

# CITY OF HAYWARD MT. EDEN ANNEXATION PHASE II PROJECT

## FINAL INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

---



*Prepared for:*

CITY OF HAYWARD  
777 B STREET  
HAYWARD, CA 94541-5007

*Prepared by:*



500 12TH STREET, SUITE 240  
OAKLAND, CA 94607

**ADOPTED NOVEMBER 3, 2009**



**CITY OF HAYWARD**  
**DRAFT MITIGATED NEGATIVE DECLARATION**

Notice is hereby given that the City of Hayward finds that could not have a significant effect on the environment as prescribed by the California Environmental Quality Act of 1970, as amended will occur for the following proposed project:

***I. PROJECT DESCRIPTION:***

The Mt. Eden Annexation Phase II involves a reorganization that consists of annexation of the last two unincorporated groups of parcels (islands) and withdrawal of those islands from the Alameda County Library and Fire Districts. The project includes the installation of infrastructure improvements related to streets, storm water drainage, sewer, water, amendments to pre-zoning designations, and an amendment to the City's sewer connection ordinance. The project also includes the potential development of 54 additional residential units and approximately 20,000 square feet of group living quarters, and approximately 4,200 square feet of non-residential development. Analysis of impacts related to such development has been done at a programmatic level. More specific analysis of development would be done in the future as such development is proposed with the ability to tier off this MND for CEQA analysis, if appropriate.

***II. FINDING PROJECT WILL NOT SIGNIFICANTLY AFFECT ENVIRONMENT:***

The proposed project could not have a significant effect on the environment.

***FINDINGS SUPPORTING DECLARATION:***

1. The proposed project has been reviewed according to the standards and requirements of the California Environmental Quality Act (CEQA) and an Initial Study Environmental Evaluation Checklist has been prepared for the proposed project. The Initial Study has determined that the proposed project, with the recommended mitigation measures, could not result in significant effects on the environment.
2. The project will not result in significant adverse impacts to any scenic resources or to the visual character of the area. Any trees removed as part of the project will be replaced to mitigate visual impacts.
3. The project will not have an adverse effect on agricultural land as the existing agricultural land in the project area is not being considered for development.
4. The project, with the recommended mitigation measures, will not result in significant impacts related to changes into air quality. When the improvements are installed and individual properties developed, Best Management Practices (BMP) will be required. BMPs will include sprinkling the site with water as needed to keep dust to a minimum.

5. The project will not result in significant impacts to biological resources such as wildlife and wetlands. With the recommended mitigation measures, the project could not result in significant impacts to biological resources.
6. The project will not result in significant impacts to known cultural resources including historical resources, archaeological resources, paleontological resources, unique topography or disturb human remains.
7. The project area is not located within a “State of California Earthquake Fault Zone”, however, construction will be required to comply with the Uniform Building Code standards to minimize seismic risk due to ground shaking. The project area is located within an area subject to seismic liquefaction, therefore, geotechnical studies will be required prior to issuance of building permits for new structures.
8. The project, with the recommended mitigation measures, will not lead to the exposure of people to hazardous materials.
9. The project, with the recommended mitigation measures, will meet all water quality standards. Improvements to the storm drainage system will be installed as part of the project.
10. The project is consistent with the policies of the City’s General Plan and the Zoning Ordinance. The General Plan encourages annexation of the islands into the City of Hayward.
11. The project will not result in a significant impact to mineral resources because extraction of mineral resources would be infeasible due to the predominance of residential land uses in the area.
12. The project will not have a significant noise impact. Any noise impacts will be limited to the construction of the project, which will be limited to the hours of 7 a.m. to 7 p.m. Monday through Saturday and 10 a.m. to 6 p.m. on Sundays and holidays. Measures will be implemented to ensure that new residential development is designed to mitigate existing noise levels in the area.
13. The project will not result in a significant impact to public services. Mitigation measures will ensure the project does not have a significant impact on park and recreation facilities. The annexation will result in general improvements to public services.
14. The project area generates approximately 668 vehicle trips per day. Considering the development potential of the project area, future traffic levels will not result in a significant transportation or traffic impacts.

**III. PERSON WHO PREPARED MITIGATED NEGATIVE DECLARATION:**



---

Erik J. Pearson, AICP, Senior Planner

Dated: August 24, 2009

**IV. COPY OF INITIAL STUDY PREPARED BY PACIFIC MUNICIPAL CONSULTANTS IS ATTACHED**

---

For additional information, please contact the City of Hayward, Planning Division, 777 B Street, Hayward, CA 94541-5007, telephone (510) 583-4210, or e-mail [erik.pearson@hayard-ca.gov](mailto:erik.pearson@hayard-ca.gov) .

---

**DISTRIBUTION/POSTING**

- Provide copies to all organizations and individuals requesting it in writing.
- Reference in all public hearing notices to be distributed 30 days in advance of initial public hearing and/or published once in Daily Review 30 days prior to hearing.
- Project file.
- Post immediately upon receipt at the City Clerk's Office, the Main City Hall bulletin board, and in all City library branches, and do not remove until the date after the public hearing.

---

**CITY OF HAYWARD**  
**MT. EDEN ANNEXATION PHASE II PROJECT**

**FINAL INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

---

*Prepared for:*

**CITY OF HAYWARD**  
DEVELOPMENT SERVICES  
777 B Street  
Hayward, CA 94541-5007  
Contact: Erik Pearson, AICP, Senior Planner  
Ph: (510) 583-4210  
Fax: (510) 583-3649

*Prepared by:*

**PMC**  
500 12th Street, Suite 240  
Oakland, CA 94607  
Contact: Michael McCormick, Project Manager  
Ph: (510) 213-7901  
Fax: (510) 268-9207

**ADOPTED NOVEMBER 3, 2009**

**TABLE OF CONTENTS**

Executive Summary .....	5
Project Description .....	6
Earlier Analysis for Plan Area .....	32
Environmental Factors Potentially Affected .....	34
Determination: The City of Hayward Planning Division .....	34
Evaluation Of Environmental Impacts .....	35
I. Aesthetics .....	37
II. Agriculture Resources.....	52
III. Air Quality .....	54
IV. Biological Resources.....	76
V. Cultural Resources .....	96
VI. Geology And Soils .....	102
VII. Hazards And Hazardous Materials .....	109
VIII. Hydrology And Water Quality .....	114
IX. Land Use And Planning .....	119
X. Mineral Resources.....	133
XI. Noise.....	134
XII. Population And Housing .....	149
XIII. Public Services .....	151
XIV. Recreation.....	156
XV. Transportation/Traffic.....	157
XVI. Utilities And Service Systems .....	163
XVII. Mandatory Findings Of Significance.....	173
Initial Study/Mitigated Negative Declaration Preparation.....	175
Persons and Agencies Consulted.....	175
References.....	176

**LIST OF TABLES**

Table 1 Proposed Mt. Eden Annexation Phase II Summary of Municipal Service Providers .....	23
Table III-1 Criteria Air Pollutants Summary of Common Sources and Effects.....	57
Table III-2 Summary of Ambient Air Quality Standards & Bay Area Attainment Status .....	58
Table III-3 Long-Term Operational Emissions Near-Term Project Conditions .....	67
Table IX-1 Existing County Zoning Districts within the Annexation area.....	125
Table IX-2 City Pre-Zoning Zoning Districts within the Project Area.....	126
Table IX-3 Alameda County LAFCo Policy Analysis .....	128
Table XI-1 City of Hayward Land Use Compatibility Noise Criteria .....	139
Table XI-2 City of Hayward Guidelines for the Review of New Development .....	140
Table XI-3 Typical Construction Equipment Noise Levels.....	142
Table XI-4 Representative Vibration Source Levels for Construction Equipment.....	147
Table XV-1 Vehicular Trips Generated by the Proposed Project.....	160
Table XV-2 Intersection Level of Service – Existing Plus Project Conditions.....	160
Table XV-3 Intersection Level of Service - Baseline Plus Project Conditions .....	161

**LIST OF FIGURES**

Figure 1	Regional Location Map .....	7
Figure 2	Project Location Map .....	9
Figure 3	Alameda County Land Use Designations and Existing Land Uses.....	11

## TABLE OF CONTENTS

---

Figure 4	Alameda County Zoning Districts.....	15
Figure 5	City of Hayward Land Use Designations .....	17
Figure 6	City of Hayward Surrounding Zoning Districts.....	19
Figure 7	City of Hayward Pre-Zoning Districts .....	21
Figure 8	Annexation Area APNs .....	25
Figure 9	Aerial with Development Potential.....	27
Figure 10	Aerial with Common Ownership .....	29
Figure I.1a	Photos of Surrounding Area .....	39
Figure I.1b	Photos of Surrounding Area .....	41
Figure I.2a	Photos of West-Mohr Island .....	43
Figure I.2b	Photos of West-Mohr Island .....	45
Figure I.3a	Photos of Mohr-Depot Island .....	47
Figure I.3B	Photos of Mohr-Depot Island .....	49
Figure IV.1	Project Study Area – Project Location Map .....	79
Figure -IV.2	Previously Recorded Occurrences of Special-status species within a One Mile Radius of the PSA .....	81
Figure VI.1	Location of Alquist-Priolo Fault Zones .....	105
Figure IX.1	Hayward City Limits and SOI .....	121
Exhibit XI-1	Typical Noise Levels .....	136
Figure XVI.1	Locations of Existing City of Hayward Sewer and Water System .....	165
Figure XVI.2	Locations of Existing City of Hayward Storm Drains.....	169

## APPENDICES

- Appendix A – URBEMIS Air Quality Information
- Appendix B – Biological Resources
- Appendix C – Historic Resources
- Appendix D – Transportation