

FINAL INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

1. **Project Title:** Mt. Eden Annexation Phase II Project
2. **Lead Agency Name and Address:** City of Hayward
777 B Street
Hayward, CA 94541-5007
3. **Contact Person and Phone Number:** Erik Pearson, AICP, Senior Planner
Hayward Planning Division
erik.pearson@hayward-ca.gov
(510) 583-4210
4. **Project Location:** The proposed project is located in unincorporated Alameda County and is surrounded by the City of Hayward. The proposed project is located north of Depot Road, south of West Street, east of Industrial Boulevard and west of Hesperian Boulevard in the area of the City of Hayward known as Mt. Eden. Properties discussed within this study and located within the annexation area of note are: the Mohr-Fry Estate property located at 24985 Hesperian Boulevard; the Hermann-Mohr property (Horizon Services) located at 2595 Depot Road; and a portion of Chabot College located at 25555 Hesperian Boulevard.
5. **Project Sponsor's Name and Address:** City of Hayward
777 B Street
Hayward, CA 94541-5007
6. **General Plan Designation(s):** Alameda County:
Suburban and Low Density Residential (less than 9 dwelling units per acre [du/ac]). The proposed land use designations per the County's draft *Eden Area General Plan* would be Low Density Residential (LDR) (0-9 du/ac) and Low-Medium Density Residential (LMDR) (7-12 du/ac).

City of Hayward:
Limited Medium Density Residential (LMDR) (8.7-12.0 du/ac) for a majority of the parcels; Public and Quasi-Public (PQP) for the eastern portion of the West-Mohr Island (Chabot College and the Mohr-Fry Estate) property; and Industrial Corridor (I) for the southwest corner of the Depot-Mohr Island
7. **Zoning:** Alameda County:
Single-family Residence (PD R-1 L B-20) (1 du/ac; 20,000 sq. ft. minimum

lot size) for a majority of the parcels; Agriculture (A) (100 acre minimum lot size) for Chabot College, Mohr-Fry properties and four parcels on the west side of the Mohr-Depot Island; Single-family Residence (R-1) (1 du/ac; 5,000 sq. ft. minimum lot size) for one parcel in the Mohr-Depot Island; and Single-family Residence (R-1 L B-20) (1 du/ac; 20,000 sq. ft. minimum lot size) for 12 parcels in the Mohr-Depot Island.

City of Hayward (Pre-Zoning):

Single-Family Residential (RS) (1 du/ac; 5,000 sq. ft. minimum lot size) for a majority of the parcels on the Mohr-Depot Island; Single-Family Residential (RSB4) (1 du/ac; 4,000 sq. ft. minimum lot size) for the 13 parcels west of Chabot College; and Agricultural (A) (1 acre minimum lot size) for the Mohr-Fry and Hermann-Mohr properties. The Chabot college property was pre-zoned RS by the Mt. Eden Neighborhood Plan in 1990. The pre-zoning for this property is proposed to be changed to Public Facilities (PF). The parcel in the southwestern corner of the Mohr-Depot Island was pre-zoned Light Industrial (LI) by the Mt. Eden Neighborhood Plan. The pre-zoning for this property is proposed to be changed to Light Manufacturing, Planning/Research and Development District (LM) (10,000 sq. ft. minimum lot size).

8. Description of Project:

The proposed project involves the annexation of two “islands” of parcels, the Mohr-Depot and West-Mohr Islands (herein referred to as the “annexation area”), into the City of Hayward from unincorporated Alameda County.

The annexation requires the concurrent removal of the annexation area from various service districts, including the Alameda County Library and Fire Protection Districts, as well as the installation of infrastructure improvements; including improvements to street, stormwater drainage, and sewer systems. Pending annexation approval, the project includes the potential development of 54 additional residential units and 24,200 square feet of non-residential development. The annexation area contains 69 parcels (68 lots) and approximately 61 acres that include 5.68 acres of road rights-of-way. The primary access points to the annexation area are along Depot Road and Mohr Drive.

At the time of annexation, the City of Hayward would amend the provisions of the Public Utilities Chapter of the Hayward Municipal Code to provide a 10-year timeframe for properties legally serviced by a private septic system up to 10 years after annexation to connect to the public sewer system, provided certain conditions are met.

The impact analysis of such development is being conducted at a programmatic level, as no specific development plans are proposed at this time other than for the street and utility improvements. Further project-level environmental review for development within the annexation area may be necessary on a project-by-project basis in compliance with the California Environmental Quality Act.

9. Surrounding Land Uses and Setting:

The annexation area is immediately surrounded by residential, educational, regional retail, agricultural, cemetery, and light industrial land uses.

Low and medium density residential uses abut the annexation area to

the north; retail and office and low density residential uses to the east; public facility related to Chabot College, parks and recreation, limited open space, low and high density residential and industrial uses to the south; and medium density residential and industrial uses to the west.

10. Assessor's Parcel Numbers:

69 parcels (68 lots) between Hesperian Boulevard, Depot Road, Industrial Boulevard, and West Street. 68 lots are privately held and one public easement is held by Alameda County (see **Figure 8** and **Figure 9**).

Mohr-Depot Island

Block A

441-0065-013
441-0065-014
441-0068-040-04

Block B

441-0068-027
441-0068-028
441-0068-029
441-0068-030
441-0068-031
441-0068-032
441-0068-033
441-0068-034
441-0068-035
441-0068-036
441-0068-037
441-0068-038
441-0068-039

Block C

441-0071-007-01
441-0071-008-04
441-0071-008-05
441-0071-009
441-0071-010
441-0071-011
441-0071-012
441-0071-013
441-0071-014
441-0071-015

Block D

441-0068-020
441-0068-021
441-0068-022
441-0068-023
441-0068-024
441-0068-025
441-0068-026

Block E

West-Mohr Island

Block H Total

441-0020-002-07 (partial)

Block I Total

441-0074-009
441-0074-010
441-0074-011

Block J Total

441-0077-002
441-0077-003-01
441-0077-003-04
441-0077-004-03
441-0077-005
441-0077-019-02
441-0077-020-02
441-0077-021-02
441-0077-022-02
441-0077-024-02
441-0077-025-02

Block K Total

441-0020-007-01

INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION

441-0065-010
441-0065-011

Block F

441-0068-001
441-0068-002
441-0068-003
441-0068-004
441-0068-005
441-0068-006
441-0068-007
441-0068-008
441-0068-010-01

Block G Total

441-0068-011
441-0068-012
441-0068-013
441-0068-014
441-0068-015
441-0068-016
441-0068-017
441-0068-018
441-0068-019

11. Date Adopted: November 3, 2009

EXECUTIVE SUMMARY

INTRODUCTION

This Initial Study considers environmental impacts from the potential implementation of Phase II of the Mt. Eden Annexation Project (hereinafter referred to as "proposed project"), located in the City of Hayward. Under California Public Resources Code Section 21000 et seq. (CEQA), approval of the proposed project must comply with the California Environmental Quality Act (CEQA) in order to assess the potential environmental impacts of the proposed project. Based on the assessment presented in this Initial Study, it is recommended that as lead agency, the City of Hayward Community and Economic Development Department prepare a Negative Declaration for the proposed project that incorporates mitigations to minimize all potentially significant impacts to a less than significant level.

As required by the City of Hayward and County of Alameda LAFCo guidelines and content requirements, the CEQA Initial Study Checklist was used as the format for describing potential impacts of the project. The level of research and analysis provided is intended to satisfy the requirements to determine the need for and scope of environmental review pursuant to CEQA. As a result of this Initial Study, it was found that an Environmental Impact Report (EIR) would not be necessary as all potentially significant impacts, after mitigation, can be reduced to a less than significant level and a Negative Declaration is appropriate to meet the requirements under CEQA.

This document is organized as follows:

- This Introduction briefly presents the project description and describes the approach to the analysis that is contained in the body of the document.
- The Impacts section documents all required CEQA checklist items and provides a discussion of those impacts and their significance.

PROJECT BACKGROUND

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 and the Mohr-Depot island, which together are approximately 61 acres, including 5.68 acres of road rights-of-way (ROW). The proposed project is located in unincorporated Alameda County and is surrounded by the City of Hayward. The proposed project is located north of Depot Road, south of West Street, east of Industrial Boulevard and west of Hesperian Boulevard in the area of the City of Hayward known as Mt. Eden. Properties discussed within this study and located within the annexation area of note are: the Mohr-Fry Estate property located at 24985 Hesperian Boulevard; the Hermann-Mohr property (Horizon Services) located at 2595 Depot Road; and a portion of Chabot College located at 25555 Hesperian Boulevard. The City of Hayward plans to submit an application in 2009 to the Local Agency Formation Commission of Alameda County (LAFCo) for approval of annexation of the two unincorporated islands.

The annexation process began in the summer of 2003, when the City of Hayward began a feasibility study for annexing the Mt. Eden unincorporated areas of Alameda County. The Mt. Eden area consisted of five (5) unincorporated areas called Saklan Road island, Depot Road island, Dunn Road island, West-Mohr island, and Mohr-Depot island. The annexation study was initiated because state law encourages the logical formation and determination of local

agency boundaries, the Hayward General Plan encourages annexation of such islands, and there were property owners that expressed interest in annexation.

The Saklan Road, Depot Road, and Dunn Road islands were annexed by the City of Hayward in 2007 as a part of Phase I of this Mt. Eden Annexation Project. A program-level Environmental Impact Report (EIR) and a Fiscal Impact Analysis (FIA) were prepared as part of the annexation process. The installation of road, utility, and other improvements is expected to be completed by the end of 2009.

For the West-Mohr and Mohr-Depot islands, the City will hold multiple community meetings with residents to understand resident concerns regarding the proposed annexation. A community meeting was held on January 1, 2008 at Ochoa Middle School. Notification of the community meeting was sent to all property owners of parcels within the islands, as well as property owners within 300 feet of the islands.

PROJECT DESCRIPTION

PROJECT LOCATION AND CONTEXT

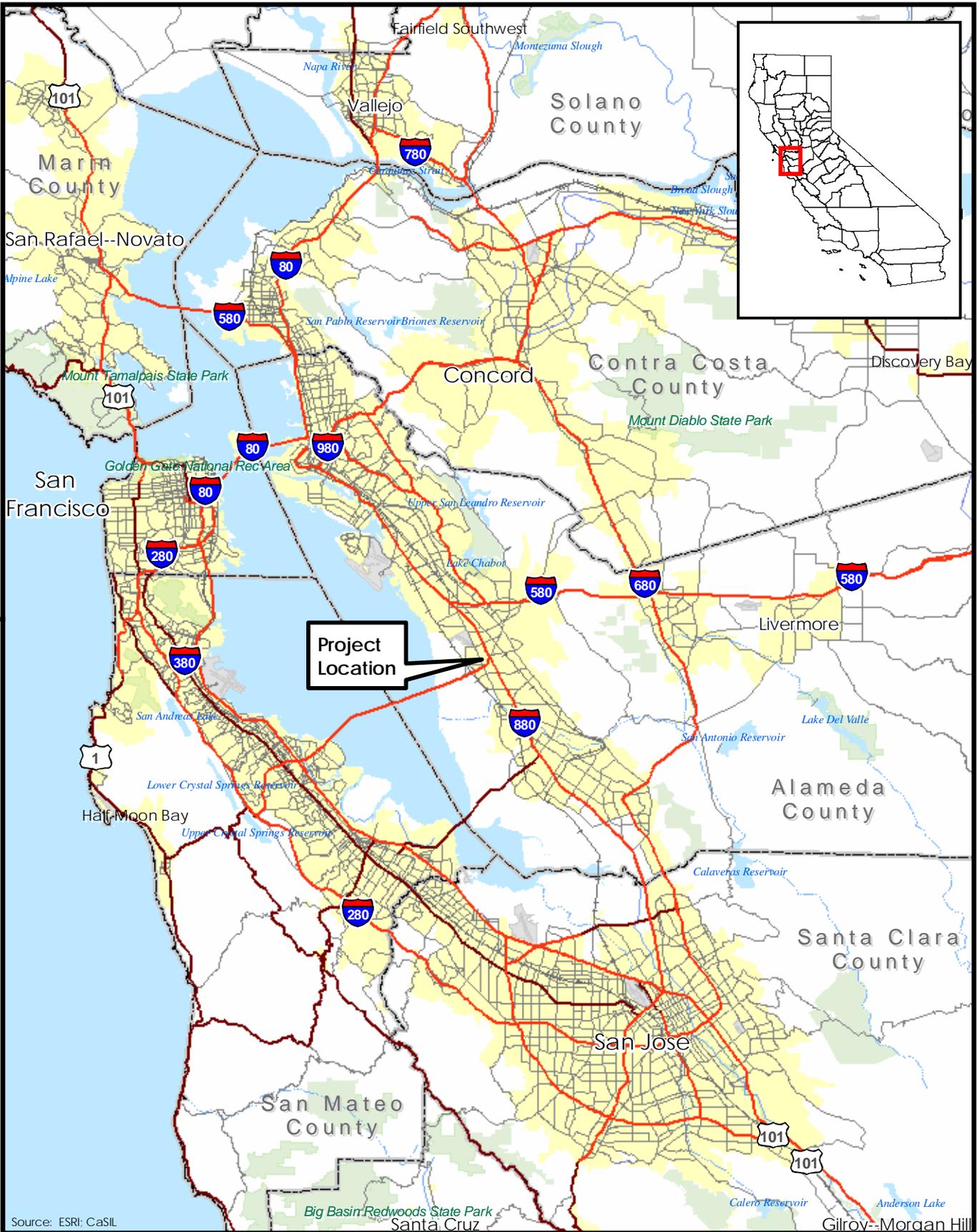
The proposed project is located in unincorporated Alameda County within the City of Hayward's Sphere of Influence (SOI) and is surrounded in its entirety by the western portion of the City of Hayward. The City of Hayward is a highly urbanized community; most of the available land in Hayward has been developed for housing, commercial, industrial, and other urban uses. The City of Hayward is located in southwestern Alameda County, in the nine-county San Francisco Bay Area. The City limits extend from the San Francisco Bay margin on the west, across the bay plain to the hills on the east. The City limits encompass an area of approximately 61 square miles. The City is adjacent to the unincorporated areas of San Lorenzo and Castro Valley, and the cities of San Leandro and Union City, as shown in **Figure 1, Regional Location Map**.

The proposed project involves two unincorporated "islands" of parcels located within the City of Hayward's SOI, named the Mohr-Depot island and the West-Mohr island, as shown in **Figure 2, Project Location Map**. These "islands," or the annexation area, contain a combined total of 69 parcels (68 lots) and are a combined total of approximately 61 acres that include approximately 5.68 acres of road right-of-way. The primary access points to the annexation area are along Depot Road and Mohr Drive. The annexation area is immediately surrounded by residential, educational, regional retail, agricultural, cemetery, and light industrial land uses.

Existing land uses for the two islands, as shown in **Figure 3, Alameda County Land Use Designations and Existing Land Uses**, are as follows:

- The West-Mohr island includes predominantly single-family dwellings, with a portion of the Chabot College campus and the Mohr-Fry Estate property, a private estate that was built originally in 1876.
- The Mohr-Depot island includes predominantly single-family dwellings, with a rehabilitation facility (Horizon Services) located on the Hermann-Mohr property.

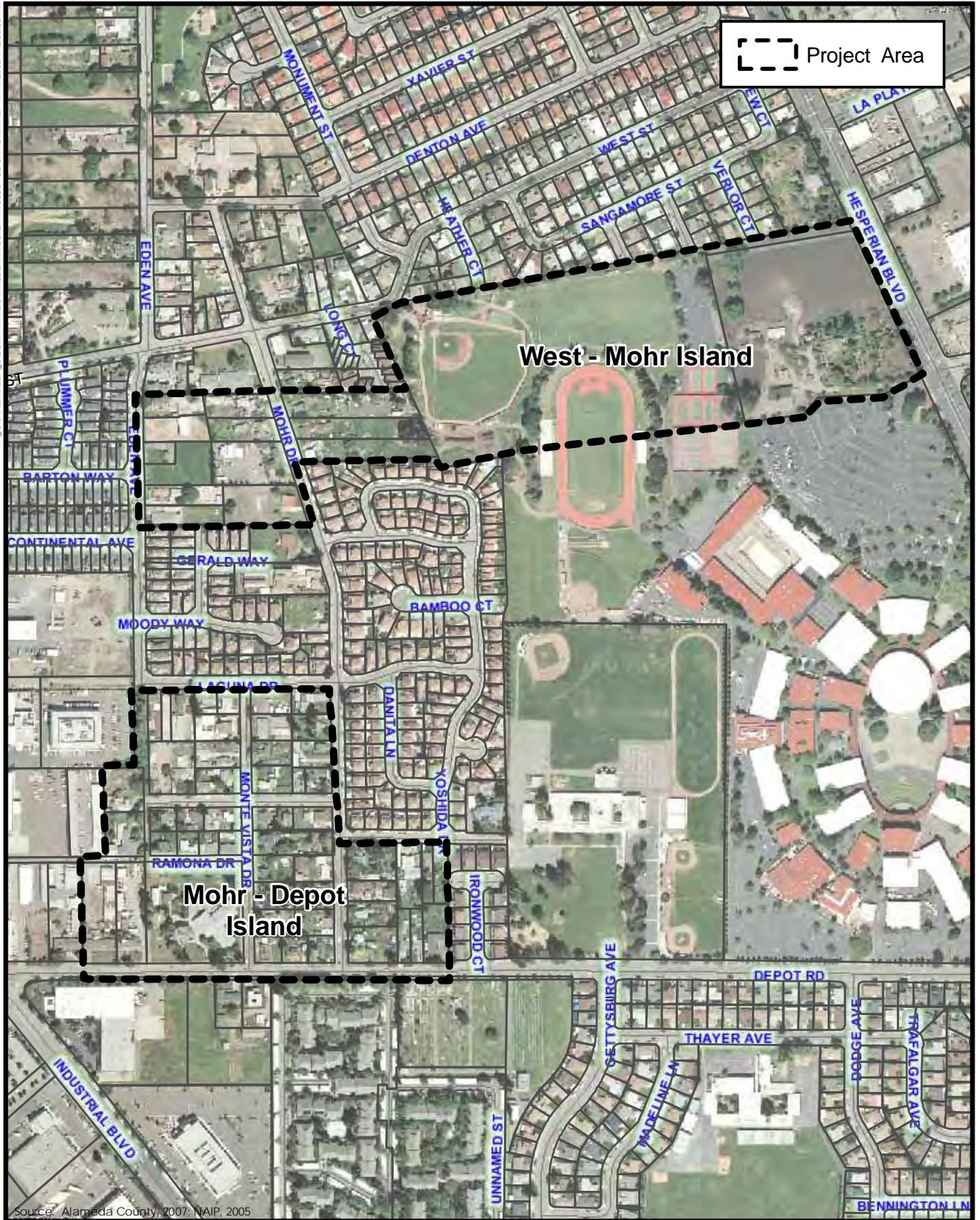
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Source: ESRI, CaSIL



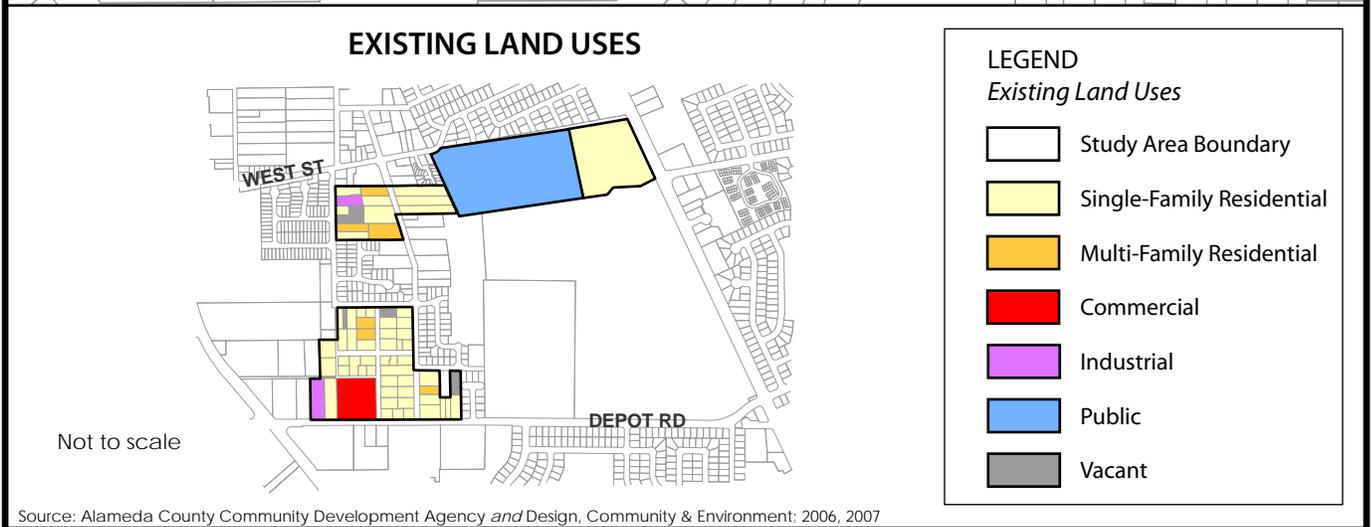
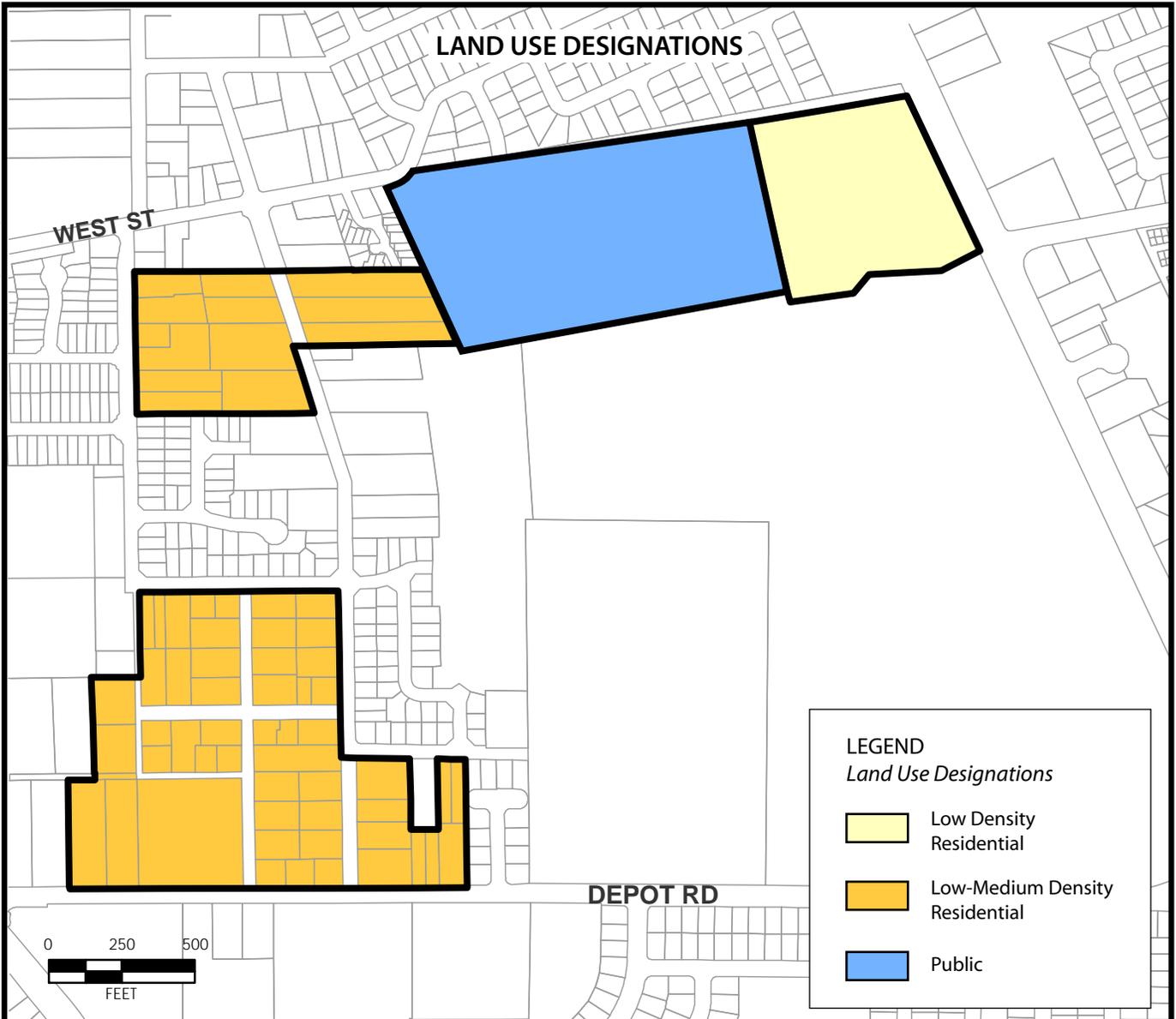
Figure 1
Regional Location Map



Source: Alameda County, 2007; NAIP, 2005



Figure 2
Project Location Map



Source: Alameda County Community Development Agency and Design, Community & Environment: 2006, 2007



Figure 3
Alameda County Land Use Designations and Existing Land Uses

The current Alameda County land use designation for the entire study area is Low Density Residential (less than nine units per acre) and the proposed land use designations per the Alameda County draft *Eden Area General Plan* are Low Density (LDR) and Low-Medium Density Residential (LMDR). Existing Alameda County zoning designations, as shown in **Figure 4, Alameda County Zoning Districts**, 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).

Both of the Alameda County designations are consistent with City of Hayward'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, as shown in **Figure 5, City of Hayward Land Use Designations**. The eastern portion of the West-Mohr island (Chabot College and the Mohr-Fry Estate) is designated Public and Quasi-Public and the southwest corner of the Depot-Mohr island is designated Industrial Corridor. The City of Hayward surrounding and pre-zoning designations are discussed below, and are shown in **Figure 6, City of Hayward Surrounding Zoning Districts** and **Figure 7, City of Hayward Pre-Zoning Districts**.

All parcels within the annexation area are currently served by the City of Hayward public water system, due to the fact that the City of Hayward recently assumed responsibility for the water system previously operated by the Mohrland Mutual Water Company. Most parcels within the annexation area are currently served by private septic systems. Some portions of Mohr drive, Occidental Road, Laguna Drive, and Depot Road have been improved, but further improvements are proposed on all of these streets as part of the proposed project.

PROJECT COMPONENTS

The proposed project includes the annexation of the West-Mohr island and the Mohr-Depot island into the City of Hayward by the Alameda Local Agency Formation Commission (LAFCo), and removal from various service districts including the Alameda County Library and Fire Protection Districts. Following completion of the CEQA review process, the City would be required to submit an application for annexation to LAFCo including this study and any related environmental documentation, a Fiscal Impact Analysis (FIA), and a Plan for Providing Municipal Services, among others.

In conjunction with the proposed annexation, the City must pre-zone the parcels with City of Hayward zoning district designations in a manner consistent and appropriate to the parcel and surrounding land uses, identify the development potential, if any, for the parcels, identify a plan for providing municipal services to the parcels, and identify the costs to and mechanisms by which to extend utilities and services and roadway improvements that meet the standards of the City.

As required by Alameda LAFCo, the proposed project includes the extension of utility lines, roadway improvements and similar appurtenances to portions of the annexation area should annexation be approved. Street improvements would also entail street widening, some of which would require acquisition of private property.

The estimated development potential resulting from implementation of the proposed project would be an additional 54 single-family residential units for a total of 125 residential units and 24,200 square feet of non-residential development for a total of 980,822 square feet of non-residential coverage. The development of individual parcels may require future project-specific

CEQA environmental review and determinations at the time such development may be proposed.

The proposed project does not involve any changes to the existing land use designations within the City of Hayward General Plan.

At the time of annexation, the City of Hayward would amend the provisions of the Public Utilities Chapter of the Hayward Municipal Code to provide a 10-year timeframe for properties legally serviced by a private septic system up to 10 years after annexation to connect to the public sewer system, provided certain conditions are met.

Individual project components of the proposed annexation are discussed in more detail below.

Pre-zoning

The current City pre-zoning is based on the City of Hayward General Plan land use designations (City of Hayward, 2002a) and was established in 1990 with the adoption of the Mt. Eden Neighborhood Plan (City of Hayward, 1990). Information and analysis from the Development Potential Analysis (DPA) has resulted in a proposed change to current pre-zoning designations for two properties in the project area. Since the ongoing use of the Chabot College property as sports fields is a long-term anticipated use in accordance with the Chabot College Facilities Plan, it is more appropriate to maintain a zoning consistent with the public facilities use. Consistent with the existing and assumed future use of this property, the Chabot College section of the annexation area is not anticipated to increase in square footage or intensity in the near term. Therefore, the Chabot College property is proposed to be changed from Single-Family Residential (RS) to Public Facilities (PF).

The parcel in the southwestern corner of the Mohr-Depot Island was pre-zoned Light Industrial (LI) by the Mt. Eden Neighborhood Plan. However, the City of Hayward Zoning Ordinance does not include a LI zoning district. The pre-zoning for this property is proposed to be changed to Light Manufacturing, Planning/Research and Development District (LM) (10,000 sq. ft. minimum lot size).

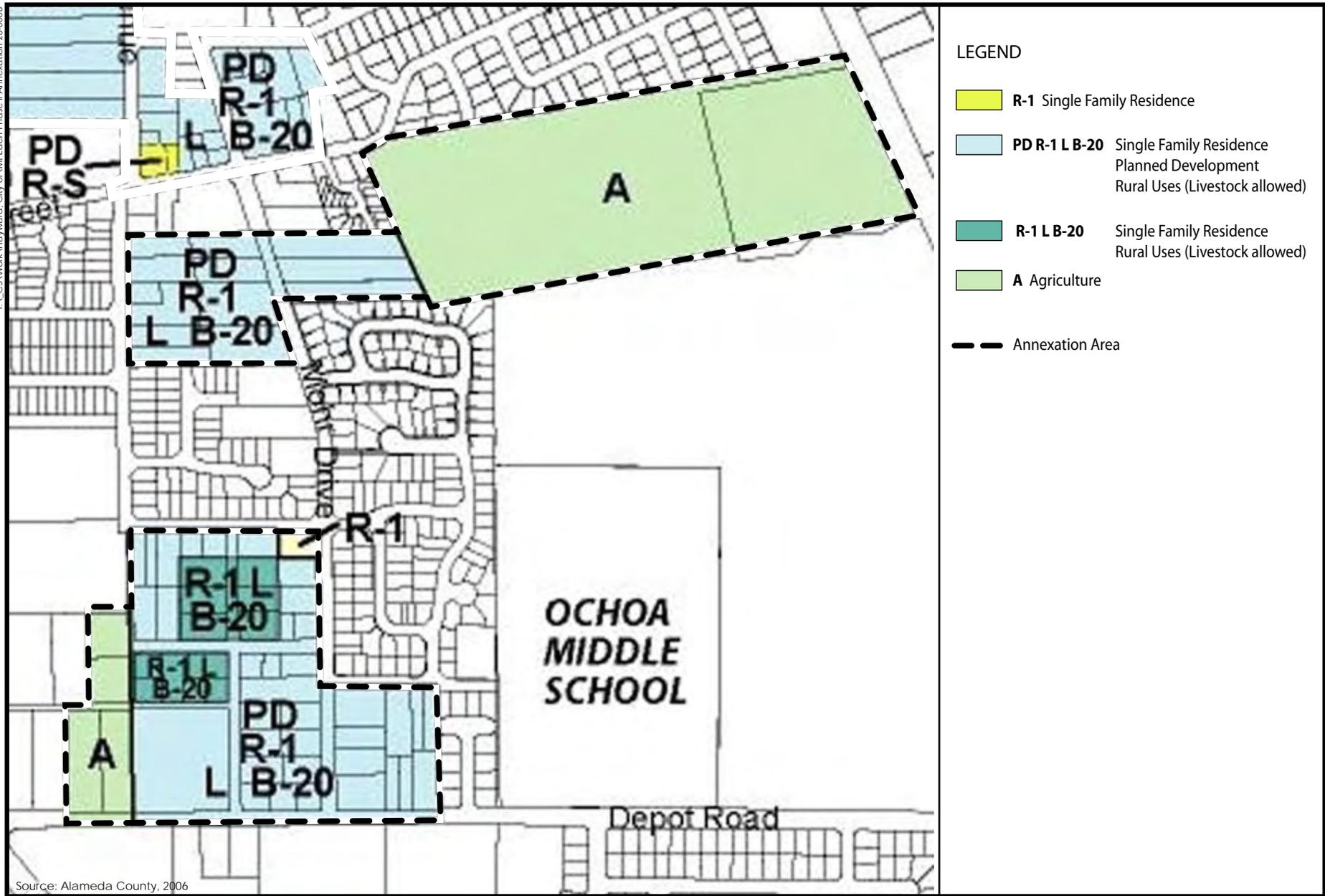
The proposed pre-zoning is outlined below, as shown in **Figure 7**:

Mohr-Depot Island

- Single-Family Residential (RS) (1 du/ac; 5,000 sq. ft. minimum lot size) for a majority of the parcels
- Light Manufacturing, Planning/Research and Development District (LM) (10,000 sq. ft. minimum lot size) for the parcel in the southwestern corner of the island
- Agricultural (A) (1 acre minimum lot size) for the Hermann-Mohr property

West-Mohr Island

- Single-Family Residential (RSB4) (1 du/ac; 4,000 sq. ft. minimum lot size) for the 13 parcels west of Chabot College
- Public Facilities (PF) for the Chabot college property
- Agricultural (A) (1 acre minimum lot size) for the Mohr-Fry Estate property.



Source: Alameda County, 2006



Figure 4
Alameda County Zoning Districts



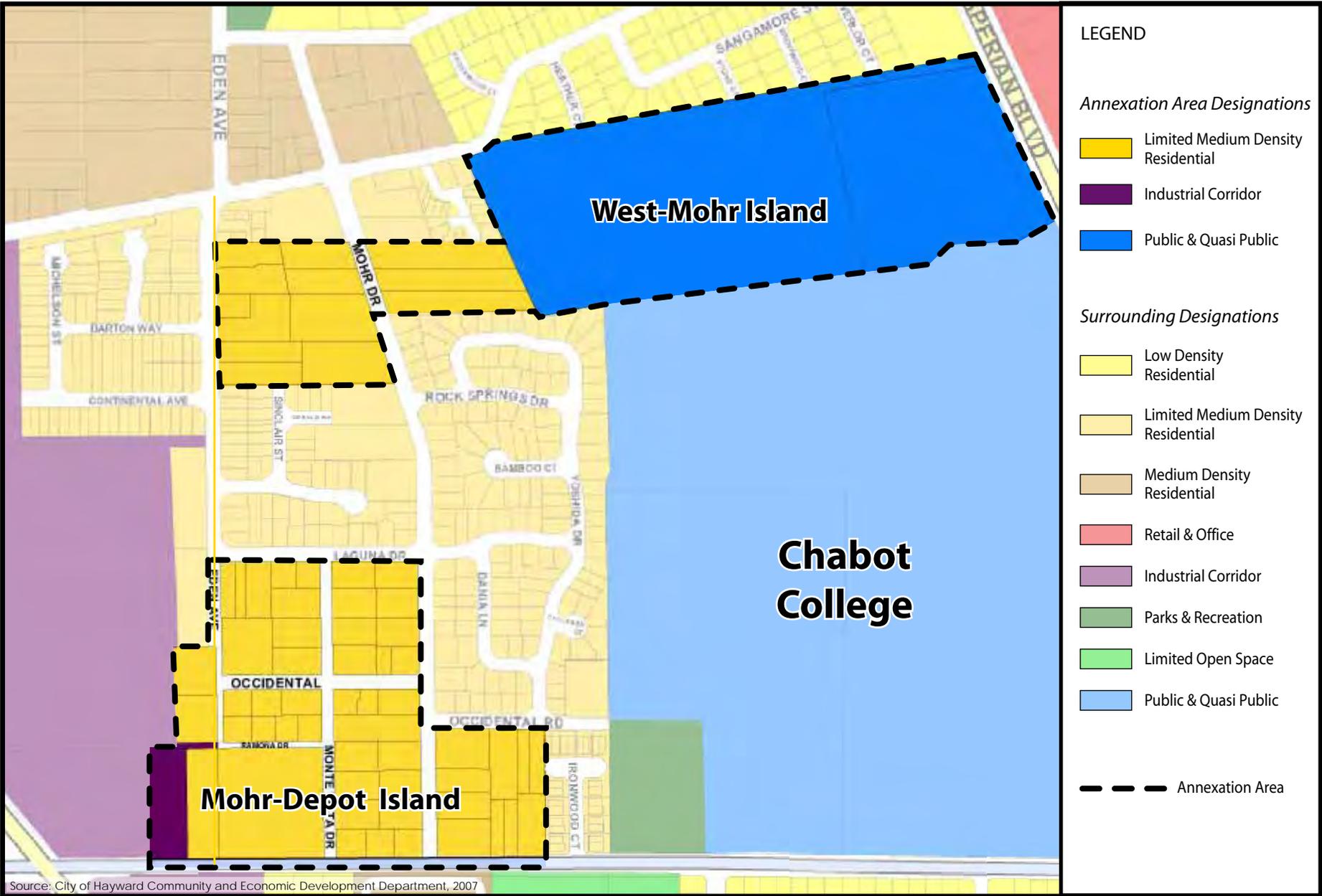


Figure 5
City of Hayward Land Use Designations
PMC

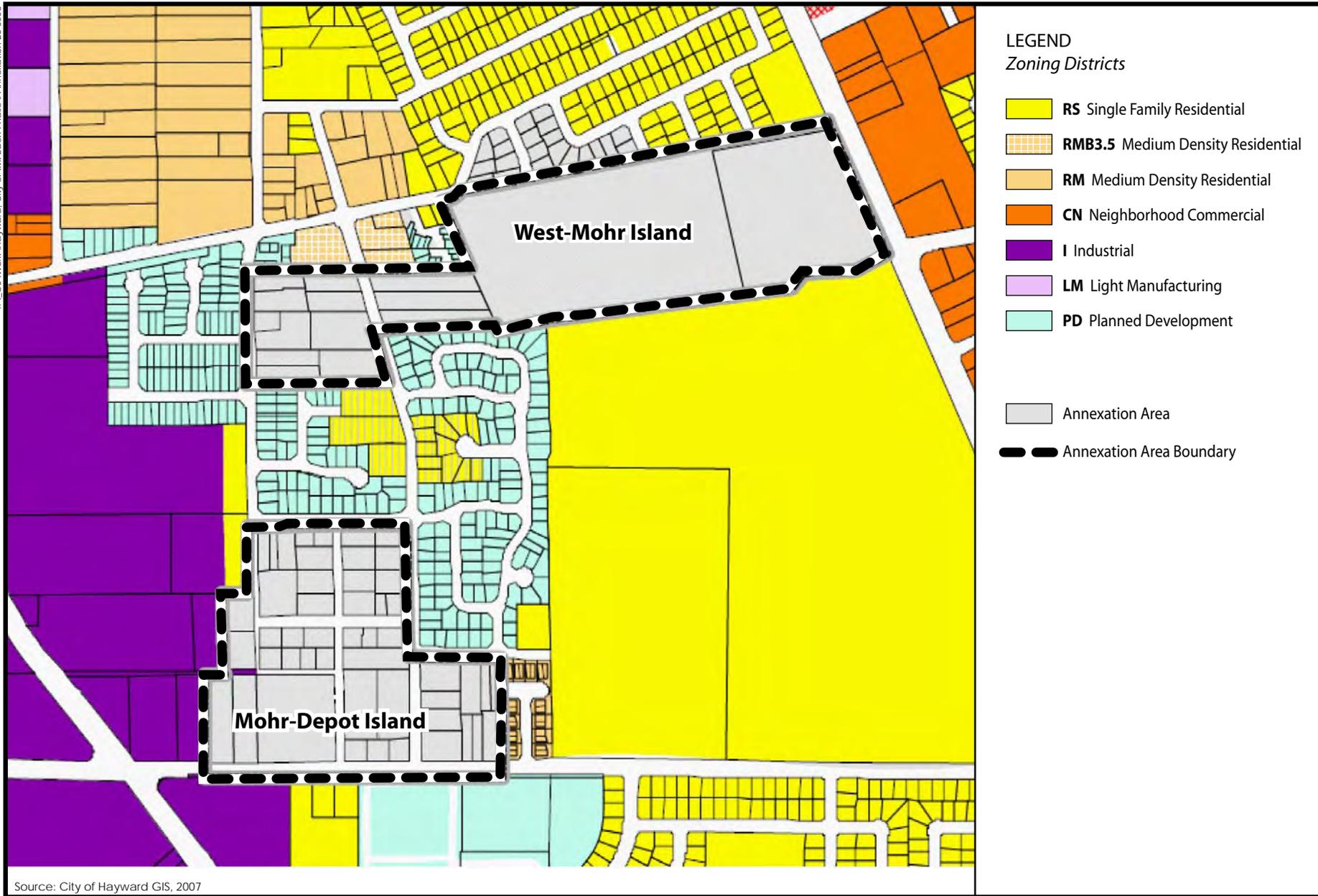
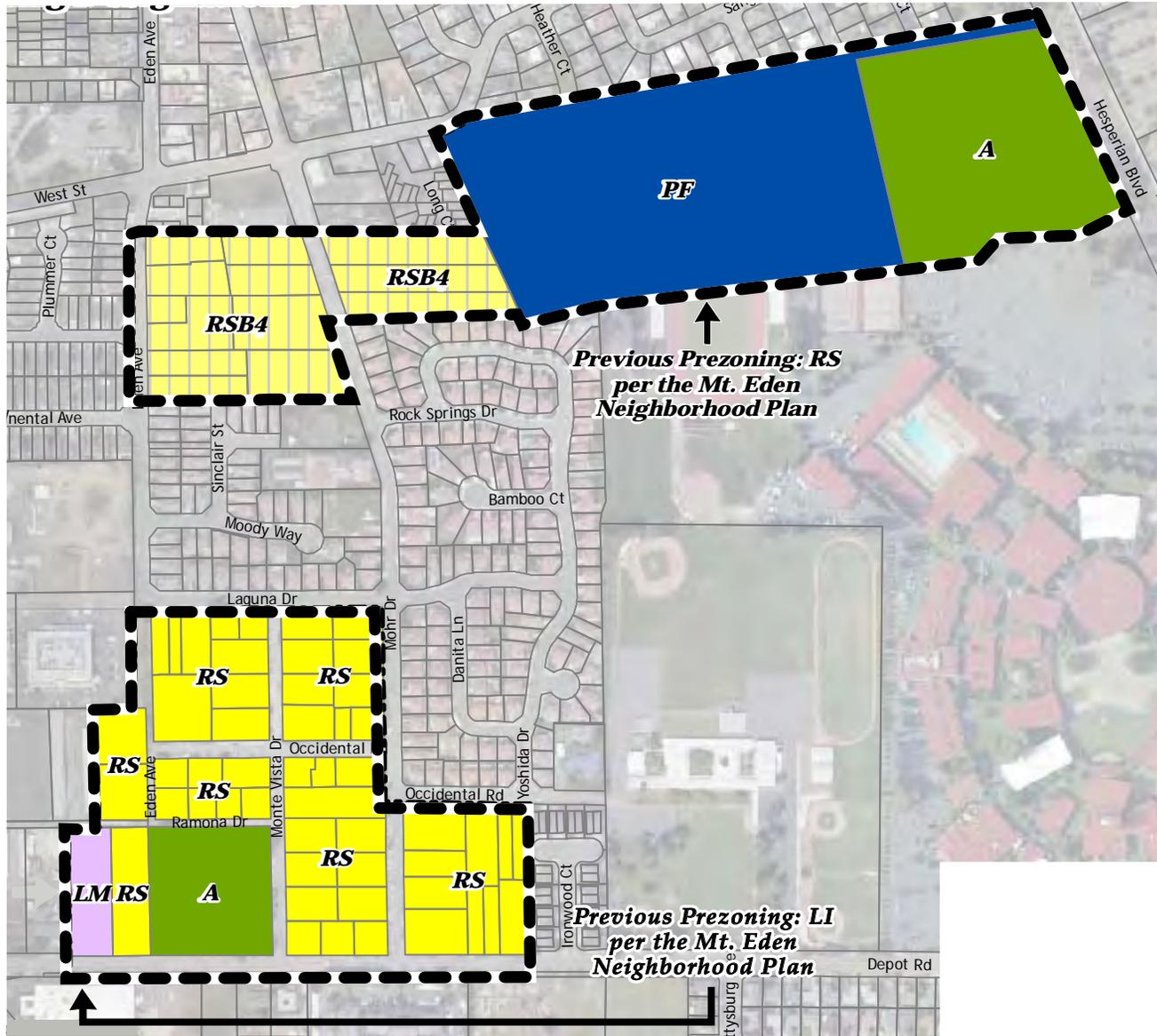


Figure 6
City of Hayward Surrounding Zoning Districts



Source: City of Hayward; PMC, 2009



LEGEND

Per Mt. Eden Neighborhood Plan

- RS** Single Family Residential
- RSB4** Single Family Residential
- A** Agriculture

Proposed

- PF** Public Facility
- LM** Light Manufacturing

— — — — — Annexation Area

Figure 7
City of Hayward Pre-Zoning Districts



Although action on the proposed pre-zoning portions of the proposed project would be concluded prior to consideration of the proposed annexation, the associated resulting zoning regulations would only become effective upon the date of annexation approval.

Annexation

The annexation of the West-Mohr and Mohr-Depot islands would occur pursuant to Section 56000 et. seq. of the California Government Code. The 69 parcels involved, as shown in **Figure 8-Annexation Area APNs**, would then be subject to the City of Hayward General Plan, Municipal Code, and additional land use regulations.

As shown below in **Table 1, Proposed Mt. Eden Annexation Phase II Summary of Municipal Service Providers**, the 69 parcels are currently serviced by a variety of agencies. Under the proposed project, the parcels would be removed from the Alameda County Fire District and Alameda County Library District and these services would be provided by the City of Hayward. Police services would be provided by the City of Hayward instead of the Alameda County Sheriff's Department. Street lighting and street maintenance responsibility would also change from Alameda County to the City of Hayward. The parcels are currently within and would remain within the service area of the Hayward Unified School District (HUSD), Hayward Area Recreation and Park District (HARD), the East Bay Regional Park District (EBRPD), and the Alameda County Flood Control and Water Conservation District. If not already connected, as is the case for a few parcels in the annexation area, the parcels would also transition to service by the City of Hayward for water, wastewater, and a joint service for storm drainage by the City of Hayward (local facilities) and Alameda County Flood Control and Water Conservation District (regional facilities).

**TABLE 1
PROPOSED MT. EDEN ANNEXATION PHASE II
SUMMARY OF MUNICIPAL SERVICE PROVIDERS**

Services	Existing Agency	Proposed Agency
Police	Alameda County Sheriff	City of Hayward
Fire Protection	City of Hayward (under contract with Alameda County)	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. (via agreement with Alameda County)	Waste Management, Inc. (via franchise agreement with Hayward)
Library	Alameda County Library System	City of Hayward
Schools	Hayward Unified School District	Hayward Unified School District

Services	Existing Agency	Proposed Agency
Parks and Recreation	Hayward Area Recreation and Park District	Hayward Area Recreation and Park District
Transit	Bay Area Rapid Transit District; Alameda-Contra Costa Transit District	Bay Area Rapid Transit District; 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

Future Development Potential

The estimated total for single-family residential units, including existing plus potential, is 125 units and the estimated total for non-residential structures, including existing plus potential, is 930,833 square feet as shown in **Figure 9, Aerial with Development Potential**, and as described in further detail below. Multiple parcels under common ownership as shown in **Figure 10, Aerial with Common Ownership** and larger parcels were assumed to build out at a faster and denser rate since the larger acreages allow for a more comprehensive approach to development.

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. Therefore, based on the proposed pre-zoning, there would be an increase in single-family residential housing units from 71 existing units (Alameda County Assessor's Office, 2008) to 125 units. The population increase resulting from implementation of the proposed project would be between 166 to 170 persons, for a total of 385 to 394 persons residing within the annexation area. This resulting range is based on an average household size of 3.08 persons and 3.15 persons per household (Metropolitan Transportation Commission – Association of Bay Area Governments Library, 2009). While this statistic has not yet been released, it is anticipated that the ABAG Projections 2009 will report that the average household size applicable to the annexation area is between 3.08 and 3.15 persons per household.

Horizon Services is considering building transitional or low income housing ranging from 15 to 35 residential units on the northern portion of their property located at 2595 Depot Road. Using an estimate of 700 square foot per unit (taking into account common rooms), the total new square footage could range from 10,500 to 24,500 square feet. Based on this estimate, potential non-residential institutional development of 20,000 square feet is used for analysis, resulting in a potential total (existing + new) of 43,900 square feet. In addition to the non-residential development discussed above, 4,200 square feet of industrial use is possible for the property located at 2661 Depot Road in the Mohr-Depot Island. These potential developments are estimated to occur over a 20 year planning horizon (year 2029).

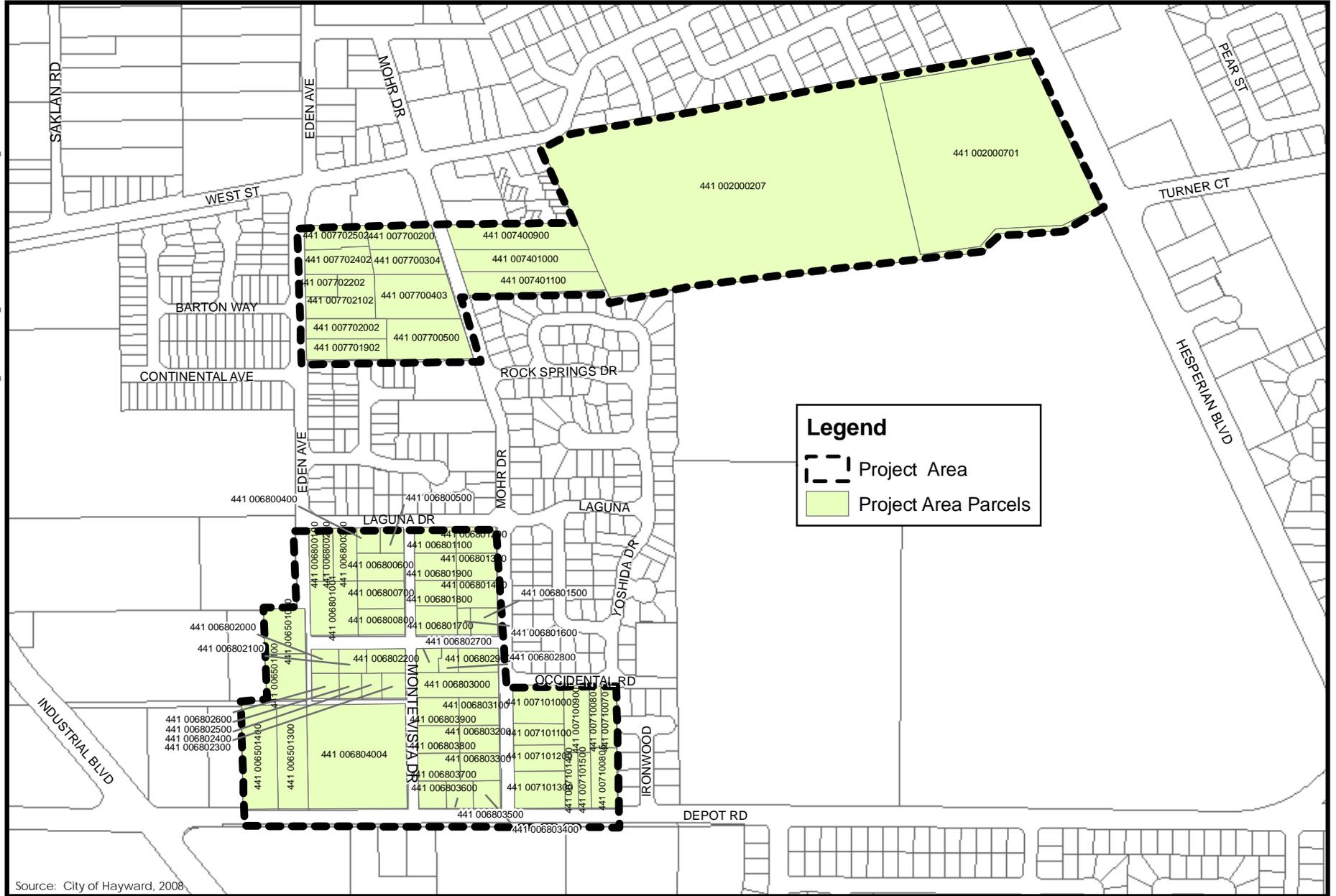
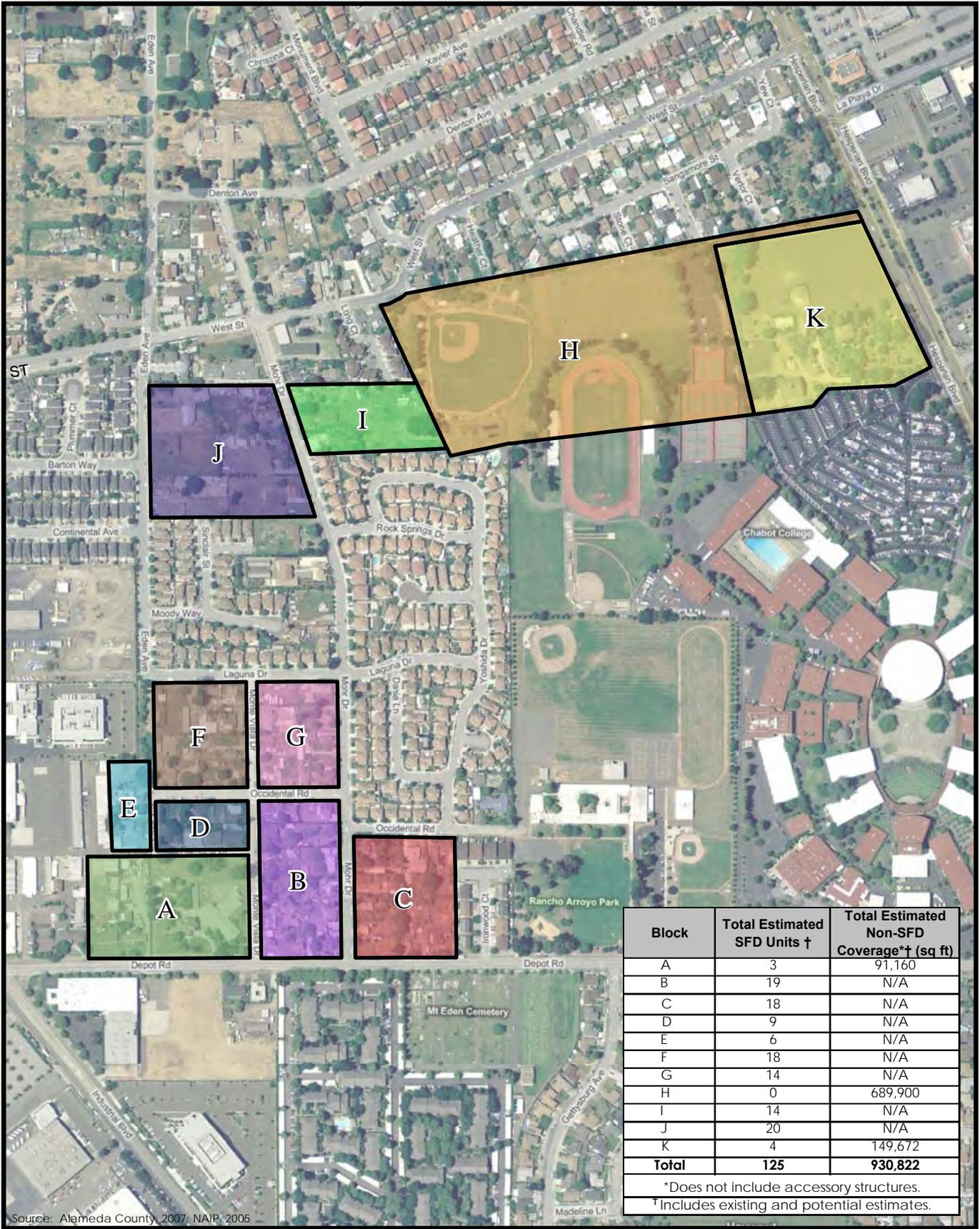


Figure 8
Annexation Area APNs
PMC



Block	Total Estimated SFD Units †	Total Estimated Non-SFD Coverage*† (sq ft)
A	3	91,160
B	19	N/A
C	18	N/A
D	9	N/A
E	6	N/A
F	18	N/A
G	14	N/A
H	0	689,900
I	14	N/A
J	20	N/A
K	4	149,672
Total	125	930,822

*Does not include accessory structures.
 † Includes existing and potential estimates.

Source: Alameda County, 2007; NAIP, 2005



Figure 9
Aerial with Development Potential

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 when the last Census was completed.

Street and Utility Improvements

The proposed project includes the future extension of utility lines, roadway improvements and similar appurtenances to portions of the annexation area. Street improvements would also entail street widening, some of which would require acquisition of private property. Some portions of Mohr drive, Occidental Road, Laguna Drive, and Depot Road have been improved, but further improvements are proposed on all of these streets as part of the proposed project.

The proposed street and utility improvements include:

- Approximately 2,300 linear feet of eight-inch sanitary sewer main that would be installed in Monte Vista Drive and Occidental Road to provide wastewater service to the parcels.
- Approximately 1,200 linear feet of four-inch sanitary sewer laterals that would be installed where needed to connect individual homes to the new public sanitary sewer system.
- Approximately 3,300 linear feet of 12 to 24-inch and 215 linear feet of 36-inch storm drain culverts that would be installed to provide storm drainage improvements to the parcels.
- Street improvements (including widening, resurfacing, and installation of curbs and sidewalks) on Mohr Drive, Monte Vista Drive, Laguna Drive, Occidental Road, and Depot Road.
- Removal of the barricade on Monte Vista Drive between Occidental Road and Laguna Drive.
- Abandonment of the Eden Avenue right-of-way between Laguna Drive and Depot Road.

Street and utility improvements would likely occur in 2010. No new roadways would be created as part of the proposed project and no new stop signs would be installed. The City has determined that there would not be any road improvements to Ramona Drive as part of the proposed project. Ramona Drive would become a private access road improved and maintained by property owners.

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 within the annexation area 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.

Most parcels within the annexation area are currently served by private septic systems. Parcels currently utilizing private septic systems would be required to phase out these systems in compliance with the Hayward Municipal Code.

Amendment to the Hayward Municipal Code

At the time of annexation, the City of Hayward would amend the provisions of the Public Utilities Chapter of the Hayward Municipal Code. Similar to what was done for the Phase I portion of the Mt. Eden Annexation, the amendment would allow a property in the annexation area that is legally serviced by a private septic system up to 10 years after annexation to connect to the public sewer system, provided certain conditions are met. These conditions include:

- no changes in use on the property,
- no addition of facilities or other changes that increase the sewer discharge,
- evidence is submitted annually that indicates the septic system is operating properly, and
- a notice is recorded against the property indicating the property would be required to connect to the public sewer system if failure of the septic system occurs, if expansion of use resulting in increased sewer discharge occurs or when the 10-year timeframe expires, whichever first occurs.

PROJECT OBJECTIVES

The objectives of the proposed project include:

- To implement goals, policies and strategies within the Mt. Eden Neighborhood Plan and Hayward General Plan, including Land Use Goal 11, "Seek to achieve more congruous boundaries to provide for the efficient delivery of public services and to create a greater sense of community," and Strategy 1 under this Goal, "Evaluate annexing unincorporated islands and adjoining county areas within the sphere of influence in light of desires of affected residents and fiscal impacts on the city."
- To identify environmental constraints within the annexation area and incorporate these constraints in the long-term planning of the area so that public health and safety concerns are minimized.
- To develop a conceptual framework to guide future possible development of individual properties within the annexation area.
- To promote the logical extension of City of Hayward boundaries consistent with its adopted Sphere of Influence.
- To eliminate the last two remaining existing unincorporated islands within the City of Hayward and further goals of the Knox-Cortese-Hertzberg Local Government Reorganization Act of 2000.
- To promote the health, safety and welfare of annexation area residents by facilitating the extension of public facilities and utilities to properties where such facilities and utilities may not currently be available.

EARLIER ANALYSIS FOR PLAN AREA

An earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15152 and Section 15063(c)(3)(D)).

This Initial Study addresses the potential effects of reorganization and annexation of the West-Mohr island and Mohr-Depot island from Alameda County to the City of Hayward. This Initial Study relies in part on the environmental setting, impacts and mitigation measures contained in the "Environmental Impact Report for the Hayward General Plan Update" prepared by Lamphier-Gregory in 2001 (SCH #2001072069). The EIR was adopted by the Hayward City Council by Resolution No. 02-025 on March 12, 2002.

A program level Environmental Impact Report and a Mitigation Monitoring Program was prepared for the *Phase I Mt. Eden Annexation* ("2004 Annexation EIR") and was certified by the City of Hayward in 2004. The 2004 Annexation EIR addressed impacts for a development potential of 475 new dwelling units proposed within the Saklan Road area that would be additional to the previously existing 100 dwelling units. The 2004 Annexation EIR found that the cumulative traffic impact of the Phase I project was expected to be significant and unavoidable and a Statement of Overriding Considerations was adopted.

Copies of these documents are available for review at the City of Hayward Development Services Department, Planning Division, 777 "B" Street, Hayward, during normal business hours.

OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED

- Alameda County Local Agency Formation Commission (Alameda County LAFCo)
- Alameda County Redevelopment Agency
- Alameda County
- Alameda County Library District
- Alameda County Sheriff's Department