

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2020090112

Project Title: Bidwell Park Master Plan Project

Lead Agency: Hayward Area Recreation and Park District

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Project Location: Hayward, Alameda County

Project Description (Proposed actions, location, and/or consequences).

The 10.5 acre project site is located at 175 Fairway Street in the City of Hayward in Alameda County. The project would expand the existing Bidwell Park to include the former Bidwell Elementary School campus and improve the existing park facilities. The school campus has a total of approximately 21,240 square feet of building space as follows: main building with auditorium/kitchen building (3,320 square feet) and north classrooms (10,411 square feet) and rear building (7,506 square feet) with south classrooms. The main building and north classroom would be renovated into a community center with classrooms, a kitchen, and event space. The rear building would be demolished to create additional garden and lawn space. The existing garden, playgrounds, and blacktops would be demolished to create redesigned play and picnic spaces. The field would be landscaped along the perimeter to create screening from neighbors, planted with trees along to create wooden areas, and two-fenced dog parks would be installed on the eastern corner of the park. Approximately 75,200 square feet of impervious surface would be added on site, for a total area of 183,500 square feet of impervious surface. The project would add a new Fairway Street 25-foot drop-off zone near the existing drop-off zone in front of the school; three new parking spaces on Fairway Street, and five new parking spaces on Rousseau Street. The existing school parking lot would be reconfigured to include six net new parking spaces for a total of 21 spaces. With both the on-site and on-street parking changes, the project would result in a net increase of 14 new parking spaces.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

See Attachment A, Significant or Potentially Significant Effects.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Four community meetings were held by HARD and their design team between June 2019 and October 2019 to solicit input from residents on the desired features and amenities for both the proposed project. Key concerns raised by the neighbors included limited availability of parking, pedestrian access and circulation, and including sufficient onsite lighting. The team presented the concept designs for the proposed Bidwell Park to the public at the fourth community meeting on October 24, 2019, which the public approved.

Provide a list of the responsible or trustee agencies for the project.

Hayward Area Recreation and Parks District
City of Hayward

Attachment A, Significant or Potentially Significant Effects

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Cultural Resources

The proposed project would have a very low potential for encountering intact cultural deposits during ground-disturbing activities. However, less-disturbed areas, such as within the adjacent grass fields, have a higher relative potential to support the presence of archaeological resources. Thus, there is the potential to encounter previously undiscovered significant archaeological resources during project construction activities. Should these resources be encountered during project grading and construction, the proposed project could have significant impacts. Mitigation Measure (MM)-1 would require that in the event of the discovery of archaeological resources during construction, construction work would stop and a qualified archaeologist would evaluate the significance of the find. MM-CUL-2 has been incorporated into the project to ensure that potential impacts would be less-than significant impact with mitigation by providing standard procedures in the event that human remains are encountered during project construction.

Geology and Soils

The project region is considered to have the potential to yield significant paleontological resources. Pleistocene-age sedimentary deposits may be encountered during grading activities at the project site. Therefore, while the design of the project would not likely impact paleontological resources, given the sensitivity of the immediate surrounding area, impacts are considered potentially significant. Implementation of MM-GEO-1 would reduce impacts to less than significant with mitigation. MM-GEO-1 would require that in the event of the discovery of paleontological resources during construction, construction work would stop and a qualified paleontologist would evaluate the significance of the find.

Hazards and Hazardous Materials

The proposed project would renovate the main building and demolish the rear building, both of which were constructed in the mid-1950s. Based on an asbestos and lead-based paint survey prepared for the project, asbestos- and lead containing materials are present within buildings on the project site. The Phase I ESA and Agrichemical Impact Assessment noted that termiteicides or other agricultural chemicals have been applied to the perimeter of the buildings during the 1950s to the 1970s, and are present in near-surface soils surrounding the buildings. The Agrichemical Impact Assessment found that lead concentrations in the soil were below the RWQCB residential exposure environmental screening level (ESL) but the arsenic concentrations exceed the current ESL.

However, with implementation of mitigation measures MM-HAZ-1, which requires remediation of known soil contamination, and MM-HAZ-2, which requires the preparation of a Hazardous Materials Contingency Plan that addresses the handling and disposal of asbestos containing materials, lead-based paint, and pesticide-contaminated soils in accordance all federal, state, and local ordinances and policies, impacts would be less than significant with mitigation.

Noise

The project site is within the City of Hayward and construction activities at that site would comply with Hayward's construction noise ordinance. Through compliance with City of Hayward's Municipal Code section 4-1.03.4 and the application of the mitigation measure MM-NOI-1, noise levels from construction noise levels would be reduced to an acceptable level and impacts would be less than significant with mitigation.