

### 4.1.1 INTRODUCTION

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

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

- < Relative to surrounding structures, Warren Hall is considered an eyesore due its height. New structures under the Master Plan should be integrated with nature.
- < Faculty/staff housing on Harder Road and Highland Boulevard would interfere with existing valued views.
- < New structures should be kept to a three-story maximum and the use of block-style architecture should be minimized.
- <



west side of the campus. The other entrance is via Harder Road, which intersects with West Loop Road





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

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

#### 4.1.2.5 Light

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

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

Existing sources of nighttime illumination on the campus, are concentrated in the western





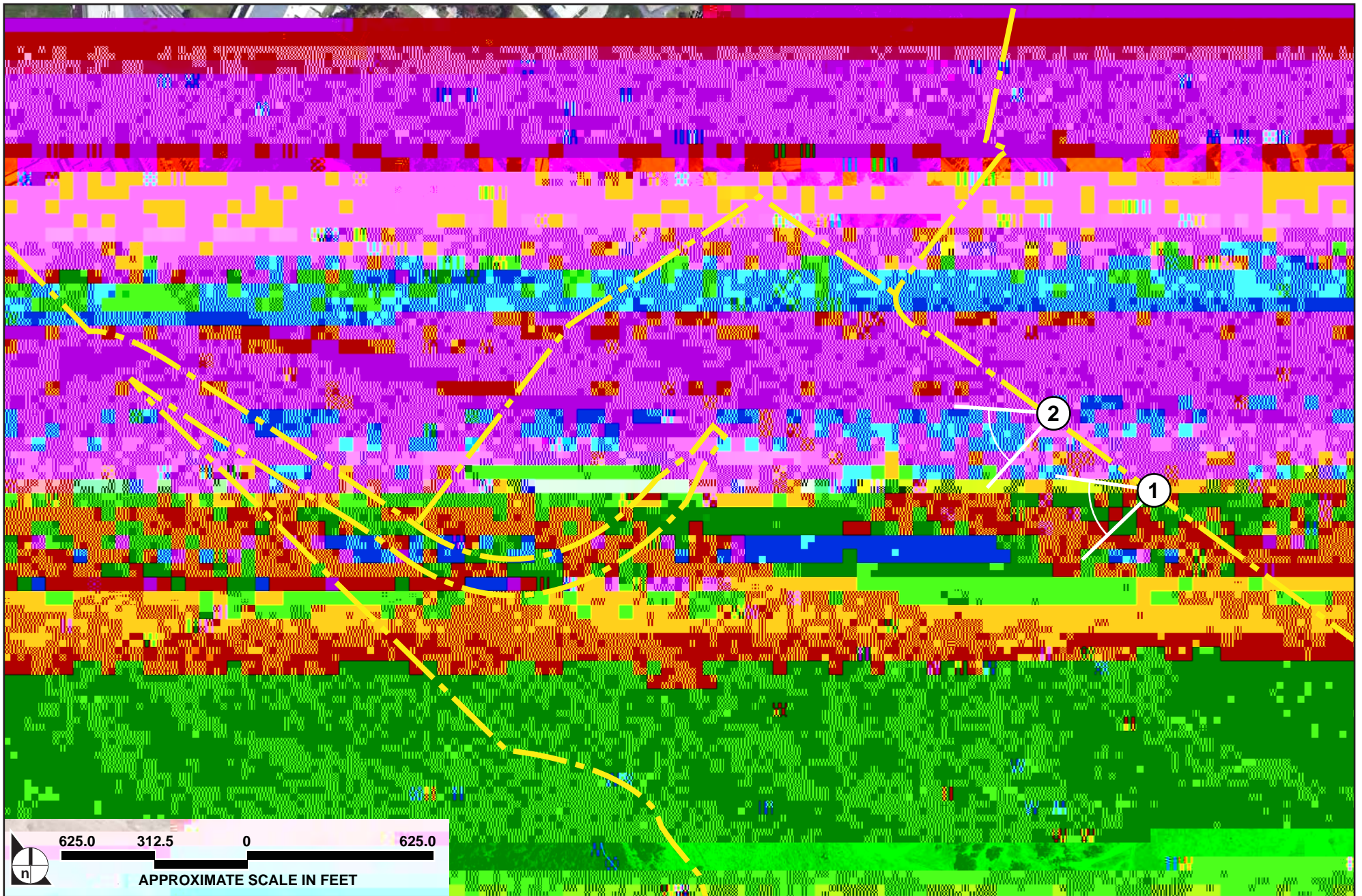


**Parcel Plan**, and **Figure 3.0-8, Parcel Plan Matrix** in **Section 3.0, Project Description**, provide detail on proposed land uses.

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

Faculty/staff housing is being considered as an option for the Hayward campus, although it is not certain at this time whether faculty/staff housing would be developed during the buildout of the campus under the proposed Master Plan. Three possible locations at the periphery of the campus are being considered for faculty/staff housing and are shown in **Figure 3.0-6** of **Section 3.0, Project Description**. Based on topography and their location relative to nearby residences, potential sites for faculty/staff housing along

However, in the event that faculty/staff housing units are built on campus land adjacent to Grandview Avenue, scenic vistas would no longer be available from Grandview Avenue. It should be noted that a specific housing project at this location is not proposed at this time; therefore preparation of photorealistic simulations is not possible. However, based on an estimated 110 units to be developed at this location, a massing diagram has been prepared to evaluate whether this housing could block views of the Bay from Grandview Avenue. As shown in **Figures 4.1-2** and **4.1-3**, views of the City of Hayward



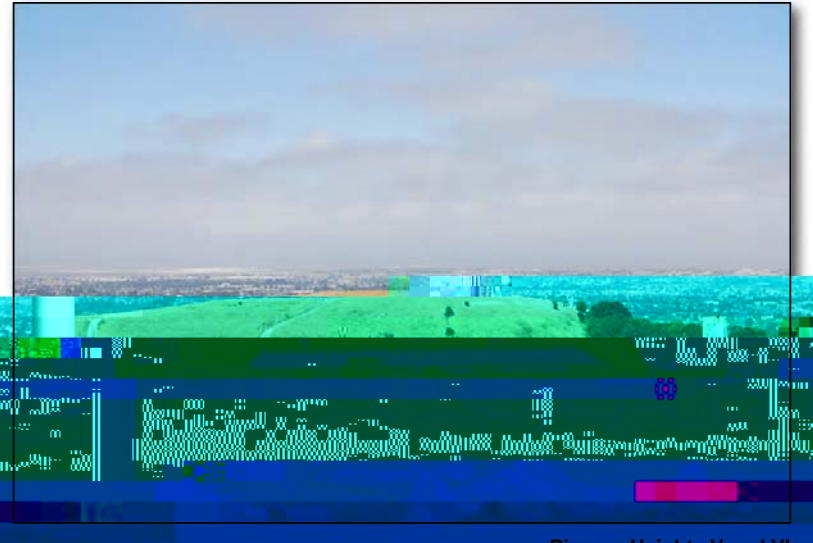
SOURCE: Impact Sciences, Inc. – November 2008

FIGURE 4.1-1

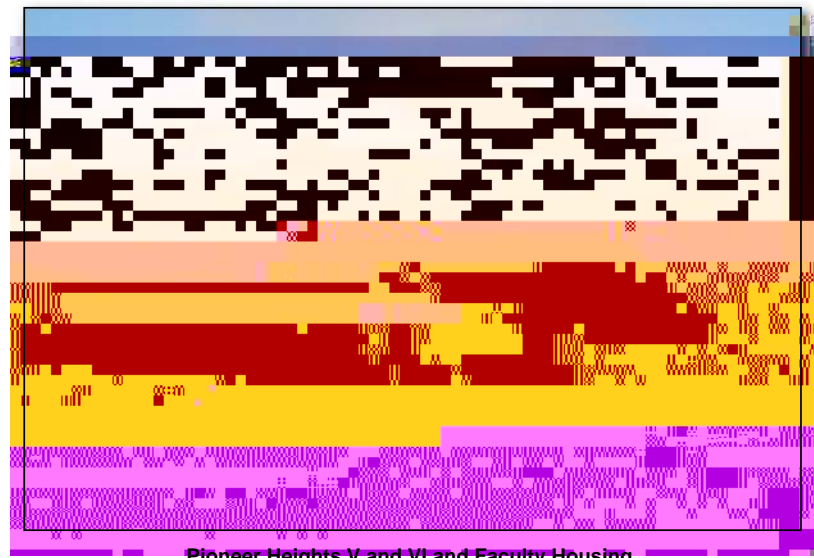
Viewpoint Locations



Existing Condition



Pioneer Heights V and VI  
without Faculty Housing



Pioneer Heights V and VI and Faculty Housing

SOURCE: Impact Sciences, Inc. - November 2008

FIGURE 4.1-2

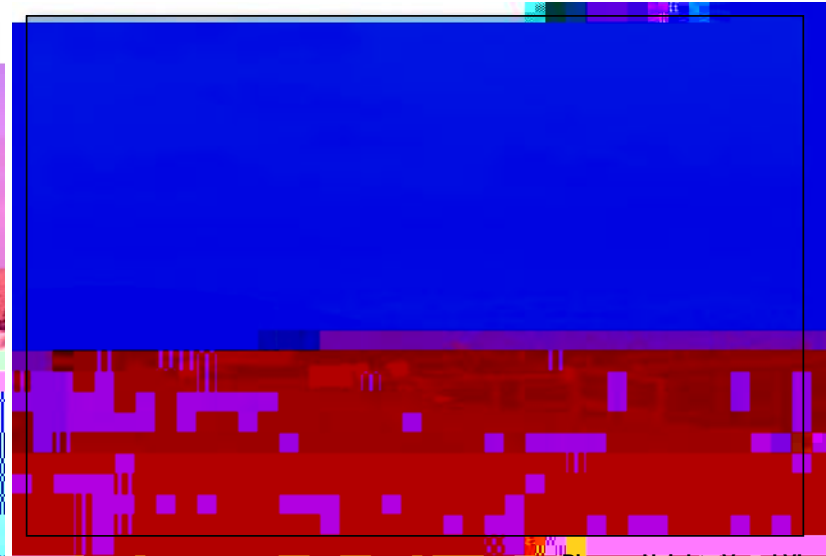
Viewpoint Location 1: Existing and Future With Project Conditions



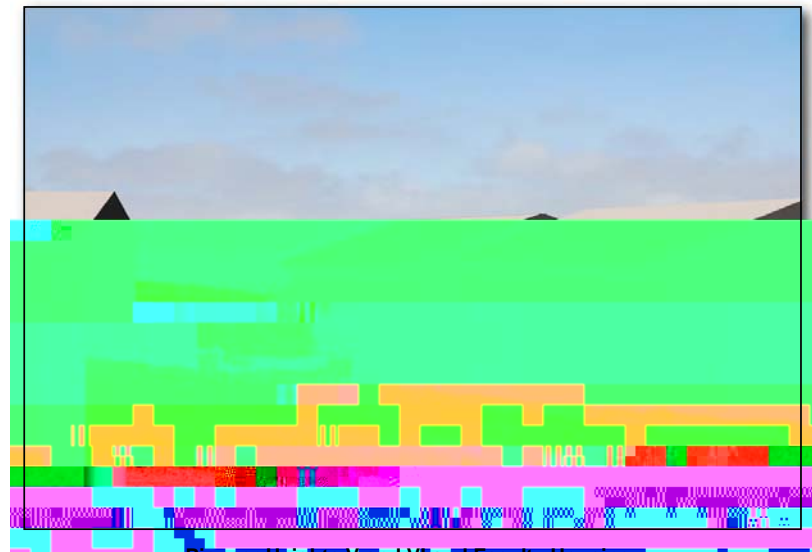
961-002\*11/08



Existing Condition



Pioneer Heights V and VI  
without Faculty Housing



Pioneer Heights V and VI and Faculty Housing

SOURCE: Impact Sciences, Inc. – November 2008

FIGURE 4.1-

Viewpoint Location 2: Existing and Future With Project Conditions



961-002\*11/08



### *Architectural Styles*

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

### *Entry Sequences*

## *Open Space*

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

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

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

## *Landscaping*

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

Three plant communities would form the proposed Master Plan plant palette. Plant materials of the oak-grassland community would be emphasized at campus entries and edges, no319.9(e)8((n)6.0ree)3ad .8(i)l3ktuispa

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

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

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

**Mitigation Measure:** No mitigation is required.

**MP Impact AES-4:        Implementation of the proposed Master Plan would create a new source of substantial light or glare which could adversely affect day or nighttime views in the area.**

**Level of Significance:** Potentially significant

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

