

# **CITY OF HAYWARD**

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



## **Agenda**

**Thursday, July 9, 2020**

**3:00 PM**

**Remote Participation**

**Hayward Area Shoreline Planning Agency**

**SPECIAL HASPA MEETING**

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

This meeting is being conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order No. 29-20 dated March 17, 2020, and Alameda County Health Officer Order No. 20-10 dated April 29, 2020, regarding the COVID-19 pandemic.

*How to view/participate in the Meeting:*

*This meeting will be held in a virtual town hall format using Zoom; meeting information is provided below.*

*You are invited to a Zoom webinar.*

*When: Jul 9, 2020 03:00 PM Pacific Time (US and Canada)*

*Topic: HASPA Board Meeting*

*Please click the link below to join the webinar:*

*<https://hayward.zoom.us/j/95753882227>*

*Or iPhone one-tap :*

*US: +16699006833,,95753882227# or +13462487799,,95753882227#*

*Or Telephone:*

*Dial(for higher quality, dial a number based on your current location):*

*US: +1 669 900 6833 or +1 346 248 7799 or +1 253 215 8782 or +1 929 205 6099 or +1 301 715 8592  
or +1 312 626 6799*

*Webinar ID: 957 5388 2227*

*International numbers available: <https://hayward.zoom.us/u/adTxComHHO>*

*How to submit written Public Comment:*

*1. Send an email to [Planning.Division@hayward-ca.gov](mailto:Planning.Division@hayward-ca.gov) by 12:00 p.m. the day of the meeting. Please identify the Agenda Item Number in the subject line of your email. Emails will be compiled into one file, distributed to the HASPA Board of Trustees and staff, and published on the City's Meeting & Agenda Center under Documents Received After Published Agenda. <https://hayward.legistar.com/Calendar.aspx>*

*When submitting written comments, indicate in the email if you want your comment read into the record. Requests will be allowed provided the reading will not exceed three (3) minutes consistent with the time limit for speakers at HASPA meetings. Email comments will become part of the record of HASPA meetings. The Chair can limit the time for reading written comments.*

*How to provide spoken Public Comment during the HASPA Meeting:*

*Telephone:*

1. Call the appropriate Zoom meeting conference call number provided above prior to the close of public comment on an item as indicated by the Meeting Chair. To comment or ask a question while on the phone, dial \*9 to notify raise your hand. Your microphone will be unmuted when it is your turn to provide public comment. You will hear "you are unmuted". Proceed with your comments.

*Online:*

1. To comment or ask a question, hit the Raise Hand button while in the Zoom meeting and wait to be called on by your screen name. When it is your turn, your name will be called out and you will be unmuted for the duration of your comment.

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

**3:02 PM - ROLL CALL**

**3:03 PM - APPROVAL OF HASPA MINUTES OF JANUARY 9, 2020**

1. [MIN 20-074](#) Approval of the HASPA Minutes of January 9, 2020

**Attachments:** [Attachment I Draft Minutes of January 9 2020](#)

**PUBLIC COMMENTS:**

*Public comments are limited only to items on the Agenda as items are called.*

**3:05 PM - REPORTS: Technical Advisory Committee (TAC)**

2. **Shoreline Master Plan Update**

- SCAPE Presentation and SMP Progress Update

3. [RPT 20-079](#) 4150 Point Eden Way Update

**Attachments:** [Attachment I 4150 Point Eden Way Renderings](#)  
[Attachment II 4150 Point Eden Way Site Plan](#)

4. **2695-2893 W. Winton Update**

5. [ACT 20-045](#) Continuance of HASPA for Another Five-Year Period

**Attachments:** [Attachment I Memo re: Continuance of HASPA for Another Five-Year Period](#)

**4:30 PM - REPORTS: Board Members (Trustees)**

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

**5:00 PM - ADJOURNMENT**

**NEXT MEETING**

**3:00 PM, THURSDAY, OCTOBER 8, 2020**

**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 20-074

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**DATE:** July 9, 2020

**TO:** Hayward Area Shoreline Planning Agency

**FROM:** Technical Advisory Committee for HASPA

**SUBJECT**

Approval of the HASPA Minutes of January 9, 2020

**RECOMMENDATION**

That the HASPA Trustees approve the HASPA minutes of January 9, 2020

**SUMMARY**

There was a HASPA meeting on January 9, 2020

**ATTACHMENTS**

Attachment I      Draft Minutes of January 9, 2020



## 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 9, 2020**

### **DRAFT ACTION MINUTES**

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

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

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

Adrienne De Ponte, Hayward Area Recreation and Park District  
Damon Golubics, City of Hayward  
Erik Pearson, City of Hayward  
Mark Taylor, East Bay Regional Park District  
Matthew Gaul, East Bay Regional Park District  
Chantal Alatorre, East Bay Regional Park District

#### **STAFF:**

Taylor Richard, Climate Corp Fellow  
Debbie Hernandez, Hayward Area Recreation and Park District  
Jacqui Diaz, Hayward Area Recreation and Park District  
Robert Goldassio, City of Hayward

#### **VISITORS:**

Nans Voron, SCAPE  
Gena Wirth, SCAPE  
Nick Shannon, SCAPE  
Evelyn Cormier, Ohlone Audubon Society  
Kelly Abreu, Mission Peak Conservancy  
Mary Sutter, Meeting Attendee  
Erika Castillo, Alameda County Mosquito Abatement District  
Eric Haas-Stapleton, Alameda County Mosquito Abatement District  
David Donovan, Hayward Public Works

## **Call to Order**

A regular meeting of the Hayward Area Shoreline Planning Agency (HASPA) was called to order at 3:00 P.M. by Chair Mendall.

## **Introductions**

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

### **1. Approval of HASPA Minutes for October 10, 2019**

Moved by Trustee Waespi and seconded by Trustee Jameson, without objection, to approve the minutes of the Hayward Area Shoreline Planning Agency meeting of October 10, 2019.

## **Public Comments**

There were no public comments.

## **REPORTS**

### **Reports from Technical Advisory Committee (TAC)**

#### **2. Shoreline Master Plan (SMP) Update**

A brief introduction by the HASPA Shoreline Master Plan consultant, SCAPE, was made. Present staff introduced a PowerPoint presentation on the Shoreline Master Plan.

SCAPE conducted a presentation with PowerPoint slides on the current draft Shoreline Master Plan and progress updates, allowing for comments and feedback throughout. The presentation included an overview of the project schedule, project goals, project activities, draft adaptation strategies and master plan assumptions. [available at <https://hayward.legistar.com/Calendar.aspx>]

Chair Mendall asked if gravel and coarse grain beach adaptation strategies have a larger footprint than a levee.

SCAPE responded that gravel beaches would be paired with a levee to provide erosion control. However, gravel beaches are more suitable for urban area since their footprint is smaller than sand beaches.

Trustee Jameson asked about the size of material that would be used to construct gravel beaches.

SCAPE responded that a fine-grained gravel is the most likely size. However, a design study that analyzed wave action, design intent and containment structures would be needed to determine final grain size.

Trustee Waespi expressed concern about using this strategy to armor any landfills due to post-closure agreements.

SCAPE responded that more conventional methods are being considered and could be implemented later as Sea Level Rise becomes a greater risk. The erosion protection from gravel beaches needs further evaluation but presents potential funding and partnership opportunities.

Mary Sutter, identified as an interested person, inquired as to the lifespan of a gravel beach.

SCAPE noted that gravel beaches have not been piloted yet so this adaptation strategy will need to be tested and monitored over time. The lifespan of a gravel beach is unknown, but this technique could be used to increase the lifespan of ecological assets along the shoreline.

Chair Mendall asked if diked ponds could be restored to tidal action while creating greater resiliency.

SCAPE responded that the salt pond habitat could be gradually retired, moved somewhere else within the site and then allow tidal action. The salt pond habitat type is a historic and important habitat.

TAC Member Adrienne De Ponte noted that the Oliver Salt Ponds are snowy plover, an endangered bird habitat and a California designated historic landscape with historical remnants.

TAC Member Matt Graul responded that there is potential for the expansion of the snowy plover habitat at Hayward Marsh or Frank's East to replace the habitat at the Oliver Salt Ponds. There are tradeoffs and coordination required with all these options.

Trustee Waespi asked if Lake Chabot could be a potential upland source for sediment.

TAC Member Matt Graul responded that Lake Chabot could be a potential source.

A general discussion was held on discussion of the Alameda County Flood Control District's Don Castro sediment pipeline feasibility study. That project could be a long-term solution with benefits including flood control provisions upstream and ecosystem adaptation at the Hayward Shoreline.

Trustee Hatcher noted that in a natural system that sediment would travel downstream.

Chair Mendall asked if biosolids from wastewater treatment plants could be used as a potential source of sediment.

SCAPE responded that biosolid application is farther off from a regulatory perspective and that biosolids are mostly organic matter with little mineral material, making them less suitable for marshes.

Trustee Waespi asked if ecotone levee adaptation strategy options would eliminate or move the Bay Trail upland.

SCAPE responded that in these options the Bay Trail could potentially be realigned with new infrastructure. SCAPE noted it would be difficult to maintain the Bay Trail in its current alignment, however, there could be simultaneous trails until the current alignment becomes unfeasible to maintain.

SCAPE presented the tide gate and water control adaptation strategies.

There was a general question on whether tide gate and water control adaptation strategies are mutually exclusive.

It was clarified that these options are not mutually exclusive and can be paired together.

Chair Mendall asked for clarification regarding wastewater treatment adaptation strategies if effluent could be used and accrue sediment.

SCAPE clarified that effluent can be used and treated along an ecotone levee; however, it is unlikely the effluent will help accrue sediment.

TAC Member Matt Graul responded that this system could accrue sediment from the bay. However, this process would probably not occur within the project area.

Erika Castillo, Alameda County Mosquito Abatement District, commented that a wet transition slope can create mosquito habitat and has been observed at the Oro Loma Horizontal Levee. This could be a potential issue for the surrounding communities and plant selection would be critical to mosquito habitat prevention.

TAC Member Mark Taylor noted that the Oro Loma site has mostly invasive plant species.

SCAPE presented the land elevation adaptation strategies.

Chair Mendall asked how high the land would need to be elevated to avoid inundation.

SCAPE responded that land would likely need to be elevated somewhere between two and seven feet to avoid inundation.

TAC Member Damon Golubics commented that Caltrans was amendable and appreciative of all the options provided regarding the San Mateo Bridge landing adaption strategies.

SCAPE presented the Bay Trail adaptation strategies.

TAC Member Mark Taylor noted an error in the option two diagram that the trail is going through the Oro Loma wastewater treatment plant rather than around the plant.

SCAPE acknowledged this error and will correct the option accordingly.

SCAPE presented the Hayward Shoreline Interpretive Center adaptation strategies.

Kelly Abreu, Mission Peak Conservancy, asked about the remaining lifespan of the Hayward Shoreline Interpretive Center (HSIC) and when it was constructed.

TAC Member Adrienne De Ponte responded that the HSIC was constructed in 1986 and is structurally in good condition.

SCAPE responded that structural analysis of the HSIC is not included in their scope of work with preparing a Shoreline Master Plan.

TAC Member Mark Taylor noted an error on a presented map of the shoreline that the jet fuel pipeline has been replaced by a natural gas pipeline.

SCAPE acknowledged the error and will correct the Shoreline map accordingly.

SCAPE concluded their presentation at 4:34PM.

Chair Mendall expressed appreciation for a hybrid approach with engineered adaptation strategies near the Hayward Industrial Park and natural based adaptation strategies closer to the Hayward Shoreline. Chair Mendall expressed consideration that an ecotone levee may be a preferred strategy due to its benefits and funding opportunities. Chair Mendall requested that a cost estimate be made for the SMP options to allow for better informed decision-making.

Trustee Waespi thanked SCAPE for a thorough and detailed presentation, expressing support for the natural-based adaptation strategies. Trustee Waespi expressed concern for the Bay Trail and Blue Water experience that is at risk due to Sea Level Rise. Trustee Waespi also echoed the request made by Chair Mendall for cost estimates.

Trustee Jameson expressed support for natural-based adaptation strategies that are aesthetically pleasing, protects wildlife, and are financially feasible.

Trustee Hatcher supported a hybrid-phased approach for the Shoreline Master Plan.

A general discussion ensued about the need for multi-agency and jurisdictional coordination and collaboration on the Shoreline Master Plan.

### **3. 4150 Point Eden Way Application Update**

TAC Member Damon Golubics stated that City of Hayward Senior Planner, Leigha Schmidt, who has taken over review of the site development project application, reports that a resubmittal is expected soon.

### **4. 2695-2893 W. Winton Update**

TAC Member Damon Golubics stated that the City of Hayward received a formal application from Amazon Logistics for a delivery center. The delivery center will require a Conditional Use Permit and a Zoning Text Amendment to the Industrial District Zoning Regulations.

Chair Mendall requested that an update on the W. Winton property be added to the April 9, 2020 HASPA agenda.

Trustee Minane Jameson asked if the W. Winton project would require another public hearing approval even though it was already approved in a public hearing.

Chair Mendall explained that the project was approved, however, the proposed and potential tenants will require a Conditional Use Permit to operate in the building, which requires another Planning Commission public hearing approval.

TAC Member Mark Taylor commented that he has observed the building during its development and it currently appears constructed with only landscape and similar finishes remaining.

## **NON-AGENDA ITEM ANNOUNCEMENTS**

### **Extension of the HASPA Joint Powers Authority**

TAC Member Damon Golubics announced that the current HASPA Joint-Powers-Authority agreement will expire on January 1, 2021 and that the TAC has begun working on a new five-year extension.

Chair Mendall requested all agencies return back with an update on the Joint Powers Authority at the next meeting.

**REPORTS: ACTION ITEMS (Trustees/TAC)**

**The Passing of Whitney Dotson**

Trustee Waespi informed HASPA of the passing of Whitney Dotson, a retired EBRPD board member and a champion of shoreline work.

**Tentative Agenda for Next Meeting, Thursday, April 9, 2020, at 3:00 P.M.**

Standing TAC Report Items:

- Shoreline Master Plan Update
- 4150 Point Eden Way Update
- 2695-2893 W. Winton Update
- HASPA JPA 5- Year Extension, Progress Update

Potential Future Agenda Items:

- Streamlined Permitting Update
- 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
- Visit and feedback from Assembly Member Bill Quirk

**ADJOURNMENT**

Chair Mendall adjourned the meeting at 5:05 PM.



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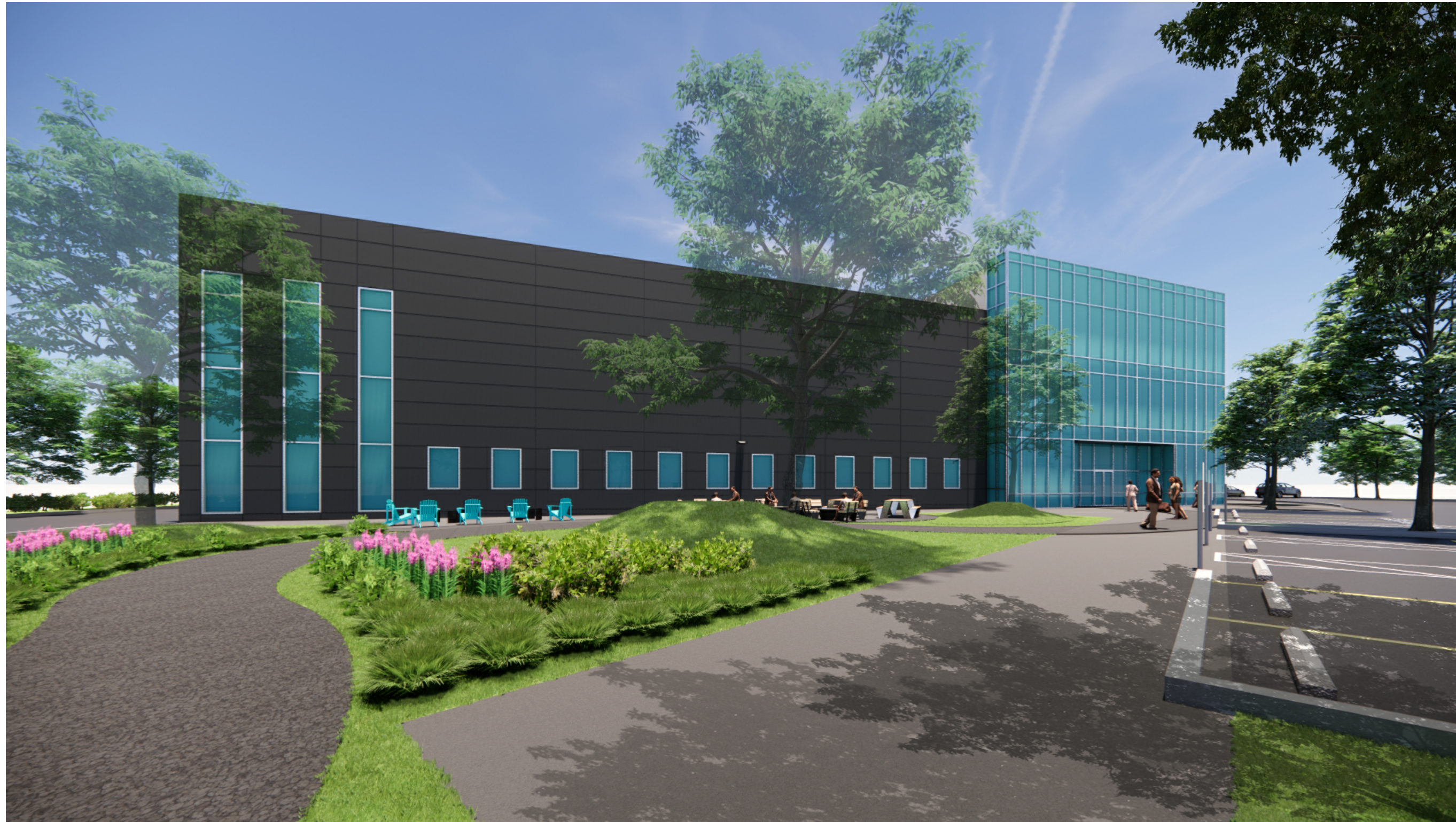
**File #:** RPT 20-079

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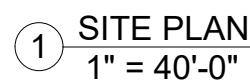
## Agenda Item #3 - 4150 Point Eden Way Update

Attachment I	4150 Point Eden Way Renderings
Attachment II	4150 Point Eden Way Site Plan



[illegible]













4/24/2020 5:39:32 PM

KEY NOTES	
1	IRRIGATED AREA, SEE LANDSCAPE L1.01
2	ACCESSIBLE ENTRY SIGNAGE
3	CONCRETE PAVEMENT
4	BIKE RACK, SEE DETAIL 8/A-602
5	BIKE LOCKERS
6	TRASH ENCLOSURE PER CITY STANDARDS, SEE DETAIL 3/A-602
7	N/A
8	EXISTING FENCE TO BE REMOVED
9	FIRE LANE ENTRY SIGNAGE
10	ACCESSIBLE CURB RAMP WITH TRUNCATED DOMES
11	SIDE WALK
12	EASEMENT AS PER CITY REQUIREMENTS

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### SITE LEGEND

	TRANSFORMER WITH CONCRETE PAD
	PARKING STALL COUNT TOTAL
	DOCK HIGH TRUCK DOOR
	26' FIRE LANE
	GRADE LEVEL TRUCK DOOR
	PROPERTY LINE
	LANDSCAPE
	EASEMENT



CONSULTANT:



## KEY PLAN

**U-HAUL COMPANY OF  
SAN FRANCISCO**

4150 POINT EDEN WAY

## SITE PLAN

DRAWN BY: RS	CHECKED BY: RFT
DATE: 03/30/2020	PROJECT NO: U2301
SHEET NO:	

# A-100



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**File #:** ACT 20-045

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**DATE:** July 9, 2020

**TO:** Hayward Area Shoreline Planning Agency

**FROM:** Damon Golubics, Technical Advisory Committee Chair to HASPA

**SUBJECT**

Continuance of HASPA for Another Five-Year Period

**RECOMMENDATION**

The Technical Advisory Committee (TAC) recommends that the HASPA Board recommend renewal of the HASPA JPA for a one (1) year period. (Please see attached memo for the reasons for a one (1) year JPA extension.)

**ATTACHMENTS**

Attachment I      Memo re: Continuance of HASPA for Another Five-Year Period



## **HAYWARD AREA SHORELINE PLANNING AGENCY**

### ***Memorandum***

**DATE:** July 9, 2020

**TO:** Hayward Area Shoreline Planning Agency (HASPA) Trustees

**FROM:** Damon Golubics  
Technical Advisory Committee Chair to HASPA

**SUBJECT:** Continuation of HASPA for Another Five-Year Period

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#### **Background**

HASPA was originally formed on December 7, 1970 with a Joint Powers Agreement (JPA) for the purpose of protecting and planning for the Hayward Shoreline. The JPA has been extended every five years. The most recent renewal was effective on January 1, 2016 and included a new focus on addressing sea level rise. The current JPA executed by the City of Hayward, the Hayward Area Recreation and Park District (HARD), and the East Bay Regional Park District (EBRPD) is scheduled to expire on January 1, 2021.

#### **Recommendation**

The Technical Advisory Committee (TAC) recommends that the HASPA Board recommend renewal of the HASPA JPA for a one (1) year period. (Please see the "Discussion" section below for the reasons for a one (1) year JPA extension.)

#### **Discussion**

Responsibility for coordination of HASPA meetings and activities rotates among the three member agencies. City staff currently fulfill this role and the EBRPD is next in line to take over the coordination of HASPA. While the renewed JPA would take effect on January 1, 2021, it is recommended that City staff continue to manage preparation of the Hayward Shoreline Master Plan and the Caltrans grant for one additional year. The Plan is scheduled to be completed in February 2021 and final grant reporting should be complete in April 2021. Preparation of the Environmental Impact Report (EIR) is expected to continue into 2022. EBRPD staff would manage the preparation of the EIR. The TAC would bring a request for a full five (5) year extension to the HASPA JPA at one of the regular meetings of the Board of Trustee's sometime in 2021.

**Next Steps**

Upon direction from the Trustees, including a formal motion, staff will seek authorization from the HASPA member Boards and Council to extend the HASPA JPA for one year, with a new expiration date of January 1, 2022.