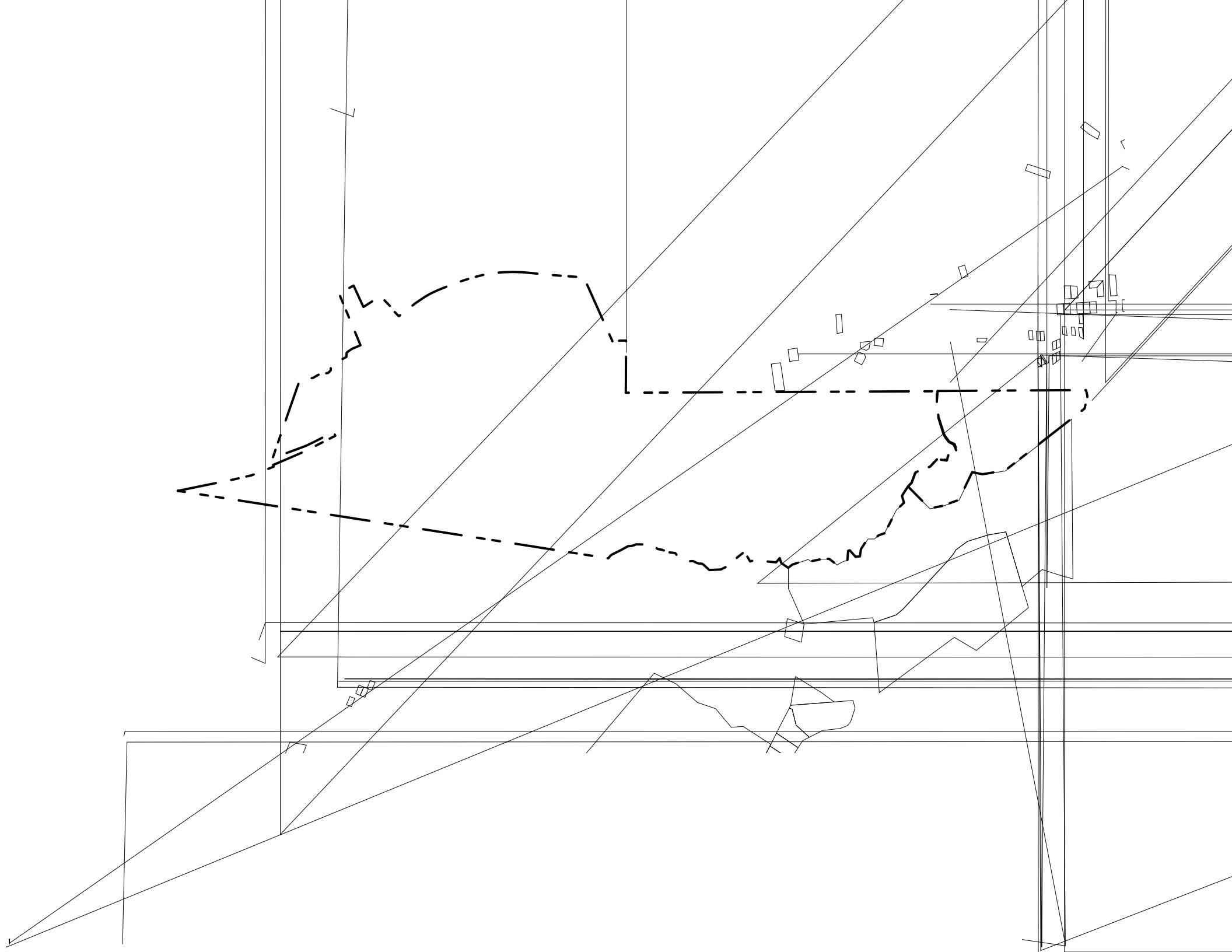


4.8 LAND USE AND PLANNING

4.8.1 INTRODUCTION

This section describes existing and planned land uses at the Hayward campus and analyzes the impact of implementation of the proposed Master Plan on land uses on

height from one to 13



City of Hayward Municipal Code

The Hayward campus site is zoned as RS (Single-Family Residential) District in the Hayward Zoning Ordinance. According to the Hayward Municipal Code, permitted uses under the RS District include residential uses and other uses including daycare homes and public agencies. The zone also allows conditionally permitted uses including academic facilities.

4.8.3 IMPACTS AND MITIGATION MEASURES

4.8.3.1 Standards of Significance

In accordance with Appendix G of the

and the CSU CEQA Handbook, the impact of the proposed project related to land use and planning would be considered significant if it would:

- Physically divide an established community.
-

MP Impact 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.

Level of Significance: Less than significant

If the proposed Master Plan is adopted, it would become the applicable land use plan for the Hayward campus. The CSU is the only agency with land use jurisdiction over projects proposed on campuses within the CSU system. Thus, campus development that is consistent with the proposed Master Plan would not have land use impacts under this CEQA threshold of significance. Therefore, the impact is less than significant.

While the Hayward campus is not subject to local land use regulations, the Hayward campus maintains cooperative relations with local governments regarding planning and land use issues to assure that mutual interests are addressed. As shown in the evaluation below, the proposed Master Plan for CSUEB Hayward campus would not conflict with relevant local land use plans.

City of Hayward General Plan and Hayward Highlands Neighborhood Plan

The Hayward campus planning area is designated as a Public/Quasi-Public land use in the City of Hayward General Plan and is adjacent to the Hayward Highlands neighborhood. The proposed Master Plan would not conflict with the land use designation for the site. Rather, development associated with the project is intended to serve the campus.

The proposed Master Plan would be consistent with the pertinent strategies listed within the Hayward Highlands Neighborhood Plan. With regard to Strategy 1.3, the Master Plan would not compromise the relationship between the City of Hayward Police Department and CSUEB Hayward Police Department and is discussed in detail in Section 4.10, Public Services. The Master Plan would be compatible with Strategy 2.1 because the land uses proposed are designed to support growth in academic, cultural, and recreational opportunities on the Hayward campus. Strategy 2.2 would be supported through the proposed improvements to campus landscaping and entries. Regarding Strategy 2.3, programs in Hayward public schools are not mentioned in the Master Plan. However, the proposed Master Plan does not include any program or element that would conflict with Strategy 2.3. Finally, the proposed Master Plan includes the development of additional on-campus student housing and is, therefore, consistent with Strategy 3.1.

City of Hayward Municipal Code

As discussed above, the Hayward campus site is zoned as RS (Single-Family Residential) District in the Hayward Zoning Ordinance. Academic facilities are permitted within this zone under a conditional use permit. As all of the uses proposed within the Master Plan are consistent with uses currently on the Hayward campus and the definition of an academic facility, the proposed Master Plan would not conflict with the City of Hayward zoning for the site.

Land Use Compatibility

The proposed Master Plan does not propose land uses that

4.8.3.4 Cumulative Impacts and Mitigation Measures

As discussed above, the proposed Master Plan would not introduce any land uses on the Hayward campus that would be incompatible with surrounding land uses. Future development in the Hayward Highlands neighborhood would be expected to be in general conformance with local land use plans and therefore would also not likely result in substantial incompatibilities with surrounding land uses. As a result, cumulative development in the vicinity of the Hayward campus in accordance with the local land use plans would not be expected to introduce land uses that would be substantially incompatible with the existing development, proposed campus development, or other future adjacent development. Cumulative impacts would be less than significant.

4.8.4 REFERENCES

City of Hayward.

, "Land Use Element."

. 1998. Adopted by City Council Resolution 98-033.

City of Hayward Municipal Code.