

**CITY OF HAYWARD
PROPOSED MISSION-GARIN ANNEXATION**

PLAN FOR PROVIDING MUNICIPAL SERVICES

The City of Hayward has undertaken a comprehensive study of an area comprising approximately 426 acres located generally between Mission Boulevard and Garin Regional Park (see Attachment E-1). Information and analysis from that study will lead to amendments to the City's General Plan and Zoning Ordinance, as well as rezoning actions for the 244 acres within the study area that are unincorporated. An environmental impact report has been prepared in relation to such actions.

The City will be submitting an application to the Alameda Local Agency Formation Commission to annex the unincorporated areas within the study area. As shown in Attachment E-1, the 23 parcels proposed for annexation encompass two areas that are completely surrounded by the City of Hayward and Garin Regional Park and are located within Hayward's Sphere of Influence. The larger approximately 220-acre area is generally bounded by Garin Regional Park to the east, an easterly projection of Woodland Avenue to the south, State-owned lands and Bodega Street to the west and a property along and just north of Calhoun Creek to the north. The smaller approximately 24-acre area is located north of the larger area, north of the upper section of Calhoun Street.

Land Use and Zoning

County development policies for the proposed annexation area are contained in the General Plan for the Central Metropolitan, Eden and Washington Planning Units, adopted by the Board of Supervisors in 1981. City General Plan Land Use designations for the annexation area are shown in Attachment E-2.

Existing county zoning for all the properties within the proposed annexation area is Agricultural (100-acre minimum). The City rezoning designations for the annexation area are shown in Attachment E-3. The rezoning was based on General Plan land use designations, which were established from information and analyses contained in an extensive study conducted by the City that included properties within the proposed annexation area. An environmental impact report was prepared for the amendments to the City of Hayward General Plan and Zoning Ordinance, as well as for the rezoning action. The environmental impact report is to serve as the environmental document for the annexation action.

Existing and Potential Development

As reflected in Attachment E-4, existing development within the annexation area consists of:

- Six single-family dwellings on six properties along Bodega Street,
- An active quarry (La Vista Quarry) and asphalt batch plant operation in the central part of the annexation area,

- Two single-family residential developments on two separate properties just north of the La Vista Quarry site, and
- Three single-family units on four properties in the most northerly portion of the proposed annexation area.

The remainder of the annexation area is undeveloped, though the southeasterly portion was a former quarry site that ceased operation many years ago. The current estimated population within the proposed annexation area is approximately 40. According to the Alameda County Registrar's Office, as of October 2002, there were 19 registered voters within the proposed annexation area.

In December 2001/January 2002, the City received development applications for 138 detached single-family units in the southern part of the annexation area. Those applications are on hold pending the outcome of the proposed annexation. Representatives for other properties have also indicated interest in pursuing for residential development. Based on general plan and zoning designations, most residential development would be allowed in the southern and western portions of the annexation area. Limited residential development (agricultural zoning – 10 acre lots minimum) would occur elsewhere as the balance of the area is designated limited open space. Applying the rezoning designations to the annexation area, it is anticipated that construction of 186 detached single-family units could be built in the future. Applying the 2002 California Department of Finance's vacancy rate of 2.43% for Hayward and the 2000 Census' average household size of 3.08 persons per household for Hayward, anticipated population associated with such development is projected to be 559 persons.

Existing Municipal Services and Proposed Changes

The proposed annexation area is currently not served with most basic urban services, including water and sewage disposal. Consequently, via annexation, those municipal services that are currently not available would be provided by the City. Additionally, existing development within the annexation area would have the opportunity to connect to such services. A summary of existing and proposed service providers is included as the last page of this document. Summary descriptions of the municipal services currently provided and any proposed changes in service are outlined in the following paragraphs.

Police Services

For the proposed annexation area, law enforcement services fall under the responsibility of 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, investigation, crime prevention and community oriented policing and problem solving (COPPS) services for residents of the unincorporated portion of Alameda County. The Sheriff's Office does not provide traffic services.

The Hayward Police Department also provides police protection services within the proposed annexation area, primarily related to emergency response situations.

If annexation were to occur, all police services would be provided by Hayward. It is estimated that residential development in the annexation area would generate an annual average of approximately .67 calls for service per residential unit. Based on the Hayward Police Department expenditures budget, the average annual cost per call for service is approximately \$179. Therefore, the estimated total annual cost related to providing police service to the annexation area is \$33,294.

Fire Protection Services

Fire protection services for the proposed annexation area, including fire code inspection and complaint response services, are provided by the Alameda County Fire Department, headquartered in San Leandro. The two County fire stations closest to the annexation area are County Fire Stations #2 and #4. County Fire Station #2 is located approximately 5½ miles from the southern part of the annexation area at 109 Grove Way in the unincorporated area of the County just north of the Hayward city limits off Meekland Avenue. That station houses one engine company and one reserve engine and services the southernmost parts of San Lorenzo and parts of the unincorporated areas of Hayward. County Fire Station #4, located at 20336 San Miguel Avenue in Castro Valley just over 6 miles from the annexation area, houses one engine company and one truck company, a reserve engine, an air-light unit, and a 2,500 gallon water tender.

The Hayward Fire Department provides fire suppression, emergency medical, fire prevention, hazardous materials response and related services to the proposed annexation area through a mutual aid agreement. The Department has two fire stations in the general area of the annexation area. Fire Station #7, which has one fire engine, one truck and six firefighters, is located approximately 1.7 miles to the west of the annexation area near the intersection of Tennyson Road and Huntwood Avenue (28270 Huntwood Avenue). Fire Station #3, located at 31982 Medinah Street at the northwest corner of Mission Boulevard and Medinah Street, is about 1.4 miles to the south of the annexation area. It houses a type I fire engine (full sized pumper), and a type IV "patrol" unit (a pickup truck with a small water tank and a pump). According to representatives of both fire agencies, Hayward Fire Department engine companies are the first responders to fire and emergency medical calls for service in the proposed annexation area, due to the closer proximity of Hayward fire facilities to the annexation area.

The proposed annexation would allow full service of the annexation area by the Hayward Fire Department. Based on information provided by the Hayward Fire Department, approximately .09 calls for service per resident is expected to occur. Assuming a population of 559 residents, the resulting increase associated with properties within the annexation area would be 50 annual calls for service, with the average annual cost per call for service estimated at \$1,283. Therefore, the estimated annual cost associated with Fire Department calls for service for properties within the annexation area is anticipated to be \$64,150.

Water Supply and Delivery

The proposed annexation area is not serviced at this time by any agency, and existing development utilizes private wells. Some properties in the northern annexation area also supplement their water supply by pumping water from Zeile Creek.

If the proposed annexation is approved, all properties would be served by the City, though existing development would not be required to connect to City systems unless new development is proposed to replace existing development or health issues related to water service existed. The City provides water service to residential, commercial and industrial users within most of the incorporated area of the City. The City owns and operates a water distribution system, including transmission lines, pump stations and water turnouts. Water is purchased on a wholesale basis from the San Francisco Public Utilities Commission. Water is delivered to the City via two aqueducts that have a maximum capacity of 32 million gallons per day. By contract, Hayward can purchase an unlimited supply of water, within the ability of San Francisco Public Utilities Commission to deliver water supplies. In calendar year 2002, the average daily demand was 17.4 million gallons per day.

In terms of long-term supply of water, the City of Hayward has adequate long-term water supplies to accommodate the proposed amount of residential development envisioned in the annexation area both in terms of domestic water supply and fire suppression, including that envisioned in the City's General Plan that was adopted in March of 2002. Average daily water demand per dwelling unit is projected to be about 500 gallons per day for properties less than one acre in size and approximately 650 gallons per day for properties one acre in size and greater.

In terms of water distribution systems, there is currently one service zone in the general vicinity of the annexation area, located directly south and adjacent to the southern portion of the proposed annexation area. Other developed properties in the annexation area are currently served by private systems. This zone, referred herein as the "Garin" zone, generally includes those planned service areas that are associated with Local Improvement District #16 (LID #16). It contains a water system that consists of one water reservoir with a storage capacity of 1.25 million gallons, one pump station with two pumps each with a capacity of 300 gallons per minute (gpm), and a single water supply line. The boundary of the benefit district associated with LID #16 would be expanded to encompass the southern portions of the annexation area. New development within the expanded service area would require, prior to development, construction of a second water reservoir with storage capacity of .75 million gallons, additional pumps and, of course, supply lines leading to new development. The anticipated cost for such improvements, excluding facilities within individual developments, is \$1.1 million, which would be borne by the beneficiaries of such improvements.

New development in the other portions of the annexation area would require construction of new private systems serving individual lots that would meet City water and fire standards. The cost for installing and constructing new facilities and improvements would be borne by the beneficiaries of such system. Maintenance and operation of a public system would be provided by the City, funded through normal use charges paid by residents. Maintenance and operation of private systems would be provided by individual property owners.

Sewage Collection and Treatment

Properties within the proposed annexation area are not served by an agency and utilize private septic systems for sewage disposal and treatment. Such systems are privately owned and maintained by individual property owners.

If annexation is approved, new development within the annexation area would be required to be connected to Hayward's sewer system. Also, existing development would be required to connect if it were located within 100 feet of new City facilities. The City maintains a number of underground sewer lines adjacent to the annexation area. Sewage is collected and transported via a number of major trunk sewers to the City's wastewater treatment plant located at the terminus of Enterprise Drive in western Hayward. The plant currently treats an estimated 13.3 million gallons of sewage per day (mgd) and has a rated capacity of 16.5 mgd. Treated effluent from the plant is disposed of through East Bay Dischargers Authority facilities within San Francisco Bay.

Wastewater flow is estimated to be approximately 230 gallons per day per residential dwelling unit, which would result in an estimated total of 42,780 gallons per day for new development within the proposed annexation area. Future development of residential units within the annexation area, including that anticipated by the City's General Plan, could be accommodated within the City's wastewater treatment and disposal system. However, an existing sewer interceptor line along Tennyson Road is required to be improved. Development within the annexation area would be expected to contribute a fair-share portion to the total cost for the interceptor line improvement. The costs associated with installing/extending new sewer lines to both new and existing developments would be borne by those benefiting from such service. The cost for maintaining and operating sewage facilities would be paid for by residents via normal use charges.

Solid Waste Disposal and Recycling

The proposed annexation area is currently served by Waste Management of Alameda County, Inc. (WMAC), although such service is not provided via a contract with the County, but rather on an individual basis with property owners.

WMAC has a franchise agreement with the City to provide solid waste and recycling collection services to residences within Hayward. Annexation would result in such services being provided for properties within the annexation area by WMAC via the franchise agreement with Hayward. WMAC has sufficient disposal capacity at its landfill to accommodate the waste that would require disposal, as well as the ability to collect and process the additional recyclables.

New Street Construction

All existing roadways within the proposed annexation area are private roadways that lack curbs, gutters and sidewalks. Calhoun Street, which connects to Mission Boulevard (SR 238) to the west, serves the most northerly properties in the annexation area. The upper portion of Calhoun Street above the property identified as the pistol range site is private. Another private roadway, Quarry Road, is located just south of Tennyson Road and connects to Mission Boulevard. It currently serves the middle portion of the proposed annexation area, which includes the La Vista Quarry property. The southern portion of the annexation area is served by a third private

roadway, Bodega Street, which connects with Woodland Avenue, then Vanderbilt Street, and then Alquire Parkway. Alquire Parkway connects directly with Mission Boulevard. Attachment E-4 shows the general location of existing roadways that serve the annexation area.

Future development of properties in the annexation area will require construction of new roadways and related improvements that meet City standards. Attachment E-4 also shows the anticipated new public roadways, which consist of an easterly extension of Tennyson Road from Mission Boulevard and an easterly extension of Alquire Parkway from its current terminus.

The projected costs for construction of these roadways and improvements, including those associated with construction of local roadways within individual developments, are to be borne by new development. Also, these roadway extensions may require crossing private and state-owned properties.

Street Maintenance

Mission Boulevard (State Route 238) is maintained by Caltrans. If annexation is approved, maintenance for all other public streets and associated traffic operations and street lighting within the annexation area would be provided by the City.

Assessment Districts

Maintenance for landscaping and related improvements associated with new development within the annexation area is anticipated to be funded through special assessments or homeowners association fees imposed on new residents.

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 at this time, though extension of some AC Transit bus routes to serve new development areas may occur in the future.

Storm Drainage

The proposed annexation area is located in the western most portion of the Hayward Hills, which is presently primarily undeveloped. Stormwater runoff flows downhill through natural open channels to lower topographic elevations where it is collected in the local City system and transported via a regional drainage system maintained by the Alameda County Flood Control and Water Conservation District (ACFCWCD) for ultimate discharge into San Francisco Bay.

As shown in Attachment E-4, three seasonal drainage courses exist within or adjacent to the annexation area. Zeile Creek is one major drainage course located adjacent and to the east of the northerly portion of the annexation area. It accommodates water runoff from the most northerly properties in the annexation area. Water is transported to ACFCWCD Line B via Line C just west of Mission Boulevard. Other unnamed defined drainage channels are located to the south

and west of the proposed annexation area.

Another drainage course, known locally as Calhoun Creek, is located south of Calhoun Street in the central-northerly portion of the proposed annexation area. Water from this creek flows into dual concrete pipes at the southeasterly intersection of Calhoun Street and East 16th Street, then into ACFCWCD Line D, paralleling Industrial Parkway, and then into Line A (Alameda Creek).

A third, smaller drainage course is located in the southerly section of the annexation area. This drainage course also eventually flows through existing underground pipe systems to ACFCWCD Line D, and then into Line A (Alameda Creek).

New developments will be required to provide on-site improvements to ensure no increase in flows from the project area would occur, with the costs of installation and construction to be paid for by new developments. The costs for operation and maintenance of on-site drainage facilities would be borne by individual developments, while the maintenance and operation costs associated with off-site facilities would be expected to be paid for by taxes associated with ACFCWCD operations.

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.

Flood Control

The annexation area is within Zone 3A of the Alameda County Flood Control and Water Conservation District. There would be no changes in service due to annexation.

Parks and Recreation

The annexation area and all of the City of Hayward are within the Hayward Area Recreation and Park District service area.

Library Services

The two Alameda County branch libraries that are closest to the proposed annexation area are the Castro Valley Branch Library, located at 20055 Redwood Road, and the San Lorenzo Branch Library, located at 395 Paseo Grande. The Castro Valley and San Lorenzo branches are open 43 hours per week and are closed on Fridays.

Two City library facilities are closer to the annexation area than are any of the County library branches. The Hayward Main Library is located in the downtown area on Mission Boulevard at C Street. The Weekes Library, which is the closest public library facility to the annexation area, is located at 27300 Patrick Avenue. Both branches are open 56 hours per week and are closed on

Sundays and holidays. During the 2001-2002 fiscal year, the two branches had over 100,000 borrowers, approximately 500,000 customer visits and a circulation of over 500,000 items. The City library currently receives subventions based on the number of transactions by non-residents. The impact 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. Students from residences in the annexation area would attend Treeview/Bidwell Elementary School, Chavez Middle School and Tennyson High School.

Electricity/Cable

Pacific Gas and Electric Company currently provides electricity service to the unincorporated areas and would do so after annexation. ComCast is the cable service provider for this area, which would not be impacted as a result of annexation.

**PROPOSED MISSION-GARIN ANNEXATION
SUMMARY OF MUNICIPAL SERVICE PROVIDERS**

SERVICES	EXISTING AGENCY	PROPOSED AGENCY
Police	Alameda County Sheriff	City of Hayward
Fire	Alameda County Fire Department	City of Hayward
Water	None (private individual wells)	City of Hayward
Sewer	None (private septic systems)	City of Hayward
Solid Waste Collection	None (private arrangements with Waste Management, Inc. or other collection company)	Waste Management, Inc. (via franchise agreement with City of Hayward)
Recycling Services	None (private arrangements with Waste Management, Inc. or other collection company)	Waste Management, Inc. (via franchise agreement with City of Hayward)
Street Lighting	Alameda County	City of Hayward
Street Maintenance	Alameda County	City of Hayward
Transit	Bay Area Rapid Transit District; Alameda-Contra Costa Transit District	Bay Area Rapid Transit District; Alameda-Contra Costa Transit District
Flood Control	Alameda County Flood Control And Water Conservation District	Alameda County Flood Control And Water Conservation District
Parks and Recreation	Hayward Area Recreation and Park District	Hayward Area Recreation and Park District
Library	Alameda County Library System	City of Hayward
Schools	Hayward Unified School District	Hayward Unified School District
Electricity	Pacific Gas & Electric Company	Pacific Gas & Electric Company
Telephone	SBC and/or other telephone companies	SBC and/or other telephone companies
Cable Television	Alameda County (ComCast)	City of Hayward (ComCast)
General Governmental Services and Other Support Services	Alameda County	City of Hayward