

# **CITY OF HAYWARD**

Hayward City Hall  
777 B Street  
Hayward, CA 94541  
[www.Hayward-CA.gov](http://www.Hayward-CA.gov)



## **Agenda**

**Thursday, April 11, 2019**

**3:00 PM**

**Hayward Shoreline Interpretive Center  
4901 Breakwater Avenue**

**Hayward Area Shoreline Planning Agency**

A Joint Powers Authority Comprised of the East Bay Regional Park District, the Hayward Area Recreation and Park District, and the City of Hayward.

**3:00 PM - CALL TO ORDER**

**3:02 PM - INTRODUCTIONS**

**3:03 PM - APPROVAL OF HASPA MINUTES OF JANUARY 10, 2019**

1. [MIN 19-047](#) Approval of the HASPA Minutes of January 10, 2019

**Attachments:** [Attachment I Draft Minutes of January 10, 2019](#)

**3:05 PM - PUBLIC COMMENTS:**

*The Public Comment section provides an opportunity to address the Oversight Board on items not listed on the agenda. The Board welcomes your comments and requests that speakers present their remarks in a respectful manner, within established time limits, and focus on issues which directly affect the Board or are within the jurisdiction of the Board as the Board is prohibited by State law from discussing items not listed on the agenda, your item will be taken under consideration and may be referred to staff.*

**3:15 PM - REPORTS: Technical Advisory Committee (TAC)**

2. **Industrial Regulations Update (Lee)**
3. [RPT 19-272](#) Report to HASPA on Shoreline Master Plan Update

**Attachments:** [Attachment I SMP Project Area Map](#)  
[Attachment II SMP Study Area Map](#)  
[Attachment III SFEI Onboarding](#)

- Community Outreach Plan and Background Report
- CEQA

4. [RPT 19-271](#) Report to HASPA on 4150 Point Eden Way application status

**Attachments:** [Attachment I 4150 Point Eden Way - SPR Project Plans](#)

**4:15 PM - REPORTS: Board Members (Trustees)**

**4:30 PM - REPORTS: Action Items (Trustees/TAC)**

**4:45 PM - REPORTS: Setting of Agenda for Next Meeting (Trustees/TAC)**

**5:00 PM - ADJOURNMENT**

**NEXT MEETING  
3:00 PM, THURSDAY, JULY 11, 2019  
HAYWARD SHORELINE INTERPRETIVE CENTER**

*Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans Disabilities Act of 1990. Interested persons must request the accommodation at least 48 hours in advance of the meeting by contacting the City Manager at (510) 583-4300 or TDD (510) 247-3340.*



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**File #:** MIN 19-047

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**DATE:** April 11, 2019

**TO:** Hayward Area Shoreline Planning Agency

**FROM:** Technical Advisory Committee for HASPA

**SUBJECT**

Approval of the HASPA Minutes of January 10, 2019

**RECOMMENDATION**

That the HASPA Trustees approve the HASPA Minutes of January 10, 2019

**SUMMARY**

There was a HASPA meeting on January 10, 2019

**ATTACHMENTS**

Attachment I      Draft Minutes of the HASPA Meeting of January 10, 2019





## HAYWARD AREA SHORELINE PLANNING AGENCY



City of Hayward  
East Bay Regional Park District  
Hayward Area Recreation and Park District

Meeting of Board of Trustees  
Hayward Shoreline Interpretive Center  
4901 Breakwater Avenue  
Hayward, CA 94545

**January 10, 2019**

### **DRAFT ACTION MINUTES**

#### **HASPA TRUSTEES PRESENT:**

Al Mendall, City of Hayward, Chair  
Dennis Waespi, East Bay Regional Park District  
Minane Jameson, Hayward Area Recreation and Park District

#### **HASTAC MEMBERS PRESENT:**

Adrienne De Ponte, Hayward Area Recreation and Park District  
Jay Lee, City of Hayward  
Mark Taylor, East Bay Regional Park District  
Sandra Hamlat, East Bay Regional Park District

#### **STAFF:**

Aimee Kerr, Climate Corps Fellow  
Matthew Graul, East Bay Regional Park District  
Kristina Kelchner, East Bay Regional Park District  
Paul Hodges, Hayward Area Recreation and Park District  
Alyce Bolton-Higgins, City of Hayward

#### **VISITORS:**

Erika Castillo, Alameda County Mosquito Abatement District

**1. Call to Order**

A regular meeting of the Hayward Area Shoreline Planning Agency (HASPA) was called to order at 3:03 P.M. by Chair Mendall.

**2. Introductions**

Introductions of those present were made [listed on Page 1].

**3. Approval of HASPA Minutes for November 29, 2018**

Moved by Trustee Waespi and seconded by Trustee Jameson, without objection, to approve the minutes of the Hayward Area Shoreline Planning Agency meeting of November 29, 2018.

**4. Public Comments**

None

**REPORTS**

**1. Reports from Technical Advisory Committee (TAC)**

**Industrial Regulations Update**

TAC Member Jay Lee summarized the City Council Work Session of December 18, 2018, at which Leigha Schmidt, Senior Planner, and Lisa Wise Consulting presented the work and findings to date. No formal action was requested or taken. TAC Member Lee said he would send an email with the staff report and draft regulations as attachments to all those present at the meeting. Timeline for approval is likely June or July.

Chair Al Mendall added that items and recommendations made here (at HASPA meeting to Ms. Schmidt) are included and were supported by Council.

TAC Member Lee reiterated that conversation has been ongoing with the Hayward City Attorney's office regarding legal challenges related to forming a GHAD.

ClimateCorps Fellow Aimee Kerr presented information on the GHAD formation process that she had gathered at TAC Member Lee's direction. Ms. Kerr summarized that of the forty (40) GHADs that have been formed, only two were created to address coastal erosion. There are two key components required: a geologist needs to create a plan of control that determines the area which will be controlled by the GHAD and there needs to be staff hired at its formation such as a clerk, a treasurer, and other staff. The finances of a GHAD are such that monies used in formation may be repaid by the members, if voted thusly. Zoning is separate from GHAD membership.

TAC Member Lee suggested that SCAPE investigate the formation of a GHAD and perhaps formulate some of the boundaries.

Chair Mendall stated that he would like to push forward with GHAD investigation and urged the team not to delay. He thanked ClimateCorps Fellow Kerr for her research.

**Shoreline Master Plan Update – Memorandum of Understanding**

TAC Member Lee announced that the Memorandum of Understanding (MOU) for the Shoreline Master Plan (SMP) was signed by every agency. The HASPA recommendation to select SCAPE was

presented at City Council and the City Attorney's Office is working on the contract's completion in time for the Kick Off Meeting.

The Kick Off Meeting is scheduled for January 22, 2019. All of the county agencies were invited. Additional outreach will happen after the Kick Off Meeting.

### **Joint Powers Agreement (JPA)**

TAC Member Lee announced that the Joint Powers Agreement (JPA) was re-signed by every agency. The agreement is active until 2021.

### **4150 Point Eden Way**

TAC Member Lee stated that the property at 4150 Point Eden Way had a bike lock placed on the fence/gate. It has inhibited access to the property for various agencies, including PG&E, Caltrans, and Alameda County Mosquito Abatement District. The current owner (U-Haul) doesn't seem to understand the problematic nature of this action.

### **TAC Bylaws and Procedures**

TAC Member Lee stated that upon review the Bylaws and Procedures accurately reflect how the TAC is currently operating and don't need to be changed at this time. He suggested that HASPA review them again in 2021 with the introduction of a new JPA. Currently, they operate as one vote per agency, and it is working fine.

Kristina Kelchner, Acting Assistant Manager for Acquisition and Stewardship, EBRPD, asked for a brief overview of the bylaws, which was provided by TAC Member Adrienne De Ponte. As part of the overview, it was identified that upon the acceptance of 2021 JPA, the Lead Agency for HASPA will be East Bay Regional Park District. EBRPD will assume the administrative and clerical duties now being performed by the City of Hayward.

A point of clarification for future consideration is the identification of and the strictness surrounding the membership from each agency of two persons: a voting TAC Member and an alternate. A discussion followed regarding equal weight in participation; is it inappropriate for an agency to send more delegates to meetings? E.g., there is a likelihood that three people from EBRPD will attend HASTAC meetings to accommodate their staffing changes and transitions. This was not considered problematic.

Trustee Jameson asked if additional agencies may be invited to participate in HASPA either officially or unofficially. TAC Member Lee stated that he had previously reached out to Alameda County but that no one had the interest or bandwidth to send someone regularly. It was agreed that neighboring agencies would continue to be invited to events and there would be a renewed effort to engage additional stakeholders and share information across jurisdictions. The adoption of a new JPA would be the time to consider additional voting TAC memberships.

### **Shoreline, Operational Update**

TAC Member Mark Taylor, East Bay Regional Park District, detailed the work that had been performed to repair the levee, including replacing riprap and pilings. They utilized emergency permits to perform that work.

Matt Graul, East Bay Regional Park District, reported on the permit process and the ongoing efforts to speed up that process in general as well as with the Hayward Shoreline in particular.

Additionally, there is a new group comprising six regulatory agencies that is aiming to streamline the permitting process (pre-application review, site visits, a single point of contact, etc.), with the idea being that by the time an application is submitted it will have already been deemed complete, resulting in faster turnaround and timelines. Chair Mendall invited TAC Member Taylor to return and provide an update to the group.

### **Grant Opportunity**

Trustee Jameson had forwarded a Coastal Conservancy grant opportunity and TAC Member De Ponte will do additional research and aims for the TAC to pursue it, though perhaps it is not applicable to the Shoreline Master Plan (SMP).

### **Training Opportunity**

TAC Member De Ponte updated the group about the National Network on Climate Literacy (NNCL) who hosted a day-long workshop about how to talk to people about climate change without creating tension, derisiveness, or dismissal. At the workshop, a representative from the San Francisco Zoo presented material and provided a handout which helps to navigate the fine line between scaring people and inspiring them to talk and take action. The main takeaway was to move beyond the individual/personal mentality (“taking out my recycling”) to a more regional effort, such as participating with East Bay Community Energy (EBCE).

Chair Mendall is proud that the City of Hayward is at around 95% non-polluting, non-greenhouse gas emitting energy for the entire city. Trustee Jameson requested some clarification on the tiers available through EBCE. There are three tiers. The top tier is called Renewable 100 and is the cleanest, most renewable sources option at a price 1¢ per kWh more than PG&E. Brilliant 100 retains pricing at the existing PG&E level and offers 100% carbon-free energy; this was the default selection for all Albany and Hayward energy consumers. The remaining County jurisdictions defaulted to the third option called “Bright Choice”, which is still cleaner than PG&E and has prices that are slightly lower than PG&E.

Trustee Waespi asked if HARD knew who would be replacing Larry Lepore. TAC Member De Ponte responded that it would be Chris Peterson, the Interim Parks Director, though General Manager McCreary may appoint someone else to participate.

## **2. Reports from Board Members (Trustees)**

Trustee Jameson asked if anyone at the City was overseeing Calpine emissions. There have been sightings of black smoke and other operations of concern. Chair Mendall stated that the Bay Area Air Quality Management District is their regulatory agency. He went on to give a brief synopsis of their operations.

Chair Mendall commended HASPA and the TAC members with how far they have come and what they have accomplished. TAC Member De Ponte credited a lot of the positive movement to the change in focus of HASPA and the direction of the new board.

Trustee Waespi agreed and went on to commend TAC Member De Ponte and her staff on the success of the Hayward Shoreline Interpretive Center as all are appreciative that meetings are held there.

**3. Action Items (Trustees/TAC)**

A discussion was held regarding the proposed dates for 2019 quarterly meeting schedule. Motion to adopt the meeting dates was made by Trustee Waespi and passed unanimously. The remaining dates are as follows:

Thursday, April 11  
Thursday, July 11  
Thursday, October 10

Meetings will continue to be held at the Hayward Shoreline Interpretive Center, located at 4901 Breakwater Avenue in Hayward.

**4. Tentative Agenda for Next Meeting, Thursday, April 11, 2019, at 3:00 P.M.**

Standing TAC Report Items:

- TAC Bylaws and Procedures
- Shoreline Master Plan Update
  - Report on Kick Off Meeting
- Industrial District Regulations Update
- 4150 Point Eden Way Update

Planned Future Agenda Items:

- Streamlined Permitting Update
- Jurisdictional Boundary of HASPA and SMP Project Area
- SCAPE Presentation (July)
  - Community Outreach Plan
  - In-Depth Report on Outside Agencies
- Citizens' Climate Lobby (Potential Agenda Item from Trustee Jameson)
- Invite Vinnie Bacon to present and provide feedback to HASPA

**ADJOURNMENT**

Chair Mendall adjourned the meeting at 4:07 PM.



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**File #:** RPT 19-272

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**DATE:** April 11, 2019

**TO:** Hayward Area Shoreline Planning Agency

**FROM:** Jay Lee, HASPA Technical Advisory Committee (TAC) Chair

**SUBJECT**

Report to HASPA on Shoreline Master Plan Update

**RECOMMENDATION**

Informational Report only.

**SUMMARY**

Shoreline Master Plan Update

**ATTACHMENTS**

Attachment I	SMP Project Area Map
Attachment II	SMP Study Area Map
Attachment III	SFEI Onboarding











**SFEI**

J. Letitia Grenier, Ph.D.  
 Resilient Landscapes Program Director  
 San Francisco Estuary Institute | Aquatic Science Center  
 4911 Central Ave., Richmond, CA 94804  
 510.746.7342

SFEI's involvement on the Shoreline Master Plan will not change the Scope of Work in any way. SFEI will assist with tasks and subtasks that have always been part of the Shoreline Master Plan's Scope of Work and these will not change.

**TASK 1: PROJECT INITIATION**

- Task 1.4 Background Report
  - Participate in project area site visit
  - Participate in team orientation meeting

**TASK 2: SLR MODELING ANALYSIS AND MAPPING**

SFEI will provide as-needed support for this task up to the allocated budget, at the direction of the SCAPE project manager. Activities may include:

- Task 2.1 Model SLR including groundwater and rainfall impacts
  - Orient the team to existing resources
  - Provide team with SFEI SLR resources

**TASK 3: PUBLIC OUTREACH**

No SFEI scope of work under this task

**TASK 4: ADAPTATION RESPONSES**

SFEI will provide as-needed support for this task up to the allocated budget, at the direction of the SCAPE project manager. Activities may include:

- Task 4.2: Adaptation Strategies and Implementation Actions
  - Participate in adaptation strategies identification; advise on limitations to adaptation strategies.

**TASK 5: DRAFT MASTER PLAN AND MAPS**

SFEI will provide as-needed support for this task up to the allocated budget, at the direction of the SCAPE project manager. Activities may include:

- Task 5.1: Develop Shoreline Master Plan Concept
  - Participate in developing Master Plan Concept
- Task 5.2: Formulate alternatives
  - Review alternative evaluation framework
  - Review of preferred alternative
- Task 5.4 Draft Master Plan Report
  - Review Draft Master Plan Report
  - Provide written comments
- Task 5.6: Draft Master Plan Report
  - Review Draft Master Plan Report
  - Provide written comments

**TASK 7: HASPA ADOPTION OF FINAL PLAN**

No SFEI scope of work under this task

**OVERALL PROJECT MANAGEMENT**

- Attend weekly conference call with Project Team, as needed.
- Attend bi-weekly conference call with client, as needed
- Attend bi-monthly in-person meetings with client, as needed
- Provide monthly invoice and progress report, during relevant project task.

Sub-Task	Description	Jeremy Lowe	Letitia Grenier	Julie Beagle	Total
		\$195/hr	\$210/hr	\$144/hr	
1.4	Background Report	4	4	-	\$1,620
2.1	SLR Analysis and Mapping	4	-	4	\$1,356
4.2	Adaptation Strategies	8	8	4	\$3,816
5.1	Master Plan Concept	5	2	1	\$1,539
5.2	Formulate Alternatives	5	2	1	\$1,539
5.4	First Draft Master Plan	5	2	1	\$1,539
5.6	Second Draft Master Plan	5	2	1	\$1,539
Labor Sub-total		36	20	12	\$12,948
	Expenses				\$150
Total Budget					\$13,098

Note: SFEI will be involved in all subtasks listed in the above table. For subtasks shaded in green, SFEI's payment is to be covered by part of the amount listed to be paid to the project consultant in the most recently approved budget. HASPA will cover SFEI's costs separately for unshaded subtasks.



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**File #:** RPT 19-271

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**DATE:** April 11, 2019

**TO:** Hayward Area Shoreline Planning Agency

**FROM:** Jay Lee, HASPA Technical Advisory Committee (TAC) Chair

**SUBJECT**

Report to HASPA on 4150 Point Eden Way application status

**RECOMMENDATION**

Informational Report only.

**SUMMARY**

4150 Point Eden Way has an active Site Plan Review application with Hayward Planning.

**ATTACHMENTS**

Attachment I      4150 Point Eden Way - SPR Project Plans



SITE PLAN REVIEW SUBMITTAL

AMERCO Point Eden Way Industrial Development  
4150 Point Eden Way



AERIAL VIEW

N.T.S.

Zoning Information

Project Name:	AMERCO Point Eden Way Industrial Development	
Project Address:	4150 POINT EDEN WAY	
APN /Acre / Area:	461-0085-020-02 / 7.78AC / 339,151sf	
Municipality:	City of Hayward	
Zone:	I- Industrial	
Adjacent Zoning:	N- I- Industrial E- I- Industrial S- FP- Flood Plain W- I- Industrial	
Permitted Uses:	Retail, Warehousing	
Setbacks:	Required	Provided
Front yard:	10 feet	93'-7"
Side yard:	None	50'-0"
Rear yard:	None	50'-0"

FAR: 0.80 max  
339,151 x .80 = 271,321 sf allowed  
97,634 sf or .28 proposed

Height Limit: No limit / ± 42' proposed

Max lot Coverage: No limit / 96,134 sf proposed

Landscape Requirements: By the Planning Director / Site Plan review

Landscape Buffer: 10ft wide - between parking areas and all existing or R/W

Parking:  
Warehouse = 1 space / 2,000 sf of GFA  
56,848 sf / 2,000 = 29 spaces required

Maintenance Facility= 1 space / 500 sf of GFA  
39,286 sf / 500 = 79 spaces required

108 total spaces required  
108 total spaces provided)

4 bicycle spaces required, 4 provided

Sheet Index

SP1	Site Plan and Data
A 1	Flex Space Warehouse Floor Plan (Building "A")
A 2	Corporate Maintenance Facility Floor Plan
A 3	Building A Elevations
A 4	Building B Elevations
A 5	Site Elevation and Trash Enclosure Plan & Elevations
PH1	Site Photometrics

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
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PROFESSIONAL SEAL:  
**PRELIMINARY DOCUMENTS;  
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REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT  
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PHOENIX, ARIZONA 85004  
P: (602) 263-6502

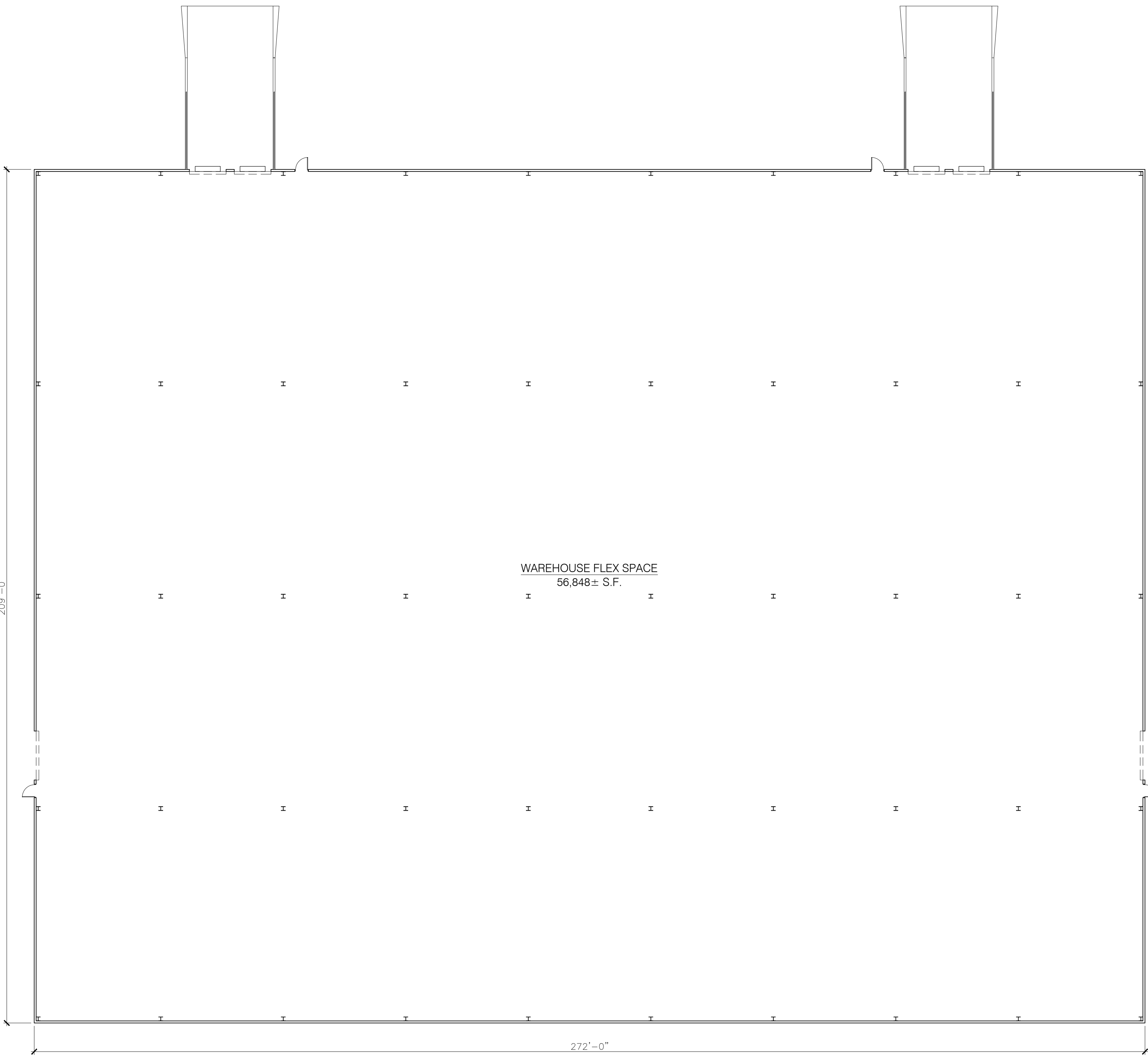
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4150 Point Eden Way  
Hayward, CA 94545

SHEET CONTENTS:  
Proposed  
Site Plan

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CHECKED: NH  
DATE: 02/15/19  
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U-BOX FLOOR PLAN

SCALE: 1/16"=1'-0"



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REVISIONS:

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SITE ADDRESS:  
4150 Point Eden Way  
Hayward, CA 94545

SHEET CONTENTS:  
Proposed  
Floor Plan  
BUILDING 'A'

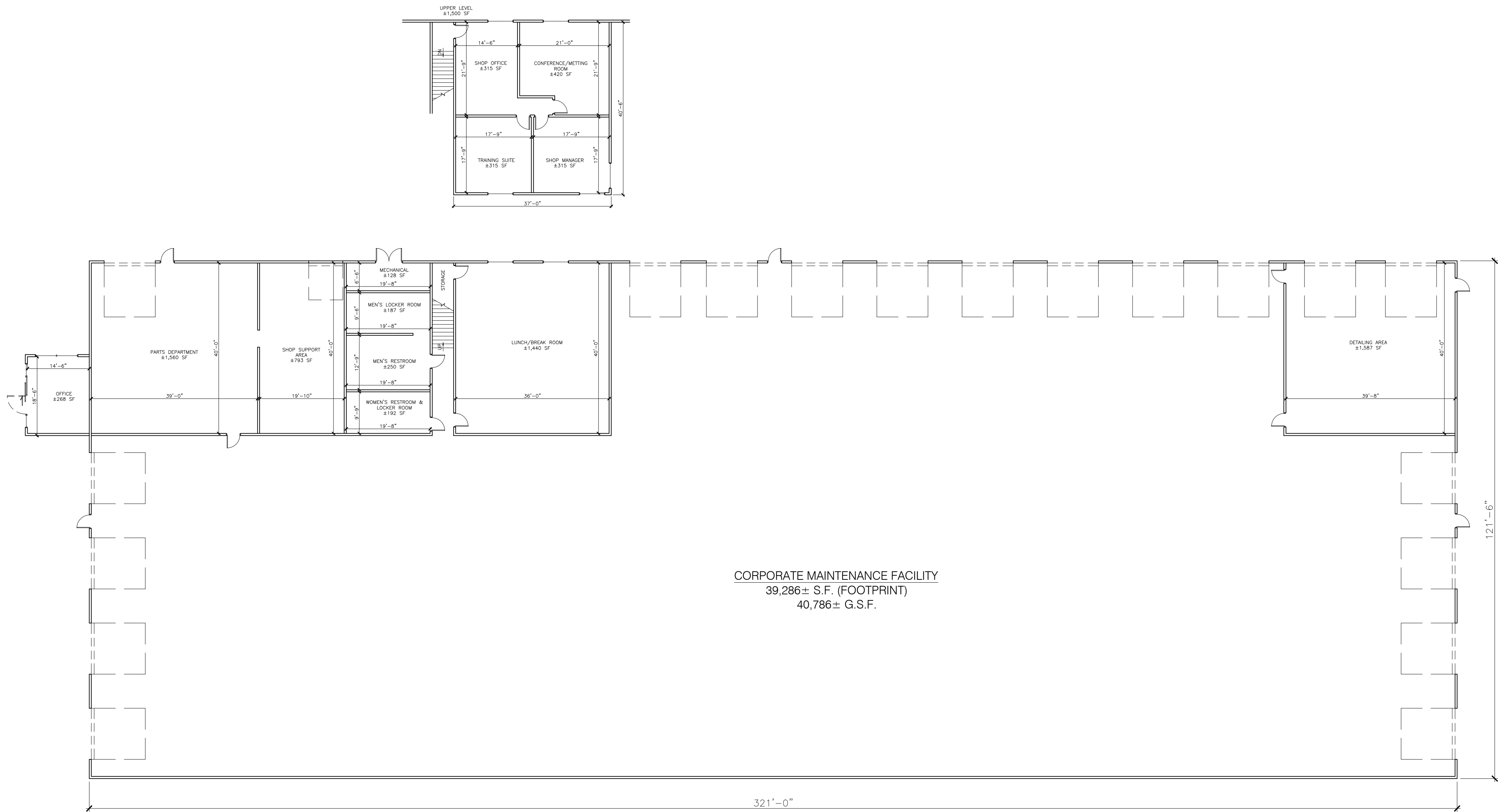
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CORPORATE MAINTENANCE FACILITY  
39,286± S.F. (FOOTPRINT)  
40,786± G.S.F.

SHEET NOTES:

REVISIONS:

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PHOENIX, ARIZONA 85004

P: (602) 263-6502

SITE ADDRESS:

U-Haul at Eden Way  
4150 Point Eden Way  
Hayward, CA 94545

SHEET CONTENTS:

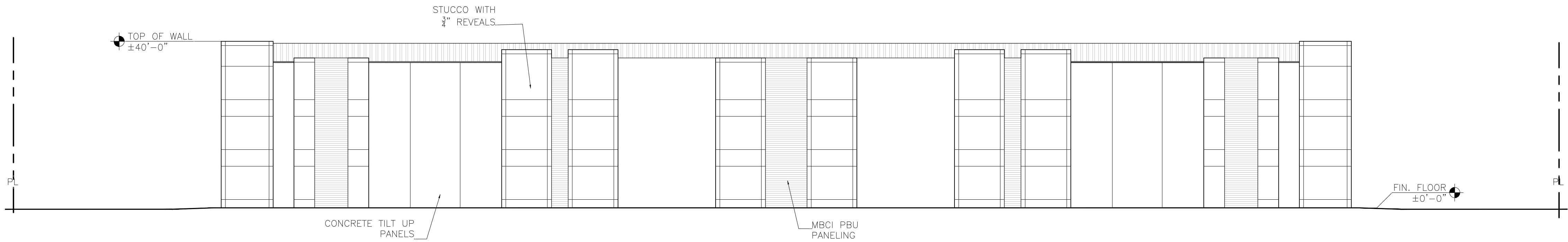
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Floor Plan  
BUILDING 'B'

815071

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DATE:	02/15/19

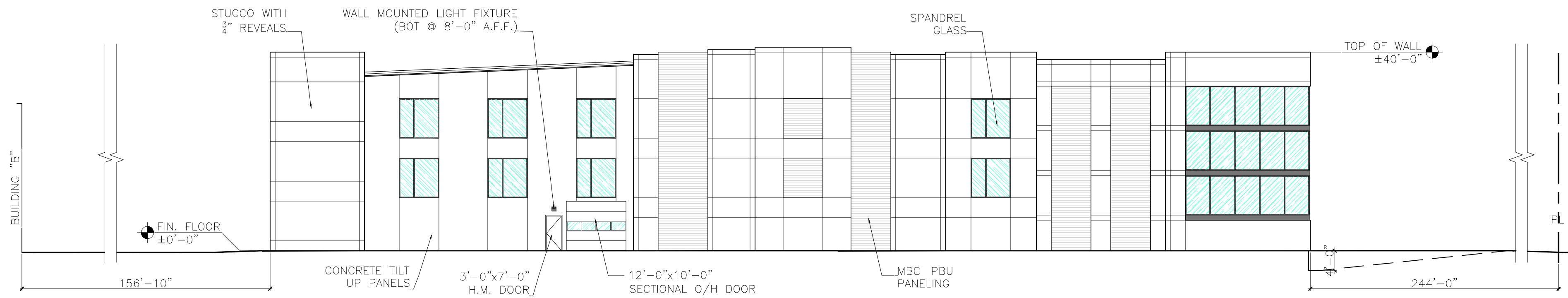
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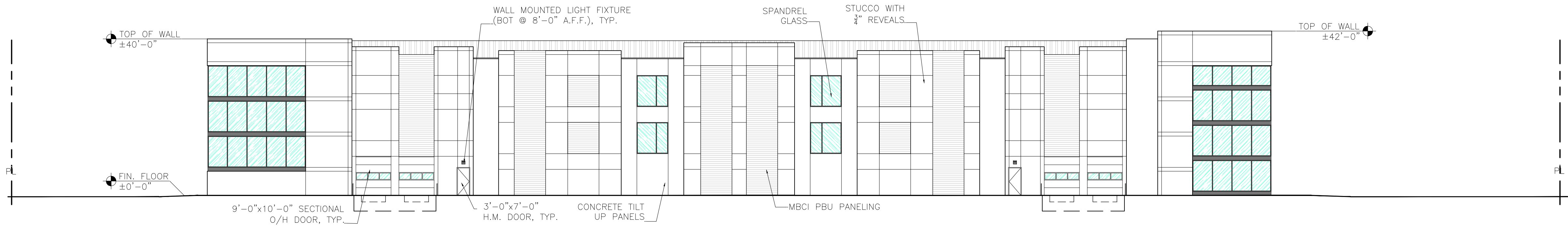
SOUTH ELEVATION

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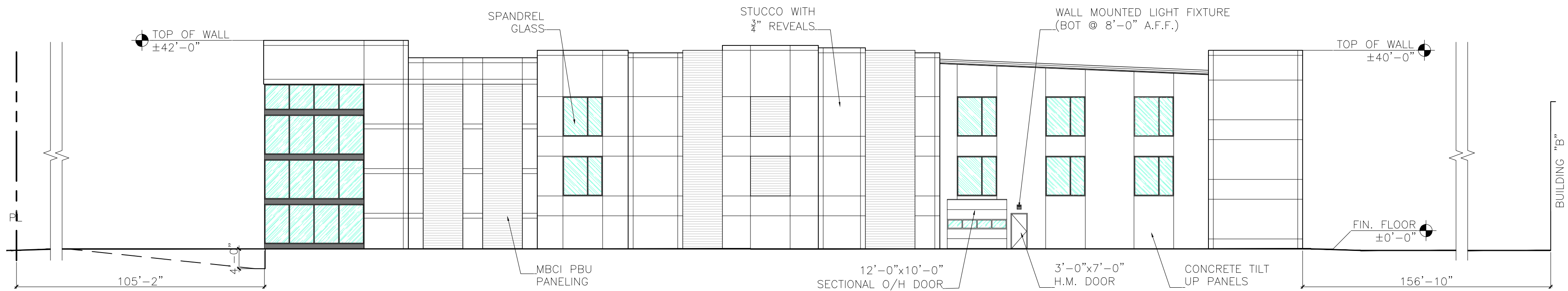
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NORTH ELEVATION

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WEST ELEVATION

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SHEET NOTES:

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P: (602) 263-6502

SITE ADDRESS:

4150 Point Eden Way  
Hayward, CA 94545

SHEET CONTENTS:

Proposed  
Elevations  
BUILDING 'A'

815071

DRAWN: BLO

CHECKED: NH

DATE: 02/15/19

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SHEET NOTES:

REVISIONS:

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Hayward, CA 94545

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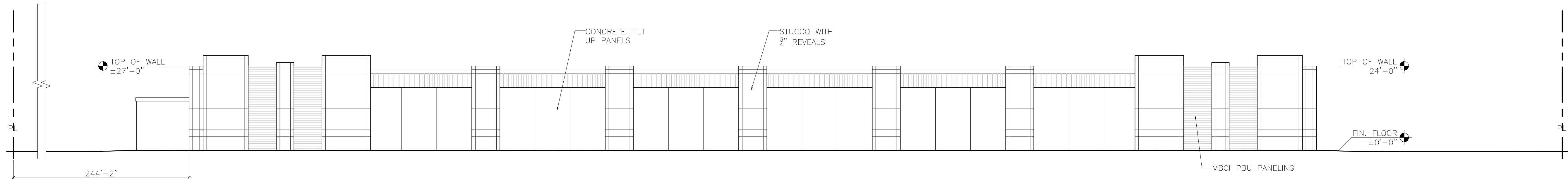
Proposed  
Elevations  
BUILDING 'B'

815071

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DATE: 02/15/19

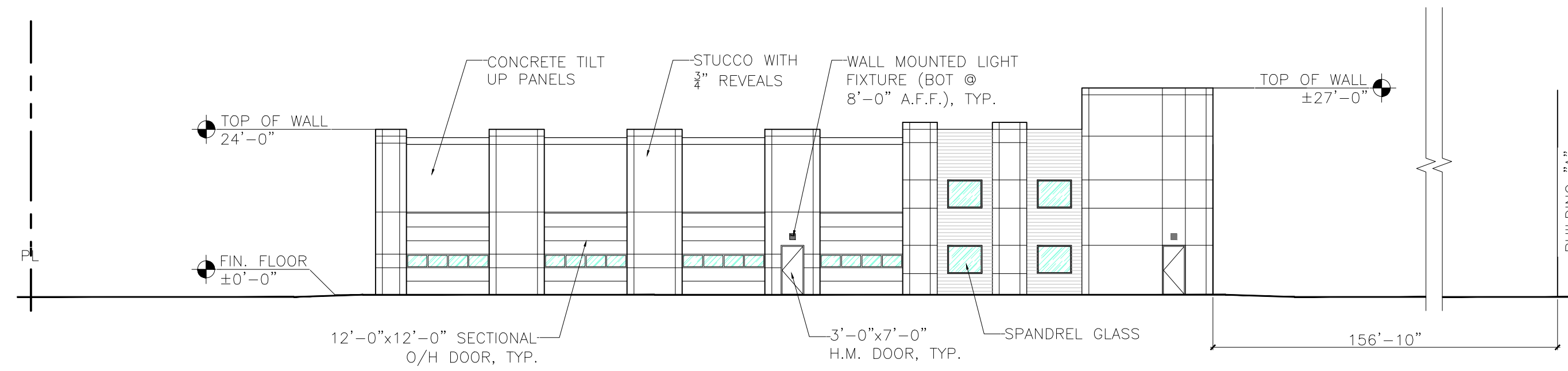
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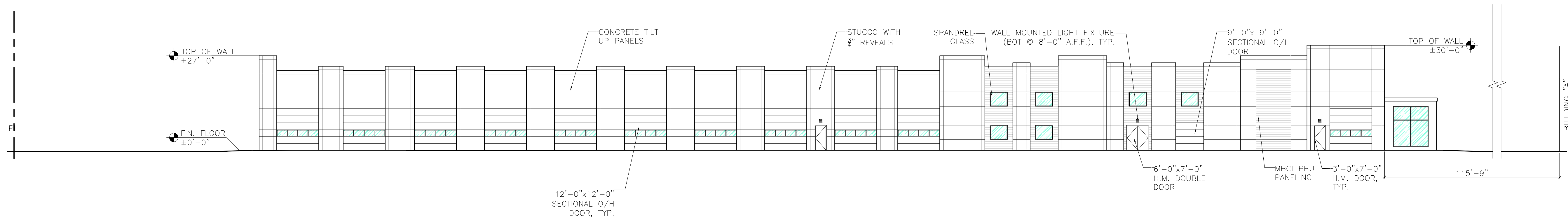
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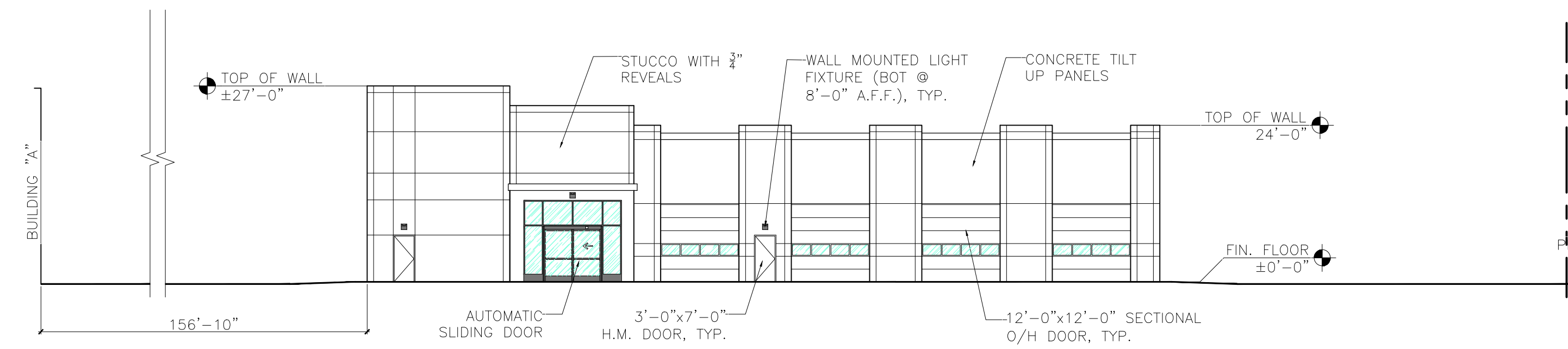
EAST ELEVATION

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NORTH ELEVATION

SCALE: 1/16"=1'-0"



WEST ELEVATION

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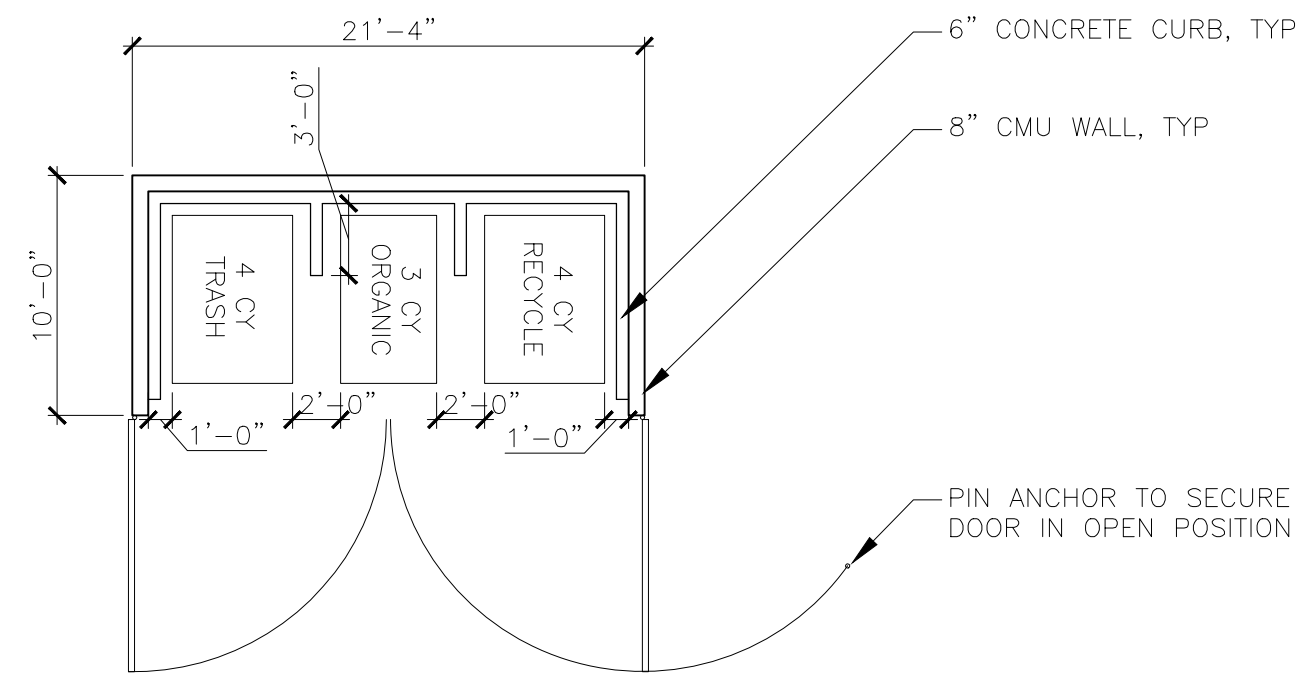
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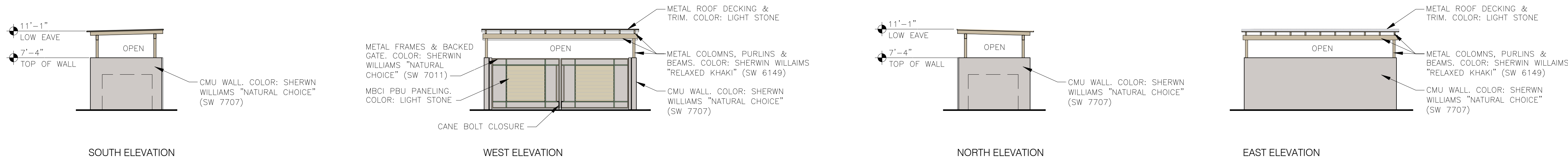
A LONGITUDINAL SITE SECTION W/ EAST ELEVATIONS

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TRASH ENCLOSURE PLAN

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TRASH ENCLOSURE ELEVATIONS

SCALE: 1/8"=1'-0"

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
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**AMERCO**  
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT  
2727 NORTH CENTRAL AVENUE  
PHOENIX, ARIZONA 85004  
P: (602) 263-6502

SITE ADDRESS:

4150 Point Eden Way  
Hayward, CA 94545

SHEET CONTENTS:

Proposed  
Plan & Elevations  
TRASH ENCLOSURE

815071

DRAWN:	jml
CHECKED:	JL
DATE:	02/21/19

A5

815071A1E

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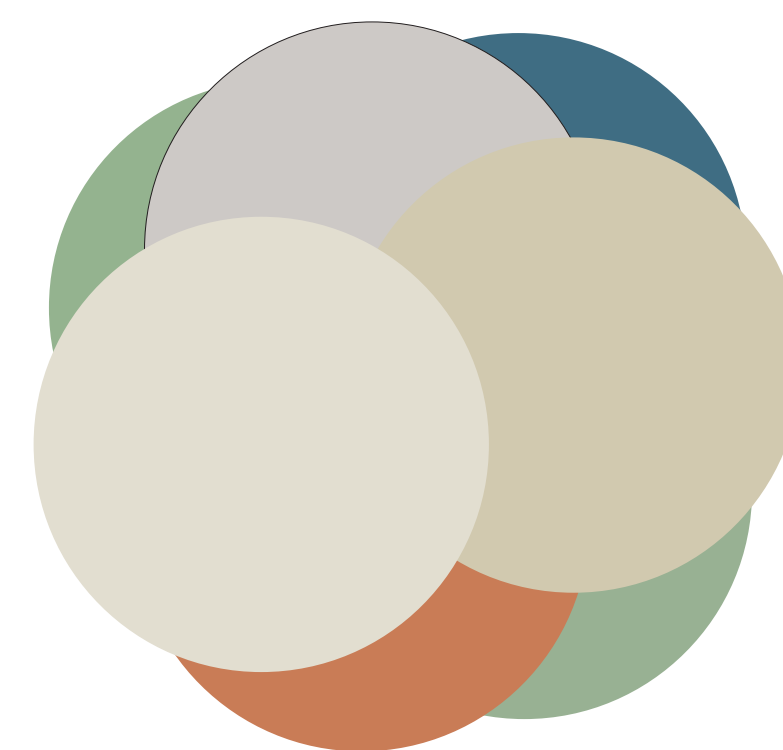


NW ELEVATION / CONCEPTUAL RENDERING

**AMERCO**  
REAL ESTATE COMPANY

AT  
EDEN WAY

4150 POINT EDEN WAY  
HAYWARD, CA 94545



Natural  
Choice  
(SW7011)

Nurture  
Green  
(SW6451)

Tilt Up  
Concrete

MBCI  
Light Stone

MBCI  
Natural  
Patina

Copper Wire  
(SW7707)

Santorini  
Blue  
(SW7607)

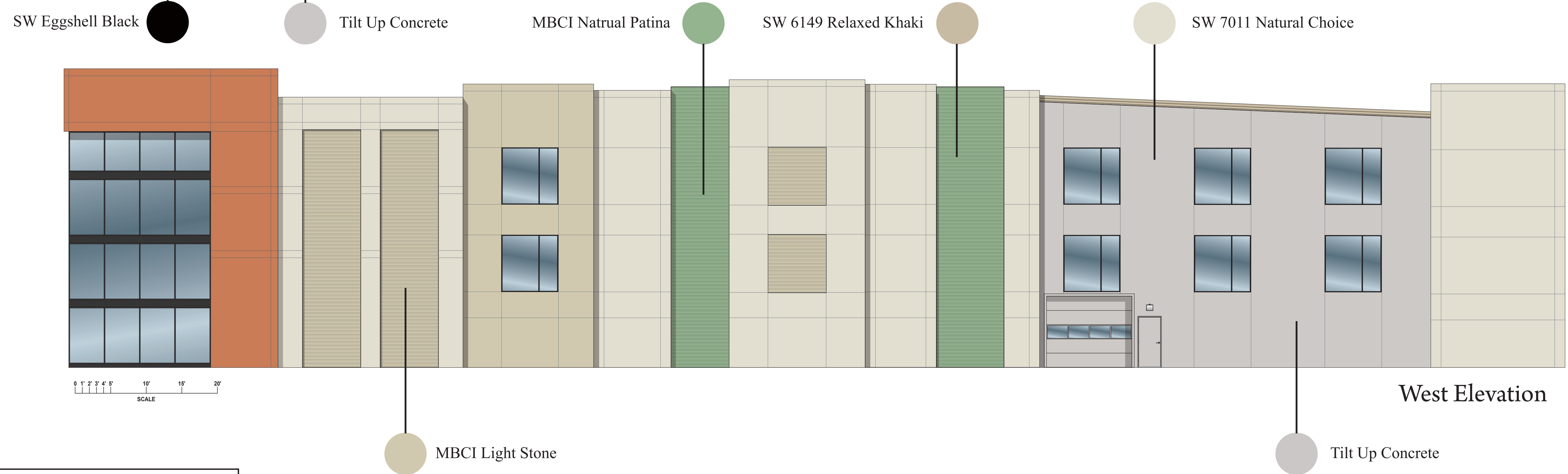
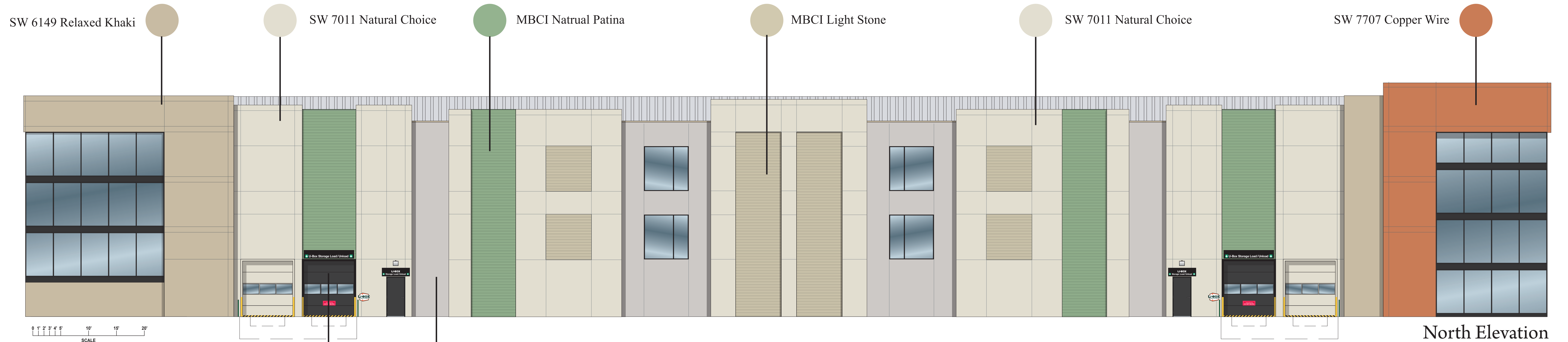
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815071 MSTR ART NH03  
02/14/2019

FINAL APPROVED IMAGING  
ANY CHANGES REQUIRE  
REBID OF PROJECT



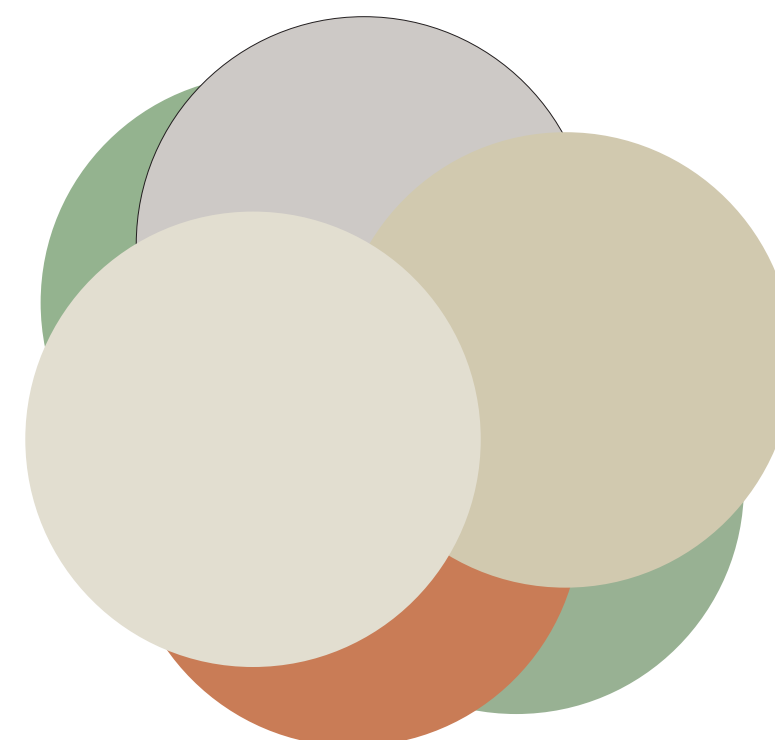


BLDG A ELEVATION / CONCEPTUAL IMAGING

**AMERCO**  
REAL ESTATE COMPANY

AT  
EDEN WAY

4150 POINT EDEN WAY  
HAYWARD, CA 94545



Natural Choice (SW7011)

Nurture Green (SW6451)

Tilt Up Concrete

MBCI Light Stone

MBCI Natural Patina

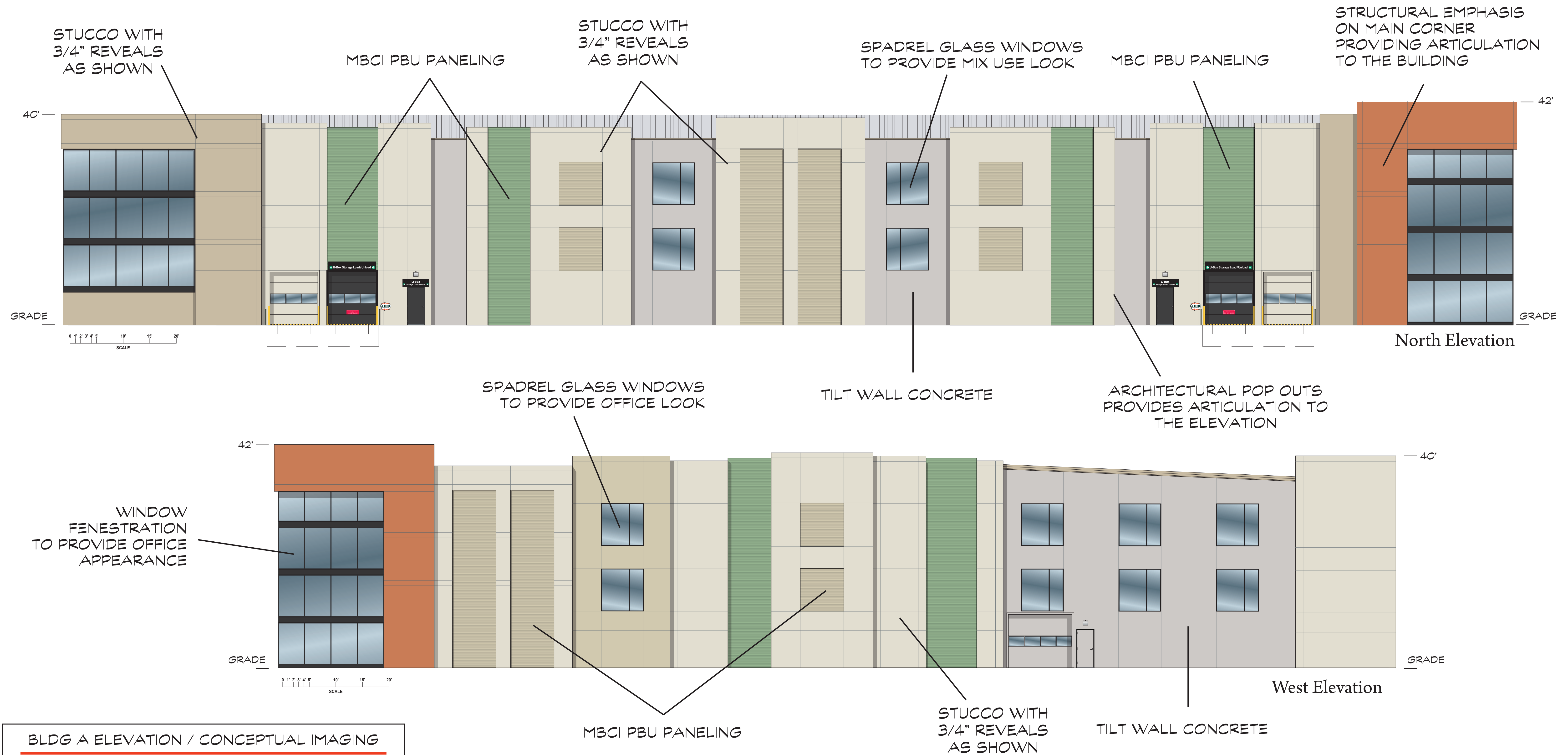
Copper Wire (SW7707)

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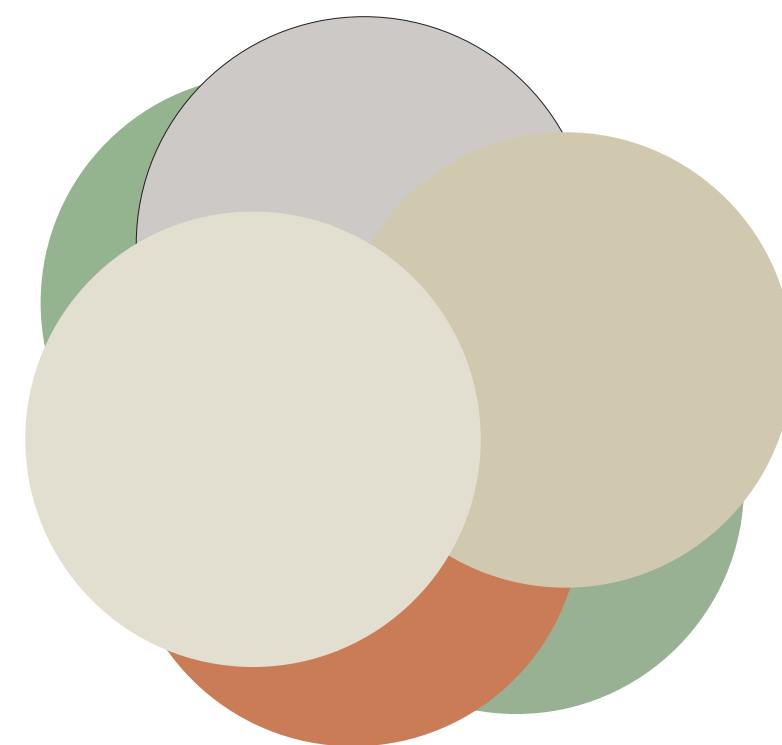




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Patina

Copper Wire  
(SW7707)

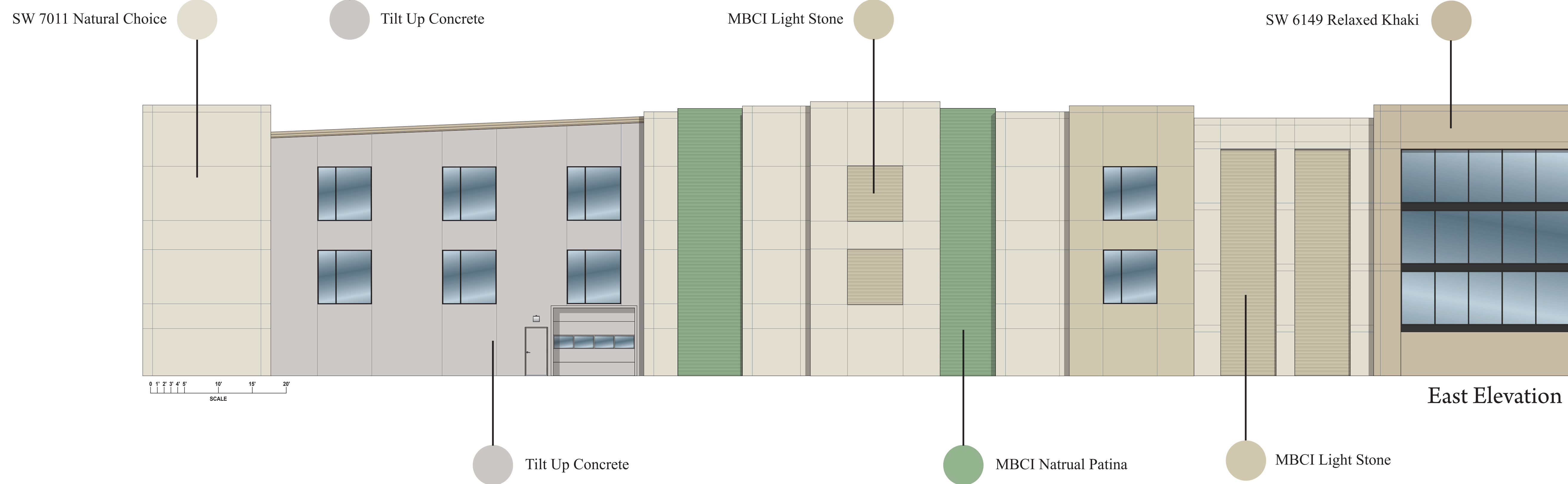
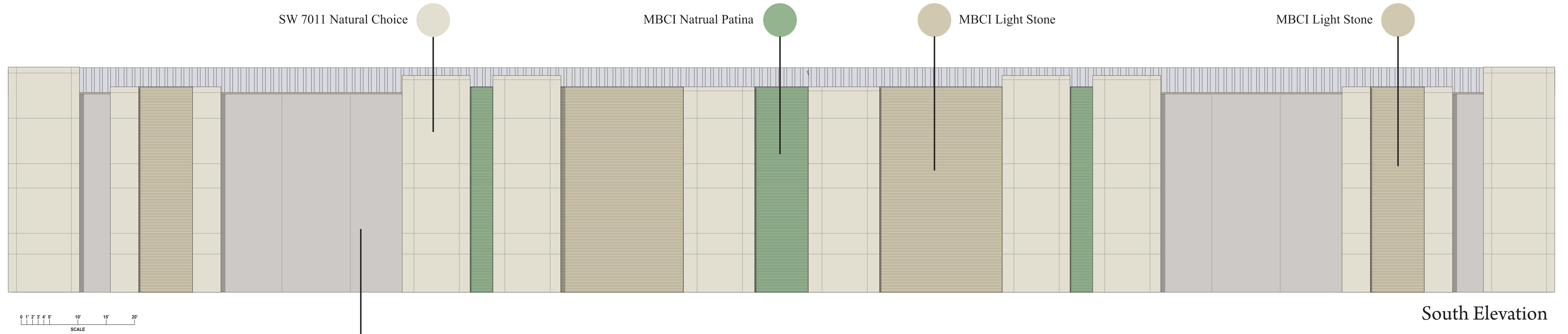
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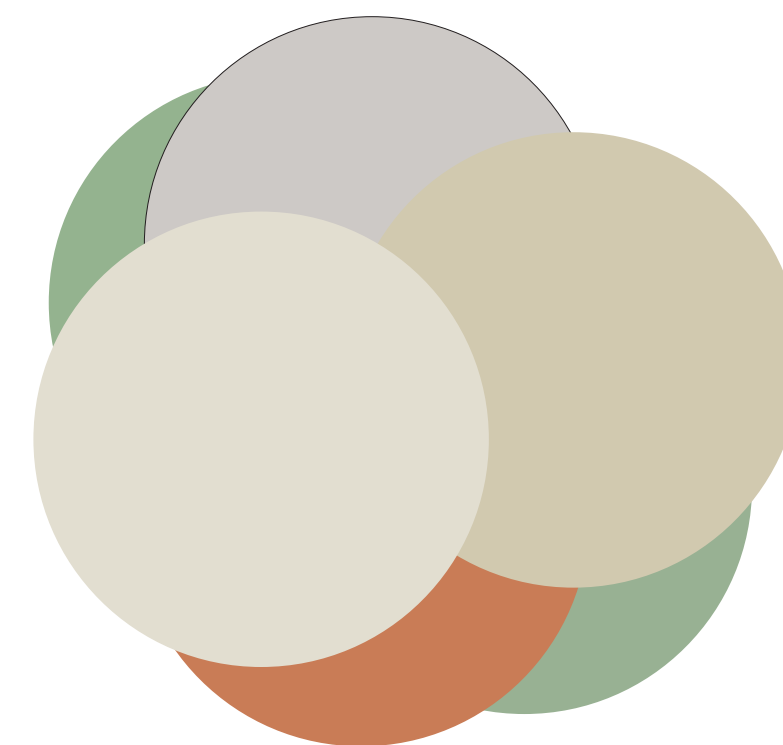


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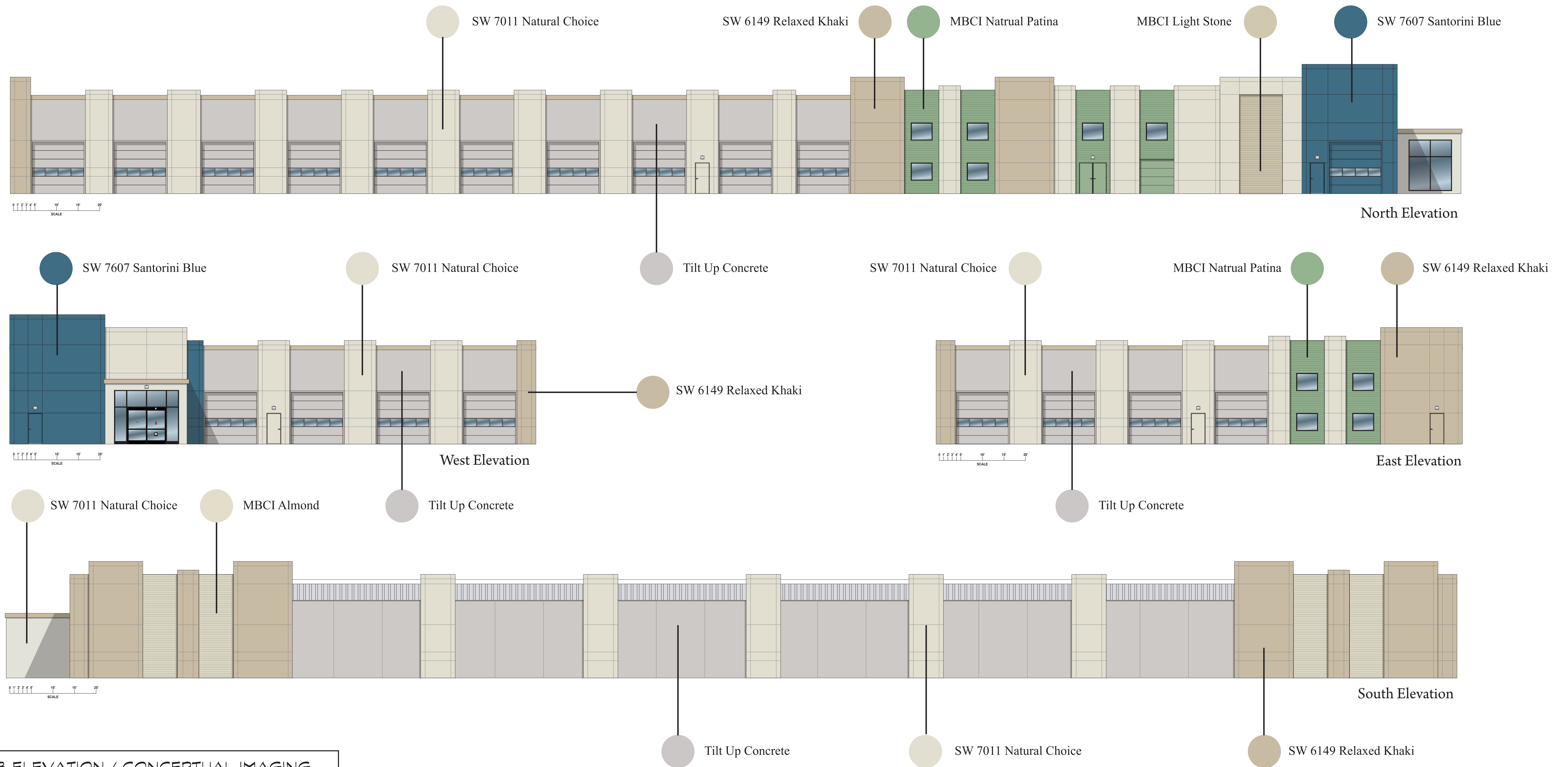
- Natural Choice (SW7011)
- Nurture Green (SW6451)
- Tilt Up Concrete
- MBCI Light Stone
- MBCI Natural Patina
- Copper Wire (SW7707)

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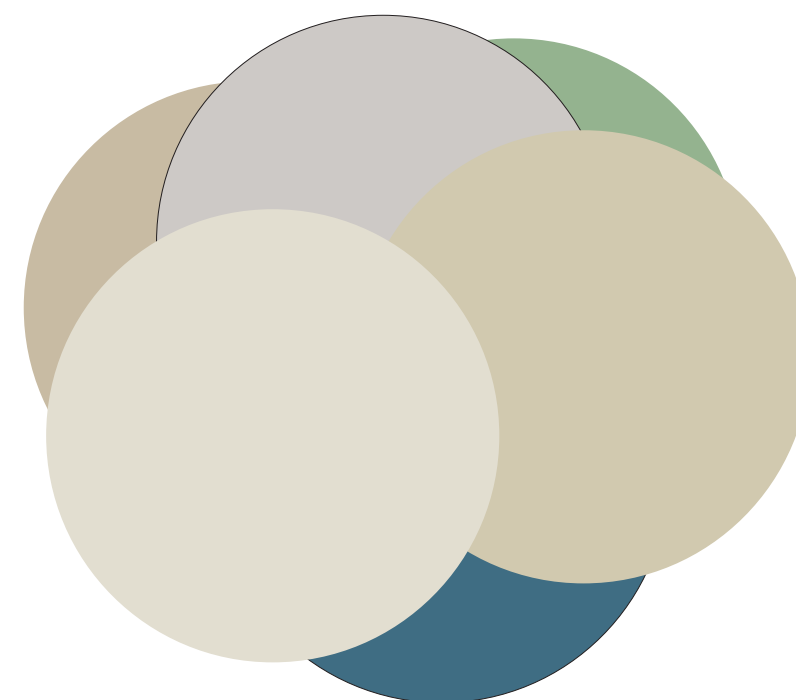




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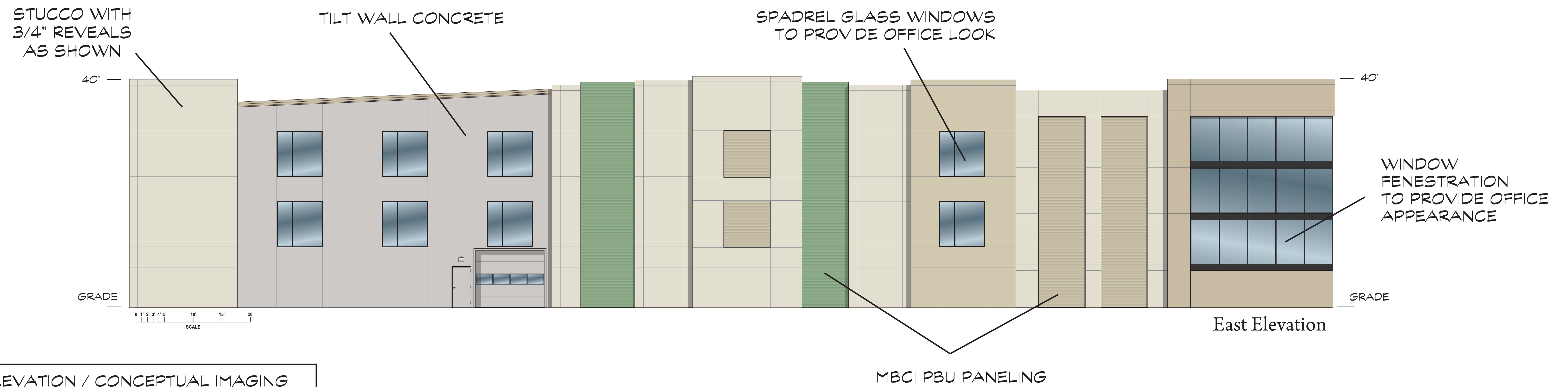
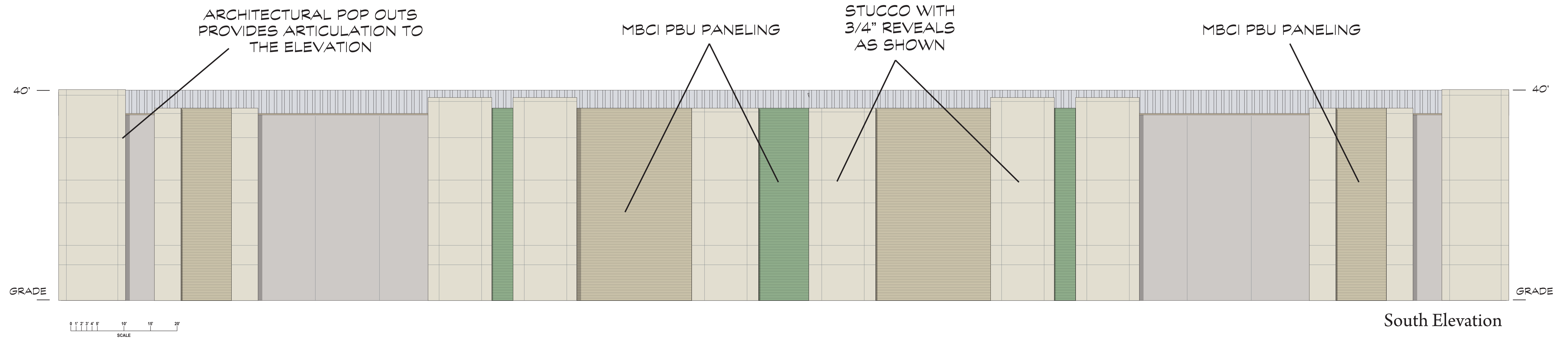
Natural Choice (SW7011)  
 Relaxed Khaki (SW6149)  
 Tilt Up Concrete  
 MBCI Light Stone  
 MBCI Natural Patina  
 Santorini Blue (SW7607)

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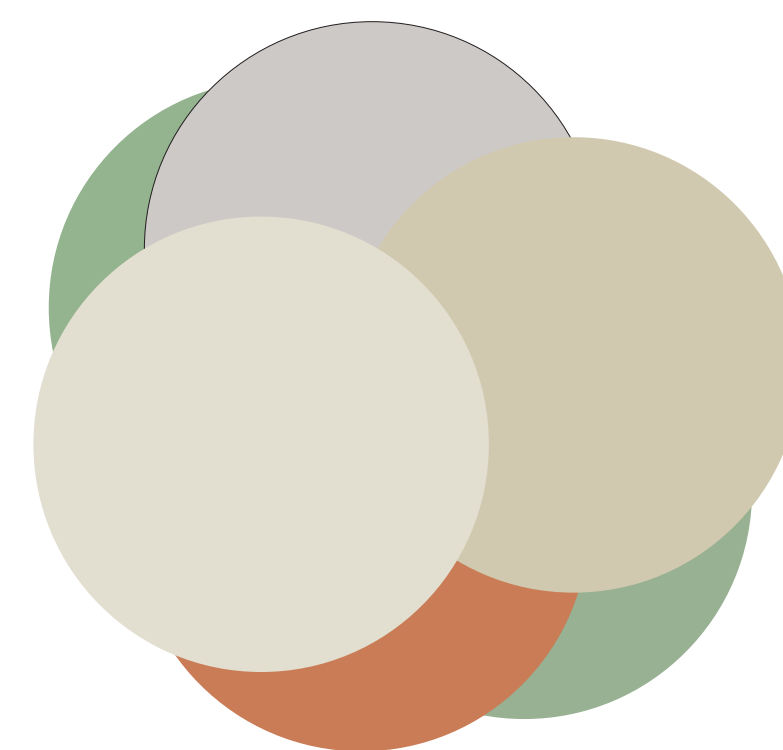



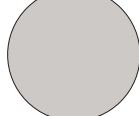




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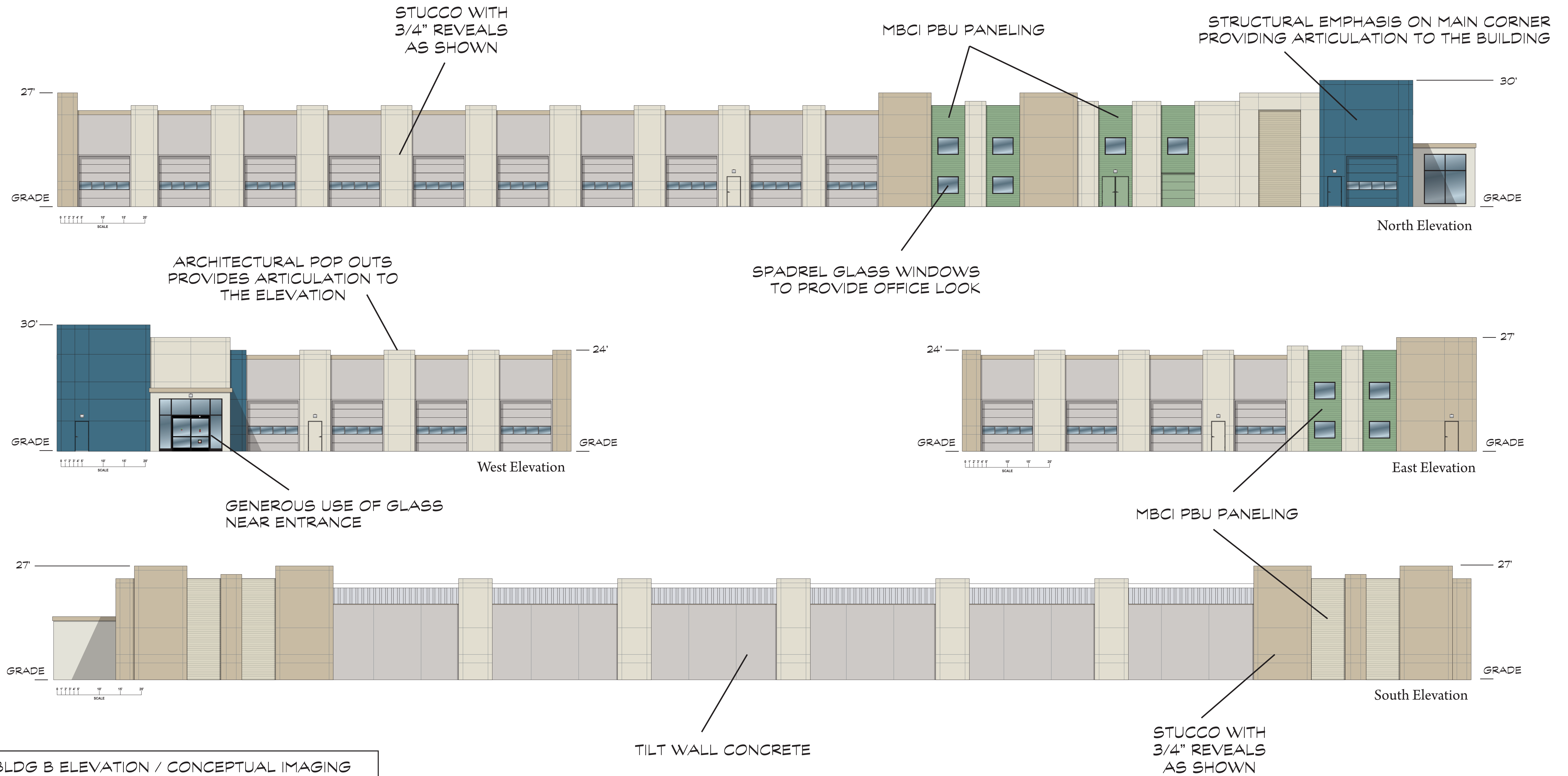
					
Natural Choice (SW7011)	Nurture Green (SW6451)	Tilt Up Concrete	MBCI Light Stone	MBCI Natural Patina	Copper Wire (SW7707)

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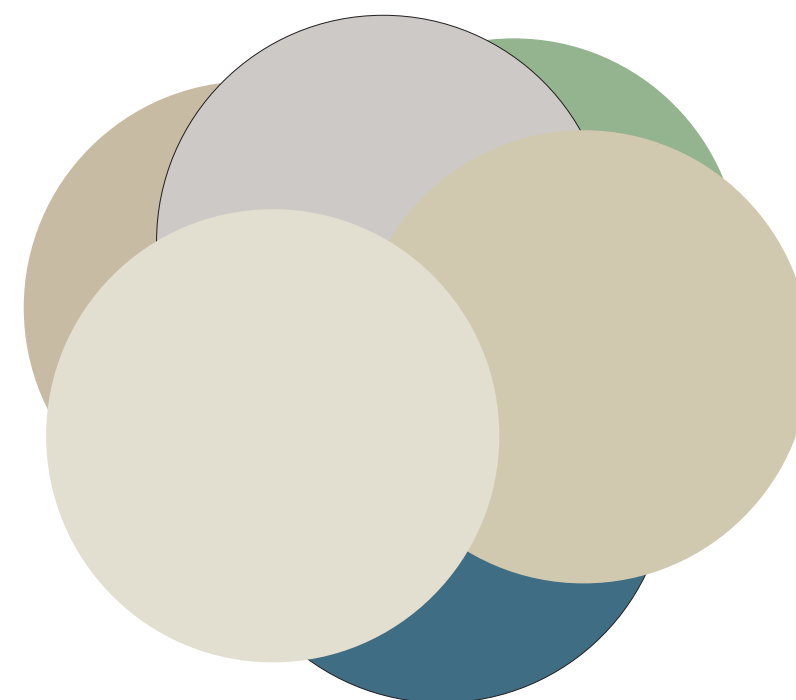




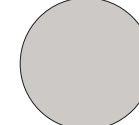





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