



## 4.11.2 ENVIRONMENTAL SETTING

### 4.11.2.1 Study Area

For purposes of evaluating the impacts of the proposed Master Plan on public services, the study area is defined to include all of the Hayward campus, the vicinity of the campus, the City of



southwest, College Heights and Canyon View Parks to the east, Hayward Memorial Park to the northwest, and East Avenue and San Felipe Parks to the north. These parks include four baseball fields, four multi-use fields, two tennis courts, four children's play areas, a basketball court, and other park amenities.

The Hayward campus is bounded by Garin Regional Park to the south. The 1,442-acre park, which is managed by the East Bay Regional Park District (EBRPD), includes hiking and horseback riding trails, picnic areas, and a fishing pond. The park is accessed from downtown Hayward by traveling south on Mission Boulevard and east on Garin Avenue.

#### 4.11.2.5 Schools

The City of Hayward is primarily served by the Hayward Unified School District (HUSD) with the exception of a portion of the Fairway Park neighborhood in southeast Hayward, which is within the New Haven Unified School District. HUSD is composed of 25 elementary schools, five middle schools, three high schools, and additional facilities throughout the City (HUSD 2008). Current district-wide enrollment includes approximately 24,000 students. Schools within a 1-mile radius of the CSUEB Hayward campus include East Avenue Elementary School, Harder Elementary School, Bowman Elementary School, and Hayward High School (HUSD 2008).

### 4.11.3 REGULATORY SETTING

#### 4.11.3.1 Fire Protection

The California State Fire Marshal is responsible for review and approval of all capital construction projects on CSU campuses and other educational institutions, including renovations and new construction. Review is conducted to verify compliance with California Code of Regulations Title 19; Title 24, Part 9, California Fire Code (CFC); and Title 24, Part 2, California Building Code (CBC). Facility construction documents are required to be submitted to the office for approval and granting of final occupancy.



The Hayward campus currently receives fire protection and emergency medical services from the City fire department. Implementation of the proposed Master Plan would result in approximately 3,700 new on-campus student residents and may introduce an on-campus residential population of 660 at maximum associated with the provision of faculty and staff housing. Overall, the proposed Master Plan would result in a net increase of about 1.1 million square feet of academic and support space in new buildings. The daily non-residential campus population would also increase to a maximum of 18,000 full-time equivalent students (FTES) and associated increases in faculty and staff. As a result, there would be a net increase in the daily population of the campus of approximately 9,242 FTES, 765 faculty, and 878 staff. In terms of headcount, the corresponding increases would be 12,910 students, 779 faculty, and 894 staff.

The HFD has indicated that direct and indirect impacts to the provision of fire protection services to the campus could occur as the proposed Master Plan is implemented. Specific concerns expressed by HFD in its letter on the NOP issued for this Draft EIR include response times, the density of proposed student housing, mixed-use construction with limited vehicular access within the context of campus topography, the provision of life-safety infrastructure (e.g., sprinkler systems, alarm systems, emergency generators), fire flow specifications, and hazardous materials. Although none of these concerns relate to the CEQA standard of significance, which is whether project implementation would require the construction of a new fire station or expansion of an existing fire station, the Campus has considered these comments in this Draft EIR where relevant. Concerns related to vehicular access to existing campus buildings expressed in comments provided are addressed in Section 4.12.(s)2(s)2(e)-3(d)-533(i)-10(n)]f 1 0 0 1 3164P4(t)-4raffe

already been deployed and the fire department is unable to respond to the campus (Bueno 2008). Under such a scenario, it would be expected that other regional fire departments would be called upon to assist the HFD with response.

Based on a service ratio of one staff person for 1,000 people, the additional daily population, including increases in FTES, faculty, and staff, associated with the proposed Master Plan would result in a need for 11 additional firefighters (Bueno 2008). Given that there are 10 firefighters in each company, this equates to one additional fire company. Additional fire station facilities would be needed to house the staff required to serve the project's population. This would be achieved by adding another bay with an additional engine company, or by constructing an additional fire station. Construction associated with expanding or adding additional fire station facilities within the City of Hayward would be subject to environmental review under CEQA. However, expansion or construction of a fire station would not result in significant environmental impacts due to the limited area that is typically required to build a fire station (between 0.5 and 1 acre) and its urban location. Therefore, the impact related to the provision of fire services to the campus would be less than significant.

Mitigation Measure: No mitigation is required.

MP Impact PUB-2: The proposed Master Plan would not require the construction of new or physically altered law enforcement facilities, which could cause significant environmental impacts.

Level of Significance: Less than significant

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. As noted above, implementation of the proposed Master Plan would result in additional on-campus residential population and a net increase of about 1.1 million sq4 266 Tm -8(p)-1(ul)-12(q4 266 Tm -8(p)1(to)-260(th(n)-8(am

However, should new or expanded police facilities be required on campus, the development of such facilities would not result in environmental impacts beyond those evaluated in this Draft EIR for the overall campus development and those impacts would be reduced to a less than significant level by the mitigation measures included in this Draft EIR. Although the need to expand Hayward PD facilities to serve the campus in the future is not anticipated, to the extent an expansion of the Hayward PD facilities is required, environmental review in compliance with CEQA would be conducted by the City. Furthermore, an expansion of police facilities in Hayward would be unlikely to result in significant environmental impacts due to the urban setting of the City. In summary, it is expected that the Campus PD and Hayward PD would be able to provide adequate law enforcement services from existing facilities. However, if an expansion of facilities is required, the expansion is unlikely to result in significant environmental impacts. The impact related to law enforcement would be less than significant.

Mitigation Measure: No mitigation is required.

MP Impact PUB-3: The proposed Master Plan would not result in impacts to parks or other recreational facilities.

Level of Significance: Less than significant

At buildout of the proposed Master Plan, the Hayward campus is intended to accommodate an enrollment of 18,000 FTES. The increased student population would likewise increase the use of campus athletic and recreational facilities. Under the proposed Master Plan, existing recreational and athletic facilities would be maintained. The practice soccer field located south of Parking Lot A would be relocated slightly to the north, the gym complex would remain in its existing location with room to expand the main building and pool area, and informal recreation areas would be provided within the two student housing neighborhoods. A Recreation and Wellness Center will be completed in 2010 and will include a gymnasium, indoor jogging track, two activity rooms, outdoor adventure center, two massage therapy rooms, and other amenities within a 53,000-square-foot building. Modifications to existing recreational facilities as proposed in the proposed Master Plan are analyzed in all the other sections of this Draft EIR, and

support the campus population. Use of off-campus recreational resources by campus-related new population living in the wider Bay Area would also be nominal because the campus-related population would make a very small fraction of the population in each community (see Section 4.10, Population and Housing). Therefore, project impacts on recreational resources in the region would be less than significant.

Mitigation Measure: No mitigation is required.

MP Impact PUB-4: Campus development under the proposed Master Plan would not result in impacts to City of Hayward schools.

Level of Significance: Less than significant

student families and therefore would not generate any school-age children. The 220 faculty and staff housing units would however generate school-age children. Conservatively assuming all these units are single-family residences, based on a student yield of 0.49 student per single-family residence, the on-campus housing would generate about 108 school-age children. These children would be expected to use schools near the Hayward campus including East Avenue Elementary School, Cesar Chavez Middle School, and Hayward High School (City of Hayward 2006a).

At buildout of the proposed Master Plan, there would be an additional 779 faculty and 894 staff for a total of 1,673 new employees at the campus. As noted above, 220 of these new employees would reside on campus. The remaining faculty and staff that would be new to the area would live off campus, with an estimated 251 employees living in the City of Hayward, 552 employees living within the rest of Alameda County, and 4381 employees living in other portions of the Bay Area. Based on a student yield of 0.49 school-age child per single-fa

with buildout of the City General Plan would increase the demand for fire and law enforcement services, for recreational facilities and for local schools. The EIR prepared for the General Plan concluded that impacts to fire and law enforcement services, recreational facilities, and local schools would be less than significant with mitigation at buildout of the General Plan. As discussed in the analyses above, impacts to fire service, law enforcement, recreational facilities, and schools from campus development under the proposed Master Plan would be less than significant. Based on the impact analyses contained in this EIR and the EIR prepared for the General Plan, cumulative impacts to law enforcement, recreational facilities, and schools would be less than significant.

#### 4.11.5 REFERENCES

City of Hayward. 2006a. City of Hayward General Plan.

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