# 2.0 EXECUTIVE SUMMARY

## 2.1

Primary campus access is provided from Mission Boulevard on the west via Carlos Bee Boulevard on the north and Harder Road on the south. A secondary campus access is located from the north from Foothill Boulevard to 2nd Street to Campus Drive, which terminates on the northeast side of the campus at Hayward Boulevard. The campus is also accessed via shuttle and bus service, which connects the campus with the downtown Hayward Bay Area Rapid Transit (BART) station, other areas of the City of Hayward, and communities to the north and south.

the development of an additional 1.1 million square feet of non-residential building space on the campus,

## 2.5 TOPICS OF KNOWN CONCERN

To determine which environmental topics should be addressed in the EIR for the proposed Master Plan, CSUEB circulated a Notice of Preparation (NOP) in April, 2008 in order to receive input from interested public agencies and private parties. A copy of that NOP is presented in Appendix 1.0 of this Draft EIR. In Fall 2008, the Campus decided to include the evaluation of the environmental impacts of two specific development projects in the Draft EIR that was under preparation for the proposed Master Plan and issued a revised NOP in September 2008 describing the two projects. Based on comments received in response to the original NOP and the revised NOP, this Draft EIR addresses the following environmental topics in depth:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Qua

- The need for impr

Table 2.0-1
Summary of Proposed Project Impacts and Mitigation Measures

| Environmental Topic and Impact | | Mitigation Measures | Level of |
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| Environmental Topic and Impact | Level of Significance before Mitigation |
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| Environmental Topic and Impact | Level of Significance before Mitigation | Mitigation Measures | Level of Significance after Mitigation |
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| Environmental Topic and Impact | Level of Significance before Mitigation | Mitigation Measures | Level of Significance after Mitigation |
|---|---|---|---|
| MP Impact AQ-2 | | Mitigation Measure AQ-2 | |
| Campus development under the proposed Master Plan would generate long-term operational emissions of criteria pollutants that would exceed the BAAQMD thresholds and could therefore conflict or obstruct with implementation of the regional air quality plan.. | Significant | MP Mitigation Measure AIR-2a: Implement MP Mitigation Measure TRANS-1.<br>MP Mitigation Measure AIR-2b: To the extent feasible, future development within the campus shall incorporate the strategies to reduce energy demand and associated air emissions as listed in Table 4.2-10.<br>MP MM AIR-2c: The Campus will work with ABAG to ensure that campus growth is accounted for in the regional population forecasts and with the BAAQMD to ensure that campus growth-related emissions are accounted for in future air quality planning efforts. | Significant and unavoidable |
| MP Impact AQ-3 | | Mitigation Measure AQ-3 | |
| The Proposed Project would increase carbon monoxide concentrations at busy intersections and along congested roadways in the project vicinity but would not expose sensitive receptors to substantial pollution concentrations. | 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 |
|---|---|---|---|

| Environmental Topic and Impact | Level of Significance before Mitigation | Mitigation Measures | Level of Significance after Mitigation |
|---|---|---|---|
| MP Impact AQ-6 | | Mitigation Measure AQ-6 | |
| The Proposed Project would result in a cumulatively considerable net increase of criteria pollutants for which the project region is in nonattainment under an applicable federal or state ambient air quality standard. | Significant | MP Mitigation Measure AIR-6: Implement MP Mitigation Measures AIR-1, AIR-2a, and AIR-2b. | Significant and unavoidable |
| MP Impact AQ-7 | | Mitigation Measure AQ-7 | |
| Although the Proposed Project would result in greenhouse gas emissions, its contribution to the significant cumulative impact associated with greenhouse gas emissions would not be cumulatively considerable. | Less than significant | No mitigation is required. | Less than significant |
| 4.3 Biological Resources | | | |
| MP Impact BIO-1 | | Mitigation Measure BIO-1 | |
| The implementation of the proposed Master Plan could have a substantial adverse effect on special status species. | Potentially significant | MP Mitigation Measure BIO-1a: Appropriately timed surveys for locally occurring special-status plant species shall be conducted prior to the commencement of construction activities within grassland and mixed scrub habitats (see Figure 4.3-1). The surveys shall occur during the blooming period of the target species (see Table 4.3-2). Should any special-status plant species be identified, if feasible, the proposed campus project shall be relocated to avoid the construction-related loss of special-status plants. Alternatively, a mitigation plan shall be developed to offset the loss of special-status plants. At a minimum, the plan may include transplanting individual plants (if feasible), collecting seed and reestablishing the population, or protecting and enhancing other populations of the same species of special-status plants. | Less than significant |

| Environmental Topic and Impact | Level of Significance before Mitigation | Mitigation Measures | Level of Significance after Mitigation |
|---|---|---|---|
| MP Impact BIO- | | | |

| Environmental Topic and Impact | Level of Significance before Mitigation | Mitigation Measures | Level of Significance after Mitigation |
|---|---|---|---|
| MP Impact BIO-1 (continued) | | Mitigation Measure BIO-1 (continued)<br><br>If active nests are found in areas that could be directly affected or are within 500 feet of construction and would be subject to prolonged construction-related noise, a no disturbance buffer zone shall be created around active nests during the breeding season or until a qualified biologist determines that all young have fledged. The size of the buffer zones and types of construction activities restricted within them will be determined | |

| Environmental Topic and Impact | Level of Significance before Mitigation | Mitigation Measures | Level of Significance after Mitigation |
|---|---|---|---|
| MP Impact BIO-2 | | Mitigation Measure BIO-2 | |
| The implementation of the proposed Master Plan could have a substantial adverse effect on a riparian habitat or other sensitive natural community. | Potentially significant | MP Mitigation Measure BIO-2: Should it be determined that faculty/staff housing would be developed in the grassland in the far western portion of the campus, the following measures would be implemented: (1) the boundaries of the riparian woodland associated with the nearby drainage shall be delineated and the faculty/staff housing shall be designed, to the extent feasible, to avoid the woodland; (2) should avoidance of the woodland not be possible, then a riparian restoration plan shall be prepared and implemented. The plan shall outline the procedures to be implemented that would ensure that no net loss of riparian habitat occurs. A Streambed Alteration Agreement would also be required from the CDFG and all conditions of that Agreement shall be complied with; and (3) a lighting plan shall be designed to prevent substantial light spillage (above current levels) into the nearby woodland. | Less than significant |
| MP Impact BIO-3 | | Mitigation Measure BIO-3 | |
| The implementation of the proposed Master Plan could have a substantial adverse effect on a federally protected wetland. | Potentially significant | MP Mitigation Measure BIO-3: Should it be determined that faculty/staff housing would be developed in grassland in the far western portion of the campus and that the project may involve alterations to the il(b)6((en)-6(s)-3 265 Tm [(S)5(h)-5(o). )-2(t)6(h)-5(e)-1(t)6(h)-5(e)]T6(ec)3(t)-287(m)316- | |

| Environmental Topic and Impact | Level of Significance before Mitigation | Mitigation Measures | Level of Significance after Mitigation |
|---|---|---|---|
| MP Impact BIO-4 | | Mitigation Measure BIO-4 | |
| The implementation of the proposed Master Plan would not interfere substantially with the movement of wildlife. | Less than significant | No mitigation is required. | Less than significant |
| MP Impact BIO-5 | | Mitigation Measure BIO-5 | |
| The implementation of the proposed Master Plan would not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan. | No impact | No mitigation is required. | No impact |
| MP Impact BIO-6 | | Mitigation Measure BIO-6 | |
| The implementation of the proposed Master Plan would not conflict with | | | |

| Environmental Topic and Impact | Level of Significance before Mitigation | Mitigation Measures | Level of Significance after Mitigation |
|---|---|---|---|
| MP Impact CULT-2 (continued) | | Mitigation Measure CULT-2 (continued) | |
| | | MP Mitigation Measure CULT-2b: For a structure or building that has been determined by a qualified architectural historian to qualify as a historical resource, and where avoidance is not feasible, documentation and treatment shall be carried out as described below:<br>• If the building or structure can be preserved on-site, but remodeling, renovation or other alterations are required; this work shall be conducted in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Building.<br>• If a significant historic building or structure is proposed for major alteration or renovation, or to be moved and/or demolished, the Campus shall ensure that a qualified architectural historian thoroughly documents the building and associated landscaping and setting. Documentation shall include still and video photography and a written documentary record of the building to the standards of the Historic American Building Survey (HABS) or Historic American Engineering Record (HAER), including accurate scaled mapping, architectural descriptions, and scaled architectural plans, if available. A copy of the record shall be deposited with the CSUEB Hayward Library. The record shall be accompanied by a report containing site-specific history and appropriate contextual information. This information shall be gathered through site specific and comparative archival research, and oral history collection as appropriate. | |

| Environmental Topic and Impact | Level of Significance before Mitigation | Mitigation Measures | Level of Significance after Mitigation |
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| Environmental Topic and Impact | Level of Significance before Mitigation | Mitigation Measures | Level of Significance after Mitigation |
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| MP Impact CULT-4 | | Mitigation Measure CULT-4 | |

| Environmental Topic and Impact | Level of Significance before Mitigation | Mitigation Measures | Level of Significance after Mitigation |
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| 4.5 Geology and Soils | | | |
| MP Impact GEO-1 | | Mitigation Measure GEO-1 | |
| Development under the proposed Master Plan would not expose people and structures on campus 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. | Potentially significant | MP Mitigation Measure GEO-1: Where existing geotechnical information is not adequate, detailed geotechnical investigations shall be performed for areas that will support buildings or foundations. Such investigations for building or foundation projects on the CSUEB Hayward campus will comply with the California Geological Survey's Guidelines for Evaluating and Mitigating Seismic Hazards in California | |

| Environmental Topic and Impact | Level of Significance before Mitigation | Mitigation Measures | Level of Significance after Mitigation |
|---|---|---|---|
| MP Impact HAZ-4 | | Mitigation Measure HAZ-4 | |
| Demolition or renovation of buildings under the proposed Master Plan could expose construction workers, campus occupants or the public to contaminated building materials. | Potentially significant | MP Mitigation Measure HAZ-4: The Campus shall develop a procedure for the demolition of structures containing contaminated building materials. These provisions shall ensure the removal of hazardous materials; the decontamination of surfaces and equipment; proper characterization, storage and shipment of hazardous materials removed from laboratories; and proper worker training and safety procedures. These procedures shall provide for the following:<br>• Removal of all hazardous materials.<br>• User inspection for contamination.<br>• Performance of a site audit to determine likelihood of chemical spills.<br>• Performance of sampling for potential chemical contamination, if site audit finds that this is warranted.<br>• Use of survey meters or wipe samples to detect lingering radioactivity, if radioactive materials were present.<br>• Performance of sampling for potential chemical contamination, if site audit finds that this is warranted.<br>• Communication with workers to ensure any remaining risk and health and safety procedures are understood and followed during demolition.<br>• Following proper procedures for characterizing, storing, and shipping hazardous wastes, if necessary. | Less than significant |

| Environmental Topic and Impact | Level of Significance before Mitigation | Mitigation Measures | Level of Significance after Mitigation |
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| MP Impact HYDRO-5 | | Mitigation Measure HYDRO-5 | |
| Implementation of the proposed Master Plan would not place housing or structures that would impede or redirect flood flows within a 100-year flood hazard area or levee or dam inundation zone. | No impact | No mitigation is required. | No impact |
| MP Impact HYDRO-6 | | Mitigation Measure HYDRO-6 | |
| Development on the Hayward campus under the proposed Master Plan would not be affected by inundation associated with a tsunami or seiche event due to elevation and location relative to the Pacific Ocean and enclosed water bodies. | No impact | No mitigation is required. | No impact |
| 4.8 Land Use and Planning | | | |
| MP Impact LU-1 | | Mitigation Measure LU-1 | |
| Growth and development under the proposed Master Plan would not physically divide an established community. | No impact | No mitigation is required. | No impact |
| MP Impact LU-2 | | Mitigation Measure LU-2 | |
| Growth and development under the proposed Master Plan 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 |
|---|---|---|---|
| 4.9 Noise | | | |
| MP Impact NOI-1<br>Campus development under the proposeoampus | | Mitigation Measure NOI-1 | |

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| Environmental Topic and Impact | Level of Significance before Mitigation | Mitigation Measures | Level of Significance after Mitigation |
|---|---|---|---|
| MP Impact NOI-3 | | Mitigation Measure NOI-3 | |
| Construction on the campus pursuant to the Campus Master Plan could expose existing and future noise-sensitive receptors to elevated construction noise levels.. | Potentially significant | MP Mitigation Measure NOI-3a: Construction activities on campus shall be restricted to between the hours of 7:00 AM and 7:00 PM on weekdays and Saturdays and 10:00 AM to 6:00 PM on Sundays and holidays.<br><br>MP Mitigation Measure NOI-3b: Prior to initiation of campus construction within 500 feet of a noise sensitive receptor, the Campus shall approve a construction noise mitigation program including but not limited to the following.<br>• All noise-producing project equipment and vehicles using internal combustion engines shall be equipped with exhaust mufflers and air-inlet silencers where appropriate, in good operating condition that meet or exceed original factory specification.<br>• Mobile or fixed "package" equipment (e.g., arc-welders, air compressors) shall be equipped with shrouds and noise control features that are readily available for that type of equipment.<br>• All mobile or fixed noise producing equipment used on the project, which is regulated for noise output by local, state or federal agency, shall comply with such regulation while engaged in project-related activities.<br>• Electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment, where practicable. | Less than significant |

| Environmental Topic and Impact | Level of Significance before Mitigation | Mitigation Measures | Level of Significance after Mitigation |
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| MP Impact NOI-3 (continued) | | Mitigation Measure NOI-3 (continued) | |
| | | • Material stockpiles and mobile equipment staging, construction vehicle parking and maintenance areas shall be located as far as practicable from noise-sensitive land uses.<br>• Stationary noise sources such as generators or pumps shall be located away from noise-sensitive land uses as feasible.<br>• The use of noise-producing signals, including horns, whistles, alarms, and bells shall be for safety warning purposes only. No project-related public address loudspeaker, two-way radio, or music system shall be audible at any adjacent noise-sensitive receptor except for emergency use.<br>• The erection of temporary noise barriers shall be considered where project activity is unavoidably close to noise-sensitive receptors.<br>• The noisiest construction operations shall be scheduled to occur together to avoid continuing periods of the greatest annoyance, wherever possible.<br>• Construction vehicle trips be routed as far as practical from existing residential uses.<br>• The loudest campus construction activities, such as demolition, blasting, and pile driving, shall be scheduled during summer, Thanksgiving, winter, and spring breaks when fewer people would be disturbed by construction noise.<br>• Whenever possible, academic, administrative, and residential areas that will be subject to construction noise shall be informed a week before the start of each construction project. | |

| Environmental Topic and Impact | Level of Significance before Mitigation | Mitigation Measures | Level of Significance after Mitigation |
|---|---|---|---|
| 4.10 Population and Housing | | | |
| MP Impact POP-1 | | Mitigation Measure POP-1 | |
| Implementation of the proposed Master Plan would not substantially increase the population of the City of Hayward or Alameda County such that additional housing would be required, the construction of which could cause significant environmental impacts. | Less than significant | No mitigation is required. | Less than significant |
| MP Impact POP-2 | | Mitigation Measure POP-2 | |
| Implementation of the proposed Master Plan would not displace existing housing or population. | No impact | No mitigation is required. | No impact |
| 4.11 Public Services | | | |
| MP Impact PUB-1 | | Mitigation Measure PUB-1 | |
| Campus development under the proposed Master Plan would not require the construction of new | | | |

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| Environmental Topic and Impact | Level of Significance before Mitigation | Mitigation Measures | Level of Significance after Mitigation |
|---|---|---|---|
| MP Impact TRANS-1 (continued) | | Mitigation Measure TRANS-1 (continued)<br>• Discounted or free AC Transit passes for all students, faculty and staff<br>• Discounted BART tickets for students, faculty and staff through the Commuter Check program or tpa78>Tj | |

| Environmental Topic and Impact | Level of Significance before Mitigation | Mitigation Measures | Level of Significance after Mitigation |
|---|---|---|---|
| MP Impact TRANS-7 | | Mitigation Measure TRANS-7 | |
| Implementation of the proposed Master Plan will increase bus transit demand, particularly for connections between the campus and the Downtown Hayward and Castro Valley BART stations. | Potentially significant | MP Mitigation Measure TRANS-7: The Campus shall implement MP Mitigation Measure TRANS-1, which includes enhancing AC Transit Route 92 service to the Downtown Hayward BART station, ensuring 15-minute headways from 6 AM to 10 PM; or continued and enhanced campus shuttle service providing a direct connection between campus and Downtown Hayward BART. | Less than significant |
| MP Impact TRANS-8 | | Mitigation Measure TRANS-8 | |

| Environmental Topic and Impact | Level of Significance before Mitigation | Mitigation Measures | Level of Significance after [redacted] |
|---|---|---|---|
| MP Impact UTIL-5 | | | |

| Environmental Issue Area | Proposed Project Impact (After Mitigation) | Alt. 1 – Reduced Faculty/ Staff Housing | Alt. 2 – Reduced Enrollment Capacity | Alt. 3 – No Project |
|---|---|---|---|---|
| UTILITIES - WATER | Less than significant | Similar | Less | Less |
| UTILITIES - WASTEWATER | Less than significant | Similar | Less | Less |
| UTILITIES - SOLID WASTE | Less than significant | Similar | Less | Less |
| UTILITIES – ELECTRICITY AND NATURAL GAS | Less than significant | Similar | Less | Greater |