

# 1.0 INTRODUCTION

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This Environmental Impact Report (EIR) has been prepared to provide an assessment of the potentially significant environmental effects from the adoption and implementation of the proposed California State University, East Bay (CSUEB) Hayward Campus Master Plan (hereinafter Master Plan or proposed project). As required by the California Environmental Quality Act (CEQA), this Draft EIR (1) assesses the potentially significant environmental effects of the proposed project, including cumulative impacts of the proposed project in conjunction with other reasonably foreseeable development; (2) identifies feasible means of avoiding or substantially lessening significant adverse impacts; and (3) evaluates a range of reasonable alternatives to the proposed project, including the No Project Alternative. Because the Master Plan is a guide for the development of the campus over the next 22 years, the CSUEB has conducted the analysis of the impacts from the adoption and implementation of the Master Plan at a program level. Volume 1 of this Draft EIR presents this program-level analysis. In addition to the adoption of the proposed Master Plan, CSUEB Hayward is also planning to construct the first two development projects under this Master Plan. These include a new parking structure and the next phase of a student housing project in the southern portion of the campus. The CSUEB has evaluated the environmental impacts of these two development projects at a project level. Volume 2 of this Draft EIR presents this project-level impact analysis.

The California State University (CSU) is the “lead agency” for the proposed Master Plan and the two development projects evaluated in this Draft EIR. The Board of Trustees (BOT) of the CSU has the principal responsibility for approving the Master Plan and the two development projects.

## 1.1 PURPOSE OF THIS EIR

CSUEB has commissioned this EIR on the Master Plan and the two development projects for the following purposes:

- To inform the general public; the local community; and responsible, trustee, and other public agencies of the nature of each of the proposed projects, their potentially significant environmental effects, feasible measures to mitigate those effects, and reasonable and feasible alternatives to the proposed projects;
- To enable the University to consider the environmental consequences of approving the Campus Master Plan or the two development projects;
- For consideration by responsible agencies in issuing permits and approvals for the proposed projects; and
- To satisfy CEQA requirements.





to approve the Master Plan or the development projects, findings on the feasibility of reducing or avoiding significant environmental effects will be made and, if necessary, a Statement of Overriding Considerations will be prepared. If the BOT approves the Master Plan or the development projects, a Notice of Determination (NOD) will also be prepared and will be filed with the State Clearinghouse. The NOD will include a description of the project(s), the date of approval, an indication of whether the Findings were prepared and a Statement of Overriding Considerations was adopted, and the address where the Final EIR and the record of project approval are available for review.

### 1.3.1 Type of EIR

This is a combined Program and Project EIR. The Program EIR has been prepared for the proposed Master Plan, pursuant to Section 15168 of the State CEQA Guidelines. The proposed Master Plan is a plan that will guide the physical development of the Hayward campus through 2030. Numerous individual projects will be built on the campus in the next 21 to 22 years, guided by this master plan. A Program EIR is the appropriate environmental document for a series of actions that can be characterized as a single project. Therefore, Volume 1 is a Program EIR that evaluates at a program level the environmental effects of the maximum growth that couAmm [(1.-8(p)-1(us)-372496 (a))-26846(p)-1(p)- ctOf59(p)-1(r)-4 0 1 524 6611 44Tm

focused on project and site-specific impacts. Separate CEQA findings must be made for each subsequent project, unless it is exempt from CEQA review.

Consistent with this guidance provided by CEQA, CSUEB has determined that additional documentation is required to evaluate and disclose the environmental impacts of the first two development projects that CSUEB proposes to build under this proposed Master Plan.

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### 1.3.3 Intended Uses of this EIR

This document serves two purposes. The BOT will use this EIR to evaluate the environmental

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hydrology and Water Quality
- Noise
- Public Services
- Traffic, Circulation, and Parking
- Utilities and Services Systems

For all other resource topics, CSUEB determined that the topics were adequately addressed by the program-level analysis and no additional project or site-specific analysis was needed.

## 1.5 REPORT ORGANIZATION

This Draft EIR is organized into two volumes. Volume 1 consists of the following sections:

Section 1.0, Introduction, provides an introduction and overview describing the purpose and scope of topics addressed in this Draft EIR and the environmental review process.

Section 2.0, Executive Summary, summarizes environmental consequences that would result from the proposed Master Plan project, provides a summary table that denotes anticipated significant environmental impacts, describes identified mitigation measures, and indicates the level of significance of impacts before and after mitigation.

Section 3.0, Project Description, describes the proposed Master Plan project.

Section 4.0, Environmental Impact Analysis, describes the environmental setting, including applicable plans and policies; provides an analysis of the potential environmental impacts of the proposed Master Plan project; and identifies mitigation measures to reduce their significance.

Section 5.0, Effects Found Not to be Significant, provides a brief description of the environmental effects that were found not to be significant and, therefore, not evaluated in further detail.

Section 6.0, Alternatives, summarizes alternatives to the Master Plan project and the comparative environmental consequences and benefits of each alternative. This section includes an analysis of the No Project Alternative, among others, as required by CEQA.

Section 7.0, Growth Inducement, provides a discussion of the potential for growth inducement from the Master Plan project

Section 8.0, Significant Irreversible Environmental Changes, provides a discussion of the Master Plan project's significant and unavoidable impacts.

Section 9.0, List of EIR Preparers, provides a list of the individuals involved in the preparation of this EIR.

Volume 2, which addresses the two development projects, consists of the following sections:

Section 1.0, Introduction, provides an introduction to the two development projects, explains the relationship of the project-level analysis in Volume 2 to the program-level analysis in Volume 1, and the basis of the tiered analysis.

Section 2.0, Pioneer Heights Phase IV Project Environmental Impact Analysis, presents the following:

- Executive summary
- A detailed project description
- Impacts that are adequately addressed by the program-level analysis
- Project- and site-specific environmental consequences that would result from the proposed project; mitigation measures and the level of significance of impacts before and after mitigation
- An evaluation of a reasonable range of alternatives
- Other CEQA mandated sections

Section 3.0, Harder Road Parking Structure Project Environmental Impact Analysis, presents the following:

- Executive Summary
- A detailed project description
- Impacts that are adequately addressed by the program-level analysis
- Project- and site-specific environmental consequences that would result from the proposed project; mitigation measures and the level of significance of impacts before and after mitigation
- An evaluation of a reasonable range of alternatives
- Other CEQA mandated sections

A list of references used in preparation of a section is provided at the end of each of the sections in this EIR.