required.

PH Phase IV Impact NOI-2: Construction of the Pioneer Heights Phase IV Project could expose existing on site noise-sensitive receptors to elevated construction noise levels.

Level of Significance: Potentially significant

Construction of the proposed Pioneer Heights Phase IV Project would include ground clearing, earthmoving, foundations, erection of structures, and finishing. Noise impacts resulting from construction depend on the noise generated by various pieces of construction equipment, the timing and duration of noise generating activities, and the distance and shielding between construction noise sources and noise sensitive areas. Table 4.9-4, in **Section 4.9**, Volume 1, summarizes noise levels produced by commonly used construction equipment. As described in the table, individual types of construction equipment are expected to generate noise levels ranging from 74 to 89 dBA at a distance of 50 feet.

Noise generated by construction is anticipated to be the greatest during site grading activities and excavation for underground utilities. Noise generated during foundation and building construction would be lower. Maximum noise levels would typically range from 70 to 90 dBA during excavation and grading activities and from 65 to 85 dBA during building construction at a distance of 50 feet from the source. Hourly average construction noise levels are typically 75 dBA to 85 dBA measured at a distance of 50 feet from the center of the site during busy construction periods. Construction noise levels decrease at

a rate of about 6 dBA per doubling of distance between the source and receptor. Shielding by buildings or terrain often result in much lower construction noise levels at distant receptors.

The closest noise sensitive receptors to the project site include the existing Pioneer Heights Phase I student housing and residences along Grandview Avenue. Residences along Grandview Avenue are located about 50 feet east of the campus site's eastern property line, but approximately 900 feet away from the proposed project site. As discussed in **Section 4.9**, Volume 1, a significant impact would occur if construction activity is predicted to result in a sound level that is more than 6 decibels above the ambient sound level at the nearest receptor between the hours of 7:00 PM and 7:00 AM on weekdays and Saturdays or between the hours of 10 AM and 6 PM on Sundays and holidays. At places where construction takes place within a distance of about 500 feet of the nearest residences, construction noise is likely to increase above ambient daytime sound levels at residences by 6 decibels or more. The nearest off-campus residences are at least 900 feet away from the proposed project site, and therefore construction activities would not increase noise levels at these off-campus residences by more than 6 decibels. The existing student housing in Pioneer Heights I on the other hand is approximately 300 feet from the proposed project site and therefore construction activities associated with the proposed project would elevate noise levels at Pioneer Heights I by more than 6 decibels. There is no policy in the proposed Campus Master Plan that would limit the hours of construction on the campus. Therefore, this impact would be considered significant for construction activities occurring between the hours of 7:00 PM and 7:00 AM on weekdays and Saturdays or between 10 AM and 6 PM on Sundays and holidays. Implementation of **MP Mitigation Measure NOI-3a** would avoid the significant noise impacts from construction activities on the existing student housing. **MP Mitigation Measure NOI-3b** would further reduce noise impacts from construction activities related to the project.

PH Phase IV MM NOI-2: The Campus shall implement MP Mitigation Measure NOI-3a through -3b.

Significance after Mitigation: Less than significant

Cumulative Impacts

Section 4.9 in Volume 1 of this Draft EIR found cumulative impacts related to noise to be less than significant. As the proposed project is consistent with the development analyzed in Volume 1, no further analysis is required.

With the exception of the Harder Road Parking Structure project and the Recreation and Wellness Center projects, there are no other projects on the campus or in the vicinity of Pioneer Heights Phase IV Project that would be under construction at the same time as the proposed housing project. Due to the distance

between these projects, the construction noise from these on-campus projects would not cumulate and affect the same receptors. Furthermore, all projects would implement construction-phase noise mitigation measures. There would be no short term cumulative impacts related to construction noise.

2.4.10 Population and Housing

Environmental Setting

Section 4.10, Population and Housing, in Volume 1 of this Draft EIR describes the population and housing conditions of the CSUEB Hayward Campus and surrounding area. Approximately 800 student-housing beds are provided within the Pioneer Heights I and II student housing complexes. Pioneer Heights III, which includes 472 new student housing beds, is in the final stages of construction and will open in fall 2008, bringing the total number of students living on campus to nearly 1,300.

Impacts and Mitigation Measures

Standards of Significance

Refer to **Section 4.10** in Volume 1 for a discussion of applicable Standards of Significance.

Analytical Methodology

See **Section 4.10**, Volume 1 for a description of the analytical methodology used to evaluate the population and housing effects from the implementation of the proposed Master Plan, including the effects of the PH Phase IV Project.

Impacts Adequately Analyzed at the Master Plan Level or Not Applicable to the Project

As identified in **Section 4.10**, Volume 1, campus development under the proposed Master Plan would not displace people or existing housing that would necessitate the construction of replacement housing elsewhere (**MP Impact POP-2**). Pioneer Heights Phase IV development would not displace existing students living in the housing complex of Pioneer Heights (Phases I-III). Since no existing housing would be displaced, there would be no impacts related to construction of replacement housing on the campus. No additional project-level analysis of this issue is required for the Pioneer Heights Phase IV Project.

Project-Specific Impacts and Mitigation Measures

PH Phase IV Impact POP-1: Implementation of the proposed project would provide 600 student housing beds, increasing the on-campus residential population by 600 students.

Level of Significance: Less than significant

Pioneer Heights Phase IV would provide 600 beds for students living on-campus. The existing housing in the Pioneer Heights complex, which includes Phase III to be opened in fall 2008, provides approximately 1,300 beds. Implementation of the proposed project would increase the on-campus student population to nearly 1,900. The analysis of population and housing in **Section 4.10**, Volume 1, took into account the entire projected increase in campus population and housing under the proposed Master Plan, including the students that would live in the Pioneer Heights Phase IV housing project (**MP Impact POP-1**). This population would not place a demand on housing in the City of Hayward since this population would be housed on the campus. Therefore, potential project-related impacts related to population growth in the City of Hayward as a result of proposed on-campus housing are less than significant.

Mitigation Measure: No mitigation is required.

Cumulative Impacts

Section 4.10 in Volume 1 of this Draft EIR found cumulative impacts related to population and housing to be less than significant. As the proposed project is consistent with the development analyzed in Volume 1, no further analysis is required.

2.4.11 Public Services and Recreation

Environmental Setting

Section 4.11, Public Services and Recreation, in Volume 1 of this Draft EIR describes the existing public services and recreation, including fire protection, law enforcement, schools, and parks that serve the project site and its vicinity. This section summarizes the conditions and impacts relevant to the PH Phase IV Project.

Impacts and Mitigation Measures

Standards of Significance

Refer to **Section 4.11** in Volume 1 for a discussion of applicable Standards of Significance.

Analytical Methodology

See **Section 4.11**, Volume 1, for a detailed description of the analytical methodology used to evaluate the public services and recreation impacts associated with the proposed Campus Master Plan development, including the effects of the PH Phase IV Project.

Impacts Adequately Analyzed at the Master Plan Level or Not Applicable to the Project

The analysis in **Section 4.11**, Volume 1, concluded that implementation of the proposed Master Plan would not require the construction of new or physically altered fire protection facilities. The Hayward campus currently receives fire protection and emergency medical services from the City fire department. The PH Phase IV Project would comply with 2007 CBC and CFC requirements. Additionally, the California State Fire Marshall would review the proposed project to verify that project design would not impeded fire protection services and compliance with all applicable regulations. As discussed in **Section 4.11**, implementation of the proposed Master Plan would result in an increase in the demand for fire protection services from HFD. However, HFD would continue to provide the service from its existing fire station. No additional project-level analysis of this impact is required.

As discussed in **Section 4.11**, Volume 1, the CSUEB Hayward Police Department and the Hayward Police Department (HPD) provide law enforcement services to the campus. Implementation of the proposed Master Plan, including the PH Phase IV Project, would result in an increased demand for police protection services on and adjacent to the Hayward campus. As the Master Plan is implemented, the CSUEB Hayward Police Department would maintain a similar ratio of police officers to campus population and would continue to provide adequate police protection services to the campus. The CSUEB Hayward Police Department and HPD would continue to operate under the existing MOU, which would result in continued collaboration in providing adequate police protection services on and around the Hayward campus, including service to the Pioneer Heights Phase IV site. Therefore, adequate police protection services would be provided. As discussed in **Section 4.11**, no new facilities would be required and there would be no significant environmental impacts from the construction of new facilities to serve the campus, including PH Phase IV Project. No additional project-level analysis of this impact is required.

The analysis for the CSUEB Hayward Campus Master Plan in **Section 4.11**, Volume 1, concluded that implementation of the proposed Master Plan would result in a less than significant impact associated with schools. The PH Phase IV Project would provide housing only for students attending CSUEB Hayward Campus. The proposed project does not include student family housing, so there would be no school-age children associated with this project. Therefore, no further analysis of this impact is required.

The analysis in **Section 4.11**, Volume 1, concluded that 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, or require the construction or expansion of recreational facilities that might have an adverse effect on the environment. Modifications to existing recreational facilities as proposed in the Master Plan are analyzed in Volume 1 of this Draft EIR and would not result in substantial physical effects on the environment beyond those identified in this Draft EIR. The existing “ropes course area” on the project site would be demolished, but the proposed Recreation and Wellness Center for the campus, to be completed in 2009, would provide similar recreational opportunities in its outdoor adventure center. Additionally, the proposed project would provide an open space area in the center of the complex for passive recreational opportunities. Therefore, the CSUEB Hayward Campus Master Plan, including the PH Phase IV Project, would result in less than significant impacts related to park demand and the construction of new parks or expansion of existing parks off site. No additional project-level analysis of this impact is required.

Project-Specific Impacts and Mitigation Measures

Not applicable.

Cumulative Impacts

The cumulative public services and recreation impacts of all growth under the proposed Campus Master Plan, including the PH Phase IV Project, are adequately addressed in **Section 4.11**, Volume 1. No further evaluation of cumulative impacts is required.

2.4.12 Traffic, Circulation, and Parking

Environmental Setting

The PH Phase IV Project would have vehicular access via the same roadway that currently serves the Pioneer Heights parking lot, and pedestrian/bicycle access would be via this roadway as well as via the pathways connecting the existing Pioneer Heights neighborhood.

Impacts and Mitigation Measures

Standards of Significance

Refer to **Section 4.12** in Volume 1 for a discussion of applicable Standards of Significance.

Analysis Scenarios

Pioneer Heights Phase IV Project is expected to be completed by 2011. Therefore, the traffic analysis is conducted for a Near Term Plus Project case, consisting of background traffic growth to 2011, plus the traffic associated with the proposed project. The cumulative impact of this project is described by the Master Plan traffic analysis in Volume 1, which is conducted using 2025 traffic conditions.

The potential new Hayward Boulevard entrance is not a part of this project, and if it is ultimately included in the Master Plan, is not expected to be constructed by 2011, so is not included in the traffic analysis.

Traffic Forecasting Methodology

Intersection volumes for the year 2011 without the project were estimated by interpolating between the existing (2007) traffic volumes and the 2025 forecast traffic volumes. **Figure 2.0-7, Estimated 2011 No Project Traffic Volumes**, shows the estimated 2011 No Project traffic volumes at the study intersections.

Project Trip Generation, Distribution and Assignment

Table 2.0-3, Pioneer Heights Phase IV Project Trip Generation, gives the project trip generation estimate. The additional 600 student beds are projected to generate 30 AM peak hour trips and 60 PM peak hour trips. The trip generation rates are based on surveys of on-campus housing sites on other University campuses, and are substantially lower than the rates for standard apartments, due to the low level of travel external to the campus during the peak commute hours by undergraduate students (Note that a survey of the existing Pioneer Heights neighborhood's vehicle trip generation were not possible due to construction activities taking place during the data collection phase of this study).

**Table 2.0-3
Pioneer Heights Phase IV Project Trip Generation**

	AM Peak Hour Trips			PM Peak Hour Trips		
	Inbound	Outbound	Total	Inbound	Outbound	Total
Trips per Bed	10%	90%	0.05	90%	10%	0.10
Total Trips	3	27	30	54	6	60

*Note: Residential trip rates based on campus housing surveys at Stanford University, UC Riverside, UC Berkeley, and UC Davis.
Source: Fehr & Peers, October 2008.*

Figure 2.0-8, Pioneer Heights IV Project Trip Distribution, shows the project trip distribution, which is based on the Master Plan trip distribution described in Volume 1, but adjusted to reflect the lower level of residential trips that would be expected to travel to/from the residential areas north and east of the campus. **Figure 2.0-9, Pioneer Heights IV Project Trip Assignment**, shows the project trip assignment to the study intersections, and **Figure 2.0-10, Pioneer Heights 2011 With Project Volumes**, shows the 2011 With Project intersection volumes.

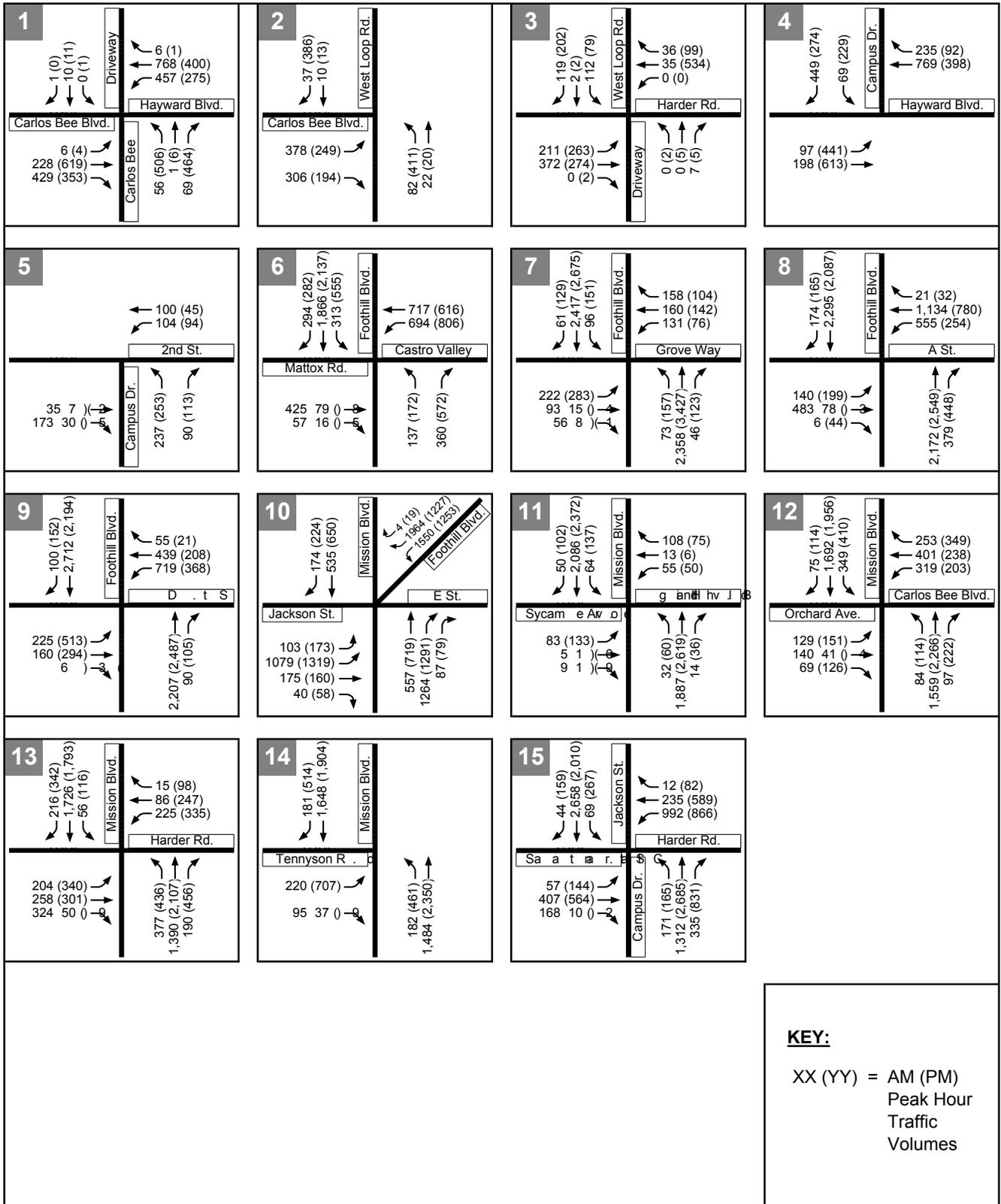
Project-Specific Impacts and Mitigation Measures

PH Phase IV Impact TRANS-1: The proposed PH Phase IV Project would not cause an intersection to degrade to an unacceptable level of service, nor would it add significant delay to intersections that would operate at unacceptable levels of service in 2011.

Level of Significance: Less than significant

As described above, project traffic was added to 2011 No project traffic volumes at the study intersections to determine whether the addition of project traffic would significantly affect intersection operations. **Table 2.0-4** shows the Near-Term No Project and Near-Term With Project service levels, along with the existing intersection service levels for comparison purposes. The addition of project traffic to near-term (2011) traffic would not degrade the levels of service during either the AM or PM peak hour at any of the study intersections. For those intersections that would operate at unacceptable levels of service without the project traffic, the proposed project would not significantly increase the delay. The level of service impact would be less than significant.

Mitigation Measure: No mitigation is required.

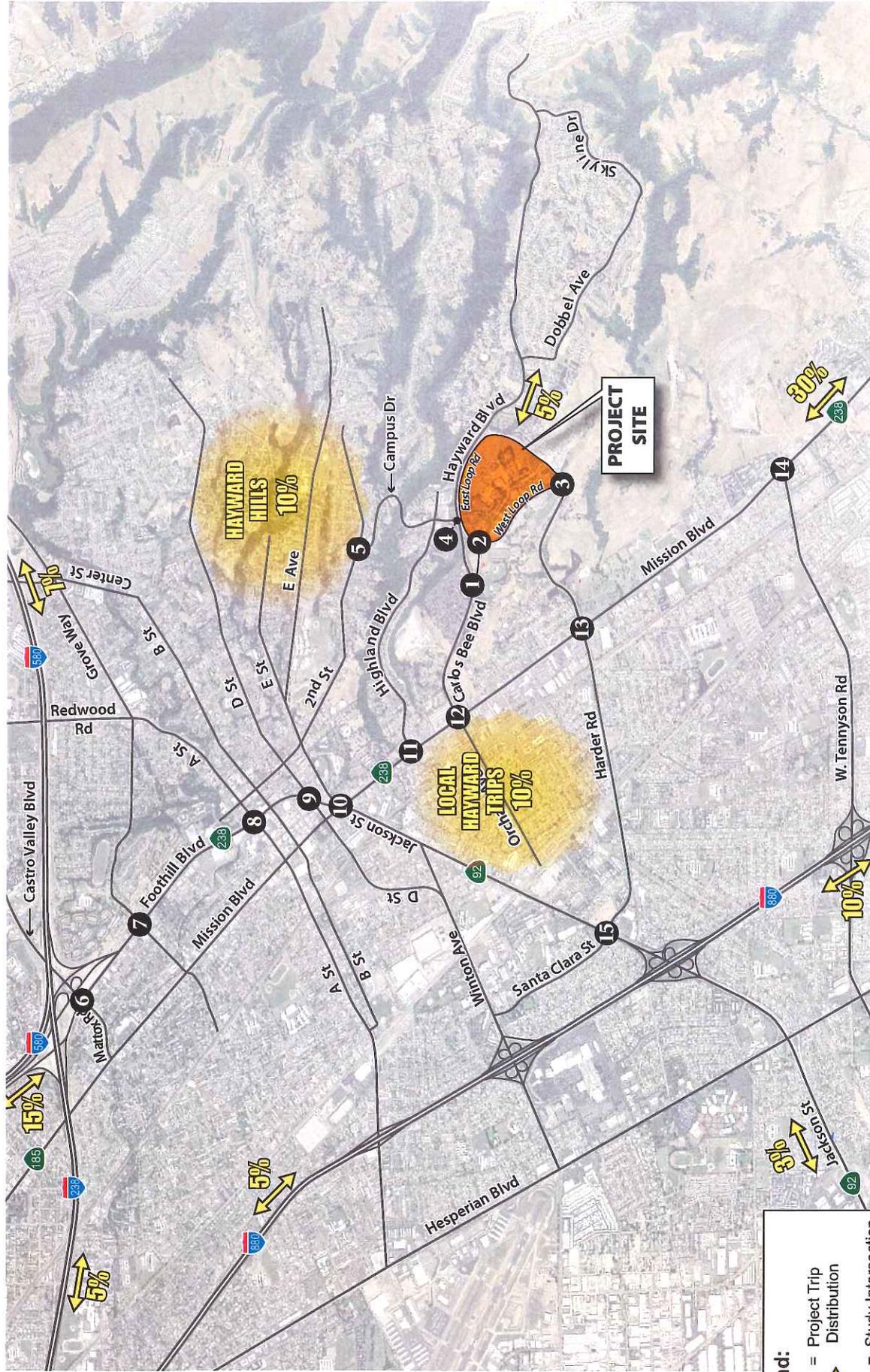


NOT TO SCALE

SOURCE: Fehr & Peers - October 2008

FIGURE 2.0-7

Estimated 2011 No Project Traffic Volumes



Legend:

XX% = Project Trip Distribution

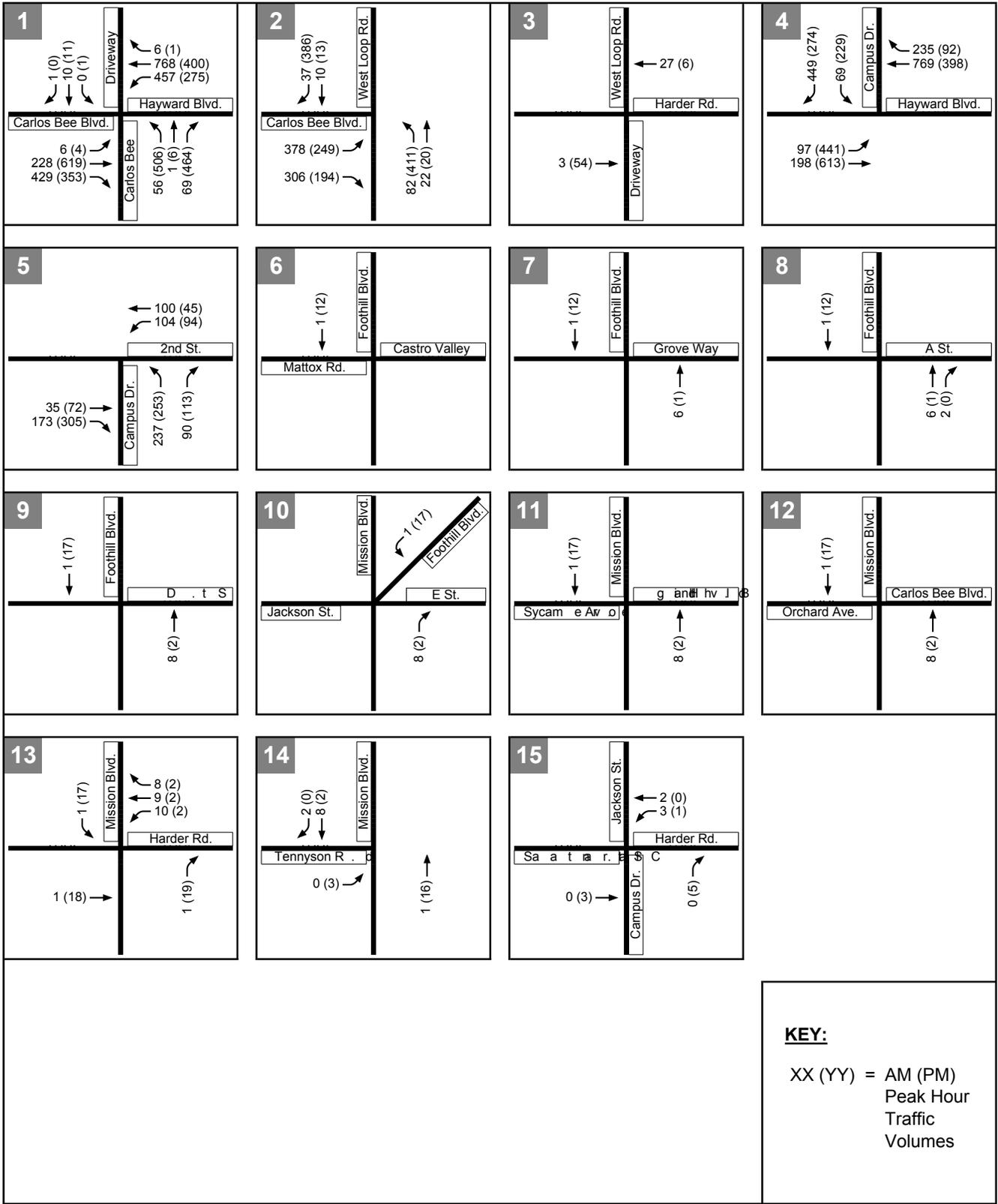
1 = Study Intersection

NOT TO SCALE

SOURCE: Fehr & Peers - September 2008

FIGURE 2.0-8

Pioneer Heights IV Project Trip Distribution

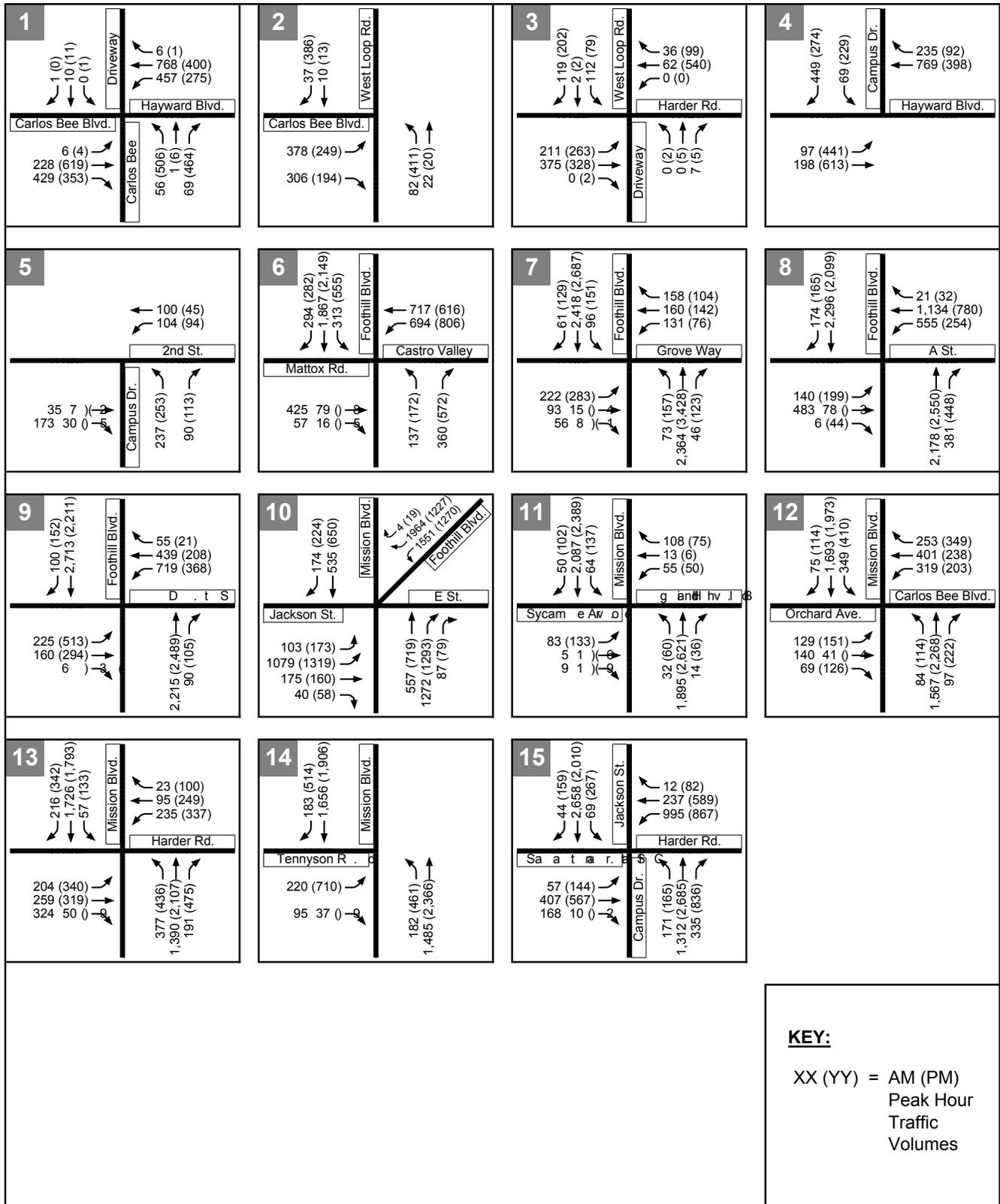


NOT TO SCALE

SOURCE: Fehr & Peers - October 2008

FIGURE 2.0-9

Pioneer Heights IV Project Trip Assignments



NOT TO SCALE

SOURCE: Fehr & Peers - October 2008

FIGURE 2.0-10

Pioneer Heights IV 2011 With Project Volumes

**Table 2.0-4
Intersection Levels of Service – Near-term Conditions with Pioneer Height Phase IV Project**

Intersection	Traffic Control ¹	Peak Hour	Existing		2011 No Project		2011 With Project	
			Delay ³ (seconds)	LOS ³	Delay ³ (seconds)	LOS ³	Delay ³ (seconds)	LOS ³
1. Carlos Bee Blvd./Hayward Blvd.	Signal	AM	22	C	20	C	20	C
		PM	20	C	23	C	23	C
2. Carlos Bee Blvd./West Loop Rd.	AWS	AM	9	B	10	B	10	B
		PM	9	B	15	C	15	C
3. Harder Rd./West Loop Rd.	AWS	AM	7	B	7	B	7	B
		PM	12	C	20	C	20	C
4. Hayward Blvd./Campus Dr.	Signal	AM	7	B	7	B	7	B
		PM	9	B	9	B	9	B
5. 2 nd St./Campus Dr.	SSSC	AM	2 (6)	A (B)	2 (7)	A (B)	2 (7)	A (B)
		PM	1 (8)	A (B)	2 (11)	A (C)	2 (11)	A (C)
6. Foothill Blvd./Mattox Rd./Castro Valley Blvd.	Signal	AM	33	D	62	F	62	F
		PM	32	D	197	F	199	F
7. Foothill Blvd./Grove Way	Signal	AM	17	C	21	C	21	C
		PM	19	C	96	F	96	F
8. Foothill Blvd./A St.	Signal	AM	33	D	47	E	47	D
		PM	25	D	28	D	28	D
9. Foothill Blvd./D St.	Signal	AM	29	D	40	E	40	E
		PM	31	D	49	E	50	E
10. Foothill Blvd./Mission Blvd./Jackson St./E St.	Signal	AM	52	E	24	C	24	C
		PM	38	D	27	D	28	E
11. Mission Blvd./Highland Blvd.	Signal	AM	14	B	16	C	16	C
		PM	15	C	56	E	57	E
12. Mission Blvd./Carlos Bee Blvd./Orchard Ave.	Signal	AM	43	E	63	F	64	F
		PM	47	E	175	F	175	F
13. Mission Blvd./Harder Rd.	Signal	AM	43	E	54	E	55	E
		PM	46	E	176	F	180	F
14. Mission Blvd./Tennyson Rd.	Signal	AM	20	C	15	B	15	B
		PM	44	E	63	F	64	F
15. Jackson St./Santa Clara St./Harder Rd.	Signal	AM	47	E	118	F	119	F
		PM	49	E	206	F	208	F

1. Signal, Side-Street Stop Control (SSSC) or All-Way Stop (AWS).

2. For side-street stop-controlled intersections, delays for worst movement are shown in parentheses.

3. Intersections operating at unacceptable levels (LOS F) are shown in bold. Intersections with significant impacts are shaded. Dark shading indicates an impact due to LOS changing from E to F; light shading indicates an impact due to a change in delay of more than 4 seconds

Source: Fehr & Peers, October 2008.

PH Phase IV Impact TRANS-2: The construction of the PH Phase IV Project would add vehicle, pedestrian and bicycle traffic to the vicinity of Harder Road/West Loop Road and Harder Road/Pioneer Heights Access Road/pedestrian crossing, potentially causing congestion and safety concerns.

Level of Significance: Potentially significant

While the project would not significantly affect traffic conditions at external intersections, the additional pedestrian, bicycle and vehicle traffic generated by the 600 new campus residents would affect local circulation in the south campus area, particularly in the vicinity of the existing signalized pedestrian crossing and vehicle access road at Pioneer Heights and the all-way stop-controlled intersection of Harder Road/West Loop Road as the number of crossings will increase with this project. The campus has planning, design and construction processes in place to ensure that site access for all modes is provided for new residential and academic building construction projects, and that good connections between new buildings and the rest of campus are provided. These practices will be employed in the planning, design and construction of the PH Phase IV Project. However, the impact would be potentially significant. **PH Phase IV Mitigation Measure TRANS-2** is proposed to reduce this impact to a less than significant level.

PH Phase IV MM TRANS-2: The University will review the operation of the signalized pedestrian crossing at Pioneer Heights/Harder Road, including the interaction between vehicles accessing the residential parking and pedestrians, and develop improvements if needed to address the larger pedestrian volume associated with the project. Improvements may include diverting vehicle access to a roadway further west, roughly half-way between the West Loop intersection and the signal, to eliminate direct conflicts between vehicles and pedestrians at this high- pedestrian-activity location.

Significance after Mitigation: Less than significant

Cumulative Impacts

The cumulative traffic, circulation, and parking impacts of all growth under the proposed Campus Master Plan, including the PH Phase IV Project, are adequately addressed in **Section 4.12**, Volume 1. No further evaluation of cumulative impacts is required.

2.4.13 Utilities and Service Systems

Environmental Setting

Section 4.13, Utilities and Service Systems, in Volume 1 of this Draft EIR presents the existing utilities and service systems in the project vicinity. The proposed Campus Master Plan impact analysis related to the capacity of utility systems, including water, wastewater, storm water, solid waste, electricity, and natural gas, took into account the increased demand from all of the projected development and population growth under the Master Plan, including the proposed PH Phase IV Project.

Impacts and Mitigation Measures

Standards of Significance

Refer to **Section 4.13** in Volume 1 for a discussion of applicable Standards of Significance.

Analytical Method

See **Section 4.13**, Volume 1 for a detailed description of the analytical methodology used to evaluate the utilities and service systems impacts associated with the CSUEB Hayward Campus Master Plan development, including the effects of the PH Phase IV Project.

Impacts Adequately Analyzed at the Master Plan Level or Not Applicable to the Project

As discussed in **Section 4.13**, Volume 1, the campus development outlined in the proposed Master Plan was not specifically considered in the projections included in the City's 2005 UWMP, but the net increase in water demand is not considered substantial and would not result in the need for the City of Hayward to obtain additional entitlements to serve the campus at Master Plan buildout. Assuming typical water conservation for a conservative estimate of water usage, approximately 70 gallons per day (gpd) per capita would be used at the project site (Stantec 2008). The PH Phase IV Project would house 600 students, which would generate approximately 42,000 gpd of indoor water demand. Additionally, the main water distribution pipelines within the campus are of adequate size to serve the campus at buildout, including the proposed PH Phase IV Project, and new pipelines would not be required to handle the increased water demand. No further project-level analysis of this impact is required.

As discussed in **Section 4.13**, Volume 1, the proposed Master Plan, including the Pioneer Heights Phase IV project, would not result in the construction of new electrical and natural gas facilities on campus or result in the construction of new or expanded electrical system capacity improvements off-campus that would cause significant environmental impacts. Volume 1 concluded that the impacts related to energy

system improvements and power supply on the campus would be less than significant. The existing natural gas pipeline near Lot E should be adequate to serve the new Pioneer Heights Phase IV project, and the project is not anticipated to be constructed on top of existing natural gas pipelines. The Pioneer Heights neighborhood is not fed from the main campus electrical distribution system, but is fed from a separate feed located east of campus along Grandview Avenue. It is anticipated that the existing electrical feed to Pioneer Heights can be used to provide service for the proposed Pioneer Heights Phase IV project. Therefore, no further analysis of this project-level impact is required.

The impact of the proposed project on storm drain system is addressed in **PH Phase IV Impact HYDRO-2**, above. No further analysis is required.

As stated in **Section 4.13**, Volume 1, implementation of the proposed Master Plan would not generate solid waste that would require expansion of the regional landfill. The CSUEB Hayward campus would adopt a goal under the proposed Master Plan to divert 75 percent of solid waste from landfills in the near term and 100 percent would be diverted from landfills by 2030. As discussed in Volume 1, the Master Plan would comply with applicable regulations related to solid waste and would be served by a landfill with sufficient remaining capacity; it will not result in significant adverse impacts related to solid waste. Therefore, the development of Pioneer Heights Phase IV would also be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs, and implementation of the proposed project would comply with federal, state, and local statutes and regulations related to solid waste. No further analysis is required.

Project-Specific Impacts and Mitigation Measures

PH Phase IV Impact UTIL-1: Implementation of the proposed project would not result in significant environmental impacts associated with the construction of wastewater facilities.

Level of Significance: Less than significant

Implementation of the proposed Master Plan would increase the volume of wastewater generated on the Hayward campus. Most of the increased flows would come from new student housing, and so the sanitary sewers within the campus would need to be replaced. The existing 18-inch-diameter sanitary sewer from Pioneer Heights to Parking lot B would require replacement with a 24-inch-diameter sanitary sewer. The replacement would take place when Lot B is redeveloped and would be required for the buildout of the Pioneer Heights neighborhood and not for the implementation of the proposed project.

Due to the limited ground disturbance needed for connections and extensions, construction-phase air quality and noise impacts would also be less than significant. For reasons discussed in **Section 4.13**, Volume 1, sufficient treatment capacity currently exists at the City's WWTP to accommodate increased wastewater volumes from the proposed housing project. Wastewater generated in any residential or non-residential building is approximately 90 percent of water demand. Therefore, the PH Phase IV Project would generate approximately 37,800 gpd of wastewater. The City of Hayward Water Pollution Control Facility (WPCF) handles normal average flows of approximately 13 to 14 mgd. The wastewater treatment plant has been permitted with a rated dry-weather capacity of 16.5 mgd (City of Hayward 2005). Currently, there is 2.5 mgd of available capacity at the wastewater treatment plant. This project would generate 0.038 mgd of wastewater which is well within the permitted capacity of the treatment plant. Therefore, impacts from wastewater generation would therefore be less than significant.

Mitigation Measure: No mitigation is required.

Cumulative Impacts

The cumulative utilities and service system impacts of all growth under the proposed Campus Master Plan, including the PH Phase IV Project, are adequately addressed in **Section 4.13**, Volume 1. No further evaluation of cumulative impacts is required.

2.5 OTHER CEQA CONSIDERATIONS

Section 15126 of the *State CEQA Guidelines* states that an EIR must include a discussion of the following topics:

- Significant environmental effects which cannot be avoided if the proposed project is implemented
- Growth-inducing impacts of the proposed project

In addition, Section 15128 of the *State CEQA Guidelines* requires a brief statement of the reasons that various possible effects of a project have been determined not to be significant and therefore, are not evaluated in the Environmental Impact Report (EIR).

The following sections address each of these types of impacts based on the analyses included in **Section 2.6, Environmental Impact Analysis**, above.

2.5.1 Significant Unavoidable Effects

As detailed in **Section 2.6**, implementation of the Pioneer Heights Phase IV project would not result in any significant impacts that could not be mitigated to a less than significant level. There would be no

significant and unavoidable impacts. As part of the certification process, the Board of Trustees of the California State University will make a final decision as to the significance of impacts and the feasibility of mitigation measures in this EIR.

2.5.2 Growth-Inducing Impacts

This section evaluates the potential for growth inducement as a result of implementation of the proposed project. Section 15126.2(d) of the *State CEQA Guidelines* requires that an environmental impact report (EIR) include a discussion of the potential for a proposed project to foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. The *State CEQA Guidelines* do not provide specific criteria for evaluating growth inducement and state that it must not be assumed that growth in an area is necessarily beneficial, detrimental, or of little significance to the environment.

The potential for growth-inducing impacts of development under the proposed Master Plan are analyzed in **Section 6.0**, in Volume 1 of this EIR. The proposed PH Phase IV Project would construct new housing that would accommodate some of the population growth anticipated under the CSUEB Hayward Campus Master Plan and would therefore support the growth in population on the campus. However, it would not in itself induce growth in the broader region and would reduce the demand for housing in the Bay Area communities associated with the campus. The proposed housing project would therefore not be considered growth inducing.

2.5.3 Effects Found Not to be Significant

This section describes other resource topics, including agricultural resources and mineral resources that would either not be affected by implementation of the proposed PH Phase IV Project or that the impacts would be less than significant. Any issues not addressed in this section are evaluated in detail in **Section 2.6, Environmental Impact Analysis**, above.

Agricultural Resources

As discussed in **Section 6.0, Other CEQA Considerations** of Volume 1, the Hayward campus is developed with buildings, paved areas, or landscaped open space and is surrounded by suburban uses and open space. No farmland or agricultural activities are present in the vicinity of the campus. Therefore, implementation of the proposed PH Phase IV Project would not result in conversion of farmland to non-agricultural uses. The campus is currently designated for academic uses by the City of Hayward and is surrounded by urban/suburban development and open space. No impacts related to possible conflicts with zoning for agricultural uses or a Williamson Act contract would occur.

As no farmland, agricultural land, or related uses are found on the project site or on the campus, implementation of the proposed housing project would not involve changes in the existing environment that could result in conversion of farmland to non-agricultural use. Therefore, no impact would occur.

Mineral Resources

According to **Section 6.0**, Volume 1, the Hayward campus is not located within a regionally significant aggregate resources zone. In addition, implementation of the proposed Master Plan, including the PH Phase IV Project, would not result in any substantial loss of known mineral resources that would be of value to the region or state because the campus area is not an area for the extraction of mineral resources. Therefore, no impact would occur.

2.6 ALTERNATIVES

The California Environmental Quality Act (CEQA) requires that an EIR describe a range of reasonable alternatives to the project, or to the location of the project that could feasibly avoid or lessen any significant environmental impacts while substantially attaining the basic objectives of the project. An EIR should also evaluate the comparative merits of the alternatives. This section sets forth potential alternatives to the proposed project, and for those alternatives that would achieve most of the basic objectives of the proposed project, evaluates the alternatives for their ability to avoid or reduce the proposed project's significant impacts.

2.6.1 Project Objectives

Alternatives considered in the EIR should be feasible and should attain most of the basic project objectives. The guiding objectives of the Pioneer Heights Phase IV project are to provide additional on-campus housing units for students. Specifically, campus objectives of the Pioneer Heights Phase IV project are to:

- House more students on campus while providing a safe environment, and one that is supportive of the learning experience
- Implement the Master Plan vision concept of student neighborhoods;
- Develop facilities in a manner that promotes a logical development pattern
- Improve the pattern of campus development to ensure adequate capacity for planned growth

2.6.2 Alternatives Considered in Detail

An EIR must briefly describe the rationale for selection of alternatives. The lead agency may make an initial determination as to which alternatives are feasible, and therefore merit in-depth consideration, and which are infeasible. Alternatives that do not meet most of the project objectives need not be considered in detail. Alternatives that are remote or speculative, or have effects that cannot be reasonably predicted, also need not be considered.¹ Based on their ability to meet project objectives and in order to comply with CEQA requirements, the following alternatives are considered in detail in this EIR:

- Reduced Student Housing
- No Project

2.6.3 Alternatives Eliminated from Future Consideration

The following alternatives were considered by the CSUEB, but rejected as infeasible. A brief explanation of the reasons for their exclusion is presented below.

Alternate Location on the Hayward Campus

CEQA states that a key question in the alternatives analysis is whether any of the significant effects of the project would be avoided or substantially lessened by selecting an alternate site for the project. Only locations that would avoid or substantially lessen any of the significant effects of the project need be considered for inclusion in the EIR. CSUEB has determined that an alternative site for the proposed housing project on the campus would not (a) meet most of the project objectives, and (b) reduce the environmental impacts of the proposed project.

Potential alternate on-campus locations for the proposed project would be other areas within the campus designated for student housing or the sites identified in the proposed Master Plan for the location of faculty and staff housing. If the proposed student housing project were sited at any of these other sites on the campus that are ear-marked for future housing, this alternative would achieve the basic objective of the proposed project which is to provide more on-campus student housing. However, by placing this 600-bed development at any of these potential sites, this alternative would eliminate the future use planned for that site and thereby affect the ability of the campus to meet its housing goals. Furthermore, placement of this housing on sites designated for faculty and staff housing would also not be consistent with the project objective to provide planned student neighborhoods with a supportive learning

¹ California Public Resources Code, Title 14, Division 6, Chapter 3, *California Environmental Quality Act Guidelines*, Section 15126.6(f)(3).

experience and safe environment and with the objective of developing facilities in a manner that promotes a logical development pattern. The placement of the PH Phase IV Project at these other potential locations would also not avoid or substantially lessen any environmental impacts resulting from the proposed project.

Alternate Off-Campus Location

CSUEB has determined that an alternative off-campus location for the proposed housing project would also not be feasible, would not meet most of the project objectives, nor would it reduce the environmental impacts of the proposed project.

Construction of 600 student beds at an off-campus location would not be feasible as it would require CSUEB to purchase about 4 acres of land somewhere in the Bay Area (potentially within the City of Hayward), causing the Campus to incur a cost that it would not under the proposed project. Furthermore, construction of this housing at an off-campus location would not be consistent with the project objective to provide planned student neighborhoods with a supportive learning experience and safe environment and with the objective of developing facilities in a manner that promotes a logical development pattern and within student neighborhoods. The placement of the proposed housing project at an off-campus location would also not avoid or substantially lessen any environmental impacts resulting from the proposed project. Instead, it would result in a greater number of vehicle trips and associated air emissions and noise increases along affected roadways. Even if the off-campus housing site were well-served by transit, it would still require students to travel between the housing and the campus, resulting in loss of productive time. For all of the above reasons, this alternative was not carried forth for detailed evaluation.

2.6.4 Alternatives Evaluation

Alternative 1: Reduced Student Housing

Description and Analysis

Similar to the proposed project, the Reduced Student Housing alternative would expand student housing provided on campus at the same site as the proposed project. Under this alternative, however, Phase IV of Pioneer Heights would be designed similar to the existing phases in the complex that are three to four stories. This alternative would construct four buildings similar to the proposed project, but each building would be a maximum of four stories high. Under the proposed project, assuming that students would be evenly distributed in each building (6 floors in each building), there would be 150 student beds per building, for a total of 600 beds. Under this alternative, elimination of the top two floors in each building

would reduce the total number of student beds to 400. Note that this configuration of the Reduced Student Housing alternative was devised in order to reduce the heights of the proposed buildings.²

Aesthetics

The Reduced Student Housing alternative would alter the visual character of the developed Pioneer Heights neighborhood to a similar degree as the proposed project. Under the proposed project, impacts to scenic vistas from Grandview Avenue were analyzed in a visual simulation (**Figure 2.0-6**). The expansion of the Pioneer Heights student housing complex in this alternative is similar to the proposed project since buildings would be introduced to presently undeveloped space adjoining the existing Pioneer Heights neighborhood. The less than significant impacts of the proposed project to scenic vistas of the City of Hayward or the San Francisco Bay from the adjacent neighborhood would be reduced under this alternative. Although under this alternative, the buildings would be constructed to be as high as the existing buildings of the neighborhood, but because the base elevation of the project site is much lower than the base elevation of the existing Pioneer Heights housing, the new buildings would appear lower than the existing housing. The less than significant impact on scenic vistas would be slightly reduced. Additionally, the potentially significant impact from new sources of light and glare associated with the proposed project would also be somewhat reduced under this alternative since the buildings would be lower in height than the proposed project. However, the mitigation measures proposed to screen the project site with landscaping and to design buildings to reduce light and glare along the project's northern and western facade would still be required. Therefore, implementation of this alternative would reduce the project's less than significant impact to scenic vistas and the potentially significant impact related to light and glare but would still require the proposed mitigation measures to be implemented.

Air Quality

The reduction in the number of student beds from 600 beds under the proposed project to 400 under the Reduced Student Housing alternative would reduce the on-site air emissions from area sources as less building space would be built under this alternative. However, it would result in 200 students living off campus and thereby generating additional traffic and traffic-related air quality impacts within the air basin. The potential air emissions from vehicle trips would be greater than the reduction in on-site emissions. However, the overall emissions under this alternative would still not exceed the BAAQMD

² Note that the Reduced Student Housing alternative could also be developed by eliminating one of the four buildings that make up the proposed project. Under that variation, the remaining buildings would still be 6 stories high but the total housing provided under the variation would be 450 student beds. Most impacts of that variation would be similar to those described in this section for the Reduced Student Housing alternative.

significance threshold for criteria pollutants and therefore, while this alternative would have a greater effect on air quality than the proposed project, but the effect would still be less than significant.

Biological Resources

The eucalyptus trees on the project site provide potential roosting habitat for special-status bat species. The potential loss or disturbance of special-status species due to development at the site under the proposed project would be potentially significant. However, implementation of mitigation would reduce these impacts to a less than significant level. This alternative would construct the same number of buildings on the same site as the proposed project. Therefore, impacts to biological resources would be the same and would require the same mitigation measures.

Cultural Resources

The construction of this alternative could result in the disturbance of previously undiscovered historic or prehistoric cultural resources, deposits, artifacts, or human remains, including buried material, and is potentially significant. However, mitigation would reduce this impact to a less than significant level. This alternative would construct the same number of buildings on the same site as the proposed project. Therefore, impacts to cultural resources would be the same and would require the same mitigation measures.

Geology and Soils

The site of this alternative is the same as that of the proposed project. The same geologic conditions and mitigation would apply to any construction occurring under the Reduced Student Housing alternative. Therefore, impacts related to geology and soils would be comparable. With implementation of mitigation, similar to the proposed project, development of this alternative would not expose people or structures to significant adverse effects associated with seismic ground shaking or seismic-related ground failure, soil erosion, or expansive soils.

Hazards and Hazardous Materials

The site of this alternative is the same as that of the proposed project. Therefore, the Reduced Student Housing alternative would not have the potential to expose construction workers and occupants to contaminated soil, groundwater, or building materials. Storage and use of hazardous materials associated with the alternative would involve similar volumes of common hazardous materials. Full compliance with federal, state, and local standards and regulations would reduce potential impacts on the public and environment through transport, use, and disposal of hazardous materials into the environment to a less

than significant level. Therefore, impacts under this alternative would be comparable to the impacts of the proposed project.

Hydrology and Water Quality

The Reduced Student Housing alternative would have the same footprint as the proposed project and therefore the same resultant increase in impervious surfaces on the site. Similar to the proposed project, compliance with NPDES requirements and campus stormwater management policies and proposed mitigation measures would reduce this alternative's potential impacts on water quality and flooding to a less than significant level.

Land Use and Planning

Development of the Reduced Student Housing alternative would be consistent with the proposed Master Plan for the CSUEB Hayward Campus, in that it would place student housing in an area designated for this use in the Master Plan and therefore would not place incompatible land uses adjacent to each other such that conflicts are created. As a result, land use impacts under this alternative would be equivalent to the proposed project. However, by developing only 400 beds and thereby not utilizing the land resources of the campus to their maximum potential, this alternative would conflict with the overall objective of the proposed Master Plan which is to provide up to 3,000 beds within the Pioneer Heights neighborhood and up to 5,000 student housing beds on the campus at Master Plan buildout.

Noise

The site of this alternative is the same as that of the proposed project and therefore the nearest sensitive receptors are the existing Pioneer Heights student housing complex and the single-family homes located across Grandview Avenue. Daily noise generating activities associated with this alternative would include student gatherings and conversations, athletic and recreational activities, social events, landscaping and maintenance activities, and mechanical equipment noise. Similar to the proposed project, noise-sensitive receptors are not expected to be exposed to noise levels in excess of the standards for noise sensitive uses under this alternative. Therefore, the noise impact from daily operations would be comparable.

Construction of the Reduced Student Housing alternative would, like the proposed project, include ground clearing, earthmoving, foundations, erection of structures and finishing and would result in comparable construction-phase noise impacts. Implementation of **MP Mitigation Measure NOI-3a** would be required to avoid the significant noise impacts from construction activities on the existing

student housing. **MP Mitigation Measure NOI-3b** would further reduce significant noise impacts from construction activities related to this alternative.

Population and Housing

The Reduced Student Housing alternative would develop fewer student beds on campus, but enrollment capacity of the campus would remain the same. The alternative's benefit with respect to increasing housing supply on campus would be reduced. As a result, 200 students would be housed off campus within the Bay Area. However, as discussed in **Section 4.10, Population and Housing**, the enrollment growth projected for the campus is not expected to result in a substantial population growth within the Bay Area because a vast majority of the students that enroll at CSUEB are transfer students already residing in the area at the time of enrollment. Therefore, the off-campus population and housing impacts of this alternative, although greater than that of the proposed project, would not be significant.

Public Services and Recreation

Implementation of the Reduced Student Housing alternative would result in an increase in the demand for fire protection services from HFD. However, HFD would continue to provide the service from its existing fire station; construction of a new fire station or an expansion of the existing fire station would not be required that could result in a significant environmental impact. The impact would be comparable to that of the proposed project.

Implementation of the Reduced Student Housing alternative would increase the demand for law enforcement services. 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. It is expected that the Campus PD and Hayward PD would be able to provide adequate police protection services from existing facilities under this alternative. Therefore, impacts to police services would be comparable to that of the proposed project.

As discussed in Volume 1 of this EIR, Master Plan implementation includes modifications to existing recreational facilities. Use of off-campus recreational resources by the additional students under this alternative would be nominal because on-campus facilities would adequately support the campus population, including those students housed in the Reduced Student Housing alternative. Therefore, impacts to recreational resources would be comparable to that of the proposed project.

Implementation of this alternative would not generate any school aged children, and there would be no impact to local schools.

Transportation and Traffic

The Reduced Student Housing alternative would further reduce the proposed project's less than significant impact on intersection levels of service. Similarly, the proposed project's potentially significant impact on pedestrian circulation would be reduced proportional to the reduced student residents associated with this alternative, but the impact would still be potentially significant and would require mitigation.

Utilities and Service Systems

The Reduced Student Housing alternative would generate a slightly reduced demand for water, electricity, solid waste services, and natural gas. Similar to the proposed project, implementation of this alternative would require the replacement of the existing 18-inch sanitary sewer from Pioneer Heights to Parking Lot B with a 24-inch-diameter sanitary sewer. For same reasons presented above for the proposed project, the environmental impacts from the development of utilities would be less than significant.

Other Resources

The Reduced Student Housing alternative would have no impacts on agricultural resources or mineral resources.

Conclusion and Relationship to Project Objectives

The Reduced Student Housing alternative would slightly reduce the project's impacts to aesthetics. This alternative would increase impacts related to traffic and air quality due to the increase in vehicle trips generated by students residing off campus. Impacts related to biological resources, cultural resources, geology and soils, hazards and hazardous materials, land use and planning, noise, public services, and utilities would generally be comparable to those of the proposed project.

By not developing Pioneer Heights Phase IV with 600 beds, this alternative would not achieve the campus target of 3,000 beds at the Pioneer Heights complex, and would make it difficult for the Campus to achieve its goal of providing 5,000 beds on-campus at buildout of the proposed Master Plan. Development of a Reduced Student Housing alternative would not represent the most efficient use of the limited land area that the Campus has for development. Additionally, this alternative would not achieve the following objectives to the same extent as the proposed project:

- Provide on-campus housing for students

- Implement the Master Plan vision concept of student neighborhoods of housing more students on campus while providing a safe environment, and one that is supportive of the learning experience

Alternative 2: No Project

Under the No Project Alternative, the PH Phase IV Project would not be built.

Aesthetics

The No Project Alternative would not entail tree removal or increase the density of development or height of the buildings in the existing Pioneer Heights neighborhood. Additionally, there would be no impact to scenic vistas and no new sources of light and glare would be added to the project site.

Air Quality

There would be no increase in on-site area source air emissions because no new buildings would be constructed. However, overall the air emissions under the No Project alternative would be substantial as up to 600 students would commute to the campus instead of live on campus.

Biological Resources

The potentially significant impacts to biological resources would be avoided under this alternative.

Cultural Resources

The potentially significant impacts to cultural resources would be avoided under this alternative.

Geology, Soils, and Seismicity

The less than significant impacts related to geology and soils would be avoided under this alternative.

Hazards and Hazardous Materials

The less than significant impacts related to hazards and hazardous materials would be avoided under this alternative.

Hydrology and Water Quality

The less than significant impacts related to hydrology and water quality would be avoided under this alternative.

Noise

The potentially significant impact related to construction noise and the less than significant impact related to project operation would be avoided under this alternative. Because 600 students would commute to the campus under the No Project alternative, this alternative would increase noise levels along roadways leading to the campus, compared to the proposed project which would have an imperceptible impact on roadway noise.

Population and Housing

The project's benefit with respect to increasing housing supply would not occur under this alternative.

Public Services

The less than significant impacts related to public services would be avoided under this alternative.

Transportation and Traffic

The No Project alternative would avoid the traffic impacts of the proposed project.

Utilities and Service Systems

The less than significant impacts related to utilities and service systems would be avoided under this alternative.

Other Resources

Similar to the proposed project, there would be no impacts to agricultural resources or mineral resources under this alternative.

Conclusion and Relationship to Project Objectives

The No Project alternative would avoid impacts related to aesthetics, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, population and housing, public services, traffic, and utilities and service systems. Compared to the proposed project, under the No Project Alternative about 600 students could require housing in the City of Hayward and other Bay Area communities. Traffic and traffic-related air quality and noise impacts would worsen in conjunction with the housing impacts. This alternative would not achieve any of the objectives of the proposed project.

2.6.5 Environmentally Superior Alternative

The *State CEQA Guidelines* require that an environmentally superior alternative be identified among the alternatives evaluated in detail. If the No Project alternative is determined to be the environmentally superior alternative, an environmentally superior must also be identified among the remaining alternatives.

The No Project Alternative is not considered the Environmentally Superior Alternative because although it would avoid most environmental impacts of the proposed project. However, it would worsen the impact of the proposed project with respect to traffic, air quality, noise and demand for housing in the Bay Area. The No Project alternative would not meet the objectives of the proposed project.

The Reduced Student Housing alternative is also not considered environmentally superior because like the No Project alternative, while it would reduce some of the proposed project's environmental impacts, it would worsen the impact of the proposed project with respect to traffic, air quality, noise and demand for housing in the Bay Area.

The proposed project is considered the environmentally superior alternative as it would help avoid vehicle trips, and associated increases in noise levels and air emissions.

2.7 REFERENCES

2.7.1 Project Description

California Public Resources Code, Title 14, Division 6, Chapter 3, California Environmental Quality Act Guidelines, Section 15126.6(f)(3).

2.7.2 Air Quality

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2.7.4 Cultural Resources

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2.7.5 Hazards and Hazardous Materials

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2.7.6 Utilities

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