

**CITY COUNCIL MEETING**

**APRIL 19, 2022**

**DOCUMENTS RECEIVED  
AFTER PUBLISHED  
AGENDA**

**AGENDA**

**QUESTIONS AND ANSWERS**

**LOG**

**AGENDA QUESTIONS & ANSWERS**

**MEETING DATE: April 19, 2022**

**Item #9 [CONS 22-214](#)**

Adopt a Resolution Authorizing the City Manager to Execute an Agreement with Advocates for Human Potential, Inc. to Accept \$389,260 in Grant Funding for the Behavioral Health Justice Intervention Services Project and Appropriate the Funds to the Federal Grants Special Revenue Fund for the Hayward Evaluation and Response Teams Program

Is there a scope of work for Advocates for Human Potential as well as for Tiburcio Vazquez related to Agenda item 9 this evening?

There is a Scope of Work for Advocates for Human Potential (*see attachment for Scope of Work*) and it includes TVHC as a subcontractor. The TVHC Scope of Work will be developed subsequent to the execution of the contract with the funder (AHP).

**Item #10 [CONS 22-215](#)**

Adopt a Resolution Authorizing the City Manager to Execute an Amendment to the Existing Professional Services Agreement with Federal Engineering to Expand the Scope of Work to Include Research Related to the Hayward Evaluation and Response Team Program and to Increase the Contract Amount by \$47,800, Not-To-Exceed \$112,722

Also, related to Agenda item 10, there is concern about data collection regarding outcomes of HPD interactions in all situations (in addition to the alternative responses related to HEART, CAT, etc.).

Will this contract address that?

Staff cannot extract and aggregate call response data (Police and Fire) from dispatch to outcome, though all data is captured and stored. The consultants would help tidy up our workflow process to see requested data. This includes police interaction, response details, and outcome. HEART data is the focus of this scope of work, but it will overall help PD with data processes as well.

## Behavioral Health Justice Intervention Services (BHJIS) STATEMENTS OF WORK (SOW)

Agency Name: City of Hayward  
Implementation SOW Start Date: February 15, 2022  
Implementation SOW End Date: February 14, 2023

Item	Billing Code and Time Period	Description/Deliverable	Amount	Due Date
1.	7460.01-003 Quarter 2 2/15/22–3/31/22	<p><b>Activities/Deliverables</b></p> <p><b>a. Project Implementation Plan (\$2,184.00)</b></p> <ul style="list-style-type: none"> <li>• Hire one (1) part time employee working at five percent (5%) time with title of Behavioral Health Coordinator to prepare and monitor project implementation plan</li> </ul> <p><b>b. Administrative Staffing (\$3,329.00)</b></p> <ul style="list-style-type: none"> <li>• Hire one (1) part time employee working at seventy-five percent (75%) time with title of Behavioral Health Coordinator to lead the project and provide administrative oversight</li> <li>• Provide 10% indirect cost excluding equipment contracts</li> </ul> <p><b>c. Capacity Building</b> <b>Collaboration, coordination, and planning with system partners (\$819.00)</b></p> <ul style="list-style-type: none"> <li>• Hire one (1) part time employee working at fifty percent (50%) time with title of Behavioral Health Coordinator to convene and attend meetings with county/community-based organizations and community members and report results</li> </ul> <p><b>Needs Assessment/Gap Analysis (\$3,275.00)</b></p> <ul style="list-style-type: none"> <li>• Hire one (1) part time employee working at twenty percent (20%) time with title of Behavioral Health Coordinator to analyze needs and prepare report of services</li> </ul>	\$9,607.00	3/31/22
2.	7460.01-003 Quarter 3 4/1/22–6/30/22	<p><b>Equipment/Property Purchases</b></p> <ul style="list-style-type: none"> <li>• One (1) vehicle for mobile co-response team @ \$89,285.00</li> <li>• Eleven (11) encryption-enabled radios for co-responder units @ \$10,450.00 each</li> </ul> <p><b>Activities/Deliverables</b></p> <p><b>a. Project Implementation Plan (\$4,367.00)</b></p> <ul style="list-style-type: none"> <li>• Ongoing salary for Behavioral Health Coordinator</li> </ul> <p><b>b. Administrative Staffing (\$8,344.00)</b></p> <ul style="list-style-type: none"> <li>• Ongoing salary for Behavioral Health Coordinator</li> <li>• Provide 10% indirect cost excluding equipment contracts</li> </ul> <p><b>c. Other Personnel (\$11,618.00)</b></p> <ul style="list-style-type: none"> <li>• Contract with Tiburcio Vasquez Health Center to assist in planning and project implementation</li> </ul>	\$204,235.00  \$49,363.00	6/30/22

		<p><b>d. Direct Services (\$14,973.00)</b>  <b>Co-Response Interventions</b></p> <ul style="list-style-type: none"> <li>Hire one (1) part time employee working at forty percent (40%) time with title of Mental Health Clinician to deliver Hayward Evaluation and Response Teams (HEART) Program</li> </ul> <p><b>e. Capacity Building</b>  <b>Collaboration, coordination, and planning with system partners (\$1,638.00)</b></p> <ul style="list-style-type: none"> <li>Ongoing salary for Behavioral Health Coordinator</li> </ul> <p><b>Needs Assessment/Gap Analysis (\$6,551.00)</b></p> <ul style="list-style-type: none"> <li>Ongoing salary for Behavioral Health Coordinator</li> </ul> <p><b>Coaching and Learning Collaboratives (\$1,872.00)</b></p> <ul style="list-style-type: none"> <li>Ongoing salary for Behavioral Health Coordinator</li> </ul>		
<b>Year 1 Total</b>			<b>\$263,205.00</b>	
3.	7460.01-003 Quarter 4 7/1/22–9/30/22	<p><b>Activities/Deliverables</b></p> <p><b>a. Administrative Staffing (\$8,443.00)</b></p> <ul style="list-style-type: none"> <li>Ongoing salary for Behavioral Health Coordinator</li> <li>Provide 10% indirect cost excluding equipment contracts</li> </ul> <p><b>b. Other Personnel (\$11,618.00)</b></p> <ul style="list-style-type: none"> <li>Contract payment for Tiburcio Vasquez Health Center</li> </ul> <p><b>c. Direct Services (\$14,973.00)</b>  <b>Co-Response Interventions</b></p> <ul style="list-style-type: none"> <li>Ongoing salary for Mental Health Clinician</li> </ul> <p><b>d. Capacity Building:</b>  <b>Collaboration, coordination, and planning with system partners (\$1,638.00)</b></p> <ul style="list-style-type: none"> <li>Ongoing salary for Behavioral Health Coordinator</li> </ul> <p><b>Needs Assessment/Gap Analysis (\$6,551.00)</b></p> <ul style="list-style-type: none"> <li>Ongoing salary for Behavioral Health Coordinator</li> </ul> <p><b>Resource Development (marketing, sustainability, outreach) (\$5,240.00)</b></p> <ul style="list-style-type: none"> <li>Hire one (1) part time employee working at ten percent (10 %) time with title of Behavioral Health Coordinator to launch community engagement and outreach campaign to publicize services and receive feedback on needs/preferences</li> </ul> <p><b>Coaching and Learning Collaboratives (\$1,984.00)</b></p> <ul style="list-style-type: none"> <li>Ongoing salary for Behavioral Health Coordinator</li> </ul>	\$50,447.00	9/30/22

4.	7460.01-003 Quarter 5 10/1/22– 12/31/22	<p><b>Activities/Deliverables</b></p> <p><b>a. Administrative Staffing (\$8,432.00)</b></p> <ul style="list-style-type: none"> <li>Ongoing salary for Behavioral Health Coordinator</li> <li>Provide 10% indirect cost applied excluding equipment contracts</li> </ul> <p><b>b. Other Personnel (\$11,618.00)</b></p> <ul style="list-style-type: none"> <li>Contract payment for Tiburcio Vasquez Health Center</li> </ul> <p><b>c. Direct Services (\$14,973.00)</b> <b>Co-Response Interventions</b></p> <ul style="list-style-type: none"> <li>Ongoing salary for Mental Health Clinician</li> </ul> <p><b>d. Capacity Building</b> <b>Collaboration, coordination, and planning with system partners (\$1,638.00)</b></p> <ul style="list-style-type: none"> <li>Ongoing salary for Behavioral Health Coordinator</li> </ul> <p><b>Needs Assessment/Gap Analysis (\$6,551.00)</b></p> <ul style="list-style-type: none"> <li>Ongoing salary for Behavioral Health Coordinator</li> </ul> <p><b>Resource Development (marketing, sustainability, outreach) (\$5,240.00)</b></p> <ul style="list-style-type: none"> <li>Ongoing salary for Behavioral Health Coordinator</li> </ul> <p><b>Coaching and Learning Collaboratives (\$1,872.00)</b></p> <ul style="list-style-type: none"> <li>Ongoing salary for Behavioral Health Coordinator</li> </ul>	\$50,324.00	12/31/22
5.	7460.01-003 Quarter 6 1/1/23–2/14/23	<p><b>1. Activities/Deliverables</b></p> <p><b>a. Administrative Staffing (\$4,226.00)</b></p> <ul style="list-style-type: none"> <li>Ongoing salary for Behavioral Health Coordinator</li> <li>Provide 10% indirect cost excluding equipment contracts</li> </ul> <p><b>b. Other Personnel (\$5,810.00)</b></p> <ul style="list-style-type: none"> <li>Contract payment for Tiburcio Vasquez Health Center</li> </ul> <p><b>c. Direct Services (\$7,486.00)</b> <b>Co-Response Interventions</b></p> <ul style="list-style-type: none"> <li>Ongoing salary for Mental Health Clinician</li> </ul> <p><b>d. Capacity Building</b> <b>Collaboration, coordination, and planning with system partners (\$819.00)</b></p> <ul style="list-style-type: none"> <li>Ongoing salary for Behavioral Health Coordinator</li> </ul> <p><b>Needs Assessment/Gap Analysis (\$3,275.00)</b></p> <ul style="list-style-type: none"> <li>Ongoing salary for Behavioral Health Coordinator</li> </ul>	\$25,284.00	2/14/23

		<b>Resource Development (marketing, sustainability, outreach) (\$2,620.00)</b> <ul style="list-style-type: none"> <li>Ongoing salary for Behavioral Health Coordinator</li> </ul>		
		<b>Coaching and Learning Collaboratives (\$1,048.00)</b> <ul style="list-style-type: none"> <li>Ongoing salary for Behavioral Health Coordinator</li> </ul>		
			<i>Year 2 Total</i>	<b>\$126,055.00</b>
			<b>CONTRACT TOTAL</b>	<b>\$389,260.00</b>

**PUBLIC HEARING**

**ITEM #14**

**PH 22-021**

**AMENDMENT MEMO**

**AMENDMENT TO:  
ATTACHMENT IV  
RESOLUTION SUMMARY  
REPORT & DDA**

**ATTACHMENT V  
SUMMARY REPORT  
PARCEL GROUP 5**





**DATE:** April 19, 2022

**TO:** Mayor and City Council

**FROM:** Assistant City Manager

**THROUGH:** City Manager

**SUBJECT:** Sale and Development of Parcel Group 5, Bunker Hill: Proposed Development of a New Residential Subdivision with 74 New Single-Family Homes and Eighteen Accessory Dwelling Units and Related Site Improvements Requiring: (1) Introduction of an Ordinance Approving the Zone Change to Planned Development District, as well as Adoption of a Resolution Approving the Vesting Tentative Tract Map (8637), Application No. 202003054; and (2) Adoption of a Resolution Approving the Government Code Section 52201 Summary Report for the Project, and Authorizing the City Manager to Negotiate and Execute a Disposition and Development Agreement with Trumark Properties, LLC for Transfer of Specified City Owned Properties, Consistent with Prior California Environmental Quality Act Determinations (**PH 22-021; Agenda Item #14**)

#### **RECOMMENDATION**

That the Council accept two amendments to Attachment IV and Attachment V for PH 22-021. The proposed amendments are described below:

#### **Attachment IV Resolution Summary Report & DDA**

On Page 4 of Attachment IV, the first paragraph was changed to change the word “eight” to “eighteen” in reference to the number of accessory dwelling units, as follows:

BE IT FURTHER RESOLVED, pursuant to Government Code Section 52200.2 and Government Code Section 52201(b), the City Council hereby finds that the sale of the properties pursuant to the DDA will create economic opportunity and result in: (1) the creation of 74 single family housing units, including eight~~een~~ accessory dwelling units available to occupancy by very low income households at an affordable rent; (2) job creation as a result of the anticipated construction of the new development, including approximately 50-70 full-time equivalent (FTE) temporary construction jobs, and an estimated five permanent jobs without investment of City funds; and (3) the public purpose of economic development by creating jobs, housing, and expansion of a public trail and contribute to the vibrancy in an area of the City that has suffered from historic underdevelopment as a result of the proposed and now defunct SR 238 freeway project. This finding is based on the facts and analysis set forth in the Staff Report and the Section 52201 Summary accompanying this Resolution.

## **Attachment V Summary Report Parcel Group 5**

On page 3, Section III. Cost of Agreement, the last sentence of the Section was deleted, as follows:

~~The City has not incurred any demolition costs.~~

While the City incurred demolition costs related to Parcel Group 5, it did not do so as part of the recommended transaction with Trumark Homes, as is therefore not relevant to the Summary Report.

*Recommended and Reviewed by:* Jennifer Ott, Assistant City Manager

Approved by:

A handwritten signature in black ink, appearing to read 'Kelly McAdoo', written in a cursive style.

Kelly McAdoo, City Manager

**PUBLIC HEARING**

**ITEM #14**

**PH 22-021**

**SALE AND DEVELOPMENT  
OF  
PARCEL GROUP 5  
BUNKER HILL**

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**From:** Bruce King  
**Sent:** Sunday, April 17, 2022 5:07 PM  
**To:** List-Mayor-Council  
**Cc:** Leigha Schmidt; Alex Ameri; Sara Buizer; Jennifer Ott; Michelle Koo; Brian@Waterboards; Marcia@Wildlife; Michael C. Williams  
**Subject:** Bunker Hill Creek Comments - City Council April 19 Meeting #14, PH 22-021  
**Attachments:** Bunker Hill FSLC Comments 2022 April 11.pdf

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CAUTION: This is an external email. Do not click on links or open attachments unless you know the content is safe.

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Dear Mayor and City Council,

This email and its attachment includes comments from Friends of San Lorenzo Creek (FSLC) on the proposed Bunker Hill project that will be heard at the April 19 City Council meeting as item #14, PH 22-021.

FSLC provided comments on this project in 2019 and on March 31 and April 11, 2022. The city very recently responded to and/or addressed many of the FSLC comments as summarized below. Thank you. But FSLC believes that there are some remaining unresolved issues. These issues are listed below. All of the issues summarized below are shown in site pictures and diagrams provided in the April 11 FSLC comments that are attached to this email.

In general, the city and the project were not assessing, and plans did not address, creek-related issues in the creek and under the canopy of riparian trees.

#### **UNRESOLVED ISSUES**

##### Broken Stormdrain Pipes in North Creek

FSLC commented that there are numerous broken storm drain pipes in disrepair in the creek bed just downstream of treatment basin #5 and the proposed Bunker Hill Blvd roadway connector to Carlos Bee Blvd. FSLC asked if the existing storm drain system and the proposed treatment basin flow to the creek via the broken pipes that are in the creek bed. The developer responded that "It is anticipated that the broken stormdrain pipes will be repaired or replaced as part of the project depending on the final design details." FSLC notes that this appears to be an unresolved issue that could directly impact the creek bed and habitat.

##### Old Road Washing Out into North Creek

FSLC commented that there is an old dirt road that is partially washed out where it crosses the north creek, sediments continue to be washed into the creek, and this discharge of sediment into the creek needs to be corrected. The city and developer did not address this concern.

##### Excavated Holes in North Creek Ravine Under the Riparian Canopy

FSLC commented that there is an area in the north creek ravine under the riparian canopy that is highly disturbed and excavated. This area has excavated holes in the ravine that are ~7 feet deep and ~10-15 feet wide. FSLC asked who's responsible for stabilizing the highly disturbed and excavated creek ravine. The city and developer did not address this concern.

##### Stormwater Outfall Irrigation of Invasive Ivy Growing Under the South Creek Riparian Canopy

FSLC has the following new comment that is related to a previous comment: Stormwater outfall from treatment basin #2 will likely irrigate an area in the south creek ravine that is under the canopy of riparian trees where invasive, non-native

ivy is extensively present. Additional water on this slope will accelerate the growth of invasive ivy. Ivy removal needs to be a condition of the proposed design.

## RESOLVED ISSUES

### Non-Native Tree Planting

FSLC commented that non-native trees should not be included in the landscape plans for the undeveloped open spaces including the slope above the south creek. The city addressed this issue by adding a condition of approval that requires a plant palette for the undeveloped open spaces that only allows California native trees and understory.

### Defining Creek Banks

FSLC commented that the plans need to include cross sectional diagrams that show development and grading is outside the creek bed, bank, top-of-bank, and setback areas. The city provided pictures and cross-sectional diagrams that show the creek bed, ordinary high-water mark, banks, and 100-year flood elevations along with distances to key proposed developments and grading. FSLC is not aware if the Water Board and CDFW have responded regarding these diagrams and jurisdictional areas.

### Trash and Debris

FSLC commented with pictures that there has been substantial trash and debris throughout the creek areas. The city addressed this issue by adding conditions of approval to the proposed entitlement to require the developer remove trash and debris from the subject area during construction and the HOA will be responsible for removing trash and debris post-construction.

### Harder Road Culvert Filled with Sediment and Debris

FSLC commented that the south creek's culvert under Harder Road was filled with sediment and debris and questioned its inlet design adequacy given the creek's sediment load. The city responded by sending a crew from the city's Maintenance Dept. to the site on April 12 to remove the trash and debris from the 36-inch pipe culvert. The city also noted: a) maintenance staff believes that the 36" existing pipe is sufficient; and b) The city will be responsible for maintenance of the culvert because it will remain a city facility.

### Stormwater Outfalls into Creek Ravines

FSLC commented that the outfalls from stormwater treatment basins #1, #2, and #5 are located at the edge of riparian forest tree canopies, and asked if discharged water would flow down the north and south creek ravines without an engineered solution. The developer responded that the outfalls "...are anticipated to be located outside of the limits of the riparian forest... and the discharge will be designed... to ensure that the treated flows to the creek are dissipated and will include measures to avoid scouring and erosion such that the flows imitate a dispersed methodology for natural overland release." FSLC is not aware if the Water Board or CDFW have reviewed these proposed outfalls and creek ravine drainage.

### Trails in Creek Areas

FSLC recommended in 2019 and 2022 that pedestrian trails be created in the creek areas for access, passage (e.g., Foothill Trail), maintenance, and habitat protection. The city responded that such trails were "...not envisioned in the Master Plan and environmental impacts related to creek access were not analyzed." FSLC still believes there's a need for trails.

Bruce King  
Friends of San Lorenzo Creek

----- Forwarded message -----

From: **Leigha Schmidt** <[Leigha.Schmidt@hayward-ca.gov](mailto:Leigha.Schmidt@hayward-ca.gov)>

Date: Fri, Apr 15, 2022 at 4:01 PM

Subject: RE: FSLC Updated Comments on Bunker Hill 2022 Plans

To: Bruce King \_\_\_\_\_

Cc: Alex Ameri <Alex.Ameri@hayward-ca.gov>, Sara Buizer <Sara.Buizer@hayward-ca.gov>, Michelle Koo <Michelle.Koo@hayward-ca.gov>, Jennifer Trevis <jennifer.trevis@acrcd.org>, Wines, Brian@Waterboards <Brian.Wines@waterboards.ca.gov>, Grefsrud, Marcia@Wildlife <Marcia.Grefsrud@wildlife.ca.gov>

Hello Bruce,

Thank you for your patience while we prepared this comprehensive response to the attached April 11, 2022 letter. I focused my attention on this letter rather than the March 31, 2022, as this revised letter contains duplicate and in some cases more detailed questions and comments about the same topics that were addressed in the March letter.

**Defining Creek Area** – Your comments are noted.

**Don't Plant Non-Native Trees in Mitigation Areas** – As you noted in the letter, the City has addressed this comment with a new condition of approval.

**Issues in the Creek under the Canopy of Riparian Trees** – Your general comments and attachments are noted with specific responses to your questions about the North Creek & South Creek Ravines:

North Creek Ravine Issues and Questions:

1. Responsibility for the stormdrain and other facilities in the riparian areas: According to the Final Map which subdivided the subject land back in the 1920s, the ravine areas are “privately owned” and shall be maintained by the property owners. Please see additional info about maintenance of stormdrain facilities below.
2. Trash and debris: Conditions of approval were added to the proposed entitlement to require the developer remove trash and debris from the subject area during construction and the HOA will be responsible for removing trash and debris post-construction.
3. Outfall #5 and broken stormdrain pipes: Detailed design of the proposed outfalls to the creeks are advanced post entitlements during the Improvement Plan/design phase, however, the design team has anticipated the proposed design during this planning stage, and provided this answer “The runoff from the development will first be captured and treated for storm water quality within biofiltration facilities which will remove pollutants and sediment. The captured runoff will also be detained within these biofiltration facilities such that post development flows are reduced to pre-development levels. Once this runoff is cleaned and detained to the regulated flow levels, we will then need to release cleaned flows back into the creeks in order to maintain the hydrologic cycle necessary for the overall watershed and the nearby aquatic features. The treated water will be discharged back to the creek via outfalls that are anticipated to be located outside of the limits of the riparian forest. The methodology for discharge will be designed in tandem with both our hydrology, civil and geotechnical engineers to ensure that the treated flows to the creek are dissipated and will include measures to avoid scouring and erosion such that the flows imitate a dispersed methodology for natural overland release.” It

is anticipated that the broken stormdrain pipes will be repaired or replaced as part of the project depending on the final design details.

4. Outfall #1: See response above.
5. Old Dirt Road Maintenance: You noted that the road washed away and that it should be used as a designated path for creek access. The City and the developer do not intend to reconstruct the road nor will access be provided to the creek as part of the proposed development project.
6. Creek Access: As noted above, access will not be provided to the creek as part of the proposed development project. It was not envisioned in the Master Plan and environmental impacts related to creek access were not analyzed.

South Creek Ravine Issues and Questions:

1. Harder Road Culvert: On April 12, these issues were referred to the City's Maintenance Department who sent a crew to the site, removed the trash and debris and cleared the area fronting the inlet by hand. Staff did not see any flooding issues during the visit. The City will be responsible for maintenance of the culvert because it will remain a City facility. Maintenance staff believes that the 36" existing pipe is sufficient.
2. Outfall #2: Please see responses about Outfall #5 and #1 above.
3. Trash and debris: Conditions of approval were added to the proposed entitlement to require the developer remove trash and debris from the subject area during construction and the HOA will be responsible for removing trash and debris post-construction.
4. Trail Access: Access will not be provided to the creek as part of the proposed development project. It was not envisioned in the Master Plan and environmental impacts related to creek access were not analyzed.

Thank you,

Leigha

----- Forwarded message -----

From: **Bruce King**

Date: Mon, Apr 11, 2022 at 7:50 PM

Subject: FSLC Updated Comments on Bunker Hill 2022 Plans

To: Leigha Schmidt <[Leigha.Schmidt@hayward-ca.gov](mailto:Leigha.Schmidt@hayward-ca.gov)>

Cc: Alex Ameri <[Alex.Ameri@hayward-ca.gov](mailto:Alex.Ameri@hayward-ca.gov)>, Sara Buizer <[Sara.Buizer@hayward-ca.gov](mailto:Sara.Buizer@hayward-ca.gov)>, Michelle Koo <[Michelle.Koo@hayward-ca.gov](mailto:Michelle.Koo@hayward-ca.gov)>, Jennifer Trevis <[jennifer.trevis@acr.cd.org](mailto:jennifer.trevis@acr.cd.org)>, Wines, Brian@Waterboards <[Brian.Wines@waterboards.ca.gov](mailto:Brian.Wines@waterboards.ca.gov)>, Grefsrud, Marcia@Wildlife <[Marcia.Grefsrud@wildlife.ca.gov](mailto:Marcia.Grefsrud@wildlife.ca.gov)>

Leigha,

On March 31 Friends of San Lorenzo Creek (FSLC) provided comments on the proposed Bunker Hill development. The city addressed some of these comments by diagrammatically defining the creek banks and proposing a condition of approval to plant native plants in undeveloped open spaces. Thank you.

This letter: a) provides some updates to previous comments on the first page; and then b) expands on previous 2019 and March 31 FSLC comments related to issues in the creek areas that are under the canopy of riparian trees.

Issues under the canopy of riparian trees include proposed stormwater outfalls, existing unmaintained or broken culverts, old roadway washout into the creek, unstable excavations, encampment, trash & debris, and trails for access & maintenance. These issues are not addressed in the project plans and are listed and pictorialized in the attached letter.

Before the City Council meeting on April 19, hopefully we could have a better understanding of how to answer or address these issues that are present in areas under the canopy of riparian trees.

Bruce King  
Friends of San Lorenzo Creek



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**From:** Sherman Lewis · on behalf of Sherman Lewis  
**Sent:** Monday, April 18, 2022 10:55 AM  
**To:** Leigha Schmidt  
**Cc:** List-Mayor-Council; Sara Buizer; Kelly McAdoo; Jennifer Ott; Aisha Wahab  
**Subject:** Fwd: Bunker Hill Creek Comments - City Council April 19 Meeting #14, PH 22-021  
**Attachments:** Bunker Hill FSLC Comments 2022 April 11.pdf

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Leigha-

I am concerned about a lack of response to issues Bruce and I have been making. I support what he is doing--you have never received any better or more expert input and he deserves a real response.

As for me, I am pressed for time on other issues and have requested more clarity about what is going on. I could not find a good description of the trail. How much uphill do people have to come from the trail at Carlos Bee Boulevard on the north side. I did not make out the alignment on the south side of Bee coming up east across the Bunker Hill extension to then go south. What is the average elevation along the trail below the campus? How does the trail at Harder Road on the north side connect over to a probable alignment on the south side? I can see why the alignment has been pushed way uphill; it avoids the driveways along Bunker Hill and a steeper slope that might be possible on the west side. But is it too steep? And wouldn't the elevations work better for connections north and south?

If the City wants to involve people like me and Bruce, who try to make an intelligent and polite comment, you should slow down on this decision, answer our questions, and host a walk through the area as close as we can easily get to the alignment. We need a conversation, not a fiat accompli.

I am not now objecting to an indirect, up-and-over route with stairs however ridiculous that route may seem.

----- Forwarded Message -----

**Subject:** Bunker Hill Creek Comments - City Council April 19 Meeting #14, PH 22-021

**Date:** Sun, 17 Apr 2022 17:06:46 -0700

**From:** Bruce King

**To:** List-Mayor-Council <[List-Mayor-Council@hayward-ca.gov](mailto:List-Mayor-Council@hayward-ca.gov)>

**CC:** Leigha Schmidt <[Leigha.Schmidt@hayward-ca.gov](mailto:Leigha.Schmidt@hayward-ca.gov)>, Alex Ameri <[Alex.Ameri@hayward-ca.gov](mailto:Alex.Ameri@hayward-ca.gov)>, Sara Buizer <[Sara.Buizer@hayward-ca.gov](mailto:Sara.Buizer@hayward-ca.gov)>, Jennifer Ott <[jennifer.ott@hayward-ca.gov](mailto:jennifer.ott@hayward-ca.gov)>, Michelle Koo <[Michelle.Koo@hayward-ca.gov](mailto:Michelle.Koo@hayward-ca.gov)>, Brian@Waterboards <[Brian.Wines@waterboards.ca.gov](mailto:Brian.Wines@waterboards.ca.gov)>, Marcia@Wildlife <[Marcia.Grefsrud@wildlife.ca.gov](mailto:Marcia.Grefsrud@wildlife.ca.gov)>, Michael C. Williams <[wmsm@haywardrec.org](mailto:wmsm@haywardrec.org)>

Dear Mayor and City Council,

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FSLC provided comments on this project in 2019 and on March 31 and April 11, 2022. The city very recently responded to and/or addressed many of the FSLC comments as summarized below. Thank you. But FSLC believes that there are

some remaining unresolved issues. These issues are listed below. All of the issues summarized below are shown in site pictures and diagrams provided in the April 11 FSLC comments that are attached to this email.

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Bruce King  
Friends of San Lorenzo Creek

----- Forwarded message -----

From: **Leigha Schmidt** <[Leigha.Schmidt@hayward-ca.gov](mailto:Leigha.Schmidt@hayward-ca.gov)>

Date: Fri, Apr 15, 2022 at 4:01 PM

Subject: RE: FSLC Updated Comments on Bunker Hill 2022 Plans

To: Bruce King

Cc: Alex Ameri <[Alex.Ameri@hayward-ca.gov](mailto:Alex.Ameri@hayward-ca.gov)>, Sara Buizer <[Sara.Buizer@hayward-ca.gov](mailto:Sara.Buizer@hayward-ca.gov)>, Michelle Koo <[Michelle.Koo@hayward-ca.gov](mailto:Michelle.Koo@hayward-ca.gov)>, Jennifer Trevis <[jennifer.trevis@acrcd.org](mailto:jennifer.trevis@acrcd.org)>, Wines, Brian@Waterboards <[Brian.Wines@waterboards.ca.gov](mailto:Brian.Wines@waterboards.ca.gov)>, Grefsrud, Marcia@Wildlife <[Marcia.Grefsrud@wildlife.ca.gov](mailto:Marcia.Grefsrud@wildlife.ca.gov)>

Hello Bruce,

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2. Outfall #2: Please see responses about Outfall #5 and #1 above.

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Thank you,

Leigha

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From: **Bruce King**

Date: Mon, Apr 11, 2022 at 7:50 PM

Subject: FSLC Updated Comments on Bunker Hill 2022 Plans

To: Leigha Schmidt <[Leigha.Schmidt@hayward-ca.gov](mailto:Leigha.Schmidt@hayward-ca.gov)>

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Issues under the canopy of riparian trees include proposed stormwater outfalls, existing unmaintained or broken culverts, old roadway washout into the creek, unstable excavations, encampment, trash & debris, and trails for access & maintenance. These issues are not addressed in the project plans and are listed and pictorialized in the attached letter.

Before the City Council meeting on April 19, hopefully we could have a better understanding of how to answer or address these issues that are present in areas under the canopy of riparian trees.

Bruce King

Friends of San Lorenzo Creek

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**From:** DEBORAH FREDERICK  
**Sent:** Monday, April 18, 2022 5:18 PM  
**To:** Sherman Lewis; Leigha Schmidt  
**Cc:** List-Mayor-Council; Sara Buizer; Kelly McAdoo; Jennifer Ott; Aisha Wahab  
**Subject:** Re: Fwd: Bunker Hill Creek Comments - City Council April 19 Meeting #14, PH 22-021

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**CAUTION:**This is an external email. Do not click on links or open attachments unless you know the content is safe.

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All,  
And while I know it's on our city council agenda for tomorrow night, I must add in that the postcard that went out to all the community members is quite misleading, actually deterring public input, as the representation of the homes to be built, (their design, which is more as warehouses, appropriate to be built across from the Moscone Center in San Francisco!), is quite misleading to say the least.  
Regards, Debbie Frederick

On 04/18/2022 10:54 AM Sherman Lewis wrote:

Leigha-

I am concerned about a lack of response to issues Bruce and I have been making. I support what he is doing--you have never received any better or more expert input and he deserves a real response.

As for me, I am pressed for time on other issues and have requested more clarity about what is going on. I could not find a good description of the trail. How much uphill do people have to come from the trail at Carlos Bee Boulevard on the north side. I did not make out the alignment on the south side of Bee coming up east across the Bunker Hill extension to then go south. What is the average elevation along the trail below the campus? How does the trail at Harder Road on the north side connect over to a probable alignment on the south side? I can see why the alignment has been pushed way uphill; it avoids the driveways along Bunker Hill and a steeper slope that might be possible on the west side. But is it too steep? And wouldn't the elevations work better for connections north and south?

If the City wants to involve people like me and Bruce, who try to make an intelligent and polite comment, you should slow down on this decision, answer our questions, and host a walk through the area as close as we can easily get to the alignment. We need a conversation, not a fiat accomplishment.

I am not now objecting to an indirect, up-and-over route with stairs however ridiculous that route may seem.

----- Forwarded Message -----

**Subject:**Bunker Hill Creek Comments - City Council April 19 Meeting #14, PH 22-021

**Date:**Sun, 17 Apr 2022 17:06:46 -0700

**From:**Bruce King <

[List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>](mailto:List-Mayor-Council@hayward-ca.gov)

**CC:**Leigha Schmidt <[Leigha.Schmidt@hayward-ca.gov](mailto:Leigha.Schmidt@hayward-ca.gov)>, Alex Ameri <[Alex.Ameri@hayward-ca.gov](mailto:Alex.Ameri@hayward-ca.gov)>, Sara Buizer <[Sara.Buizer@hayward-ca.gov](mailto:Sara.Buizer@hayward-ca.gov)>, Jennifer Ott <[jennifer.ott@hayward-ca.gov](mailto:jennifer.ott@hayward-ca.gov)>, Michelle Koo

[Michelle.Koo@hayward-ca.gov](mailto:Michelle.Koo@hayward-ca.gov), [Brian@Waterboards](mailto:Brian@Waterboards) [Brian.Wines@waterboards.ca.gov](mailto:Brian.Wines@waterboards.ca.gov), [Marcia@Wildlife](mailto:Marcia@Wildlife) [Marcia.Grefsrud@wildlife.ca.gov](mailto:Marcia.Grefsrud@wildlife.ca.gov), Michael C. Williams [wmsm@haywardrec.org](mailto:wmsm@haywardrec.org)

Dear Mayor and City Council,

This email and its attachment includes comments from Friends of San Lorenzo Creek (FSLC) on the proposed Bunker Hill project that will be heard at the April 19 City Council meeting as item #14, PH 22-021.

FSLC provided comments on this project in 2019 and on March 31 and April 11, 2022. The city very recently responded to and/or addressed many of the FSLC comments as summarized below. Thank you. But FSLC believes that there are some remaining unresolved issues. These issues are listed below. All of the issues summarized below are shown in site pictures and diagrams provided in the April 11 FSLC comments that are attached to this email.

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To: Bruce King

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Leigha

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Bruce King  
Friends of San Lorenzo Creek

**From:** Debbie Frederick

**Sent:** Tuesday, April 19, 2022 2:51 PM

**To:** List-Mayor-Council <[List-Mayor-Council@hayward-ca.gov](mailto:List-Mayor-Council@hayward-ca.gov)>

**Cc:** Sara Buizer <[Sara.Buizer@hayward-ca.gov](mailto:Sara.Buizer@hayward-ca.gov)>; Kelly McAdoo <[Kelly.McAdoo@hayward-ca.gov](mailto:Kelly.McAdoo@hayward-ca.gov)>; Jennifer Ott <[Jennifer.Ott@hayward-ca.gov](mailto:Jennifer.Ott@hayward-ca.gov)>; Leigha Schmidt <[Leigha.Schmidt@hayward-ca.gov](mailto:Leigha.Schmidt@hayward-ca.gov)>

**Subject:** City Council April 19 Meeting #14, PH 22-021

To our honorable City Council and Staff

As a City resident **within** the area of the PH22-, "Parcel 5", (here in my home since 1989), I wish to share comments on this development proposal. I appreciate this opportunity, here in writing, (and, I anticipate, as Public Comment during the March 24 Planning Commission meeting):

I do respect the need for increased housing in Hayward, and have appreciated the City Staff and Trumark's periodic group and individual communications. Those four of us living in the midst of this project are committed to on-going collaboration for the success of a quality new housing area in our Hayward Hills.

In that spirit, I here share comments:

- This has been a semi-rural neighborhood, abutting a beautiful backdrop of gracious and tall eucalyptus along the west edge of Cal State "Hayward"; also with riparian ravines at both the north and south edges of this Parcel. However, the proposal, as best I have been able to inquiry and learn, is not saving any of our majestic heritage-level trees. Please see the attached two tree photos. The eucalyptus is on lot 15, just next to my home; I do sadly understand it would be too hard to preserve with the new home construction, but the London Plane tree in the first picture, (on Lot 14, with silver tag 134, blue tag 380), is only 13 feet from my "field" property line, and is over 60 ft. from the NE edge of that lot line. It has a two foot diameter, and is so prominently majestic, it would be appropriate for Trumark's logo of this new development. It should be preserved, not bulldozed.

-Staying with the nature of this area, I have to comment, actually protest, to the now proposed "contemporary" design of these new homes. They are "concrete behemoths", appearing more as warehouses, or industrial offices, quite contrary to the images Trumark proposed to the City, (& shared with our neighborhood) over a year ago. They then showed homes with no backyard fencing, (likely mandating any lot fencing by the new homeowners to be "view"-type fencing); but the new drawing show homes so close together, "view" fencing would be a moot point. These "contemporary" structures belong across from the San Francisco Moscone Center, not blemishing our Hayward Hills.

**Additionally, the City Public Notice postcard that was a mass mailing had an artistic rendition of the proposed new homes quite misrepresenting their current proposed design, to the point of deterring public comment on this aspect of the new homes.**

– Finally, I wish to share that I have offered, (in one case literally, and specifically, and in a second case functionally), to donate two separate sections of my property to this new home development, both of which Trumark has declined. My property was deeded an easement, just along the east edge of the proposed Lot 15, to access my detached garage. This segment, til the sale of my home to me in 2013, was legally and officially part of Bunker Hill Blvd, with two homes just south past my garage, on then the true end of Bunker Hill Blvd. I have offered to return this easement, to allow a very logical &

environmentally sensitive access to the new Lot 15, (which currently has a massive amount of grading necessary, to create a VERY sharp uphill driveway, from the "front" of Bunker Hill Blvd). However, Trumark has declined.

To much more of my surprise, Trumark has declined my functional offer to donate most of the "shell-shaped" segment of my property to the new HOA, as a small neighborhood park. I did hope for narrow easements along my living area/rectangular segment of my property, (as in 1966 it was "squeezed-in" between two much older homes). However, Trumark also has declined this. I do not intend to have this open field of mine, (which has a 180-degree Bay View, & cries out to be a tiny gathering spot for our neighborhood), a blemish to our new neighborhood, but I will not be landscaping it, nor constructing or allowing any structures to be built upon it. It does NOT lend itself as a donation to HARD, as it is so small, would be only be a local neighborhood asset (parklet).

Again, in the spirit of supporting a quality new housing area in our Hayward Hills.

Regards, Debbie Frederick, Bunker Hill Blvd, Hayward





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**From:** Leigha Schmidt  
**Sent:** Tuesday, April 19, 2022 4:34 PM  
**To:** Sherman Lewis  
**Cc:** List-Mayor-Council; Sara Buizer; Kelly McAdoo; Jennifer Ott; Aisha Wahab  
**Subject:** RE: Bunker Hill Creek Comments - City Council April 19 Meeting #14, PH 22-021  
**Attachments:** PG5 Tentative Map Page 7 Elevations.pdf

Hello Sherman,

Thank you for following up on Bruce's comments. City staff appreciates your and Bruce and any other public comments. Staff has provided responses to Bruce's comments in numerous separate emails and in the staff report prepared for the project.

Please see a response to your questions below. I have also attached a sheet from the Tentative Map for reference to elevations and a snip below showing the proposed trail alignment in red.

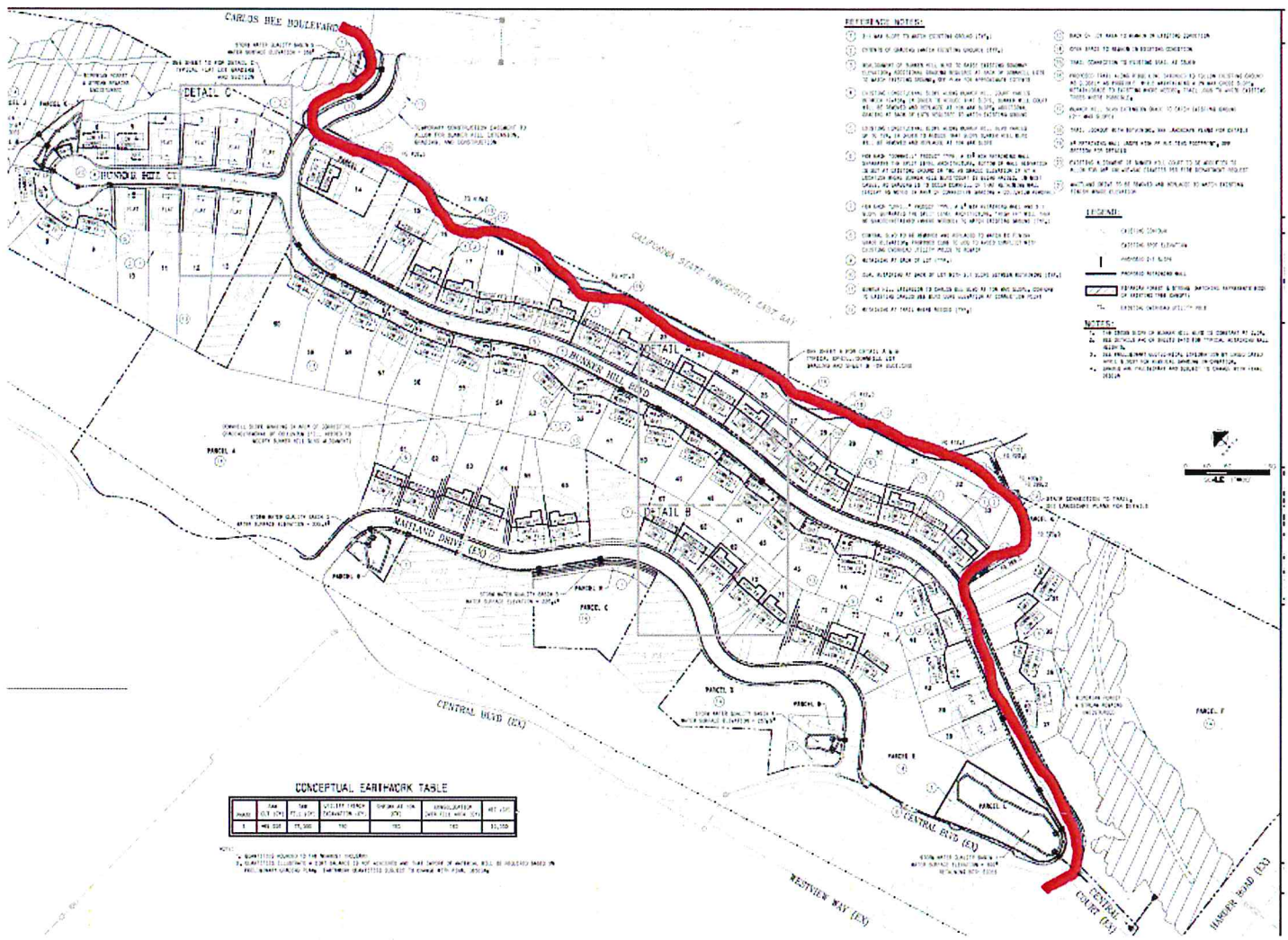
**Your Questions:** How much uphill do people have to come from the trail at Carlos Bee Boulevard on the north side. I did not make out the alignment on the south side of Bee coming up east across the Bunker Hill extension to then go south. What is the average elevation along the trail below the campus? How does the trail at Harder Road on the north side connect over to a probable alignment on the south side? I can see why the alignment has been pushed way uphill; it avoids the driveways along Bunker Hill and a steeper slope that might be possible on the west side. But is it too steep? And wouldn't the elevations work better for connections north and south?

**City Response:** According to Sheet 7 of the Tentative Map: on the north side, the trail climbs approximately 25 feet in elevation from new Carlos Bee/Bunker Hill intersection to the turn out for the new trail. On the south side, the trail entrance from Bunker Hill Blvd runs on a staircases between lots 33 and 34, and there is an approximately 51 foot elevation gain from Bunker Hill Blvd to the top of the ridge trail connector. There is no trail connector to Harder Road which was determined too steep at about 35% grades. The majority of the trail is built along the ridge and follows the natural topography of the site. The trail undulates approximately 20 feet in elevation along the finished grade.

Thank you,

Leigha Schmidt





From: Sherman Lewis · On Behalf Of Sherman Lewis  
 Sent: Monday, April 18, 2022 10:55 AM  
 To: Leigha Schmidt <Leigha.Schmidt@hayward-ca.gov>  
 Cc: List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>; Sara Buizer <Sara.Buizer@hayward-ca.gov>; Kelly McAdoo <Kelly.McAdoo@hayward-ca.gov>; Jennifer Ott <Jennifer.Ott@hayward-ca.gov>; Aisha Wahab  
 Subject: Fwd: Bunker Hill Creek Comments - City Council April 19 Meeting #14, PH 22-021

**CAUTION:**This is an external email. Do not click on links or open attachments unless you know the content is safe.

Leigha-  
 I am concerned about a lack of response to issues Bruce and I have been making. I support what he is doing--you have never received any better or more expert input and he deserves a real response.

As for me, I am pressed for time on other issues and have requested more clarity about what is going on. I could not find a good description of the trail. How much uphill do people have to come from the trail at Carlos Bee Boulevard on the north side. I did not make out the alignment on the south side of Bee coming up east across the Bunker Hill extension to then go south. What is the average elevation along the trail below the campus? How does the trail at Harder Road on

the north side connect over to a probable alignment on the south side? I can see why the alignment has been pushed way uphill; it avoids the driveways along Bunker Hill and a steeper slope that might be possible on the west side. But is it too steep? And wouldn't the elevations work better for connections north and south?

If the City wants to involve people like me and Bruce, who try to make an intelligent and polite comment, you should slow down on this decision, answer our questions, and host a walk through the area as close as we can easily get to the alignment. We need a conversation, not a fiat accompli.

I am not now objecting to an indirect, up-and-over route with stairs however ridiculous that route may seem.

----- Forwarded Message -----

**Subject:**Bunker Hill Creek Comments - City Council April 19 Meeting #14, PH 22-021

**Date:**Sun, 17 Apr 2022 17:06:46 -0700

**From:**Bruce King \_\_\_\_\_

**To:**List-Mayor-Council <[List-Mayor-Council@hayward-ca.gov](mailto:List-Mayor-Council@hayward-ca.gov)>

**CC:**Leigha Schmidt <[Leigha.Schmidt@hayward-ca.gov](mailto:Leigha.Schmidt@hayward-ca.gov)>, Alex Ameri <[Alex.Ameri@hayward-ca.gov](mailto:Alex.Ameri@hayward-ca.gov)>, Sara Buizer <[Sara.Buizer@hayward-ca.gov](mailto:Sara.Buizer@hayward-ca.gov)>, Jennifer Ott <[jennifer.ott@hayward-ca.gov](mailto:jennifer.ott@hayward-ca.gov)>, Michelle Koo <[Michelle.Koo@hayward-ca.gov](mailto:Michelle.Koo@hayward-ca.gov)>, Brian@Waterboards <[Brian.Wines@waterboards.ca.gov](mailto:Brian.Wines@waterboards.ca.gov)>, Marcia@Wildlife <[Marcia.Grefsrud@wildlife.ca.gov](mailto:Marcia.Grefsrud@wildlife.ca.gov)>, Michael C. Williams <[wmsm@haywardrec.org](mailto:wmsm@haywardrec.org)>

Dear Mayor and City Council,

This email and its attachment includes comments from Friends of San Lorenzo Creek (FSLC) on the proposed Bunker Hill project that will be heard at the April 19 City Council meeting as item #14, PH 22-021.

FSLC provided comments on this project in 2019 and on March 31 and April 11, 2022. The city very recently responded to and/or addressed many of the FSLC comments as summarized below. Thank you. But FSLC believes that there are some remaining unresolved issues. These issues are listed below. All of the issues summarized below are shown in site pictures and diagrams provided in the April 11 FSLC comments that are attached to this email.

In general, the city and the project were not assessing, and plans did not address, creek-related issues in the creek and under the canopy of riparian trees.

## **UNRESOLVED ISSUES**

### Broken Stormdrain Pipes in North Creek

FSLC commented that there are numerous broken storm drain pipes in disrepair in the creek bed just downstream of treatment basin #5 and the proposed Bunker Hill Blvd roadway connector to Carlos Bee Blvd. FSLC asked if the existing storm drain system and the proposed treatment basin flow to the creek via the broken pipes that are in the creek bed. The developer responded that "It is anticipated that the broken stormdrain pipes will be repaired or replaced as part of the project depending on the final design details." FSLC notes that this appears to be an unresolved issue that could directly impact the creek bed and habitat.

### Old Road Washing Out into North Creek

FSLC commented that there is an old dirt road that is partially washed out where it crosses the north creek, sediments continue to be washed into the creek, and this discharge of sediment into the creek needs to be corrected. The city and developer did not address this concern.

### Excavated Holes in North Creek Ravine Under the Riparian Canopy

FSLC commented that there is an area in the north creek ravine under the riparian canopy that is highly disturbed and excavated. This area has excavated holes in the ravine that are ~7 feet deep and ~10-15 feet wide. FSLC asked who's responsible for stabilizing the highly disturbed and excavated creek ravine. The city and developer did not address this concern.

#### Stormwater Outfall Irrigation of Invasive Ivy Growing Under the South Creek Riparian Canopy

FSLC has the following new comment that is related to a previous comment: Stormwater outfall from treatment basin #2 will likely irrigate an area in the south creek ravine that is under the canopy of riparian trees where invasive, non-native ivy is extensively present. Additional water on this slope will accelerate the growth of invasive ivy. Ivy removal needs to be a condition of the proposed design.

### **RESOLVED ISSUES**

#### Non-Native Tree Planting

FSLC commented that non-native trees should not be included in the landscape plans for the undeveloped open spaces including the slope above the south creek. The city addressed this issue by adding a condition of approval that requires a plant palette for the undeveloped open spaces that only allows California native trees and understory.

#### Defining Creek Banks

FSLC commented that the plans need to include cross sectional diagrams that show development and grading is outside the creek bed, bank, top-of-bank, and setback areas. The city provided pictures and cross-sectional diagrams that show the creek bed, ordinary high-water mark, banks, and 100-year flood elevations along with distances to key proposed developments and grading. FSLC is not aware if the Water Board and CDFW have responded regarding these diagrams and jurisdictional areas.

#### Trash and Debris

FSLC commented with pictures that there has been substantial trash and debris throughout the creek areas. The city addressed this issue by adding conditions of approval to the proposed entitlement to require the developer remove trash and debris from the subject area during construction and the HOA will be responsible for removing trash and debris post-construction.

#### Harder Road Culvert Filled with Sediment and Debris

FSLC commented that the south creek's culvert under Harder Road was filled with sediment and debris and questioned its inlet design adequacy given the creek's sediment load. The city responded by sending a crew from the city's Maintenance Dept. to the site on April 12 to remove the trash and debris from the 36-inch pipe culvert. The city also noted: a) maintenance staff believes that the 36" existing pipe is sufficient; and b) The city will be responsible for maintenance of the culvert because it will remain a city facility.

#### Stormwater Outfalls into Creek Ravines

FSLC commented that the outfalls from stormwater treatment basins #1, #2, and #5 are located at the edge of riparian forest tree canopies, and asked if discharged water would flow down the north and south creek ravines without an engineered solution. The developer responded that the outfalls "...are anticipated to be located outside of the limits of the riparian forest... and the discharge will be designed... to ensure that the treated flows to the creek are dissipated and will include measures to avoid scouring and erosion such that the flows imitate a dispersed methodology for natural overland release." FSLC is not aware if the Water Board or CDFW have reviewed these proposed outfalls and creek ravine drainage.

#### Trails in Creek Areas

FSLC recommended in 2019 and 2022 that pedestrian trails be created in the creek areas for access, passage (e.g., Foothill Trail), maintenance, and habitat protection. The city responded that such trails were "...not envisioned in the Master Plan and environmental impacts related to creek access were not analyzed." FSLC still believes there's a need for trails.

Bruce King  
Friends of San Lorenzo Creek

----- Forwarded message -----

From: Leigha Schmidt <[Leigha.Schmidt@hayward-ca.gov](mailto:Leigha.Schmidt@hayward-ca.gov)>

Date: Fri, Apr 15, 2022 at 4:01 PM

Subject: RE: FSLC Updated Comments on Bunker Hill 2022 Plans

To: Bruce King

Cc: Alex Ameri <[Alex.Ameri@hayward-ca.gov](mailto:Alex.Ameri@hayward-ca.gov)>, Sara Buizer <[Sara.Buizer@hayward-ca.gov](mailto:Sara.Buizer@hayward-ca.gov)>, Michelle Koo <[Michelle.Koo@hayward-ca.gov](mailto:Michelle.Koo@hayward-ca.gov)>, Jennifer Trevis <[jennifer.trevis@acrcd.org](mailto:jennifer.trevis@acrcd.org)>, Wines, Brian@Waterboards <[Brian.Wines@waterboards.ca.gov](mailto:Brian.Wines@waterboards.ca.gov)>, Grefsrud, Marcia@Wildlife <[Marcia.Grefsrud@wildlife.ca.gov](mailto:Marcia.Grefsrud@wildlife.ca.gov)>

Hello Bruce,

Thank you for your patience while we prepared this comprehensive response to the attached April 11, 2022 letter. I focused my attention on this letter rather than the March 31, 2022, as this revised letter contains duplicate and in some cases more detailed questions and comments about the same topics that were addressed in the March letter.

**Defining Creek Area** – Your comments are noted.

**Don't Plant Non-Native Trees in Mitigation Areas** – As you noted in the letter, the City has addressed this comment with a new condition of approval.

**Issues in the Creek under the Canopy of Riparian Trees** – Your general comments and attachments are noted with specific responses to your questions about the North Creek & South Creek Ravines:

North Creek Ravine Issues and Questions:

1. Responsibility for the stormdrain and other facilities in the riparian areas: According to the Final Map which subdivided the subject land back in the 1920s, the ravine areas are “privately owned” and shall be maintained by the property owners. Please see additional info about maintenance of stormdrain facilities below.
2. Trash and debris: Conditions of approval were added to the proposed entitlement to require the developer remove trash and debris from the subject area during construction and the HOA will be responsible for removing trash and debris post-construction.
3. Outfall #5 and broken stormdrain pipes: Detailed design of the proposed outfalls to the creeks are advanced post entitlements during the Improvement Plan/design phase, however, the design team has anticipated the proposed design during this planning stage, and provided this answer “The runoff from the development will first be captured and treated for storm water quality within biofiltration facilities which will remove pollutants

and sediment. The captured runoff will also be detained within these biofiltration facilities such that post development flows are reduced to pre-development levels. Once this runoff is cleaned and detained to the regulated flow levels, we will then need to release cleaned flows back into the creeks in order to maintain the hydrologic cycle necessary for the overall watershed and the nearby aquatic features. The treated water will be discharged back to the creek via outfalls that are anticipated to be located outside of the limits of the riparian forest. The methodology for discharge will be designed in tandem with both our hydrology, civil and geotechnical engineers to ensure that the treated flows to the creek are dissipated and will include measures to avoid scouring and erosion such that the flows imitate a dispersed methodology for natural overland release.” It is anticipated that the broken stormdrain pipes will be repaired or replaced as part of the project depending on the final design details.

4. Outfall #1: See response above.
5. Old Dirt Road Maintenance: You noted that the road washed away and that it should be used as a designated path for creek access. The City and the developer do not intend to reconstruct the road nor will access be provided to the creek as part of the proposed development project.
6. Creek Access: As noted above, access will not be provided to the creek as part of the proposed development project. It was not envisioned in the Master Plan and environmental impacts related to creek access were not analyzed.

South Creek Ravine Issues and Questions:

1. Harder Road Culvert: On April 12, these issues were referred to the City’s Maintenance Department who sent a crew to the site, removed the trash and debris and cleared the area fronting the inlet by hand. Staff did not see any flooding issues during the visit. The City will be responsible for maintenance of the culvert because it will remain a City facility. Maintenance staff believes that the 36” existing pipe is sufficient.
2. Outfall #2: Please see responses about Outfall #5 and #1 above.
3. Trash and debris: Conditions of approval were added to the proposed entitlement to require the developer remove trash and debris from the subject area during construction and the HOA will be responsible for removing trash and debris post-construction.
4. Trail Access: Access will not be provided to the creek as part of the proposed development project. It was not envisioned in the Master Plan and environmental impacts related to creek access were not analyzed.

Thank you,

Leigha

----- Forwarded message -----

From: **Bruce King**

Date: Mon, Apr 11, 2022 at 7:50 PM

Subject: FSLC Updated Comments on Bunker Hill 2022 Plans

To: Leigha Schmidt <[Leigha.Schmidt@hayward-ca.gov](mailto:Leigha.Schmidt@hayward-ca.gov)>

Cc: Alex Ameri <[Alex.Ameri@hayward-ca.gov](mailto:Alex.Ameri@hayward-ca.gov)>, Sara Buizer <[Sara.Buizer@hayward-ca.gov](mailto:Sara.Buizer@hayward-ca.gov)>, Michelle Koo <[Michelle.Koo@hayward-ca.gov](mailto:Michelle.Koo@hayward-ca.gov)>, Jennifer Trevis <[jennifer.trevis@acr.cd.org](mailto:jennifer.trevis@acr.cd.org)>, Wines, Brian@Waterboards <[Brian.Wines@waterboards.ca.gov](mailto:Brian.Wines@waterboards.ca.gov)>, Grefsrud, Marcia@Wildlife <[Marcia.Grefsrud@wildlife.ca.gov](mailto:Marcia.Grefsrud@wildlife.ca.gov)>

Leigha,

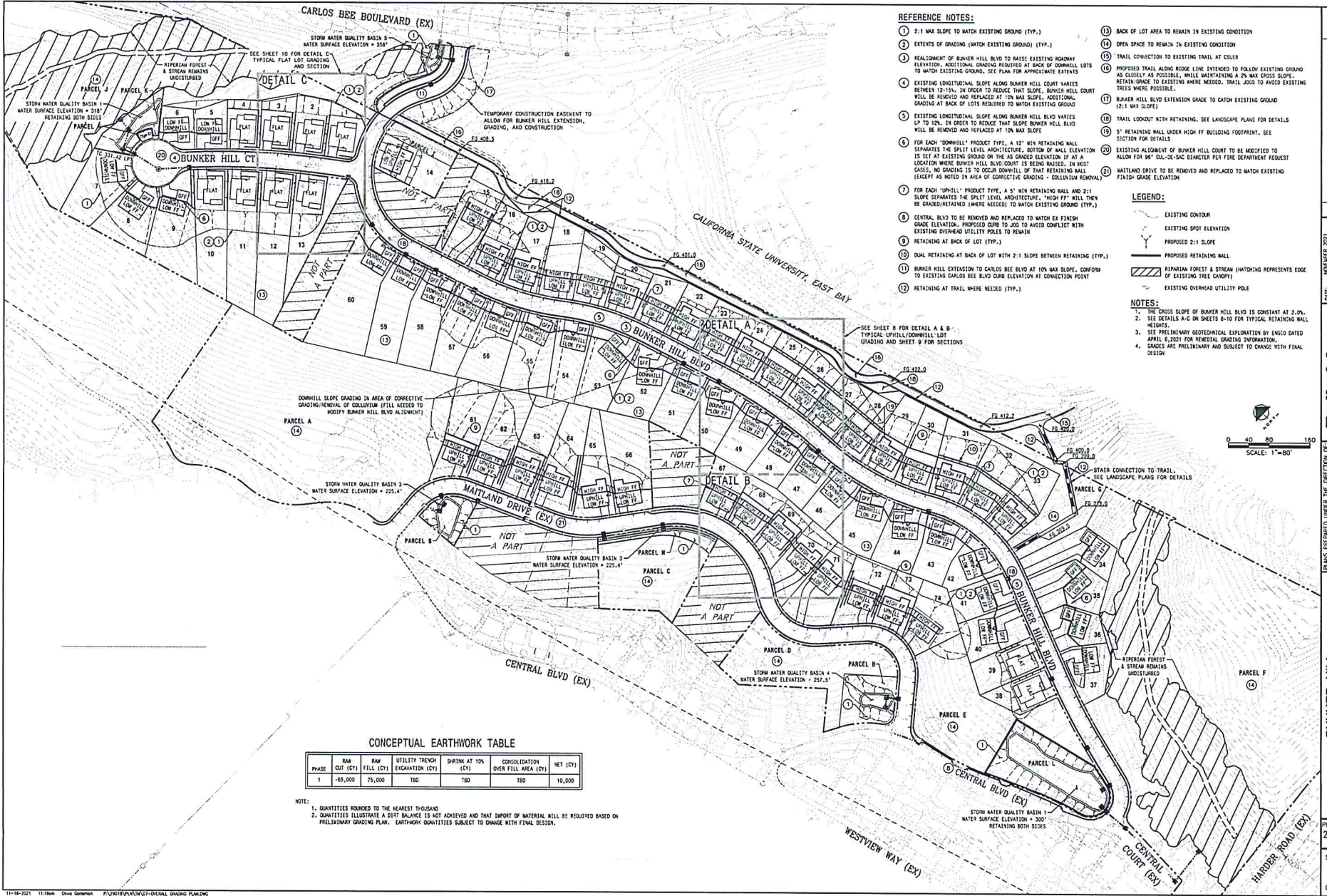
On March 31 Friends of San Lorenzo Creek (FSLC) provided comments on the proposed Bunker Hill development. The city addressed some of these comments by diagrammatically defining the creek banks and proposing a condition of approval to plant native plants in undeveloped open spaces. Thank you.

This letter: a) provides some updates to previous comments on the first page; and then b) expands on previous 2019 and March 31 FSLC comments related to issues in the creek areas that are under the canopy of riparian trees.

Issues under the canopy of riparian trees include proposed stormwater outfalls, existing unmaintained or broken culverts, old roadway washout into the creek, unstable excavations, encampment, trash & debris, and trails for access & maintenance. These issues are not addressed in the project plans and are listed and pictorialized in the attached letter.

Before the City Council meeting on April 19, hopefully we could have a better understanding of how to answer or address these issues that are present in areas under the canopy of riparian trees.

Bruce King  
Friends of San Lorenzo Creek



- REFERENCE NOTES:**
- 2:1 MAX SLOPE TO MATCH EXISTING GROUND (ETP.)
  - EXTENTS OF GRADING (MATCH EXISTING GROUND) (ETP.)
  - REALIGNMENT OF BUNKER HILL BLVD TO RAISE EXISTING ROADWAY ELEVATION. ADDITIONAL GRADING REQUIRED AT BACK OF DOWNHILL LOTS TO MATCH EXISTING GROUND. SEE PLAN FOR APPROXIMATE EXTENTS
  - EXISTING LONGITUDINAL SLOPE ALONG BUNKER HILL COURT VARIES BETWEEN 12-15%. IN ORDER TO REDUCE THAT SLOPE, BUNKER HILL COURT WILL BE REMOVED AND REPLACED AT 10% MAX SLOPE. ADDITIONAL GRADING AT BACK OF LOTS REQUIRED TO MATCH EXISTING GROUND
  - EXISTING LONGITUDINAL SLOPE ALONG BUNKER HILL BLVD VARIES UP TO 12%. IN ORDER TO REDUCE THAT SLOPE BUNKER HILL BLVD WILL BE REMOVED AND REPLACED AT 10% MAX SLOPE
  - FOR EACH "DOWNHILL" PRODUCT TYPE, A 12" MIN RETAINING WALL SEPARATES THE SPLIT LEVEL. ADDITIONAL BOTTOM OF WALL ELEVATION IS SET AT EXISTING GROUND OR THE AS GRADED ELEVATION IF AT A LOCATION WHERE BUNKER HILL BLVD COURT IS BEING RAISED. IN MOST CASES, NO GRADING IS TO OCCUR DOWNHILL OF THAT RETAINING WALL (EXCEPT AS NOTED IN AREA OF CORRECTIVE GRADING - COLLUVIUM REMOVAL)
  - FOR EACH "UPHILL" PRODUCT TYPE, A 5" MIN RETAINING WALL AND 2:1 SLOPE SEPARATES THE SPLIT LEVEL. ADDITIONAL "HIGH PIP" WILL THEN BE GRADED/RETAINED (WHERE NEEDED) TO MATCH EXISTING GROUND (ETP.)
  - CENTRAL BLVD TO BE REMOVED AND REPLACED TO MATCH EX FINISH GRADE ELEVATION. PROPOSED CURB TO JOG TO AVOID CONFLICT WITH EXISTING OVERHEAD UTILITY POLES TO REMAIN
  - RETAINING AT BACK OF LOT (ETP.)
  - DUAL RETAINING AT BACK OF LOT WITH 2:1 SLOPE BETWEEN RETAINING (ETP.)
  - BUNKER HILL EXTENSION TO CARLOS BEE BLVD AT 10% MAX SLOPE. CONFORM TO EXISTING GRADING SEE BLDG ELEVATION AT CONNECTION POINT
  - RETAINING AT TRAIL WHERE NEEDED (ETP.)
  - BACK OF LOT AREA TO REMAIN IN EXISTING CONDITION
  - OPEN SPACE TO REMAIN IN EXISTING CONDITION
  - TRAIL CONNECTION TO EXISTING TRAIL AT CURB
  - PROPOSED TRAIL ALONG RIDGE LINE INTENDED TO FOLLOW EXISTING GROUND AS CLOSELY AS POSSIBLE, WHILE MAINTAINING A 2% MAX CROSS SLOPE. RETAIN GRAD TO EXISTING WHERE NEEDED. TRAIL JOGS TO AVOID EXISTING TREES WHERE POSSIBLE.
  - BUNKER HILL BLVD EXTENSION GRADE TO CATCH EXISTING GROUND (2:1 MAX SLOPE)
  - TRAIL LOOKOUT WITH RETAINING, SEE LANDSCAPE PLANS FOR DETAILS
  - 5' RETAINING WALL UNDER HIGH FF BUILDING FOOTPRINT. SEE SECTION FOR DETAILS
  - EXISTING ALIGNMENT OF BUNKER HILL COURT TO BE MODIFIED TO ALLOW FOR 96" CUL-DE-SAC DIAMETER PER FIRE DEPARTMENT REQUEST
  - MAITLAND DRIVE TO BE REMOVED AND REPLACED TO MATCH EXISTING FINISH GRADE ELEVATION

**LEGEND:**

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED 2:1 SLOPE
- PROPOSED RETAINING WALL
- RIPIARIAN FOREST & STREAM (HATCHING REPRESENTS EDGE OF EXISTING TREE CANOPY)
- EXISTING OVERHEAD UTILITY POLE

**NOTES:**

- THE CROSS SLOPE OF BUNKER HILL BLVD IS CONSTANT AT 2.0%.
- SEE DETAILS A-C ON SHEETS 8-10 FOR TYPICAL RETAINING WALL HEIGHTS.
- SEE PRELIMINARY GEOTECHNICAL EXPLORATION BY ENG'D DATED APRIL 8, 2021 FOR REMEDIAL GRADING INFORMATION.
- GRADES ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL DESIGN.

**CONCEPTUAL EARTHWORK TABLE**

PHASE	RAW CUT (CY)	RAW FILL (CY)	UTILITY TRENCH EXCAVATION (CY)	SHRINK AT 10% (CY)	CONSOLIDATION OVER FILL AREA (CY)	NET (CY)
1	65,000	75,000	TBD	TBD	TBD	10,000

NOTE:  
 1. QUANTITIES ROUNDED TO THE NEAREST THOUSAND  
 2. QUANTITIES ILLUSTRATE A DIRT BALANCE IS NOT ACHIEVED AND THAT IMPORT OF MATERIAL WILL BE REQUIRED BASED ON PRELIMINARY GRADING PLAN. EARTHWORK QUANTITIES SUBJECT TO CHANGE WITH FINAL DESIGN.

DATE: JANUARY 2023  
 SCALE: 1"=80'  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 DESIGNED BY: [Signature]  
 PROJECT NO. 29018.000  
 SHEET 7 OF 13  
 CITY OF HAYWARD  
 CALIFORNIA  
 MACKAY & SOMPS  
 CIVIL ENGINEERS AND ARCHITECTS  
 1000 HAYWARD AVENUE, SUITE 200  
 HAYWARD, CA 94541  
 PHONE: (415) 522-1100  
 FAX: (415) 522-1101  
 WWW.MACKAYANDSOMPS.COM

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**Subject:**

FW: Bunker Hill Proposal

**From:** Steven Dunbar

**Sent:** Tuesday, April 19, 2022 9:42 PM

**To:** CityClerk <CityClerk@hayward-ca.gov>; Kelly McAdoo <Kelly.McAdoo@hayward-ca.gov>

**Cc:** Dave Campbell

**Subject:** Re: Bunker Hill Proposal

Hello Clerk Lens and Manager McAdoo,

Thanks for your consideration this evening.

If I'm understanding the proposal correctly, you're directing the trail up to the path behind the baseball fields. Is that really a trail currently? It's significantly further up the hill than the proposed alignment behind the cemetery. I don't think you're intending for the bikes to use the staircase of course.

As far as the on street stuff goes, sharrows are statistically ineffective, as in statistically zero, and not a replacement for a connective offstreet path. I would rather you use the money for just one raised intersection or other treatments. Another option is providing a bike lane in the uphill direction, but I don't know what the proposed elevations are along Bunker Hill itself where that would be worthwhile.

I would also note that the Kittleson traffic analysis in the Planning Commission packet only analyzes the car impacts and car line of sight issues and completely fails to mention how the trail at that intersection plays into the analysis at all. This really needs to be addressed, because it doesn't discuss how a bicyclist will cross Carlos Bee. The proposed layout in the Kittleson report doesn't show the flashing beacon crosswalk that will go there which is mentioned in the staff report as condition 128. Flashing crosswalks are typically ineffective treatments on 4 lane undivided roads like Carlos Bee.

Also, that arrangement has the bicyclists crossing Bunker Hill immediately up the road again.

Feel free to reach out to Dave Campbell or I at any time.

Best,  
Steven Dunbar