

2.0 EXECUTIVE SUMMARY

2.1 PURPOSE

This Environmental Impact Report (EIR) provides 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, as well as the potential environmental impacts from the construction and operation of two specific development projects on the campus – Pioneer heights Phase IV Housing project and the Harder Road Parking Structure project. Volume 1 of this Draft EIR presents the environmental impacts of campus development under the proposed Campus Master Plan and Volume 2 presents the environmental impacts of the two development projects. This Executive Summary is intended to provide the decision makers, responsible agencies, and the public with a clear, simple, and concise description of the proposed Master Plan and its potential significant environmental impacts. Executive summaries for the two development projects are contained in Volume 2.

The 2008 California Environmental Quality Act (CEQA) Statutes and Guidelines (Section 15123) requires that a summary be included in an EIR that identifies all major conclusions, identifies each significant effect, recommended mitigation measure(s), and alternatives that would minimize or avoid potential significant impacts. The summary is also required to identify areas of controversy known to the lead agency, including issues raised by agencies and the public and issues to be resolved. These issues include the choice among alternatives and whether or how to mitigate significant effects. All of these requirements of an EIR summary are addressed in the sections below. This summary focuses on the major areas of importance in the environmental analysis for the proposed Campus Master Plan and utilizes non-technical language to promote understanding. The CSU Board of Trustees is the lead agency for the proposed Campus Master Plan.

2.2 PROJECT LOCATION

The Hayward campus is located at 25800 Carlos Bee Boulevard in the Hayward Hills, approximately 2 miles east of downtown Hayward. The campus is located in Alameda County, approximately 0.5 mile east of State Route 238 (SR-238) and approximately 2.25 miles south of Interstate 580 (I-580). The campus is approximately 364 acres in size; however, the developed portion of the campus is confined to the flattest portion of the site, which is approximately 180 acres in size. The remainder of the campus is undeveloped owing largely to the presence of challenging terrain and steep slopes found in the south and at other edges of the site. The developed portion of the campus is generally bordered by Hayward Boulevard to the north; Harder Road and open space owned by the CSU to the south; Bunker Hill Boulevard to the west; and East Loop Road to the east.

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.

Surrounding land uses include single- and multi-family residential developments, open space, public and quasi-public uses, and commercial uses. Multi-family residential developments are located to the north and east of the campus. The former Highland Elementary School (currently Anchor Education, Inc.) is also located to the north of the campus across Hayward Boulevard and is designated as public and quasi-public land. Single-family residential developments abut the campus to the east. Commercial uses are located south of Hayward Boulevard, east of the campus. Open space abuts the southeastern boundary of the campus. Garin Regional Park is adjacent to the campus to the south. To the west, the campus is bordered by property previously acquired by the California State Transportation Agency (Caltrans) as a right-of-way for the extension of SR-238. Further to the west beyond the Caltrans property, a mix of residential, retail and commercial, and auto-oriented and auto-serving uses adjoin Mission Boulevard, a major north-south arterial in the City.

2.3 PROJECT DESCRIPTION

The proposed Master Plan outlines all aspects of physical development and planned land use to support the academic and enrollment goals of CSUEB at its Hayward campus over the next 21 to 22 years, through 2030. Existing facilities on the campus can support a student enrollment of up to 12,586 Full-Time Equivalent Students (FTES). The proposed Master Plan is intended to allow the Campus to accommodate its Master Plan Ceiling as approved by the California Postsecondary Education Commission of 18,000 FTES¹ (a headcount of 25,000 individual students), and a commensurate number of faculty and staff (about 1,060 faculty FTE or 1,525 faculty members, and about 1,540 staff FTE or 1,685 staff members). The proposed Master Plan includes a land use plan and additional policies that will guide existing academic programs and support services as they modernize, expand, and improve. Therefore, the proposed Campus Master Plan would allow the campus facility capacity to increase in order to serve about 5,400 FTE more students than it can accommodate today. Because enrollment at the Hayward campus in the fall of 2007 was 8,758 FTES (below current facility capacity), the increase enrollment over current levels would be by about 9,200 FTES. To accommodate the projected growth in enrollment and academic activities, the proposed Master Plan includes a building program that envisions

¹ Current Master Plan Ceiling

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

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**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	<p>MP Mitigation Measure AIR-2a: Implement MP Mitigation Measure TRANS-1.</p> <p>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.</p> <p>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.</p>	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
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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
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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)	

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 nearby drainage, the following measures would be implemented: (1) a jurisdictional delineation shall be conducted of the nearby drainage and the faculty/staff housing shall be designed, to the extent practical, to avoid affecting jurisdictional areas; (2) should avoidance of the jurisdictional resources not be practical, then a creek 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 and aquatic habitat occurs (this plan may be part of the plan potentially required by Mitigation Measure BIO-2, above). A Section 404 permit would also be required from the USACE and all conditions of that permit shall be complied with.	Less than significant

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)	
		<p>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:</p> <ul style="list-style-type: none"> • 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. • 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
MP Impact CULT-4		Mitigation Measure CULT-4	

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
4.5 Geology and Soils			
<p>MP Impact GEO-1</p> <p>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.</p>	<p>Potentially significant</p>	<p>Mitigation Measure GEO-1</p> <p>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</p>	

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
4.6 Hazards and Hazardous Materials			
MP Impact HAZ-1		Mitigation Measure HAZ-1	
Campus development and activities under the proposed Master Plan would not create significant hazards to the public or the environment from the use, storage and transport of hazardous materials under routine or upset conditions.	Less than significant	No mitigation is required.	Less than significant
MP Impact HAZ-2		Mitigation Measure HAZ-2	
Campus development and activities under the proposed Master Plan would not create significant hazards to the public or the environment, such that existing or proposed adjacent schools may be affected.	Less than significant	No mitigation is required.	Less than significant
MP Impact HAZ-3		Mitigation Measure HAZ-3	
Construction and demolition activities under the proposed Master Plan in one area of the campus could expose construction workers, campus occupants, or the public to contaminated soil or groundwater.	Potentially significant	MP Mitigation Measures HAZ-3: As and when a project is proposed in the vicinity of the LUST site, the Campus shall conduct a Phase I Environmental Site Assessment (ESA) and if necessary a Phase 2 ESA of the contaminated site. Based on the results of the investigation, the Campus in conjunction with the San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) and DTSC shall determine if remediation is required. Remediation will be implemented before the site is excavated or otherwise disturbed for construction.	Less than significant

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	<p>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:</p> <ul style="list-style-type: none"> • Removal of all hazardous materials. • User inspection for contamination. • Performance of a site audit to determine likelihood of chemical spills. • Performance of sampling for potential chemical contamination, if site audit finds that this is warranted. • Use of survey meters or wipe samples to detect lingering radioactivity, if radioactive materials were present. • Performance of sampling for potential chemical contamination, if site audit finds that this is warranted. • Communication with workers to ensure any remaining risk and health and safety procedures are understood and followed during demolition. • 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
4.7 Hydrology and Water Quality			
MP 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.	Less than significant	No mitigation is required.	Less than significant
MP Impact HYDRO-2		Mitigation Measure HYDRO-2	
Compliance with NPDES requirements and campus stormwater management policies would result in a less than significant impact to water quality, including erosion and sedimentation, during operation.	Less than significant	MP Mitigation Measure HYDRO-2: During the design review phase of each future development project on the campus, the Campus will verify that the stormwater BMPs were evaluated	

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
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 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	<p>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.</p> <p>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.</p> <ul style="list-style-type: none"> • 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. • 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. • 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. • 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
MP Impact NOI-3 (continued)		Mitigation Measure NOI-3 (continued)	
		<ul style="list-style-type: none"> • Material stockpiles and mobile equipment staging, construction vehicle parking and maintenance areas shall be located as far as practicable from noise-sensitive land uses. • Stationary noise sources such as generators or pumps shall be located away from noise-sensitive land uses as feasible. • 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. • The erection of temporary noise barriers shall be considered where project activity is unavoidably close to noise-sensitive receptors. • The noisiest construction operations shall be scheduled to occur together to avoid continuing periods of the greatest annoyance, wherever possible. • Construction vehicle trips be routed as far as practical from existing residential uses. • 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. • 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 m309.95 286.92 106.193(n)-(d)-882(n92 106.193(n)-(d)-882(n92 106.193(n)-(d)-5(ew)-660)-(d)-882(n92 106.193(n)-(d)-5(ew)-660)dsw-3(60)dsw-3(60)

Environmental Topic and Impact	Level of Significance before
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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)	
		<ul style="list-style-type: none"> • Discounted or free AC Transit passes for all students, faculty and staff • 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
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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
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
