

**CITY OF HAYWARD**  
**PROPOSED MT. EDEN REORGANIZATION (PHASE II)**

**PLAN FOR PROVIDING MUNICIPAL SERVICES**

The City of Hayward has undertaken a comprehensive study of annexation of an area consisting of the two remaining unincorporated islands in the Mt. Eden area, which are completely surrounded by the City. The two islands proposed for reorganization are the West-Mohr island, the and the Mohr-Depot island, which are comprised of approximately 61 acres, including 5.68 acres of road rights-of-way. The unincorporated islands are located in the western portion of the City's Sphere of Influence, generally south of West Winton Avenue, west of Hesperian Boulevard and north of State Route 92 (see Attachment 1). The City will be submitting an application in November of 2009 to the Local Agency Formation Commission (LAFCo) of Alameda County to annex the two unincorporated islands.

Pre-zoning designations were established by the City in 1990 with the adoption of the Mt. Eden Neighborhood Plan. Information and analysis from the annexation study has resulted in some proposed changes to pre-zoning designations for the West-Mohr and Mohr-Depot islands. On November 3, 2009, the Hayward City Council approved two changes to the pre-zoning designations per the attached map (see Attachment 4). No changes to Hayward's General Plan land use designations are proposed.

Both islands are and will remain within the Mt. Eden subarea of the Alameda County Redevelopment Project area. A fiscal impact analysis prepared by a financial consultant for the City projects future potential revenues and costs, including tax increment revenues, for development potential described in a subsequent section in this document. An agreement between the City and Alameda County specifies the amount of tax increment revenue funds to be provided to the City, to fund public infrastructure improvements. The agreement assumed the cost of the infrastructure improvements to be \$5 million. A recent report by the City's consultant estimates the cost to be \$7.4 million. The City and the County amended the agreement in December 2008 to cover the increased cost estimate. Please refer to the discussion on page 11 for a more detailed discussion on plans to utilize tax increment revenue financing to fund infrastructure improvements.

A Mitigated Negative Declaration, prepared pursuant to the California Environmental Quality Act (CEQA) Guidelines and the Alameda County LAFCo Procedures for Preparation and Processing of Environmental Documents, has been adopted by the City, which states that the reorganization will not result in any environmental impacts that cannot be mitigated to a level of insignificance. Potential impacts studied include those associated with the proposed annexation and rezoning, infrastructure improvements and anticipated future development. In October of 2004, a program environmental impact report (EIR) was certified in association with the Phase I annexation, which included analysis of the 149-unit project now under construction by KB Home in that area.

## LAND USE AND ZONING

County development policies for the proposed annexation area are contained in the 1983 *Unincorporated Eden Area (portion) Plan*. However, the County is in the process of developing a new *Eden Area General Plan*. The current County land use designation for the entire study area is Low Density Residential (less than nine units per acre); however, the proposed land use designation per the draft *Eden Area General Plan* is Low-Medium Density Residential (LMDR). Both County designations are consistent with City's current land use designation of Limited Medium Density Residential (8.7-12.0 dwelling units per net acre) for the majority of the two islands. The eastern portion of the West-Mohr island (Chabot College and the Mohr-Fry Estate) are designated by the City's General Plan Public and Quasi Public and the southwest corner of the Depot-Mohr island is designated Industrial Corridor by the City. The existing County and existing City General Plan land use designations for the proposed annexation area are shown in Attachment 2.

As shown in Attachment 3, existing County zoning designations are single-family residential (PD R-1 L B-20, minimum lot size of 20,000 square feet) for the majority of the island properties. The Chabot College and Mohr-Fry properties and four parcels on the west side of the Mohr-Depot island are currently zoned Agriculture (A). Also, in the Mohr-Depot island there is one property zoned R-1 and approximately 12 parcels zoned single-family residential (R-1 L B-20). The City pre-zoning designations for the annexation area are also shown in Attachment 4. The pre-zoning is based on General Plan land use designations and, as stated previously, on the Mt. Eden Neighborhood Plan. The majority of the West-Mohr island is pre-zoned Residential Single-Family with a 4,000 square foot minimum lot size (RSB4), while the Chabot College parcel is pre-zoned Public Facilities (PF) and the Mohr-Fry property is zoned A. The majority of the Mohr-Depot island is pre-zoned RS, while the Herman-Mohr property is pre-zoned A and the westernmost parcel is pre-zoned Light Manufacturing (LM).

## EXISTING AND POTENTIAL DEVELOPMENT

As reflected in Attachment 5, according to County Assessors Office records, development within the proposed annexation area consists of:

- West-Mohr island: predominantly single-family dwellings, with a portion of the Chabot College campus and the Mohr-Fry Estate, and
- Mohr-Depot island: predominantly single-family dwellings, with an institutional use (Horizon Services) and two parcels currently used for a combination of residential and light industrial/outdoor storage uses.

The number of existing housing units in the proposed reorganization area is 67, per County Assessor's Office records. Assuming an average household size of 3.15 persons per household per *Projections 2007*, published by the Association of Bay Area Governments (ABAG), the estimated population in the proposed reorganization area is 211. Since new development cannot occur without access to public sewer and water systems and City policy approved in 1995 has not allowed access to those systems unless annexation occurs or a public health situation exists due to failure of a private septic system or well, it can be assumed that no significant change to population or number of housing units has occurred since 2000.

Recognizing the fact that most properties in the project area are older single-family homes, most built during the 1930's, 1940's and 1950's, it is anticipated that 54 additional new residences could be built in the two islands. Applying ABAG's average household size of 3.15 persons per household, an additional 170 persons are projected to reside in the annexation area.

Regarding potential non-residential development, recognizing existing General Plan land use designations, it is projected that future non-residential development would consist of approximately 20,000 square feet of institutional (Horizon Services) use in the Depot-Mohr island. And 4,200 square feet of Industrial use on the property located at 2661 Depot Road.

## **EXISTING MUNICIPAL SERVICES AND PROPOSED CHANGES**

Most of the proposed annexation area is not served by a public sewer system. Most properties in the area are served by the City's water system due to the recent acquisition of the infrastructure previously owned by the Mohrland Mutual Water Association (MMWA). If annexation is approved, existing development within the annexation area would have the opportunity to connect to the City's sewer systems and any future development would be required to do so.

A summary of existing and proposed public service and utility providers is included as the last page of this document. Summary descriptions of the municipal services and utilities currently provided and any proposed changes are outlined in the following paragraphs.

### Police Services

For the proposed annexation area, law enforcement services are currently provided primarily by the Alameda County Sheriff's office, with the nearest facility being the Eden Township substation, located at 15001 Foothill Boulevard in San Leandro. The Sheriff's office is the first responder for emergency calls for service and also provides patrol and detection for residents of the unincorporated portion of Alameda County. Traffic services are provided by the California Highway Patrol. The Sheriff's Department patrol beat for the unincorporated Mt. Eden area is shared with other unincorporated portions of the County in the San Lorenzo area.

The Hayward Police Department provides police protection within the community, including crime prevention, investigation services, traffic control and animal control services to City residents. Services are provided out of a main headquarters facility located at 300 Winton Avenue. The adopted 2009-2010 City budget indicates the Department includes a staff complement of 191 sworn officers out of a total staff of approximately 300. The Department also maintains a variety of vehicles and support equipment. The Alameda County Sheriff's Office responded to 149 calls for service in the Mt. Eden area in 2008, 250 in 2007, 565 in 2006 and 578 in 2005. The sharp drop in calls between 2006 and 2007 is a result of the Phase I annexation of three islands.

Approval of the proposed annexation and related potential new development would represent an incremental increase in calls for service to the Police Department. Increases in calls for police services will be evaluated periodically as part of the City's normal budget cycle. Upon annexation, the area would be served by the Hayward Police Department and the Alameda County Sheriff would no longer have primary jurisdiction within this area. Residents of the Project area would benefit from a higher level of service due to probable faster response times

compared to the Sheriff's Office, due to closer proximity of the Hayward Police Department headquarters to the Project area. Emergency response time would likely be improved, with a greater number of police personnel on patrol with smaller beat responsibilities.

### Fire Protection Services

Fire and emergency medical service to the proposed annexation area are provided by the Hayward Fire Department. The Department provides fire suppression, emergency medical, fire prevention, hazardous materials response and related services. The Department employs a staff of 135 with 87 firefighters certified as paramedics. Hayward Fire Department staff responded to approximately 14,500 calls for service in 2008. Nine operating stations are maintained by the Department, which house 11 fire companies. These consist of nine engine companies, which are first responders and provide fire suppression, and two truck companies that provide structural entry, ventilation, laddering and rescue operations as well as medical response.

The fire station nearest the proposed annexation area is Fire Station #6, located near the intersection of West Winton Avenue and Saklan Road (1401 West Winton Avenue) which has one fire engine and three Firefighters. The Department has adopted response time criteria for emergency calls for service, including a response of five minutes for arrival of the first engine company to a call, an arrival time of seven minutes for the first truck company and the arrival of the balance of Fire Department within ten minutes. Given the close proximity of Station #6 to the proposed annexation area, the response time for the primary company would be well within the City's response criteria. The Hayward Fire Department responded to 20 calls for service in the annexation area in 2008, 21 in 2007, 19 in 2006, 20 in 2005, 20 in 2004, 24 in 2003, 21 in 2002, 31 in 2001 and 29 in 2000.

In 1983, the City and County entered into an agreement whereby the City would provide primary fire protection services for the unincorporated lands in west Hayward, with reimbursement provided by the County for services rendered. Under this agreement, the Hayward Fire Department has historically been, and will continue to be the fire protection agency for the proposed reorganization area and unincorporated areas in the Mt. Eden vicinity. The City currently receives about \$37,000 per annum to provide fire protection in Mt. Eden. This money would no longer pass through the Hayward Fire Department budget following annexation.

Future construction of new residential and non-residential development anticipated in the proposed annexation area would increase the risk of fire to future residents, employees and visitors by adding new dwelling units and non-residential floor space. However, the planned extension/improvements of Hayward's water system within the annexation area would significantly assist in increasing fire safety in the area by providing a reliable water supply with adequate water pressure. The number of calls for service for medical emergencies would increase based on a higher resident and employee population. The timing of such increases is unknown and would be dependent on market forces. Increases in calls for fire services will be evaluated periodically as part of the City's normal budget cycle.

### Water

As shown on Attachment 6, most parcels in the annexation area were previously served by the Mohrland Mutual Water Association (MMWA). The City and MMWA agreed for the City to

take control of the private well and related distribution facilities as of July 1, 2009. Consequently, on July 1, 2009, the City connected the MMWA distribution lines to the City water system and all parcels that were previously served by MMWA are now served by the City of Hayward public water system. No new water mains in the annexation area are necessary as part of the proposed project. During July and August of 2009, the City installed water meters on the properties previously served by the MMWA. The private well acquired from MMWA will now be utilized only during emergencies. Approximately two parcels in the annexation area are served by private wells. As long as these wells continue to function properly and the properties are not redeveloped, these parcels will not be required to connect to the City's water system.

#### *Water Supply and Distribution*

The City owns and operates a public water distribution system, including transmission lines, pump stations and water reservoirs. Hayward supplies water to all but a small portion of the residential, commercial, industrial and institutional entities within the City boundaries and to a select number of properties outside the City limits through special approvals/utility service agreements. In 2007, the average daily demand was 18.2 million gallons per day. Hayward's sole source of potable water is the San Francisco Public Utilities Commission (SFPUC), through the Hetch Hetchy Water System. The SFPUC system is a regional water system that serves 28 other local cities and districts, in addition to the City of San Francisco. In the early 1960s, Hayward and the SFPUC entered into an agreement that provides for the supply of all the water that Hayward needs, as long as water supplies are normal. During periods of drought, the City is required to cut back water demand to a specified level, similar to what other agencies would be required to do. Recent legislation requires SFPUC to implement a Water System Improvement Program. To this end, the SFPUC has embarked on a \$4.3 billion capital improvement program to improve the reliability and redundancy of the regional water system by 2015. To date, more than 20 of the planned 75 improvement projects have been completed.

SFPUC water is delivered to the City via two aqueducts that have a maximum gravity capacity of 32 million gallons per day. Using a system of booster pump stations, the capacity can be increased to about 50 million gallons per day.

The water distribution system, which is owned and operated by the City, provides sufficient water supply and pressure to service existing needs, including peak demand, fire protection and other emergencies. In 2002, Hayward updated its Water Distribution System Master Plan to identify needed improvements through 2020. Recommended projects have been incorporated into the Capital Improvement Program.

Hayward has adopted a water efficient landscape ordinance that will assist in minimizing future water use of developer-installed irrigation systems for new landscaping associated with new development. Also, Hayward has entered into emergency intertie agreements with Alameda County Water District (ACWD) and East Bay Municipal Utilities District (EBMUD) to provide water in the event that a limited term emergency or planned maintenance cuts off or severely reduces SFPUC water supply to the City. Per the agreements, ACWD can provide up to 5.7 million gallons per day and EBMUD, via a recently completed an intertie pump station, can provide up to 30 million gallons per day. Additionally, the City has five emergency wells capable of producing about 13.7 million gallons per day.

#### *Future Distribution and Supply*

Approval of the proposed reorganization and installation of public infrastructure improvements would allow future water service for the entire Project area by the City. The City has made use of the existing water mains previously owned by the MMWA to reduce the cost of new facilities.

#### *Water Demand Estimates for Annexation Area*

Implementation of the proposed annexation would increase demand for water for domestic and fire fighting purposes within the annexation area. Planning estimates yield a total overall water demand of approximately 44,500 gallons per day (gpd) when the area is fully developed. The estimated water demands for residential and non-residential uses, and the assumptions on which they are based, are included in Attachment 8. In summary, total projected average daily water use for future residential development will be approximately 31,000 gallons per day (gpd) and approximately 13,500 gpd for all non-residential uses. The total demand for the annexation area (44,500 gallons per day) represents a 0.24 percent increase in the City's overall water demand. The existing and planned infrastructure can accommodate the increased demand from the annexation.

#### Wastewater

Four properties within the proposed annexation area (2661, 2595, 2401, and 2233 Depot Road) are connected to the City's wastewater collection and treatment system. Upon annexation of unincorporated properties to the City, existing private septic systems would eventually be phased out, since the Municipal Code requires that all properties within 200 feet of a public sewer system connect to that system. The Hayward Municipal Code has been amended providing Mt. Eden annexation area properties 10 years in which to connect to the City sewer system.

#### *Collection and Treatment*

The City is responsible for collection and treatment of wastewater within the community. Wastewater is collected and transported via a number of major trunk sewers to the City's wastewater treatment plant located at the terminus of Enterprise Avenue in western Hayward. The plant currently treats an estimated 13.4 million gallons per day (mgd) of wastewater and has a rated capacity of 16.5 mgd. Major improvements to the plant are being constructed to increase the plant's treatment reliability and unit processes redundancy. The Phase 1 improvements were completed in June 2008. Treated effluent from the plant is disposed through East Bay Dischargers Authority facilities within San Francisco Bay.

#### *Future Collection and Treatment*

Approximately 2,300 linear feet of eight-inch sanitary sewer main will be installed in Monte Vista Drive and Occidental Road to serve the area. In addition, approximately 1,200 linear feet of four-inch sewer laterals will be installed in both islands where needed.

Wastewater generation would be increased should the proposed annexation be approved and additional development facilitated, primarily due to an increase in domestic water use. The amount of wastewater generation would be a function of water use. The quantity of increased wastewater demand anticipated to be generated from residential development in the annexation area would be approximately 28,000 gallons per day, based on an average flow of 230 gallons per day per dwelling unit. This figure is slightly higher than the City-wide average of 200 gpd, as it accounts for growth in indoor water use, and associated discharge, by 2020.

About 75% of total institutional/industrial consumption is discharged to the sanitary sewer system; thus, it is reasonable to estimate that approximately 10,000 gpd (75% of 13,500) of wastewater discharge will be generated from anticipated future non-residential development. Future development within the Project area, consistent with the General Plan, could be accommodated within the City's wastewater treatment and disposal system.

### Storm Drainage

Attachment 7 shows existing storm drain facilities. If the annexation is approved, storm drain system upgrades will be required, to include installation of approximately 3,300 linear feet of 12 to 24-inch, 215 linear feet of 36-inch, and 1,095 linear feet of 48-inch storm drain culverts in both islands.

Stormwater runoff is presently accommodated via drainage in local streets where it is collected in the local City or County systems and transported via a regional drainage system maintained by the Alameda County Flood Control and Water Conservation District (ACFCWCD), Zone 4, for ultimate discharge into San Francisco Bay. As shown in Attachment 7, local drainage within the annexation area and surrounding lands flows to regional Line A that runs parallel to and south of West Street, continues westward, south of Dunn Road, eventually transporting stormwater to San Francisco Bay.

### Flood Control

According to the Flood Insurance Rate Map (Community Panel Number 06001C0288G) revised August 3, 2009), both islands are entirely within Zone X (areas determined to be outside the 0.2 percent annual chance floodplain). The annexation area is within Zone 4 of the Alameda County Flood Control and Water Conservation District (ACFCWCD). There would be no changes in service due to annexation.

### Stormwater Quality Programs

Both the County and City have water quality programs and requirements, related to the NPDES permit issued for agencies in Alameda County. Fees assessed on a parcel-specific basis fund such programs. Residential parcels would require additional service to respond to spill reports and illicit discharge surveys; however, these responses would represent marginal increases to the overall inspection and survey efforts.

### New Street Construction

All roadways within the proposed annexation area, with the exception of Ramona Drive, are public roadways, many of which lack curbs, gutters and sidewalks. No new public roadways are planned. Based on 1993 improvement plans developed by the County, several roadways will be required to be widened. The 1993 improvement plans show that Eden Avenue would be extended south from Laguna Drive to Depot Road, however, the improvement plans are being revised and City intends to abandon this right-of-way. With the exception of an overlay after the sewer line installation, no public improvements are planned for Ramona Drive, which is a private street.

## *Infrastructure Costs and Funding*

Please refer to the last text section in this document on page 9 for information related to estimated infrastructure costs and funding.

### Street Maintenance

If annexation is approved, maintenance for all public streets and associated traffic operations and street lighting within the annexation area would be provided by the City.

### Solid Waste Disposal and Recycling

Waste Management, Inc. has a franchise agreement with the City to provide weekly collection of garbage, recyclables, and organics from residences and businesses within Hayward. Solid waste intended for disposal is transported to Altamont Landfill, which is located in eastern Alameda County near Greenville Road. Altamont Landfill is owned and operated by Waste Management Inc. The landfill has an estimated remaining capacity to the year 2032.

The proposed annexation area is also served by Waste Management, Inc. pursuant to a franchise agreement with Alameda County. Garbage and recycling collection services are similar in some respects to those provided residents and businesses within Hayward. For example, comparable services include weekly curbside collection of garbage, recyclables, and organics for residents of single-family dwellings. The differences in service include no collection of recyclables or organics offered to businesses and every-other-week collection of recyclables from multi-family dwellings rather than weekly service.

Annexation would have minimal impact on the solid waste collection service provider for existing properties, since all solid waste in both the annexation area and the City is presently collected by Waste Management, and hauled to Altamont Landfill for disposal. Existing garbage and recycling collection services are similar to those provided residents and businesses within Hayward. The fees for those services are comparable to those assessed for incorporated residents and businesses.

New development in the annexation area would increase the amount of short-term construction debris, as well as solid waste that would be generated. Additional equipment and personnel may be needed to collect this increased amount of solid waste. Fees and user charges would offset any increased capital and/or personnel costs. Hayward's existing franchise agreement with Waste Management expires in May 2014.

### Library Services

The Hayward library system serves residents within Hayward and in the proposed annexation area. Residents in the annexation area and other unincorporated portions of Alameda County are also served by the Alameda County Library system.

The Hayward library system includes the Main Library, located at 835 "C" Street and the Weekes Branch Library, located at 27300 Patrick Avenue. Both branches are open six days per week. The nearest Alameda County branch libraries to the proposed annexation area are the Castro Valley Branch Library, located at 3600 Norbridge Avenue, and the San Lorenzo Branch

Library, located at 395 Paseo Grande. The Castro Valley and San Lorenzo branches are open six days per week. The impacts on library operations due to annexation would be expected to be minimal.

#### Public Schools

All of the proposed annexation area is within the Hayward Unified School District. The annexation area is within the Eden Gardens Elementary School, Ochoa Middle School and Mt. Eden High School attendance areas. Estimated future development would be expected to generate 22 elementary school students, 5 middle school students and 12 high school students. Developers would be obligated to pay the required school impact fees to mitigate impacts of these additional students on the schools.

#### Parks and Recreation

The annexation area and the entire City are within the Hayward Area Recreation and Park District (HARD) service area. The Hayward General Plan includes a standard of 1.5 acres of local parks per 1,000 people. Anticipated development would be expected to generate the need for an additional 0.26 acres of new local parkland. Payment of park in-lieu fees or dedication of new parkland and or recreation facilities, as approved by HARD, at the time future development is permitted would be expected to mitigate the demand for future parks.

#### Transit

The proposed annexation area is within the Alameda-Contra Costa Transit District service area and is also serviced by the Bay Area Rapid Transit District. No changes in existing service are anticipated as a direct result of this annexation.

#### Electricity/Telephone/Cable

Pacific Gas and Electric Company currently provides electricity and gas service to the annexation area and would continue to do so after annexation. AT&T provides primary telephone and telecommunication facilities in the annexation area and would continue to do so after annexation. Other telephone and telecommunication facilities are available as well. Comcast is the cable service provider for this area, which would not be impacted as a result of annexation.

### **FUNDING SOURCES FOR INFRASTRUCTURE IMPROVEMENTS**

As indicated previously, the proposed annexation area is located in Alameda County's Redevelopment Project area, which was formed in 2000. Increases in property tax revenues due to new development will accrue to the County's Redevelopment Agency. The City and County have entered into an agreement, where tax increment revenues generated from new development will be provided to the City. Hayward anticipates using those revenues to fund public infrastructure improvements.

Total infrastructure improvement costs have been estimated at \$7.4 million. The City and County each agreed to contribute \$1.9 million, and Dutra Enterprises agreed to contribute \$3.6 million. The City's recently adopted Capital Improvement Program includes \$7.4 in the Street

System Improvement Fund specifically for this project. Tax increment proceeds from new development will be collected by the Alameda County Redevelopment Agency and utilized to reimburse Dutra Enterprises, Inc. and the City's and Alameda County's general funds. Construction of street and utility improvements is expected to begin in May 2010 and be completed by February 2011.

**PROPOSED MT. EDEN ANNEXATION PHASE II  
SUMMARY OF MUNICIPAL SERVICE PROVIDERS**

| <b>SERVICES</b>                                 | <b>EXISTING AGENCY</b>  | <b>PROPOSED AGENCY</b>   |
|---|---|--|
| Police  | Alameda County Sheriff  | City of Hayward  |
| Fire Protection                                 | City of Hayward   | City of Hayward  |
| Water   | City of Hayward   | City of Hayward  |
| Wastewater                                      | City of Hayward (for 4 parcels)   | City of Hayward  |
| Storm Drainage                                  | Alameda County Flood Control and Water Conservation District              | City of Hayward and Alameda County Flood Control and Water Conservation District |
| Flood Control                                   | Alameda County Flood Control And Water Conservation District              | Alameda County Flood Control And Water Conservation District                     |
| Street Maintenance                              | Alameda County  | City of Hayward  |
| Street Lighting                                 | Alameda County  | City of Hayward  |
| Solid Waste and Recycling Services              | Waste Management, Inc.<br>(via agreement with Alameda County)             | Waste Management, Inc.<br>(via franchise agreement with Hayward)                 |
| Library   | Alameda County Library System   | City of Hayward  |
| Schools   | Hayward Unified School District   | Hayward Unified School District  |
| Parks and Recreation                            | Hayward Area Recreation and Park District                                 | Hayward Area Recreation and Park District  |
| Transit   | Bay Area Rapid Transit District;<br>Alameda-Contra Costa Transit District | Bay Area Rapid Transit District;<br>Alameda-Contra Costa Transit District        |
| Electricity                                     | Pacific Gas & Electric Company  | Pacific Gas & Electric Company   |
| Telephone                                       | AT&T and/or other telephone companies                                     | AT&T and/or other telephone companies  |
| Cable Television                                | Alameda County (ComCast)  | City of Hayward (ComCast)  |
| General Governmental and Other Support Services | Alameda County  | City of Hayward  |

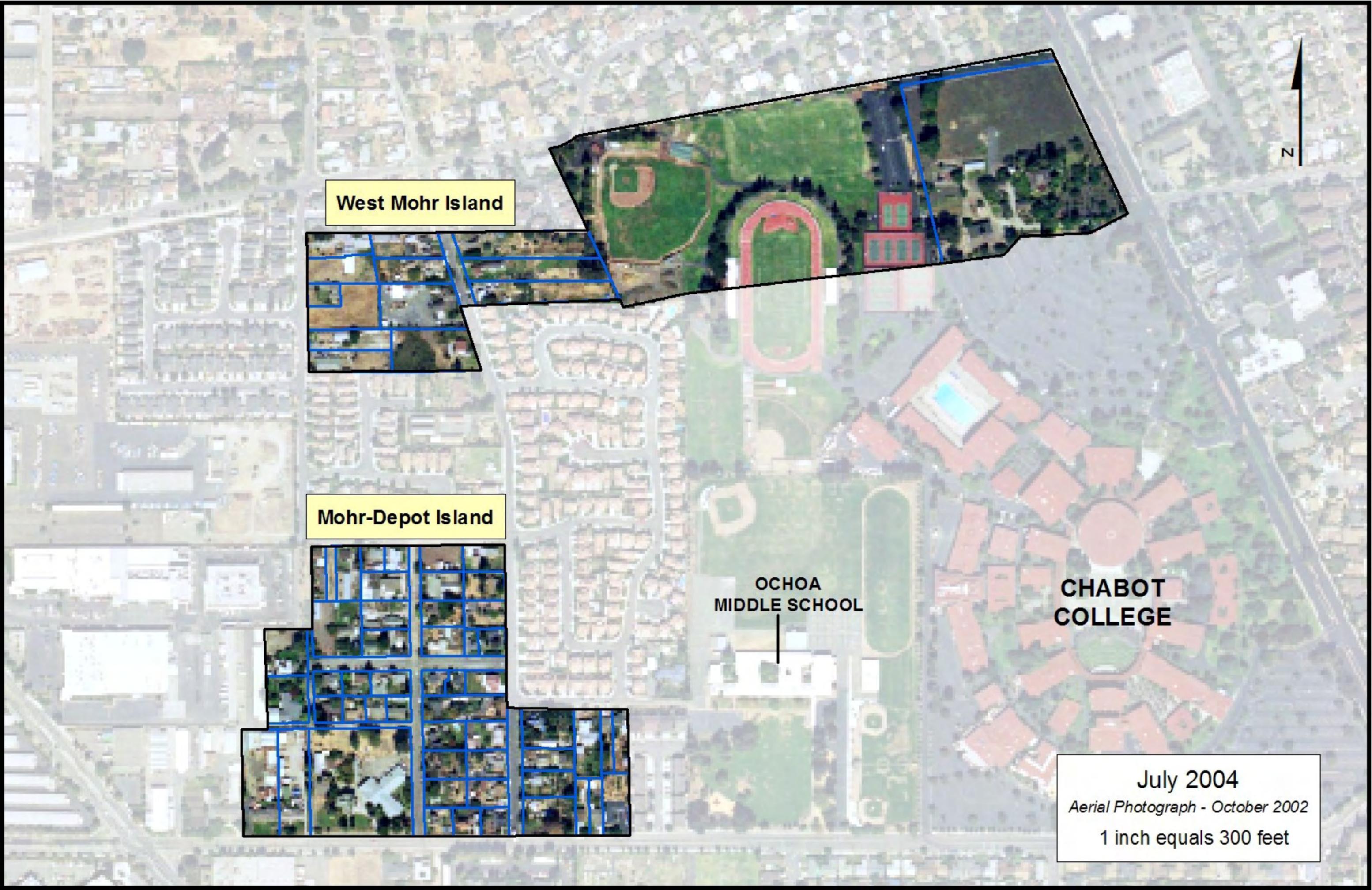
# **Plan for Providing Municipal Services**

## **List of Attachments**

|              |   |
|--------------|---|
| Attachment 1 | Study Area Boundary and Other Two Islands |
| Attachment 2 | City & County General Plan                |
| Attachment 3 | County Zoning                             |
| Attachment 4 | City Pre-zoning Designations              |
| Attachment 5 | Basic Info & Existing Land Use            |
| Attachment 6 | Water & Sewer Service Information         |
| Attachment 7 | Storm Drainage Information                |
| Attachment 8 | Projected Water & Sewer Demand            |

## **Attachment 1**

### **Study Area Boundary**



**West Mohr Island**



**Mohr-Depot Island**



**OCHOA  
MIDDLE SCHOOL**

**CHABOT  
COLLEGE**

**July 2004**  
*Aerial Photograph - October 2002*  
1 inch equals 300 feet

**Attachment 2**

**City & County General Plan**

### Mt. Eden Existing Alameda County General Plan Designations

----- Unincorporated Islands

Residential

Low Density (less than nine units per acre)



### Mt. Eden Existing City of Hayward General Plan Designations

----- Unincorporated Islands

Residential

Limited Medium Density (8.7-12.0 dwelling units/acre)

Medium Density (8.7-17.4 dwelling units/acre)

Commercial

Retail and Office

Industrial

Industrial Corridor

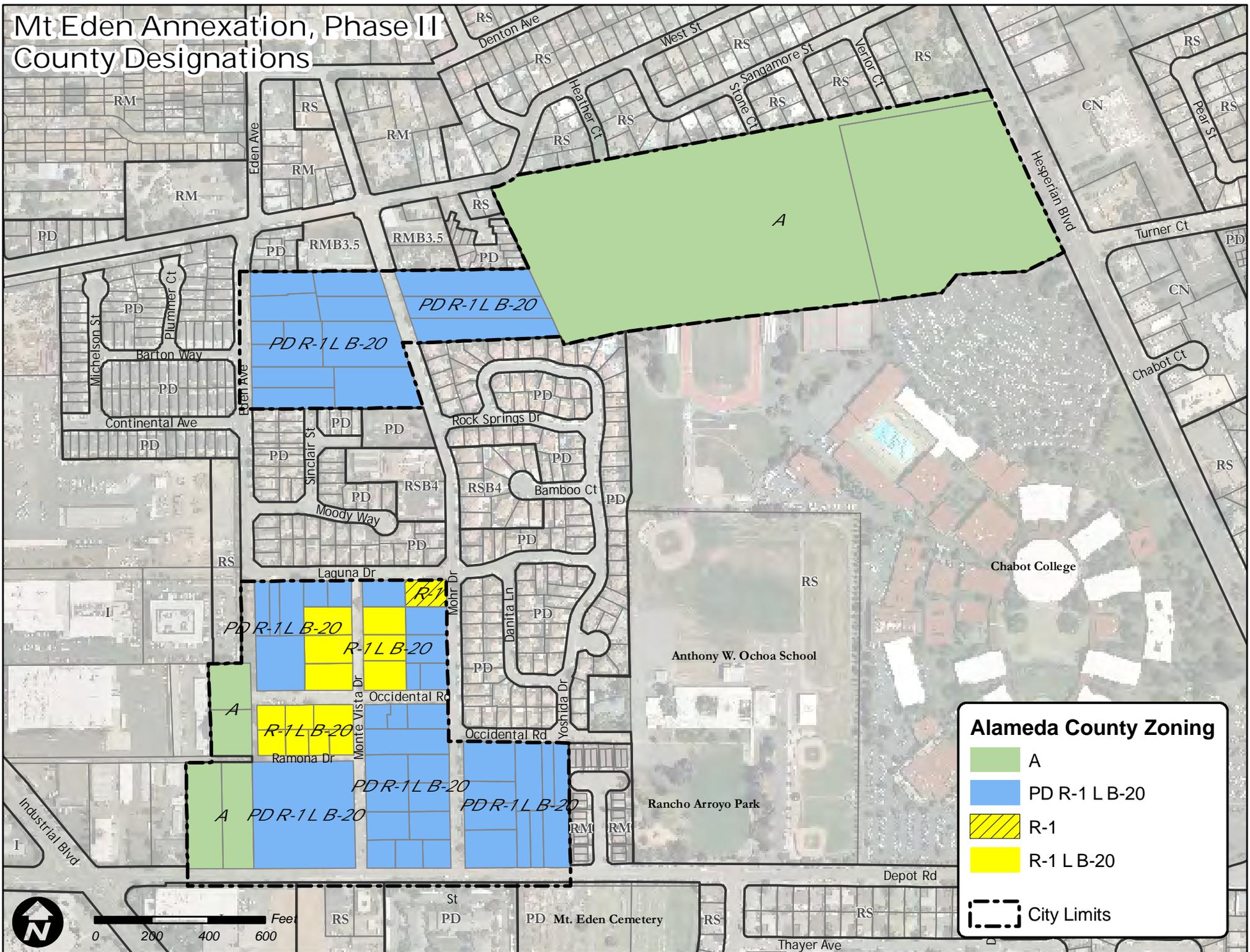
Public and Quasi-Public



**Attachment 3**

**County Zoning**

# Mt Eden Annexation, Phase II County Designations



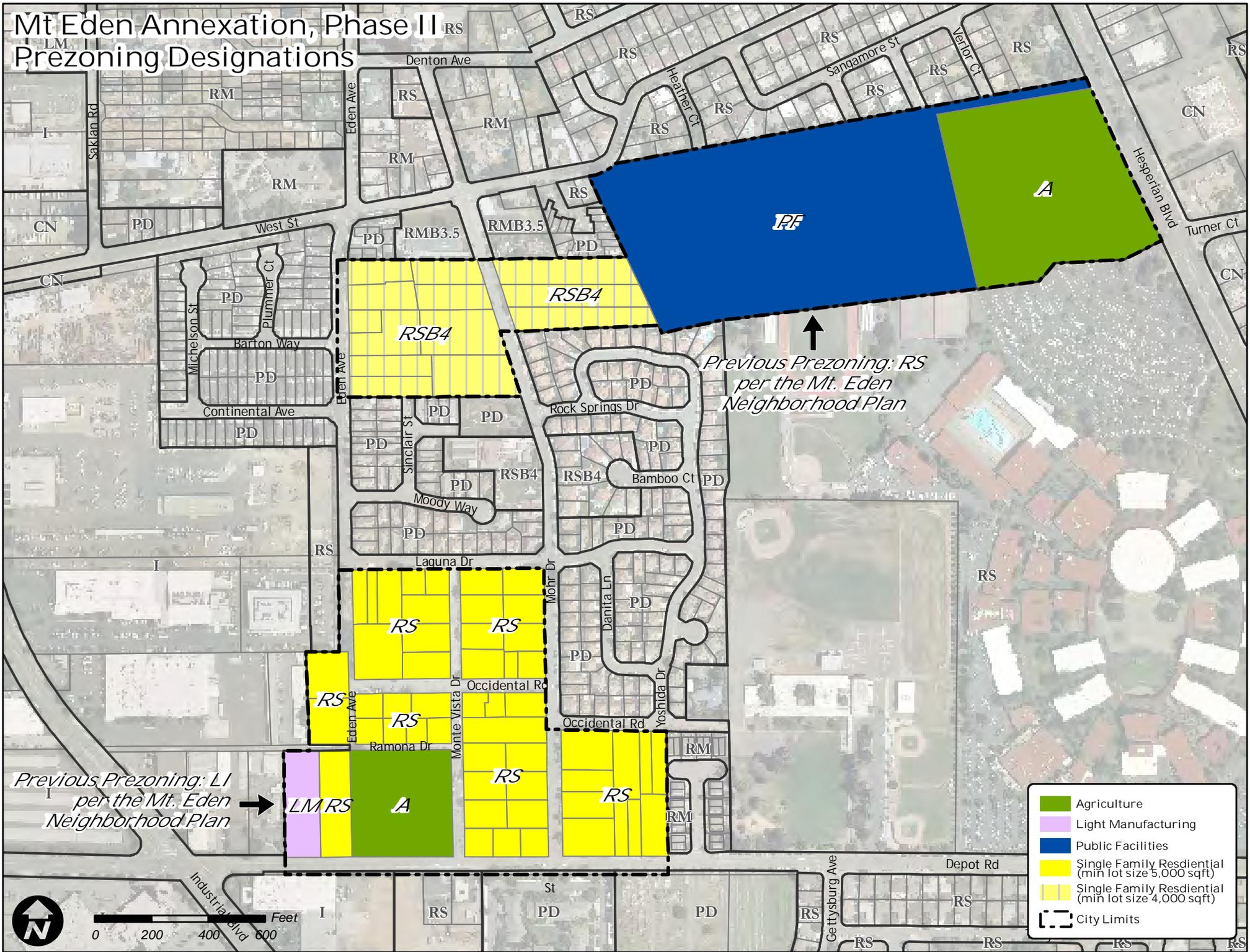
**Alameda County Zoning**

- A
- PD R-1 L B-20
- R-1
- R-1 L B-20
- City Limits

**Attachment 4**

**City Pre-zoning Designations**

# Mt Eden Annexation, Phase II Prezoning Designations



- Agriculture
- Light Manufacturing
- Public Facilities
- Single Family Residential (min lot size 5,000 sqft)
- Single Family Residential (min lot size 4,000 sqft)
- City Limits



## **Attachment 5**

### **Basic Info & Existing Land Use**

## Mt. Eden Annexation Phase II Parcel List with Recommended Pre-Zoning Designations

| OWNER NAME   | Acres        | STREET ADDRESS       | APN                    | Mt. Eden Neigh.<br>Plan Prezoning | Proposed<br>Prezoning | USE CODE    | USE DESCRIPTION (Assessor's)                      | TAX RATE<br>AREA |
|--|--------------|----------------------|------------------------|-----------------------------------|-----------------------|-------------|---|------------------|
| <b>STATE OF CALIFORNIA &amp; SOU</b>                 | <b>17.32</b> | <b>1895 DEPOT RD</b> | <b>441-0020-002-07</b> | <b>RS</b>                         | <b>PF</b>             | <b>300</b>  | <b>Exempt Public Agency</b>                       | <b>25027</b>     |
| TULLY GAYLE F & JERYL R JR & CHECKABOARD SQUARE RENT | 8.59         | 24985 HESPERIAN BLVD | 441-0020-007-01        | A                                 | A                     | 2100        | Two, three or four single family homes            | 59049            |
| MILISTEFR LINDA                                      | 0.55         | 25017 EDEN AVE       | 441-0065-010-00        | RS                                | RS                    | 1100        | Single family residential homes used as such      | 59086            |
| LIRANZO ANDREW C TR                                  | 0.54         | 25087 EDEN AVE       | 441-0065-011-00        | RS                                | RS                    | 1400        | Single family res home with slight industrial use | 59086            |
| <b>JORDAN CONSTANCE TR &amp; JO</b>                  | <b>1.08</b>  | <b>2661 DEPOT RD</b> | <b>441-0065-014-00</b> | <b>LI</b>                         | <b>LM</b>             | <b>1130</b> | <b>Residential Imps on Industrial Land</b>        | <b>59086</b>     |
| RODRIGUEZ ANASTACIO M & .                            | 0.22         | 2282 LAGUNA DR       | 441-0068-001-00        | RS                                | RS                    | 1100        | Single family residential homes used as such      | 59086            |
| ANDRADE CHERYL & MICHAEL                             | 0.16         | LAGUNA DR            | 441-0068-002-00        | RS                                | RS                    | 1100        | Single family residential homes used as such      | 59086            |
| ANDRADE CHERYL & MICHAEL                             | 0.38         | 2240 LAGUNA DR       | 441-0068-003-00        | RS                                | RS                    | 1100        | Single family residential homes used as such      | 59086            |
| VANDENBROEK MARK TR                                  | 0.18         | 2230 LAGUNA DR       | 441-0068-004-00        | RS                                | RS                    | 1100        | Single family residential homes used as such      | 59086            |
| GOMEZ MARIA B TR                                     | 0.18         | 24921 MONTE VISTA DR | 441-0068-005-00        | RS                                | RS                    | 1100        | Single family residential homes used as such      | 59086            |
| VANDENBROEK MARK TR                                  | 0.39         | 24941 MONTE VISTA DR | 441-0068-006-00        | RS                                | RS                    | 2100        | Two, three or four single family homes            | 59086            |
| GAINUS LERA F  | 0.39         | 25061 MONTE VISTA DR | 441-0068-007-00        | RS                                | RS                    | 2700        | Res property of 4 units, lesser quality than 2400 | 59086            |
| SIMPSON JANET TR                                     | 0.36         | 2365 OCCIDENTAL RD   | 441-0068-008-00        | RS                                | RS                    | 1100        | Single family residential homes used as such      | 59086            |
| DECASAS MANUEL & ROCIO                               | 0.76         | 2381 OCCIDENTAL RD   | 441-0068-010-01        | RS                                | RS                    | 1100        | Single family residential homes used as such      | 59086            |
| ESCALANTE JULIO R & LOURDI                           | 0.32         | MONTE VISTA DR       | 441-0068-011-00        | RS                                | RS                    | 1000        | Vacant residential land, zoned 4 units or less    | 59086            |
| KEITH STANLEY JR                                     | 0.31         | 25039 MOHR DR        | 441-0068-012-00        | RS                                | RS                    | 1100        | Single family residential homes used as such      | 59086            |
| MALIZIA SAM S  | 0.33         | 25045 MOHR DR        | 441-0068-013-00        | RS                                | RS                    | 1100        | Single family residential homes used as such      | 59086            |
| GUTIERREZ RICHARD & LAFOR                            | 0.33         | 25051 MOHR DR        | 441-0068-014-00        | RS                                | RS                    | 1100        | Single family residential homes used as such      | 59086            |
| MOTA ARACELI   | 0.21         | 25057 MOHR DR        | 441-0068-015-00        | RS                                | RS                    | 1100        | Single family residential homes used as such      | 59086            |
| BANDA DENISE T & FRANK J                             | 0.10         | 2251 OCCIDENTAL RD   | 441-0068-016-00        | RS                                | RS                    | 1100        | Single family residential homes used as such      | 59086            |
| PALKOVIC CLIFFORD M HEIRS                            | 0.36         | 25080 MONTE VISTA DR | 441-0068-017-00        | RS                                | RS                    | 1100        | Single family residential homes used as such      | 59086            |
| GUTIERREZ JUAN C & SHIH SU                           | 0.31         | 25060 MONTE VISTA DR | 441-0068-018-00        | RS                                | RS                    | 1100        | Single family residential homes used as such      | 59086            |
| MEYERS RONALD A & SHIRLEY                            | 0.34         | 24942 MONTE VISTA DR | 441-0068-019-00        | RS                                | RS                    | 1100        | Single family residential homes used as such      | 59086            |
| MEBUST THOMAS & MATHIS I                             | 0.20         | 25024 EDEN AVE       | 441-0068-020-00        | RS                                | RS                    | 1100        | Single family residential homes used as such      | 59086            |
| KETEVECS PAUL R & CLARKEKE                           | 0.20         | 2374 OCCIDENTAL RD   | 441-0068-021-00        | RS                                | RS                    | 1100        | Single family residential homes used as such      | 59086            |
| BARNEY JUANA L                                       | 0.28         | 25111 MONTE VISTA DR | 441-0068-022-00        | RS                                | RS                    | 1100        | Single family residential homes used as such      | 59086            |
| ALLEN KENNETH L & IRENE A T                          | 0.18         | 25123 MONTE VISTA DR | 441-0068-023-00        | RS                                | RS                    | 1100        | Single family residential homes used as such      | 59086            |
| ORTEGA AGUSTIN & AMAYA V                             | 0.15         | 2451 RAMONA DR       | 441-0068-024-00        | RS                                | RS                    | 1100        | Single family residential homes used as such      | 59086            |
| ANNUNZIATO FRANK A & ELAI                            | 0.17         | 2475 RAMONA DR       | 441-0068-025-00        | RS                                | RS                    | 1100        | Single family residential homes used as such      | 59086            |
| LASTER JANE ETAL                                     | 0.21         | 25080 EDEN AVE       | 441-0068-026-00        | RS                                | RS                    | 1100        | Single family residential homes used as such      | 59086            |
| TAUMOEPEAU SALES I                                   | 0.17         | 25108 MONTE VISTA DR | 441-0068-027-00        | RS                                | RS                    | 1100        | Single family residential homes used as such      | 59086            |
| KRAUSE HARRY R TR                                    | 0.13         | 2250 OCCIDENTAL RD   | 441-0068-028-00        | RS                                | RS                    | 1100        | Single family residential homes used as such      | 59086            |
| SUH CHUNG S & PAEK N                                 | 0.29         | 25169 MOHR DR        | 441-0068-029-00        | RS                                | RS                    | 1100        | Single family residential homes used as such      | 59086            |
| DORRIS HOWARD P & CHERYL                             | 0.61         | 25124 MONTE VISTA DR | 441-0068-030-00        | RS                                | RS                    | 1100        | Single family residential homes used as such      | 59086            |
| LAUSTEN ELLERY D JR & ELLER                          | 0.33         | 25275 MOHR DR        | 441-0068-031-00        | RS                                | RS                    | 1100        | Single family residential homes used as such      | 59086            |
| SANTOS JOHN D & CYNTHIA M                            | 0.33         | 25281 MOHR DR        | 441-0068-032-00        | RS                                | RS                    | 1100        | Single family residential homes used as such      | 59086            |
| MALIZIA SAM S  | 0.33         | 25387 MOHR DR        | 441-0068-033-00        | RS                                | RS                    | 1200        | Single family res home with non-economic 2nd ur   | 59086            |
| FLORES MARIA G ETAL                                  | 0.22         | 2401 DEPOT RD        | 441-0068-034-00        | RS                                | RS                    | 1100        | Single family residential homes used as such      | 59086            |
| PEDERSEN MARIE O TR                                  | 0.22         | 2449 DEPOT RD        | 441-0068-035-00        | RS                                | RS                    | 1100        | Single family residential homes used as such      | 59086            |
| WILLIAMS ROBERT H                                    | 0.23         | 2487 DEPOT RD        | 441-0068-036-00        | RS                                | RS                    | 1100        | Single family residential homes used as such      | 59086            |
| LEMUS JOSE E JR & VERONICA                           | 0.34         | 25272 MONTE VISTA DR | 441-0068-037-00        | RS                                | RS                    | 1100        | Single family residential homes used as such      | 59086            |
| MEDEIROS MITCHELL A TR                               | 0.35         | 25256 MONTE VISTA DR | 441-0068-038-00        | RS                                | RS                    | 1100        | Single family residential homes used as such      | 59086            |
| MARTING JONATHAN & DEBO                              | 0.35         | 25240 MONTE VISTA DR | 441-0068-039-00        | RS                                | RS                    | 1100        | Single family residential homes used as such      | 59086            |

\* The two bolded parcels indicate recommended pre-zoning that differs from that in the 1990 Mt. Eden Neighborhood Plan.

## Mt. Eden Annexation Phase II Parcel List with Recommended Pre-Zoning Designations

|                            |              |                    |                 |      |      |      |  |       |
|----------------------------|--------------|--------------------|-----------------|------|------|------|--|-------|
| HORIZON SERVICES           | 3.07         | 2595 DEPOT RD      | 441-0068-040-04 | A    | A    | 8700 | Nursing or boarding home                       | 59086 |
| TRAYNOR ALAN R             | 0.27         | 2210 OCCIDENTAL RD | 441-0071-007-01 | RS   | RS   | 1100 | Single family residential homes used as such   | 59087 |
| UMBLE CAROLYN & THOMAS     | 0.21         | 2214 OCCIDENTAL RD | 441-0071-008-04 | RS   | RS   | 1100 | Single family residential homes used as such   | 59087 |
| NGUYEN HOA T & GONZALEZ    | 0.47         | 2233 DEPOT RD      | 441-0071-008-05 | RS   | RS   | 1100 | Single family residential homes used as such   | 59087 |
| GUTIERREZ JUAN J & JUANITA | 0.52         | 2236 OCCIDENTAL RD | 441-0071-009-00 | RS   | RS   | 1100 | Single family residential homes used as such   | 59086 |
| SULLIVAN FREDRICK T & MAVI | 0.58         | 25272 MOHR DR      | 441-0071-010-00 | RS   | RS   | 1100 | Single family residential homes used as such   | 59086 |
| PRATT ROBERT A & ROBERTA   | 0.32         | 25278 MOHR DR      | 441-0071-011-00 | RS   | RS   | 2100 | Two, three or four single family homes         | 59086 |
| BERTILLION ALLEN W & JACQL | 0.39         | 25384 MOHR DR      | 441-0071-012-00 | RS   | RS   | 1100 | Single family residential homes used as such   | 59086 |
| BERTILLION ALLEN W & JACQL | 0.56         | 25392 MOHR DR      | 441-0071-013-00 | RS   | RS   | 1100 | Single family residential homes used as such   | 59086 |
| YORK MILTON E TR           | 0.22         | 2315 DEPOT RD      | 441-0071-014-00 | RS   | RS   | 1100 | Single family residential homes used as such   | 59086 |
| BERTELSEN ROSE B TR        | 0.21         | 2289 DEPOT RD      | 441-0071-015-00 | RS   | RS   | 1100 | Single family residential homes used as such   | 59086 |
| PRATT ROBERT & ROBERTA TF  | 1.03         | 24764 MOHR DR      | 441-0074-009-00 | RSB4 | RSB4 | 1100 | Single family residential homes used as such   | 59049 |
| SHEPPARD DONALD L & LINDA  | 0.89         | 24772 MOHR DR      | 441-0074-010-00 | RSB4 | RSB4 | 1100 | Single family residential homes used as such   | 59049 |
| CASTANEDA MARIA L          | 0.87         | 24880 MOHR DR      | 441-0074-011-00 | RSB4 | RSB4 | 1100 | Single family residential homes used as such   | 59049 |
| LIU CHECHEN & SHUFEN       | 0.49         | 24655 MOHR DR      | 441-0077-002-00 | RSB4 | RSB4 | 2100 | Two, three or four single family homes         | 59086 |
| PORTUGAL SENOVIO           | 0.52         | 24763 MOHR DR      | 441-0077-003-04 | RSB4 | RSB4 | 1100 | Single family residential homes used as such   | 59086 |
| WYLLIE JAMES V & DIANA L   | 1.04         | 24881 MOHR DR      | 441-0077-004-03 | RSB4 | RSB4 | 1100 | Single family residential homes used as such   | 59086 |
| HELLWIG PHYLLIS M          | 0.98         | 24887 MOHR DR      | 441-0077-005-00 | RSB4 | RSB4 | 1100 | Single family residential homes used as such   | 59086 |
| PHILLIP DAVID A & MARIANA  | 0.49         | 24694 EDEN AVE     | 441-0077-019-02 | RSB4 | RSB4 | 1100 | Single family residential homes used as such   | 59086 |
| DIAZ MAXIMIANO JR & CASTIL | 0.49         | 24610 EDEN AVE     | 441-0077-020-02 | RSB4 | RSB4 | 2100 | Two, three or four single family homes         | 59086 |
| JETTE ARIEL C & RUTH B TRS | 0.71         | EDEN AVE           | 441-0077-021-02 | RSB4 | RSB4 | 1000 | Vacant residential land, zoned 4 units or less | 59086 |
| HILARIO EDMUND & SANTOS    | 0.21         | 24594 EDEN AVE     | 441-0077-022-02 | RSB4 | RSB4 | 1100 | Single family residential homes used as such   | 59086 |
| LIU CHECHEN                | 0.51         | 24582 EDEN AVE     | 441-0077-024-02 | RSB4 | RSB4 | 4100 | Warehouse                                      | 59086 |
| LIU CHECHEN & SHU F        | 0.43         | 24570 EDEN AVE     | 441-0077-025-02 | RSB4 | RSB4 | 1100 | Single family residential homes used as such   | 59086 |
| <b>Total Acreage:</b>      | <b>55.40</b> |                    |                 |      |      |      |  |       |

\* The two bolded parcels indicate recommended pre-zoning that differs from that in the 1990 Mt. Eden Neighborhood Plan.

## **Attachment 6**

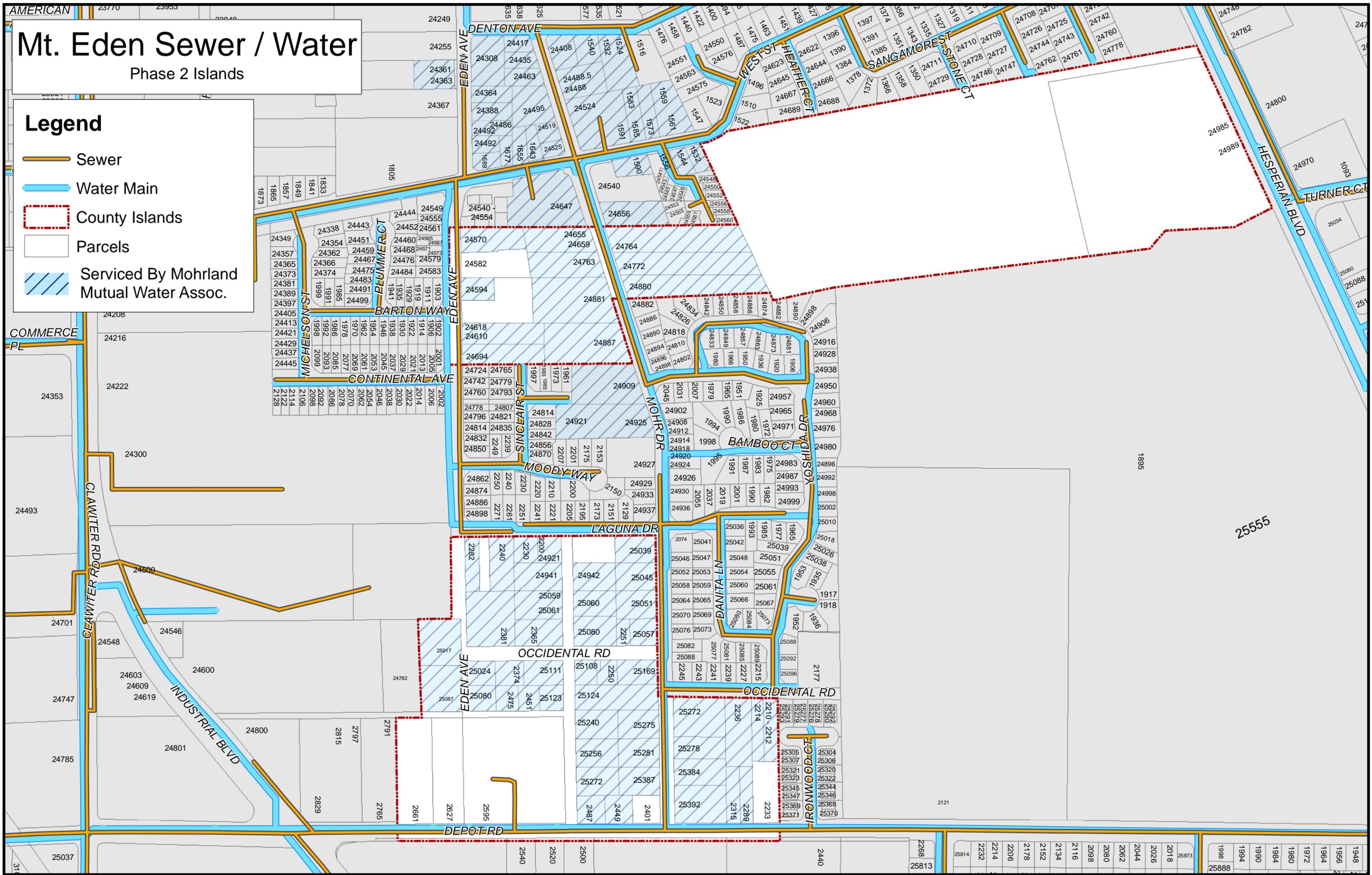
### **Water & Sewer Service Information**

# Mt. Eden Sewer / Water

Phase 2 Islands

## Legend

-  Sewer
-  Water Main
-  County Islands
-  Parcels
-  Serviced By Mohrland Mutual Water Assoc.

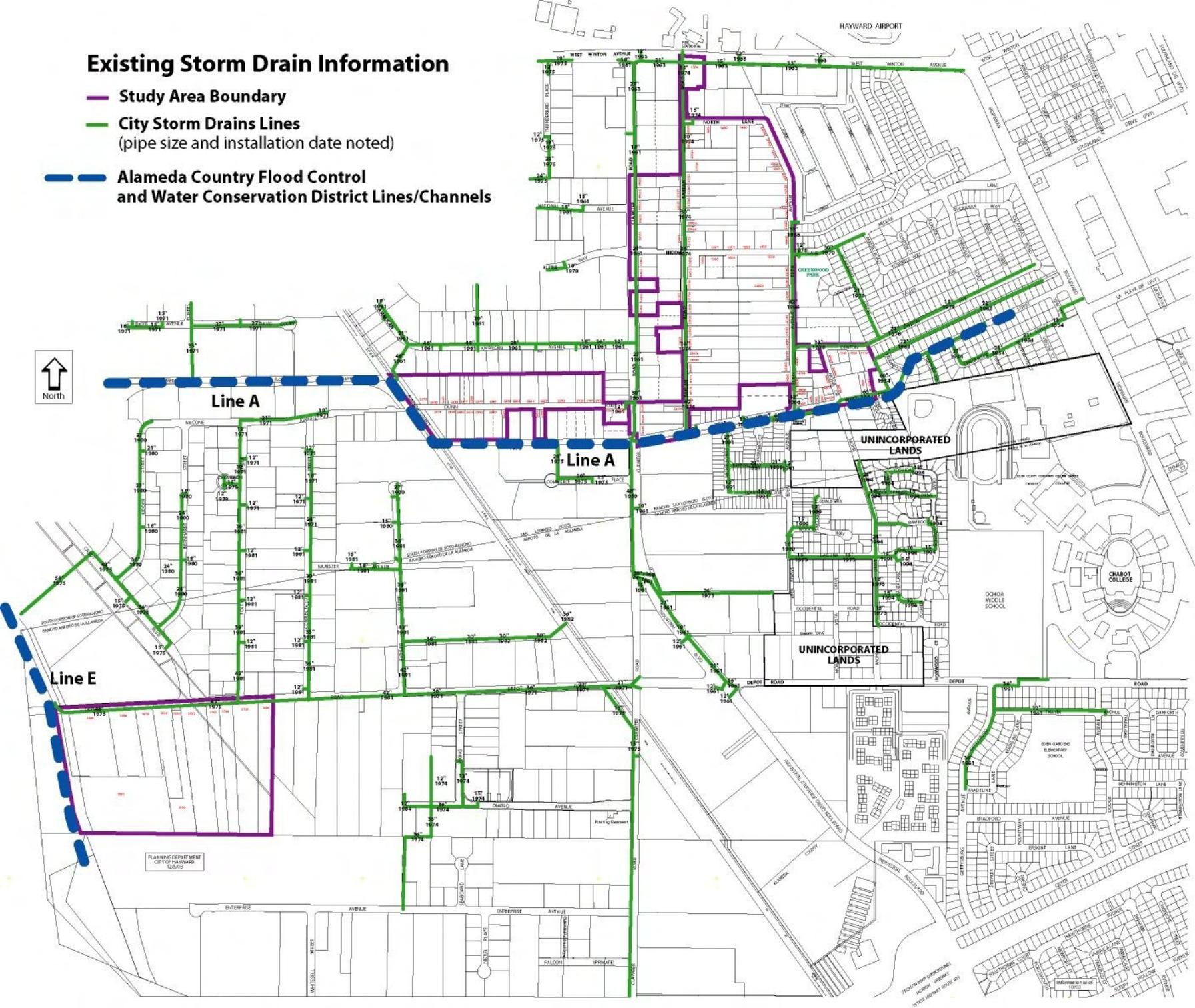


**Attachment 7**

**Storm Drainage Information**

# Existing Storm Drain Information

- Study Area Boundary
- City Storm Drains Lines  
(pipe size and installation date noted)
- Alameda County Flood Control and Water Conservation District Lines/Channels



PLANNING DEPARTMENT  
CITY OF HAYWARD  
10/2015

STANDARD GRAPHIC SYMBOLS  
ADAPTED FROM  
OTHER HAYWARD PLANS BY

Informational  
10/2015

## **Attachment 8**

### **Projected Water & Sewer Demand**

## Mt. Eden Annexation Phase II - Water & Sewer Demand

| land use      | existing | potential | Total                          |
|---------------|----------|-----------|--------------------------------|
| residential * | 67       | 54        | <b>121 dwelling units (DU)</b> |
| industrial    | 18,208   | 4,200     | <b>22,408 square feet</b>      |
| institutional | 23,900   | 20,000    | <b>43,900 square feet</b>      |

\* assumes all single-family units

### Estimated Sewer Demand in Gallons Per Day

| land use      | existing | Rate by Year |      | Demand by Year |        | potential | Rate by Year |      | Demand by Year |        | Total (ex. and pot. for year 2020) |
|---------------|----------|--------------|------|----------------|--------|-----------|--------------|------|----------------|--------|------------------------------------|
|               |          | 2010         | 2020 | 2010           | 2020   |           | 2010         | 2020 | 2010           | 2020   |                                    |
| residential   | 67       | 220          | 230  | 14,740         | 15,410 | 54        | 220          | 230  | 11,880         | 12,420 | <b>27,830</b>                      |
| industrial    | 18,208   |              |      | 2,200          | 2,200  | 4,200     |              |      | 500            | 500    | <b>2,700</b>                       |
| institutional | 23,900   | 0.17/sf      |      | 4,063          | 4,063  | 20,000    | 0.17/sf      |      | 3,400          | 3,400  | <b>7,463</b>                       |
| <b>Totals</b> |          |              |      | 21,003         | 21,673 |           |              |      | 15,780         | 16,320 | <b>37,993</b>                      |

Notes: \_\_\_\_\_

Residential rate in gallons per day per dwelling unit

Industrial demand estimated by Rod Schurman, P.E., Acting Utilities Engineer, Hayward Utilities Division

Institutional rate in gallons per day per square foot

### Estimated Water Demand in Gallons Per Day

| land use      | existing | Demand by Year |        | potential | Demand by Year |        | Total (existing and potential for year 2020) |
|---------------|----------|----------------|--------|-----------|----------------|--------|--|
|               |          | 2010           | 2020   |           | 2010           | 2020   |  |
| residential   | 67       | 16,378         | 17,122 | 54        | 13,200         | 13,800 | <b>30,922</b>                                |
| industrial    | 18,208   | 2,933          | 2,933  | 4,200     | 667            | 667    | <b>3,600</b>                                 |
| institutional | 23,900   | 5,417          | 5,417  | 20,000    | 4,533          | 4,533  | <b>9,951</b>                                 |
| <b>Totals</b> |          | 24,728         | 25,473 |           | 18,400         | 19,000 | <b>44,473</b>                                |

Notes: \_\_\_\_\_

Residential water demand calculated using the assumption that sewer volume is equal to 90% of water demand

Industrial and institutional water demand calculated using the assumption that sewer volume is equal to 75% of water demand