

**CITY COUNCIL MEETING  
TUESDAY, MAY 7, 2019**

**PRESENTATIONS**

**PRESENTATION**

**SIXTH ANNUAL POETRY CONTEST –  
PRESENTED BY  
THE FRIENDS OF HAYWARD LIBRARY**



HAYWARD  
LIBRARY

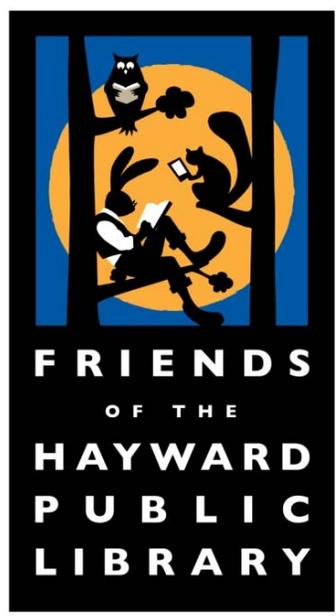
CITY OF  
HAYWARD

HEART OF THE BAY

**Friends of the Library**

**“I Dream of . . .”**

**Student Poetry Awards**



May 7, 2019





# Student Poetry Awards

## 9<sup>th</sup>-12<sup>th</sup> Grade WINNER

Melissa Dominguez-Murillo

9<sup>th</sup> Grade

Hayward High School

\$175 scholarship

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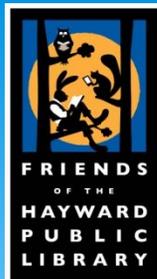
Friends of the Library

*Dream*

By Melissa Dominguez Murillo

Timeless, floating within  
A large pond for me to visit  
When the sun hovers above me,  
Mocking me  
In my distress.  
Glittering, specked with stardust  
From the night sky,  
My dream engulfs me  
Its presence, proof of my  
Feeble aura within a  
Suffocatingly vast land,  
Awakens my sense of direction,  
So I may never stray from  
Reality.  
It is reflective of my needs, my wishes,  
My thoughts;

My dream, baseless and juvenile,  
Is a feat for humanity,  
For my desire searches for  
A sanctuary, walls to protect  
Everyone of everything  
That has begun to chip away  
At our empathy:  
Baseless phobia of one another,  
Childish fear of the unknown,  
Careless neglect of ourselves.  
Immortal, broken into pieces,  
Scattered among youth,  
Lies my dream,  
Awaiting to be pulled from its tomb  
To become substantially  
Third dimensional.  
Thus, when life do us apart,  
I do not fret;  
My dream is shared.  
My dream is endless.  
Among my kind,  
Diverse in every aspect,  
My dream thrives.



# Student Poetry Awards

## 7<sup>th</sup>-8<sup>th</sup> Grade WINNER

Pabi Constantino

8<sup>th</sup> Grade

M.L.K. Jr. Middle School

\$150 scholarship

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### I Dream Of...

Pabi Constantino / 8<sup>th</sup> grade

I dream of great mansions,  
Becoming lost in a world in which I cannot understand.  
Where secrets are hidden away, locked, and untouched in the treasured corners of my  
unconscious yet conscious mind.

I dream of large cities where I wish to escape to.  
Intimidating buildings pierce the high sky, the wondrous city sounds never get old.  
The soft lights and elegant music spiral about me, and  
all the while I'm there sometimes I conclude it's all not a dream.

I dream of talking to strangers, having conversations like I know them but I don't.  
They treat me to coffee or extravagant island resorts, and we have the most electrifying  
trips.  
It's like they're real people, but they aren't.

I dream of tumbling freely from high buildings, diving carelessly in the bed of foamy  
waves of the ocean, and running from places I don't know, but I am never hurt.

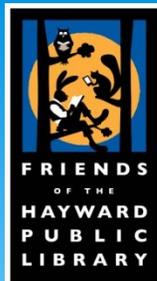
I dream of strolling through wide valleys dotted with blades of overwhelmingly tall grass  
and a sky of white swirling clouds,  
And every time I step forward in the vast maze of the valley, plants and flowers sprout  
from my feet and continue to grow in astonishing speeds,  
And the wind caresses me gently as I slowly inhale the salty breeze it possesses.

I dream of being alone, but when I'm alone in my dreams, I'm filled with the comfort of  
being able to explore the thoughts of my mind.

The comfort of the large houses, the bustling cities whose towers pierce the sky, the  
strangers who I converse with, the heights I fall from and the waves I fall into, and the  
green hills, evaded me from reality.

“I Dream of ...” Student Poetry Awards – May 7, 2019

HAYWARD



# Student Poetry Awards

## 5<sup>th</sup>-6<sup>th</sup> Grade WINNER

Shreya Rathaur

5<sup>th</sup> Grade

Lorin Eden Elementary

\$100 scholarship

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### *I DREAM OF BOOKS*

*By Shreya Rathaur*

Books, Books, Books...  
You are amazing  
We read you everyday  
And dream with you every moment  
From how you see, the light that shines,  
The greatest invention is the one you design.

Books, Books, Books...  
You put something together  
You make it divine.  
Yours looks way better if compared to mine.  
Your thoughts are bright  
Nothing ever slips out of your sight.

Books, Books, Books...  
Your mind is like the gears  
Of a clock that clicks.  
Everything you make has a purpose  
Your brilliant ideas pop up  
Every second like magical tricks.

Books, Books, Books...  
We get happiness for a little while  
Then put you away,  
We never embrace the beautiful glories  
And thoughts you send,  
Because we are trapped  
In the world called Today.



# Student Poetry Awards

## 3<sup>rd</sup>-4<sup>th</sup> Grade WINNER

An Nguyen

4<sup>th</sup> Grade

Schafer Park Elementary

\$75 scholarship

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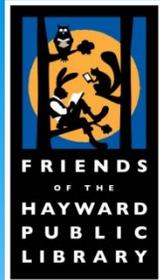
### Kindness

I dream of a world without any type of bullying or racism  
Only kindness on the face of Earth  
Being patient rather than assuming first

Everyone should and deserves to be happy  
Don't judge a book by its cover  
Behind it could be a lover

Humanity needs more kindness  
Everybody has at least some sweetness  
Love life, yourself and everyone  
Loving is the way to go  
And everybody should know  
Love someone and you'll be loved back

- By An Nguyen (Schafer Park Elementary)



# Student Poetry Awards

## 2<sup>nd</sup> Grade WINNER

Elisabet Barrera

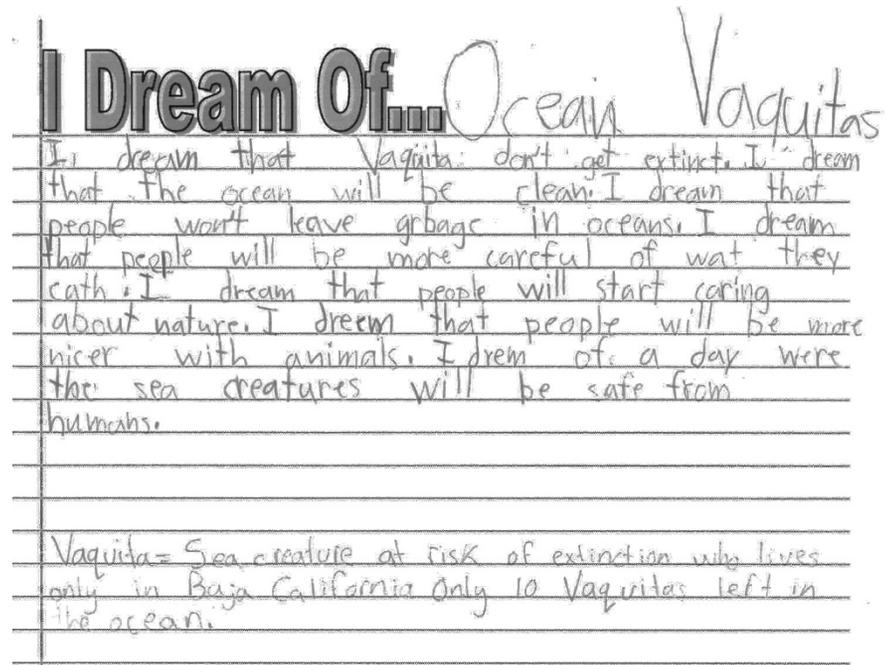
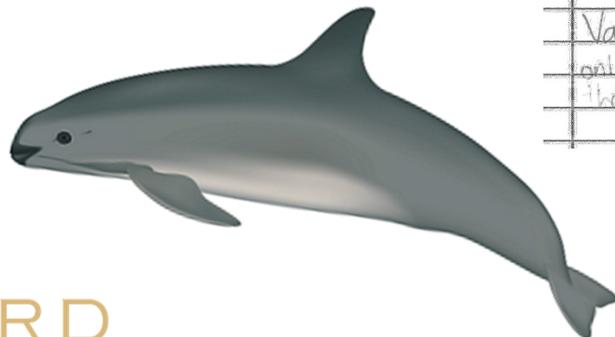
2<sup>nd</sup> Grade

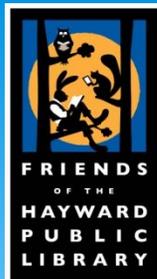
Schafer Park Elementary

\$50 scholarship

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# Student Poetry Awards

## GRAND PRIZE WINNER

Heera Murray

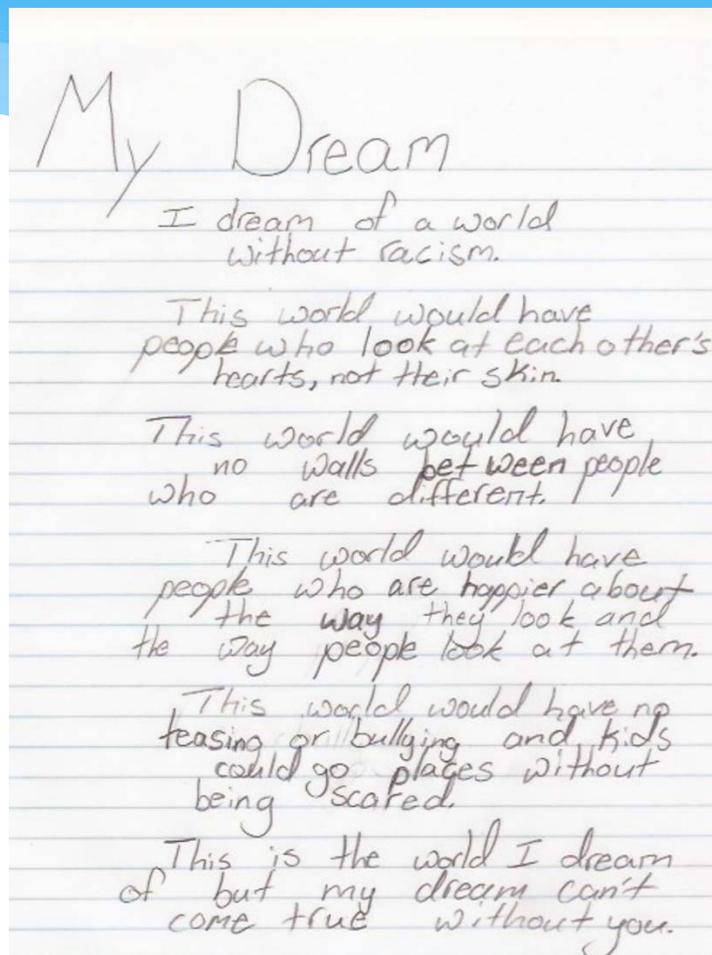
4<sup>th</sup> Grade

Stonebrae Elementary

Chromebook

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Friends of Hayward Library





# Student Poetry Awards

## Honorable Mentions

### 2<sup>nd</sup> Grade:

- Gabriella Gonzalez-Serrano, Ruus
- Joanna Navarro, Schafer Park

### 3<sup>rd</sup> Grade:

- May Thiri, Lorin Eden
- Sophia Hild, Lorin Eden
- Alexa Velazques, Lorin Eden
- Edwin Dominguez, Schafer Park

### 4<sup>th</sup> Grade:

- Iysen Taylor, Lorin Eden
- Kaitlyn Choong, Stonebrae

### 5<sup>th</sup> Grade:

- Cerina Nguyen, Lorin Eden
- Lian Josefeen, Lorin Eden
- Manpreet Singh, Lorin Eden
- Ibrahim Muhammad, Circle of Independent Learning Charter School, Fremont

### 6<sup>th</sup> Grade:

- George D. Silva III, Lorin Eden
- Isabella Navarro, Lorin Eden
- Micaella Catle, Lorin Eden
- Anne Valdez, Lorin Eden
- Joseph Duong, Lorin Eden



# Student Poetry Awards

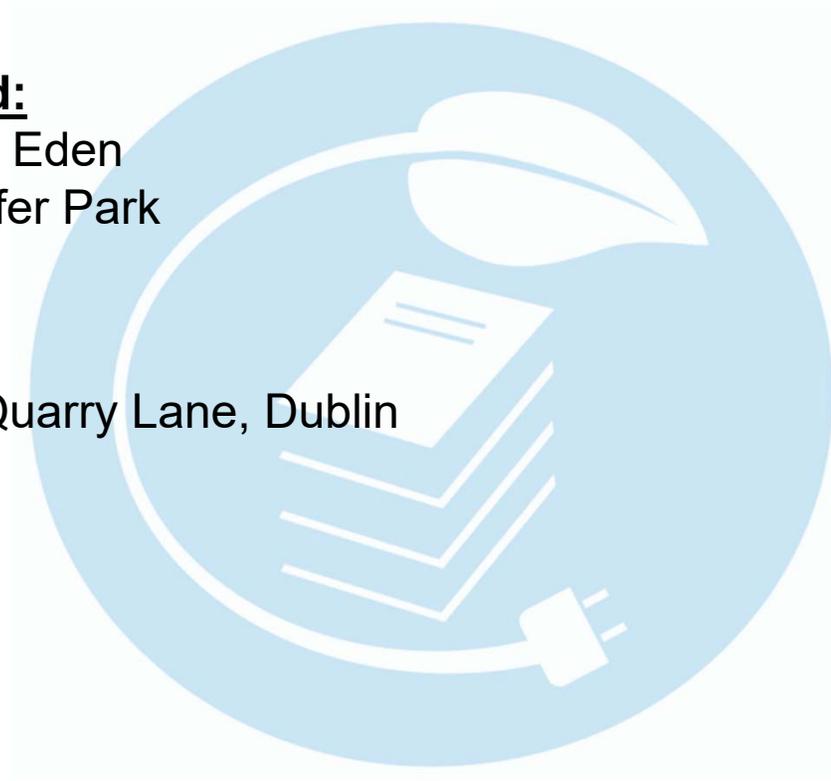
## Honorable Mentions

### 6<sup>th</sup> Grade, continued:

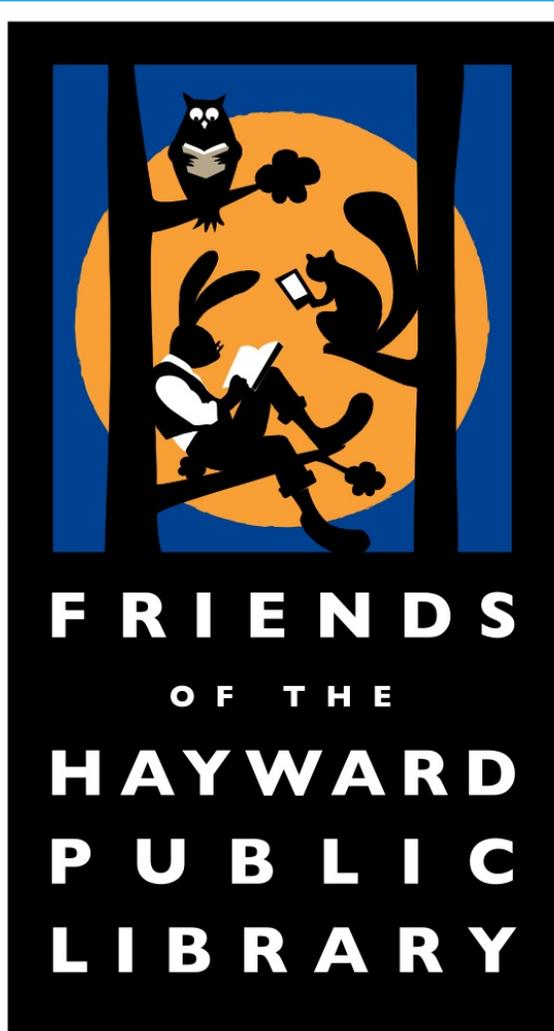
- Aubrey Mae, Lorin Eden
- Elayna Ong, Schafer Park

### 10<sup>th</sup> Grade:

- Henry Garritsen, Quarry Lane, Dublin



***CONGRATULATIONS!***



HAYWARD

"I Dream of ..." Student Poetry Awards – May 7, 2019

**ITEM 8 – WS 19-034**

**REVIEW OF CAPITAL IMPROVEMENT  
PROGRAM FOR FY 2020 - FY 2029**

# FISCAL YEARS 2020 -2029 RECOMMENDED CAPITAL IMPROVEMENT PROGRAM

Alex Ameri, Director of Public Works  
May 7, 2019



# CIP Overview

## Timeline

Ongoing	Project development – all City departments
November	CIP instructions and calendar issued
January	Project requests received from all departments
February	CIP Screening Committee Meetings
March	Present draft CIP Fund Summaries to City Manager
April	Present CIP policy considerations to the Council Infrastructure Committee
April	Develop full Draft Recommended CIP
May	Council work session for CIP
May	Presentation of Draft CIP to the Planning Commission
May	Council Adoption of Operating & CIP Budgets

# CIP Overview

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- One year CIP cycle
- \$520 million programmed for FY 2020 – FY 2029
- Approximately \$148 million in FY 2020
- Emphasis on City Council Priorities
- Identified and unfunded capital needs exceed \$410 million

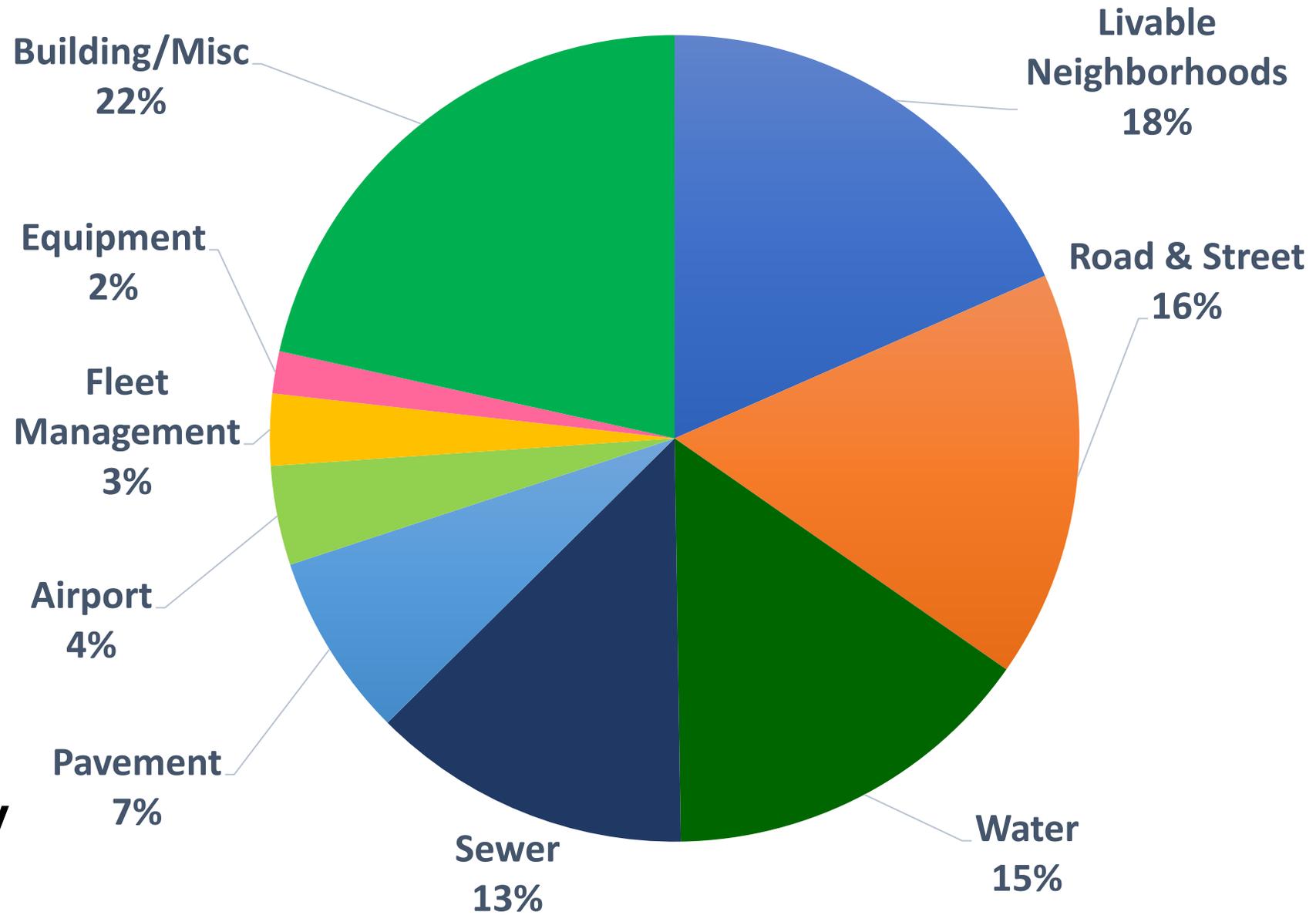
# CIP Overview

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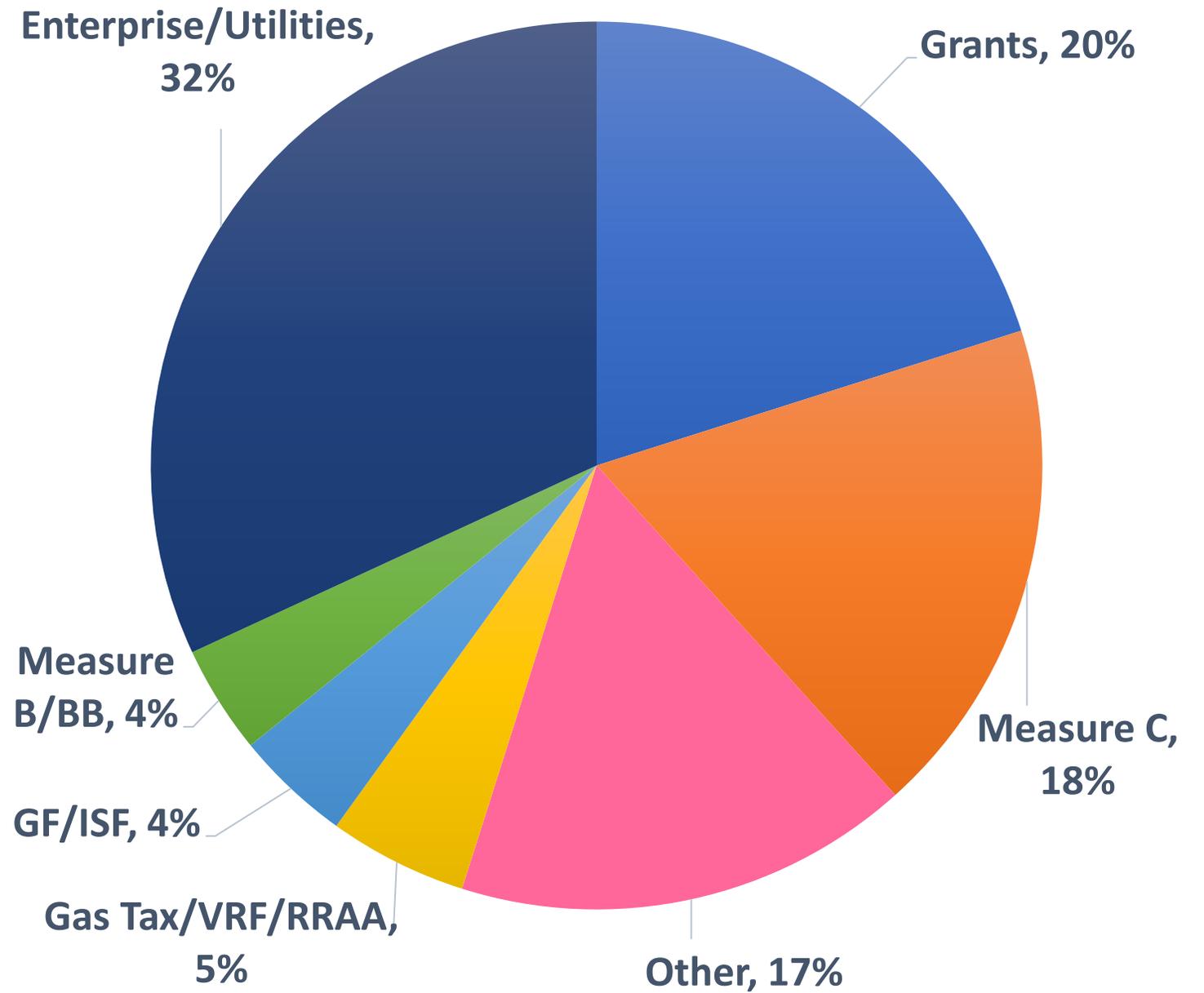
## FY 2020 Expenditure Totals by CIP Category

Building & Misc. Projects	\$31.8M
Livable Neighborhoods Projects	\$27.2M
Road and Street Projects	\$24.1M
Water System Projects	\$22.2M
Sewer System Projects	\$18.9M
Pavement Rehabilitation Projects	\$10.9M
Airport Projects	\$5.9M
Fleet Management Projects	\$4.3M
Equipment Projects	\$2.5M
<b>Total Capital Improvement Projects</b>	<b>\$147.8M</b>

# FY 2020 CIP Expenditures by Category



# FY 2020 CIP Project Cost by Funding Source



# Streets, Roads & Pavement Projects

Purpose: Rehabilitate and proactively maintain roadways, medians, and pavement in streets throughout the City.

- **Mission Blvd./Route 238 Corridor Improvement Project**
  - **Phase 2** (Total: \$30.4M)
  - **Phase 3** (Total: \$15.5M)
- **FY 20 Pavement Rehabilitation Projects**  
(Total: \$10.9M)
- **Main Street Complete Street Project**  
(Total: \$2.2M)



# Transportation Projects

Purpose: Provide a multi-modal transportation system using traffic calming strategies to address speeding, improve pedestrian and bicycle accessibility, and increase safety throughout the City.

- **Downtown Specific Plan Implementation (Foothill Blvd., A St., B St., and C St.)**  
(Total: \$480k)
- **Mission-Torrano HAWK Pedestrian Signal**  
(Total: \$130k)
- **Speed Monitoring Devices** (FY20: \$180k)
- **Other Traffic Calming Projects** (FY20: \$140k)





# Livable Neighborhoods Projects

Purpose: Improve the overall appearance, safety, and accessibility throughout the City.

- **Neighborhood Amenities** (FY 20: \$22.9M)
- **Sidewalks** (FY 20: \$1.55M)
- **Traffic Signals & Streetlights** (FY 20: \$1.3M)
- **Accessible Ramps** (FY 20: \$150k)
- **Street Lighting** (FY 20: \$50k)
- **Mural Art** (FY 20: \$25k)



## Building Projects

Purpose: To construct new City buildings to address current and future needs.

- **New Fire Station No. 6 and Fire Training Center** (Total: \$60.4M)
- **Hayward Housing Navigation Center** (\$500k)

# Sewer and Water Systems Projects

Purpose: Meet the highest standards of quality, reliability, efficiency, and safety through regular and systematic replacement and improvements of utility infrastructure.

- **Recycled Water Project** (Total: \$30.1M)
- **12" Cast Iron Pipe Replacement – Hesperian** (Total: \$2M)
- **Sewer Main Installation I-880/Willimet** (Total: \$500k)





# Water Pollution Control Facility (WPCF) Projects

Purpose: Using innovative technology to improve the collection, treatment, and discharge of the City's wastewater in accordance with current and future State regulations.

- **WPCF Solar Power Design and Construction Phase II (Total: \$6.3M)**
- **WPCF Headworks Bar Screen Project (Total: \$4M)**
- **WPCF Aging Field Grading & Lime Treatment (Total: \$1.75M)**

# Hayward Executive Airport Projects

Purpose: Maintain and improve the Hayward Executive Airport, a self-supporting, general aviation reliever airport encompassing 521 acres.

- **Sulphur Creek Mitigation Design and Construction** (FY 20: \$3.7M)  
(FY 20: \$3.5M will be reimbursed from FAA)
- **Taxiway Foxtrot & Zulu Pavement Rehabilitation** (FY 20: \$951k)
- **T-Hangar Improvements** (FY 20: \$450k)



# Facilities Projects

Purpose: Ensure employees have working environments that are clean, safe, attractive, and comfortable.

- **Animal Control Facility Update** (FY 20: \$100k)
- **Workplace Reconfiguration** (FY 20: \$100k)
- **Facility Security Infrastructure** (FY 20: \$200k)





# Fleet Projects

Purpose: Maintain and replace the City's fleet of vehicles in a manner that reflects Council's "green" priority.

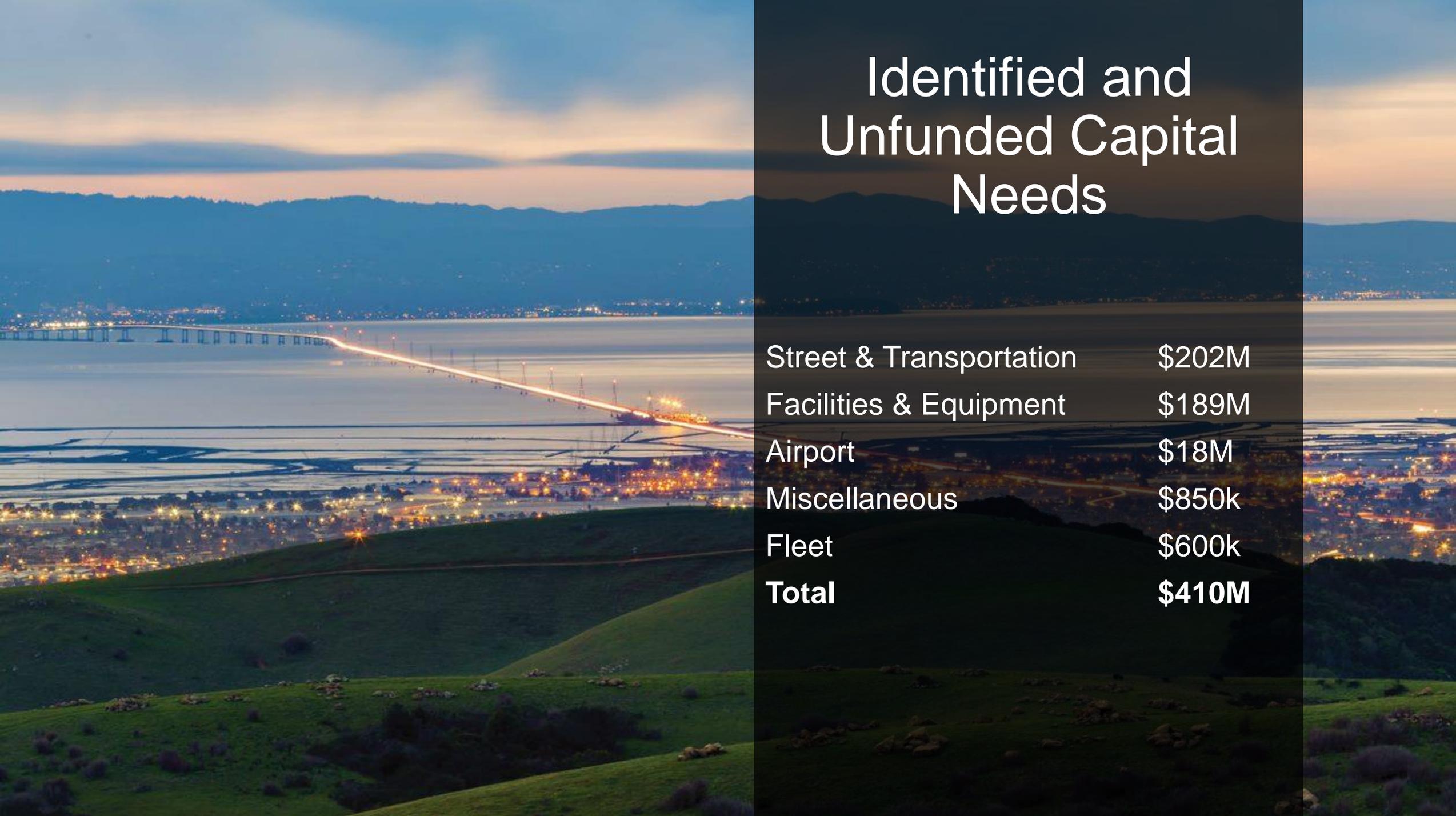
- **Hayward Fire Department & Hayward Police Department (FY 20: \$2.4M)**
- **Other General Fund (FY 20: \$1.2M)**
- **Stormwater Division (FY 20: \$350k)**
- **Sewer Division (FY 20: \$170k)**
- **Water Division (FY 20: \$67k)**

# Information Technology

Purpose: Maintain and replace the City's aging information technology infrastructure to increase security, reliability, and usability.

- **Public Safety Legacy Systems Data Migration**  
(Total: \$100k)
- **Network Infrastructure Replacement** (FY 20: \$140k)
- **Network Server Replacement** (FY 20: \$150k)





# Identified and Unfunded Capital Needs

Street & Transportation	\$202M
Facilities & Equipment	\$189M
Airport	\$18M
Miscellaneous	\$850k
Fleet	\$600k
<b>Total</b>	<b>\$410M</b>



# Select Identified and Unfunded Capital Needs

## Facilities and Improvement Projects

New Police Station	\$130M
New Corporation Yard	\$50M
Fire Station 9	\$8.6M

## Street and Transportation

Improve and Maintain City-Wide PCI	\$90M
Whitesell/Clawiter/SR 92 Interchange	\$63M

## Airport

Pavement Rehabilitation	\$9.5M*
New Air Traffic Control Tower	\$7M

\*Unfunded amount assumes half of total need is eligible for FAA reimbursement.

## Miscellaneous

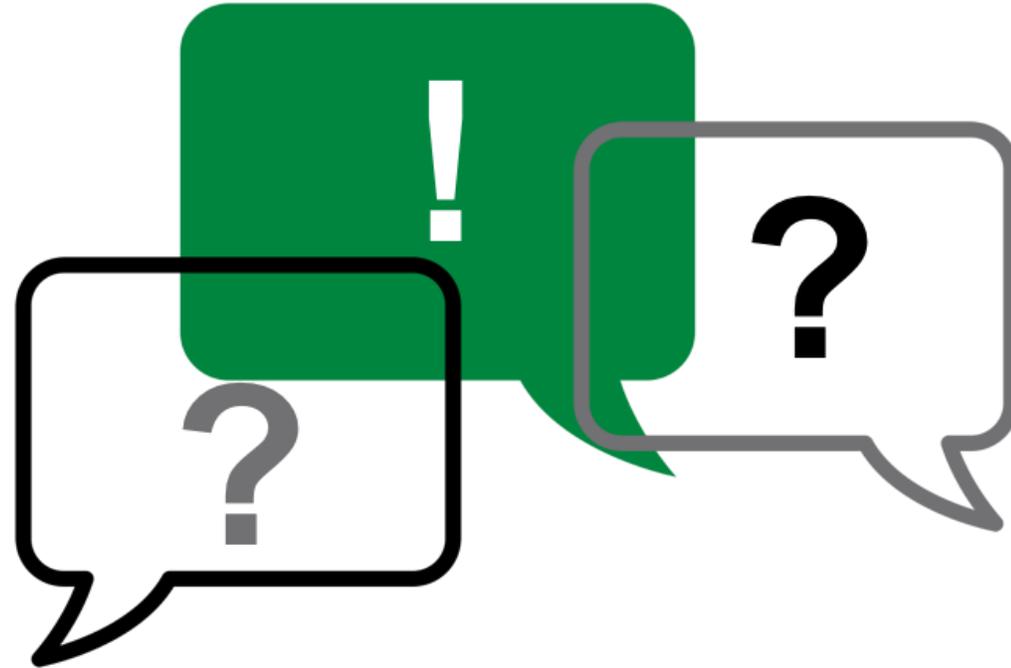
Unified Development Code	\$850k
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## Fleet

Rescue Vehicle	\$600k
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# Questions

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**ITEM 9 – LB 19-023**

**APPROVAL OF ROUND 1, TIER 2 COMMERCIAL  
CANNABIS PERMITS FOR CANNABIS  
CULTIVATION, MANUFACTURING,  
DISTRIBUTION, DELIVERY,  
AND MICROBUSINESSES**

# Commercial Cannabis Permit Program

Approval of Round 1, Tier 2 Cannabis Businesses

John Stefanski, Management Analyst II  
May 7, 2019



# Recommendation

That the City Council adopt a resolution issuing a Commercial Cannabis Permit to the following cannabis companies:

#	Applicant Name	Proposed Business Type
1	Meristematic, Inc	Cultivation
2	CBRA, Inc.*	Delivery
3	Mijosa, LLC*	Distribution
4	BAS Research	Manufacturing
5	Empress Extracts*	Manufacturing
6	Gurpreet Singh	Manufacturing
7	Always On Time Consulting	Microbusiness
8	Precision Apothecary	Microbusiness

*\* Applicant(s) previously approved for other activity in Round 1*

# Background

- The City adopted Cannabis Regulations in October 2017
  - Ordinance 17-13 outlined the Request for Proposal process by which the City would select cannabis businesses
- Established a four-stage Request for Proposal process
  - Proposals requested information on the applicant's:
    - Business and Operating Plan
    - Management Team Experience
    - Safety and Security Plan
    - Proposed Community Benefits
    - Product Testing and Safety Plan
    - Environmental Plan
    - Labor and Employment Practices

# Discussion

- **Summer 2018:** City Council approves 15 first round cannabis businesses.
- **January 2019:** City Council authorizes review of second tier of first round.
  - Expanded score threshold for interviews to 500.
  - 13 second tier businesses eligible.

Business Type	Score Range	Score Threshold	Advancing Applicants
Cultivation	239-798	500	1
Manufacturing	385-798	500	4
Distribution	578.5-890	500	3
Microbusiness	170-755	500	4
Delivery	349-702	500	1

# Discussion

- Second Tier Interviews took place in April 2019
  - Panel included staff from Hayward Fire, Police, and Development Services Departments, as well as City consultant ICF.
  - Of 13 Tier 2 applicants, three withdrew from consideration.

Applicant Name	Business Type	Interview	Recommendation
Baldwin Partners LLC	Distribution	No Interview	Withdrew
Hayward Industrial Operations	Distribution	No Interview	Withdrew
Doja Dash	Microbusiness	No Interview	Withdrew
BAS Research	Manufacturing	03/25/2019	Award Permit
Empress Extracts	Manufacturing	03/25/2019	Award Permit
Gurpreet Singh	Manufacturing	03/25/2019	Award Permit
CBRA, Inc.	Delivery	03/26/2019	Award Permit
Meristematic, Inc.	Cultivation	03/26/2019	Award Permit
Mijosa, LLC	Distribution	03/26/2019	Award Permit
Always On Time Consulting	Microbusiness	04/02/2019	Award Permit
Precision Apothecary	Microbusiness	04/02/2019	Award Permit
Cypress Ventures	Manufacturing	03/25/2019	No Permit
MDLM Consulting	Microbusiness	04/02/2019	No Permit

# Proposal Summaries (1/5)

## Meristematic—Cultivation

- Meristematic proposes to operate a cannabis nursery, employing a specialized method (i.e., tissue culture micropropagation) to create healthy, reliable plant clones and sell these clean starter plants to breeders, nurseries, and large-scale cultivators.
- Applicant proposed a number of community benefits activities including health education outreach and funding of law enforcement and community health education programs, likely at the Eden Area YMCA and the Eden Youth and Family Center.

## CBRA, Inc.—Delivery

- *Applicant was previously approved for a cannabis Distribution permit in Round 1, Tier 1.*
- CBRA, Inc. plans to run a non-storefront retail delivery business in Hayward. They intend to accept orders via the internet, using a secured website, and deliver products to recreational and medical customers throughout the region.
- Applicant proposed a number of community benefits activities including health education outreach and funding of law enforcement and community health education programs, likely at the Eden Area YMCA and the Eden Youth and Family Center.

# Proposal Summaries (2/5)

## Mijosa, LLC—Distribution

- *Previously approved for Cultivation and Manufacturing permits in Tier 1.*
- Mijosa, LLC plans to operate a vertically-integrated cannabis business in Hayward, which includes cultivation, manufacturing, and distribution.
- Applicant proposed a number of community benefits activities including: support for local substance abuse organizations, including Project Eden, and conducting food drives for South Hayward Parish and Alameda County Community Food Bank.

## BAS Research—Manufacturing

- BAS Research is a cannabis research, extraction, and manufacturing company currently based in Berkeley, CA. Applicant seeks to expand its operations by relocating its large-scale extraction and manufacturing services to 23100 Foley St. in Hayward, while focusing its Berkeley facility on R&D.
- Applicant committed to giving back 1% of pre-tax income for community benefits activities focused on revitalizing the neighborhoods surrounding their facility such as graffiti abatement, landscaping, and other visible efforts to help foster a sense of place and support neighborhood pride.

# Proposal Summaries (3/5)

## Empress Extracts—Manufacturing

- *Applicant was previously approved for a Cultivation permit in Tier 1.*
- In addition to its proposed 10,000 sq. ft. cultivation operation, Empress Extracts proposes to operate a non-volatile cannabis manufacturing business in Hayward. Applicant has secured a location at 2034 American Ave. and developed a conceptual site plan.
- Applicant proposed a several community benefits activities including donating 5% of annual profits to a local organization to be recommended by the Community Service Commission. Proposed donating \$6,500 to Downtown Streets in its first year of operation.

## Gurpreet Singh—Manufacturing

- Applicant proposes to operate a commercial cannabis manufacturing operation in Hayward employing CO2 extraction processes to produce cannabis waxes, tinctures, and vape cartridges. Applicant has identified a location at 25515 Whitesell St. and intends to rent/operate 5,000 sq. ft. of the overall 50,000 sq. ft. space for cannabis manufacturing.
- Applicant proposed a number of community benefits including volunteer activities and a commitment to giving back 1% of net profits to fund programs in entrepreneurship mentoring, public art, and literacy tutoring.

# Proposal Summaries (4/5)

## Precision Apothecary—Microbusiness

- *Note: Precision Apothecary is now a wholly-owned subsidiary of Juva Life, which also has a material business relationship with applicant Always on Time Consulting.*
- Applicant's stated intention is for Hayward to become the base of its overall corporate headquarters for Juva Life. Precision Apothecary (to be rebranded as "Juva Labs") would be a sub-business of Juva Life, focused on R&D related testing and refining the medical efficacy of various cannabis extractions and developing pharmacy grade products.
- Applicant has identified a 20,000 sq. ft. facility for this business at 25571 Clawiter Rd.
- Applicant's proposed community benefits activities include: participating in community cleanups, contributing to local food drives and blood drives, and providing support for Hayward organizations and charities to be recommended by the Community Service Commission.

# Proposal Summaries (5/5)

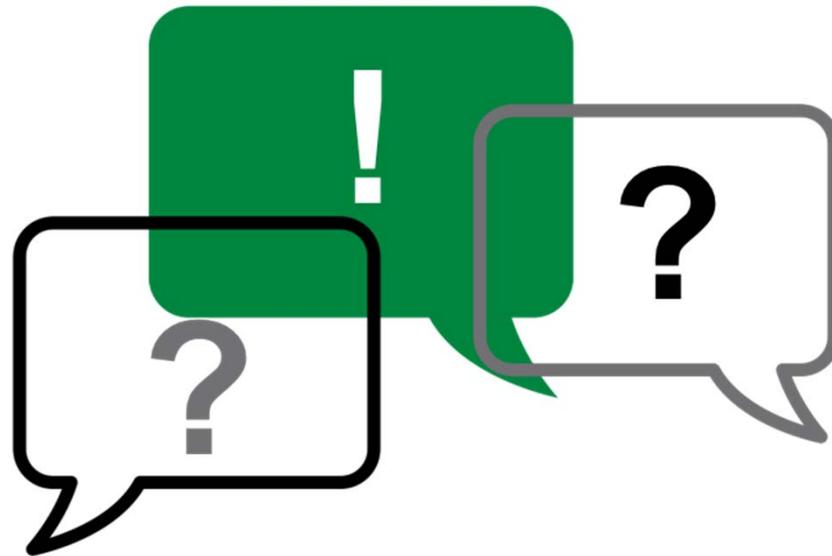
## Always on Time Consulting—Microbusiness

- *Note: Always on Time Consulting has entered into a (pending) agreement to be acquired by Juva Life, which is the parent company of applicant Precision Apothecary.*
- Always On Time Consulting proposes to focus on broader cannabis cultivation, manufacturing, distribution, and retail operations. Applicant has identified a potential site at 3363 Enterprise Ave., adjacent to the proposed Precision Apothecary facility (above), but may seek a different location.
- Applicant's proposed community benefits activities include: participating in community cleanups, contributing to local food drives and blood drives, and providing support for Hayward organizations and charities recommended by the Community Service Commission.

# Next Steps

- If approved, staff will process these applications and confirm that status with the State Bureau of Cannabis Control
- Approved firms will have 180 business days to submit an application for their land use approvals

# Questions & Comments?



# Cannabis Business Introductions

1	Meristematic, Inc	Michael Stevens
2	CBRA, Inc.*	David Benett
3	Mijosa, LLC*	Joseph Polyak
4	BAS Research	Dr. Bao Le
5	Empress Extracts*	Emily Scarbrough
6	Gurpreet Singh	Ramesh Chimmani
7	Always On Time Consulting	Doug Chloupek
8	Precision Apothecary	Doug Chloupek

**ITEM 10 – LB 19-025**

**ADOPTION OF A RESOLUTION RESCINDING  
APPROVAL OF A COMMERCIAL  
CANNABIS PERMIT - VISTA DEVELOPMENT  
ENTERPRISES**

Rescinding Approval  
of Commercial Cannabis  
Permit  
Vista Development  
Enterprises, Inc.



CITY ATTORNEY'S  
OFFICE

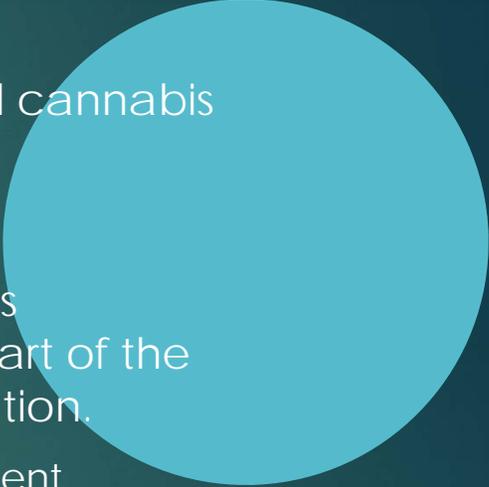
MAY 7, 2019

# Background



- ▶ June 26, 2018 - City Council approved issuance of a commercial cannabis permit to Vista Development Enterprises (Vista), owned by Igor Goldenberg, to operate a commercial cannabis distribution business, subject to land use approval.
- ▶ December 20, 2018 – Vista submitted a land use application to the Development Services Department.
- ▶ January 18, 2019 - Planning Division notified Vista that the application was incomplete.

# HPD Investigation – Erik Salko



- ▶ January 2019 – HPD arrested Arkaidy “Erik” Salko for illegal cannabis cultivation in an industrial property in Hayward.
- ▶ February 2019 – HPD executed a search warrant at Salko’s residence located at 1715 Greenhills Ct. in Lafayette as part of the investigation related to Mr. Salko’s illegal cannabis cultivation.
  - ▶ Salko was in possession of a binder entitled “Vista Development Enterprises – Standard Operating Procedures Manual.”
- ▶ Salko is being prosecuted by the Alameda County District Attorney’s Office for illegal cannabis cultivation.

# Connections Between Salko and Vista

Salko Lease – 1715 Greenhills Ct.

Vista Articles of Incorporation – 1715 Greenhills Ct.

**CALIFORNIA ASSOCIATION OF REALTORS®**

**RESIDENTIAL LEASE OR MONTH-TO-MONTH RENTAL AGREEMENT**  
(C.A.R. Form LR, Revised 2017)

**EPK SALKO** ("Landlord") and **JAE MIN LEE** ("Tenant") agree as follows:

1. **PROPERTY:**  
 A. Landlord rents to Tenant and Tenant rents from Landlord, the real property and improvements described as: 1715 Greenhills Ct., Lafayette CA 94549 ("Premises").  
 B. The Premises are for the sole use as a personal residence by the following named person(s) only: \_\_\_\_\_  
 C. The following personal property, maintained pursuant to paragraph 11, is included: \_\_\_\_\_ or  (if checked) the personal property on the attached addendum.

2. **TERM:** The term begins on (date) 8/1/2018 ("Commencement Date"). (Check A or B):  
 A. **Month-to-Month:** and continues as a month-to-month tenancy. Tenant may terminate the tenancy by giving written notice at least 30 days prior to the intended termination date. Landlord may terminate the tenancy by giving written notice as provided by law. Such notices may be given on any date.  
 B. **Lease:** and shall terminate on (date) July 31, 2019 at \$100  AM  PM. Tenant shall vacate the Premises upon termination of the Agreement, unless: (i) Landlord and Tenant have in writing extended this agreement or signed a new agreement; (ii) mandated by local rent control law; or (iii) Landlord accepts Rent from Tenant (other than past due Rent), in which case a month-to-month tenancy shall be created which either party may terminate as specified in paragraph 2A. Rent shall be at a rate agreed to by Landlord and Tenant, or as allowed by law. All other terms and conditions of this Agreement shall remain in full force and effect.

3. **RENT:** "Rent" shall mean all monetary obligations of Tenant to Landlord under the terms of the Agreement, except security deposit.  
 A. Tenant agrees to pay \$ 1,000 per month for the term of the Agreement.  
 B. Rent is payable in advance on the 1st (or  ) day of each calendar month, and is delinquent on the next day.  
 C. If Commencement Date falls on any day other than the day Rent is payable under paragraph 3B, and Tenant has paid one full month's Rent in advance of Commencement Date, Rent for the second calendar month shall be prorated based on a 30-day period.  
 D. **PAYMENT:** Rent shall be paid by  personal check,  money order,  cashier's check, or  other wire transfer to (name) JAE LEE (phone) \_\_\_\_\_ at (address) 2102 HADLEY BLVD RD LAFAYETTE CA 94549

3998693

**Secretary of State** **ARTS-GS**

**Articles of Incorporation of a General Stock Corporation**

**IMPORTANT — Read instructions before completing this form.**  
**Filing Fee - \$100.00**  
**Copy Fees - First page \$1.00; each attachment page \$0.50; Certification Fee - \$5.00**  
 Note: Corporations may have to pay minimum \$800 tax to the California Franchise Tax Board each year. For more information, go to <https://www.ftb.ca.gov>.

**FILED**  
 Secretary of State  
 State of California  
 MAR 08 2017

*2CC*  
 This Space For Office Use Only

1. **Corporate Name** (Go to [www.sos.ca.gov/business/be/name-availability](http://www.sos.ca.gov/business/be/name-availability) for general corporate name requirements and restrictions.)

The name of the corporation is Vista Development Enterprises, Inc.

2. **Business Addresses** (Enter the complete business addresses.)

a. Initial Street Address of Corporation - Do not list a P.O. Box	City (no abbreviations)	State	Zip Code
1715 Greenhills Ct.	Lafayette	CA	94549
b. Initial Mailing Address of Corporation, if different than item 2a	City (no abbreviations)	State	Zip Code

Item 3a and 3b: If naming an individual, the agent must reside in California and Items 3a and 3b must be completed with the agent's name and complete California street address.

# Connections Between Salko and Vista

Salko Home Depot Estimate – 2376 Davis Ave. Hayward, CA

Flooring Estimator | The Home Depot Measurement Services

**YOUR ESTIMATE SUMMARY**  
**Store: ST635 - The Home Depot**  
**Measure Date: 11-05-2018**  
**Appointment Time: 08:00 AM-05:00 PM**

**Home Depot Measurement Services Measure #: 14382072**  
**Measure Order #: 524652**

Customer Information	Site Information	Comments
<b>H SOCIETY INC SALKO</b> 2376 Davis Ave Hayward, CA 94545	Site Type: <b>Commercial Office</b> Year Built: <b>1951</b> Electricity: <b>Yes</b> Heat: <b>Yes</b> Pets: <b>No</b> Allow Photos: <b>Yes</b>	
Email: <b>ERIKSALKO@GMAIL.COM</b>		
Home Phone: 7186143210		
Business Phone: 7186143210	Site Requirements:	
Cell Phone: 7186143210		

**SPECIAL SERVICES CUSTOMER INVOICE** Page 1 of 2 **No. H0635-82767**  
 Notice of Cancellation (see Exhibit A) may be sent to this address:  
 HOME DEPOT U.S.A., INC. Phone: (510) 489-9400  
 Store 0635 UNION CITY Salesperson: JXJ6136  
 30055 INDUSTRIAL PKWY SW Reviewer: JXJ6136  
 UNION CITY, CA 94587

**VALIDATION AREA**

This is only a **QUOTE** for the merchandise and services printed below. This becomes an Agreement upon payment and an endorsement by a Home Depot register validation.

**SOLD TO** Name: **SALKO H SOCIETY INC** Phone 1: **(917) 685-3951**  
 Address: **6309 CHRISTIE AVE** Phone 2: **(718) 614-3210**  
**APT 148** Company Name:  
 City: **EMERYVILLE** Job Description: **Yellow-05**  
 State: **CA** Zip: **94508** County: **ALAMEDA**

**QUOTE is valid for this date: 11/03/2018**

**MEASUREMENT #1 MERCHANDISE AND SERVICE SUMMARY** We reserve the right to amend the quantities of merchandise sold to customer.  
 REF # **M01** FROM INSTALLATION # **H0635-82766-101**

REF #	SKU	QTY	UNIT	DESCRIPTION	TAX	PRICE EACH	EXTENSION
M01	0000-682-007	1.00	EALAMINATE-NAT		N	\$50.00	\$50.00
MEASUREMENT SITE: 2376 Davis Ave CUSTOMER NAME: SALKO, H SOCIETY INC CITY: HAYWARD							
STATE: CA ZIP: 94544 COUNTY: ALAMEDA SALES TAX RATE: 9.750 TRIP CHARGE: \$0.00							
PHONE: (718) 614-3210 DEPOSIT/MEASURE TOTAL: \$50.00							
MEASURE SPECIAL INSTRUCTIONS: HDMS Measure 14382072							
END OF MEASUREMENT							

Check your current order status online at [www.homedepot.com/orderstatus](http://www.homedepot.com/orderstatus)

Page 1 of 2 **No. H0635-82767** Customer Copy

09613 0100667104

# Connections Between Salko and Vista

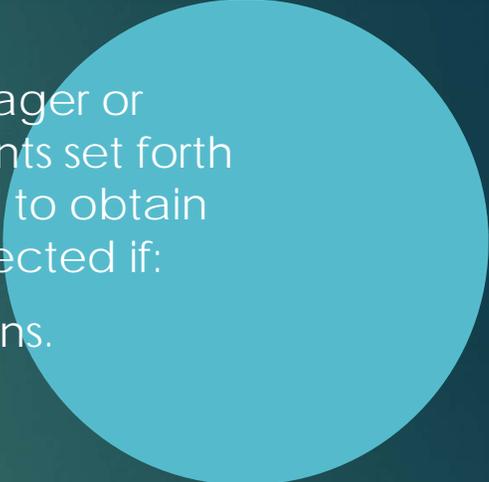
Vista proposed business address,  
2376 Davis Ave.

## Proposed Business Location(s)

Our proposed location is a 132,000-square foot warehouse located at 2376 Davis Ave. The warehouse is located on a 5.08-acre plot of land in the Industrial Zoning District. Hayward's zoning ordinance §10-1.1620 allows a conditional use permit for commercial cannabis cultivation over 5,000 square feet and an administrative use permit for commercial cannabis distribution.

Vista has already secured the right to occupy the proposed location and has already signed a ten-year lease agreement with an option to buy. That lease is contingent on Vista being able to secure a local commercial cannabis permit. If granted the permit, we plan on remaining in that location for as long as possible and grow with the surrounding community.

# Basis for Rescinding Approval



- ▶ Hayward Municipal Code section 6-14.12(f) the City Manager or his/her designee shall investigate the truth of the statements set forth in the application to determine if an applicant is qualified to obtain a commercial cannabis permit. An application will be rejected if:
- ▶ (1) It is found to contain material misstatements or omissions.

# Basis for Rescinding Approval

- ▶ Connections between Salko and Vista suggest more than consulting relationship. More consistent with management/investor activity.
  - ▶ Shared address at 1715 Greenhills Ct., Lafayette.
  - ▶ Involvement with proposed tenant improvements to 2376 Davis Ave.
  - ▶ Financial transactions involving Vista that raises concerns regarding the extent of Mr. Salko's involvement with Vista.
- ▶ Failure to disclose Salko's involvement is a material omission.
- ▶ Background check process would have identified his prior illegal cannabis cultivation history.
- ▶ Staff would not have recommended Vista for approval.

**ITEM 11 – LB 19-026**

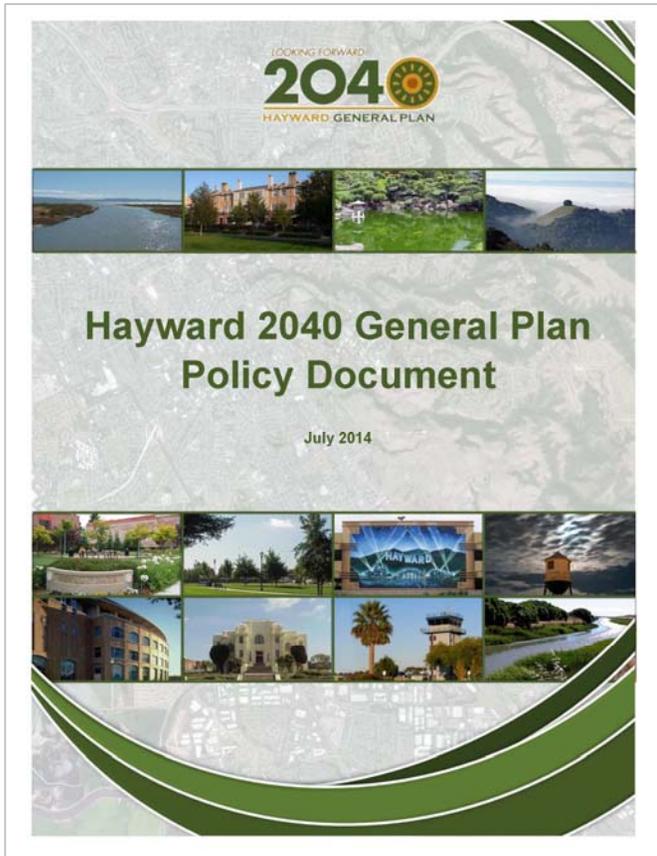
**GENERAL PLAN ANNUAL REPORT**

# General Plan Annual Report

May 7, 2019



# Hayward 2040 General Plan



**The 2040 General Plan was adopted in July 2014.**

- Establishes a community-based vision for the future of Hayward
- Composed of goals, policies, and implementation programs to achieve that vision
- Twenty-two month outreach process
- State law requires an annual report on the status of General Plan implementation

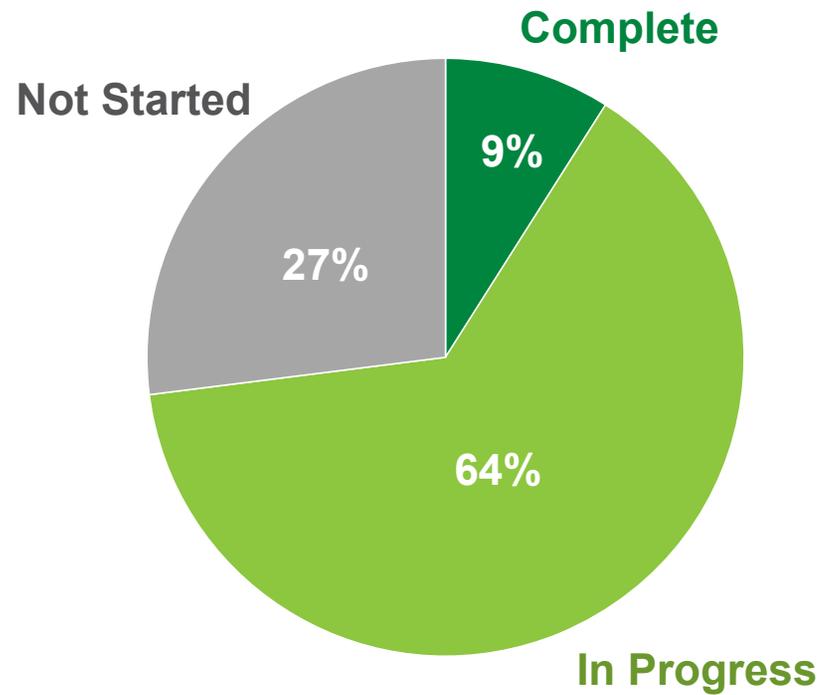
# Implementation Program Status

## Status of General Plan Implementation Programs, March 2019

<i>Timeframe</i>	<i>Complete</i>		<i>In Progress</i>		<i>Not Started</i>		<i>Total</i>
	<i>#</i>	<i>%</i>	<i>#</i>	<i>%</i>	<i>#</i>	<i>%</i>	
2014 – 2019	10	21%	21	44%	17	35%	48
Ongoing/annual, initiated in 2014 - 2019	-	-	47	80%	12	20%	59
<b><i>Subtotal 2014 – 2019</i></b>	<b>10</b>	<b>9%</b>	<b>68</b>	<b>64%</b>	<b>29</b>	<b>27%</b>	<b>107</b>
2020 – 2040	2	6%	5	16%	24	77%	31
Ongoing/annual, initiated in 2020 - 2040	-	-	4	80%	1	20%	5
<b><i>Subtotal 2020 – 2040</i></b>	<b>2</b>	<b>6%</b>	<b>9</b>	<b>25%</b>	<b>25</b>	<b>69%</b>	<b>36</b>
<b>Total</b>	<b>12</b>	<b>8%</b>	<b>77</b>	<b>54%</b>	<b>54</b>	<b>38%</b>	<b>143</b>

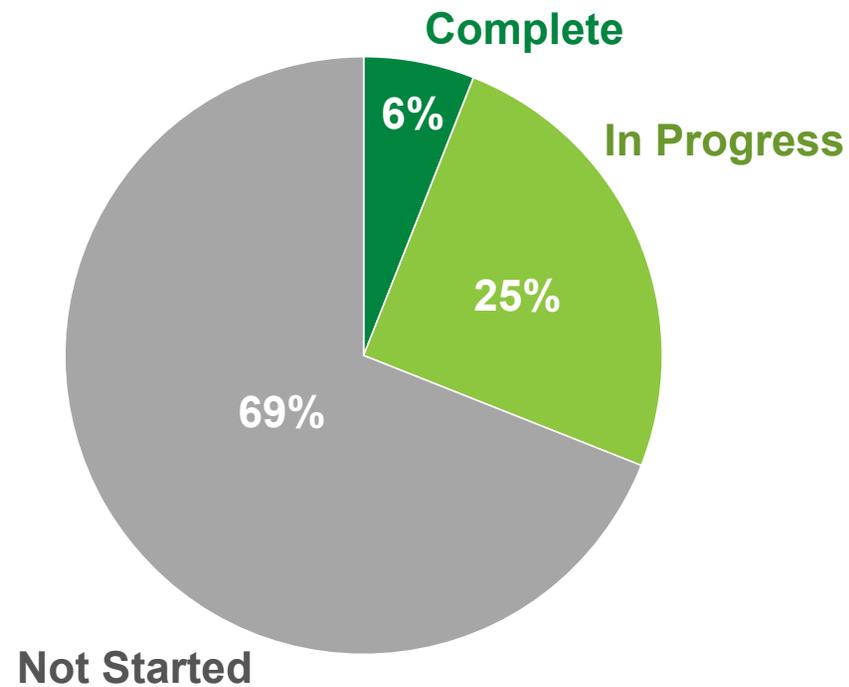
# Implementation Program Status

2014-2019 Timeframe

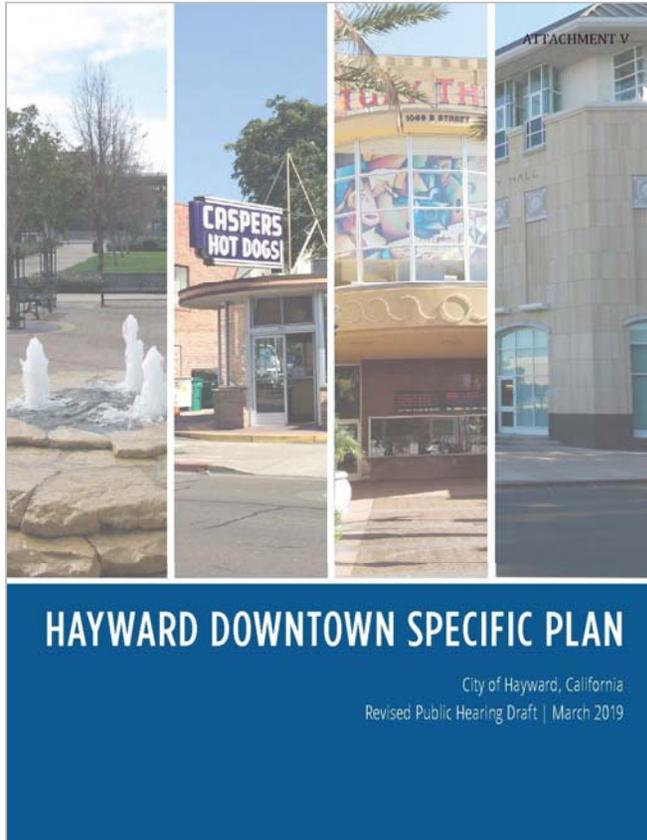


# Implementation Program Status

2020-2040 Timeframe



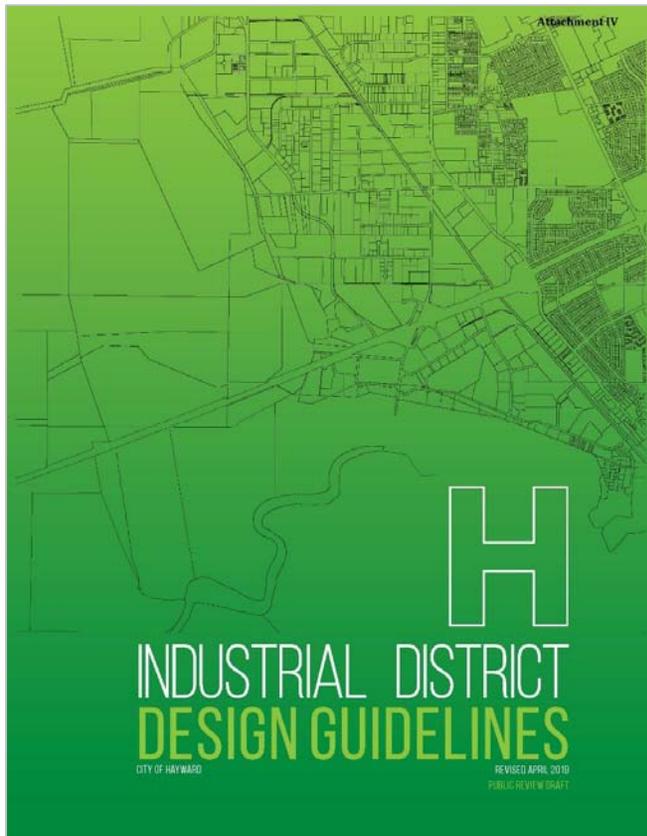
# Completed Programs



**Ten programs identified for the 2014-2019 timeframe have been completed.**

- Downtown Specific Plan
- Sign Ordinance update
- State Historic Building Code
- Shuttle Study
- Downtown Parking Program
- Ombudsperson service
- Water conservation standards
- Library facility revenue measure
- Construction and demolition debris recycling program
- Rainwater harvesting and greywater systems

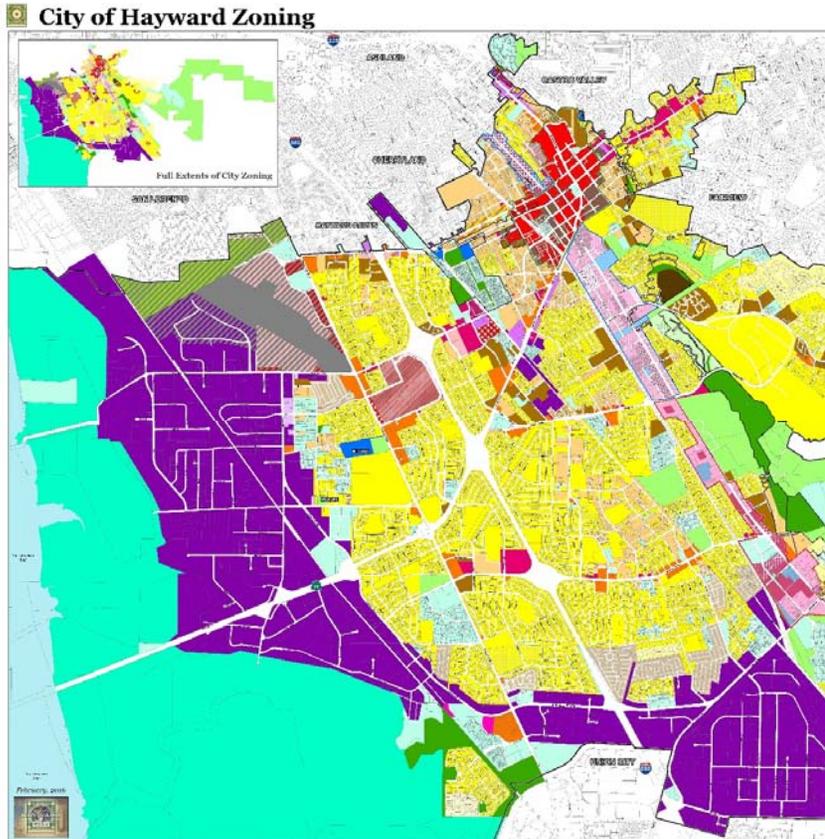
# Programs In-Progress



**Sixty-eight programs identified for the 2014-2019 timeframe are currently in progress.**

- Industrial District regulations update
- Park Nexus Study
- Bicycle Master Plan update
- Fire accreditation process
- Construction of new library
- Energy efficiency and water conservation programs

# Programs Not Yet Started



Some programs identified for the 2014-2019 timeframe have not been initiated due to limited staff/fiscal resources and/or competing City priorities.

- Comprehensive updates to Zoning Ordinance, Subdivision Ordinance, Design Guidelines, and Off-Street Parking Regulations
- Library Strategic Plan and related library programs
- Development of multimodal (LOS) design standards
- Urban Forest Management Plan
- Public Use Telecommunications Systems and Services Plan

# Reprioritized Programs



Several programs identified for the 2020-2040 timeframe have been initiated ahead of schedule.

- Complete Streets Study
- Neighborhood Traffic Calming Policy
- Community Emergency Response Team program
- Recycled water program
- Local Hazard Mitigation Plan
- Shoreline Master Plan



# Upcoming Priorities in 2019 - 2020

## The following programs have been identified as priorities for 2019 – 2020:

- Industrial District regulations update and marketing strategy
- Historic resources manual and handouts
- Complete Streets Assessment Project
- Bicycle Master Plan update
- Car share program
- Citywide Multimodal Study and transportation impact fee nexus study
- Business Incubator Study
- Partnerships with CSU East Bay
- Fire Department accreditation and Strategic Plan
- Mass communication system update
- Customer connections to recycled water system
- Energy performance assessment tools
- Soft story ordinance
- Library Strategic Plan
- Library fee ordinance
- Education awards program
- Local Hazard Mitigation Plan update
- Shoreline Master Plan
- Updated park fees
- Density bonus brochure

# Questions

