

# **CITY COUNCIL MEETING**

**MAY 24, 2022**

**PRESENTATIONS**

**HAYWARD GEOLOGIC HAZARD  
ABATEMENT DISTRICT (GHAD)**

**PUBLIC HEARING**

**ITEM #2**

**PH 22-028**

**HAYWARD GEOLOGIC HAZARD  
ABATEMENT DISTRICT (GHAD)  
BUDGET  
FOR  
FY 22-23**

# Hayward Geologic Hazard Abatement District

Geologic Hazard Abatement District  
(GHAD) Budget for the 2022-2023  
Fiscal Year

Date: May 24, 2022

Presented by: Haley Ralston and Eric  
Harrell, GHAD Manager, ENGEO  
Representatives



# Overview – The Reserve Development (formerly La Vista)

- Funded through supplemental real property tax assessments approved by the GHAD Board in 2016 for The Reserve development and adjusted annually for inflation
- For FY 2021/22, all 179 residences in The Reserve development were subject to the levy of the approved assessment and would be in FY 2022/23
- FY 2021/22 assessment is \$1,747.34 per residential unit in The Reserve development
- Engineer's Report provides the basis for the budget
- Revenue stream is divided into operations and reserve accumulation
- Budget provides short- and long-term costs

# Overview – Hideaway Development (formerly Ersted)

- Funded through supplemental real property tax assessments approved by the GHAD Board in 2019 for the Hideaway development, and adjusted annually for inflation
- For FY 2021/22, 42 of 59 residences in the Hideaway development were subject to the levy of the approved assessment and it is anticipated that all 59 residences would be subject to the levy of an assessment in FY 2022/23
- In FY 2021/22 assessment is \$1,008.35 per residential unit in The Hideaway development
- Currently in developer-supported period for GHAD Plan of Control responsibilities for 3 years from issuance of first building permit (December 10, 2020)

# Overview – Hayward SoMi Development

- Funded through supplemental real property tax assessments approved by the GHAD Board in 2022
- For FY 2021/22, none of the 189 residences in the Hayward SoMi development were subject to the levy of the approved assessment and it is anticipated that 37 residences will be subject to the assessment in FY 2022/23
- In FY 2021/22 assessment is \$\$567.00 per townhome unit and \$454.00 per condominium unit
- Currently in developer-supported period for GHAD Plan of Control responsibilities for 3 years from issuance of first building permit (initial permits will likely be issued before June 30, 2022)

# Action Being Considered

- Accept the Hayward Geologic Hazard Abatement District (GHAD) Budget for the 2022-2023 Fiscal Year and Suspending the Levy of the GHAD Assessment for the residential units within The Reserve development

# Budget Summary

The proposed program budget for fiscal year 2022/23 is **\$145,570**.  
The budget expenses break down into the following amounts.

Major Repair	\$ 0
Preventive Maintenance and Operations	\$ 104,000
Special Projects	\$ 0
Administration and Accounting	\$ 23,400
Additional - Outside Professional Services	\$ 18,170

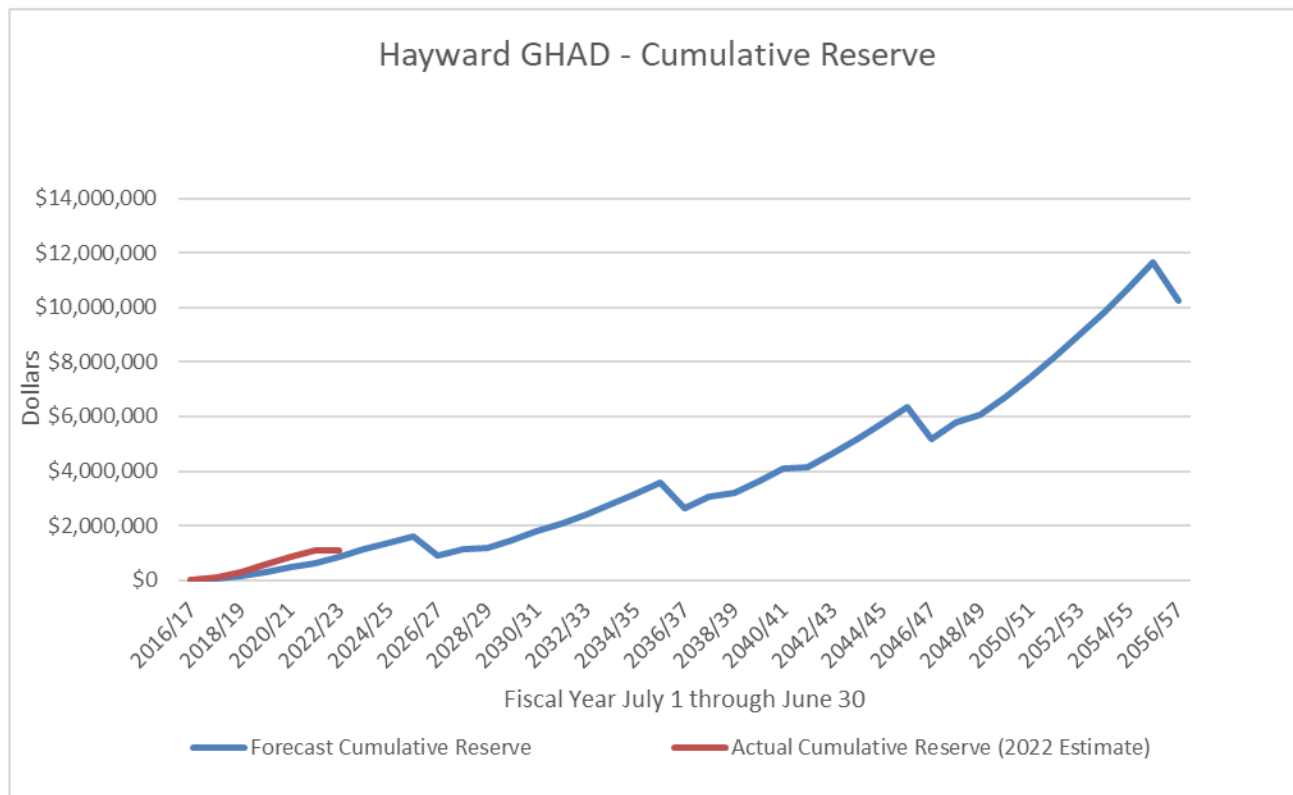


# Reserve Summary

The proposed budget for the fiscal year 2022/23 anticipates revenue of **\$117,000** with an estimated decrease of **\$28,570** in the reserve fund.

Estimated Reserve on June 30, 2022	\$1,102,693
Estimated Assessment Revenue	\$ 82,000
Estimated Investment Income	\$ 35,000
Estimated Expenses FY 2022-23	\$ <u>\$145,570</u>
Estimated Reserve on June 30, 2023	<b>\$1,074,123</b>

# Account Balance – Target Reserve



# GHAD Outlook

- Hideaway development currently in developer-supported period for GHAD Plan of Control responsibilities for 3 years from issuance of first building permit (December 10, 2020)
- Hayward SoMi development recently (2022) annexed in and beginning to pull permits
- Potential neighboring development annexations to the Hayward GHAD
- Potential HARD parcel annexations to the Hayward GHAD

# Recommendations

- Approve the Hayward Geologic Hazard Abatement District (GHAD) Budget for the 2022-2023 Fiscal Year and Suspend the Levy of the GHAD Assessment for the Reserve Development for FY 2022-23

**CITY COUNCIL**

**WORK SESSION**

**ITEM #8**

**WS 22-019**

**2021 EXPLOSION AT RUSSELL  
CITY ENERGY CENTER  
AND  
FOLLOW UP INVESTIGATION  
AND ACTIONS**



# **Russell City Energy Center May 2021 Incident: Gap Analysis Report**

Hayward City Council - May 24, 2022

Presenting: Elizabeth Huber, Manager, Safety and Reliability Office and Geoff Lesh, Manager,  
Engineering Office  
Siting, Transmission and Environmental Protection Division  
California Energy Commission





# Restarting Russell City Energy Center







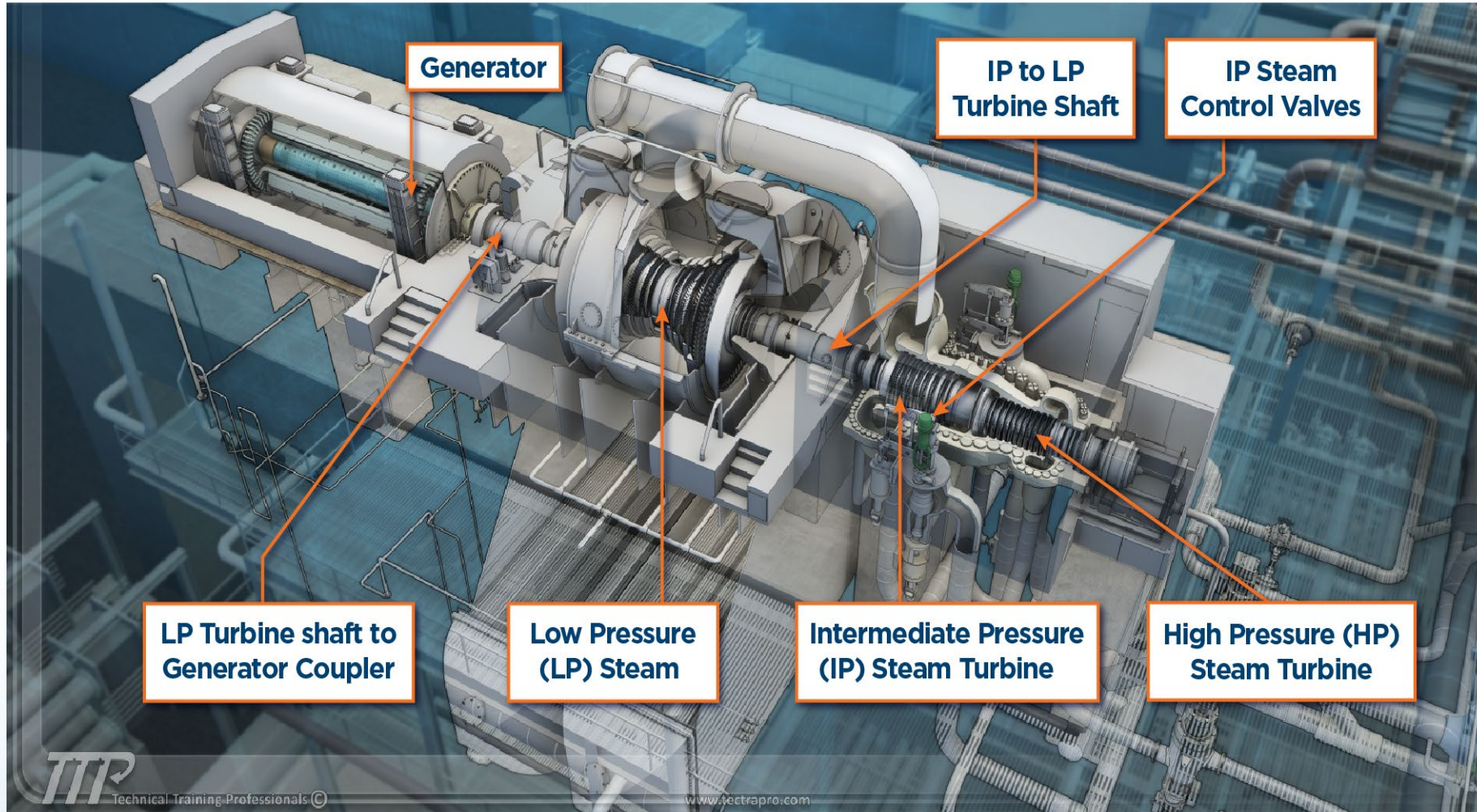
# Russell City Energy Center Investigation







# Steam Turbine Generator







# Steam Turbine Debris Field





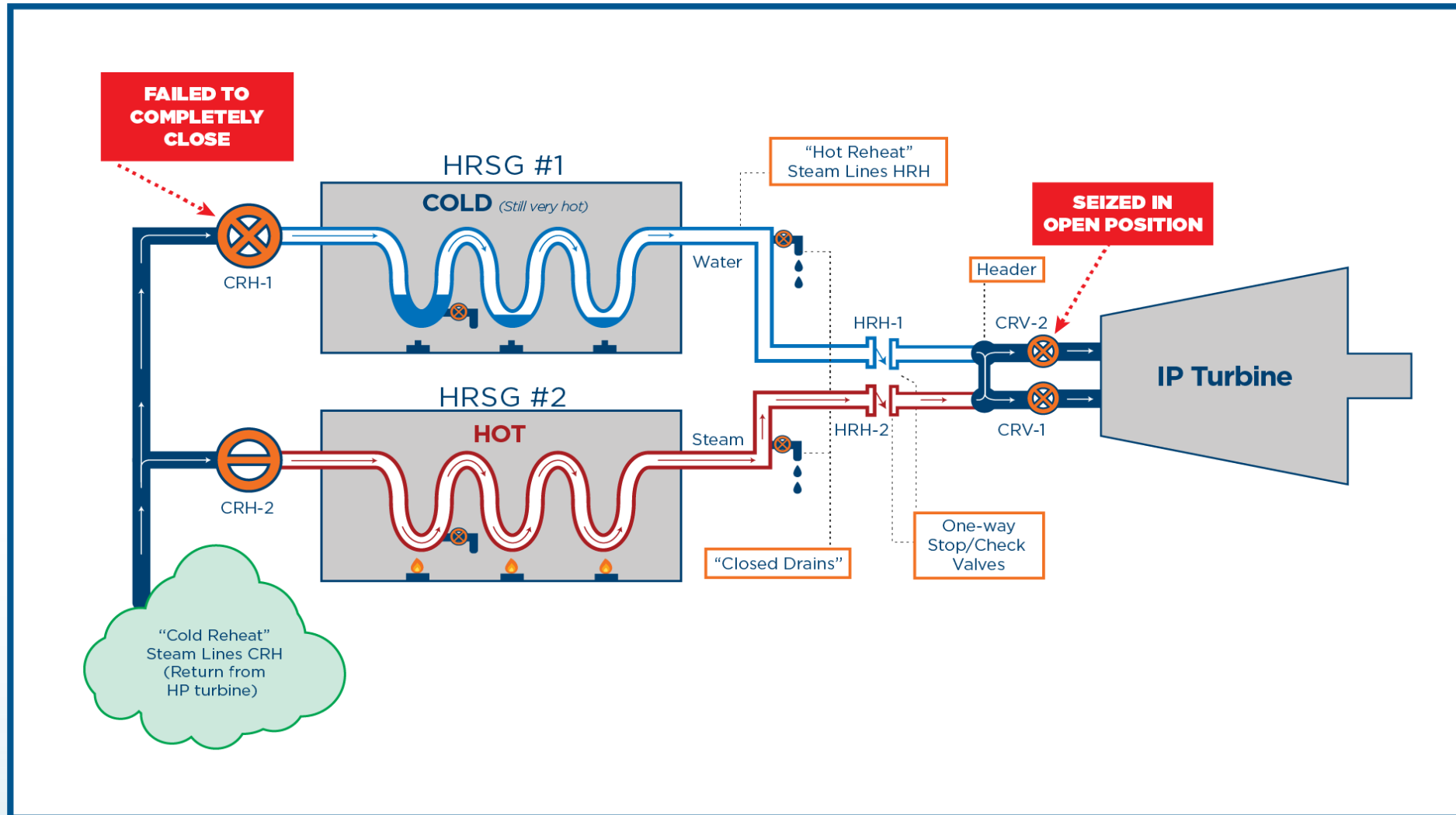


# Heat Recovery Steam Generator



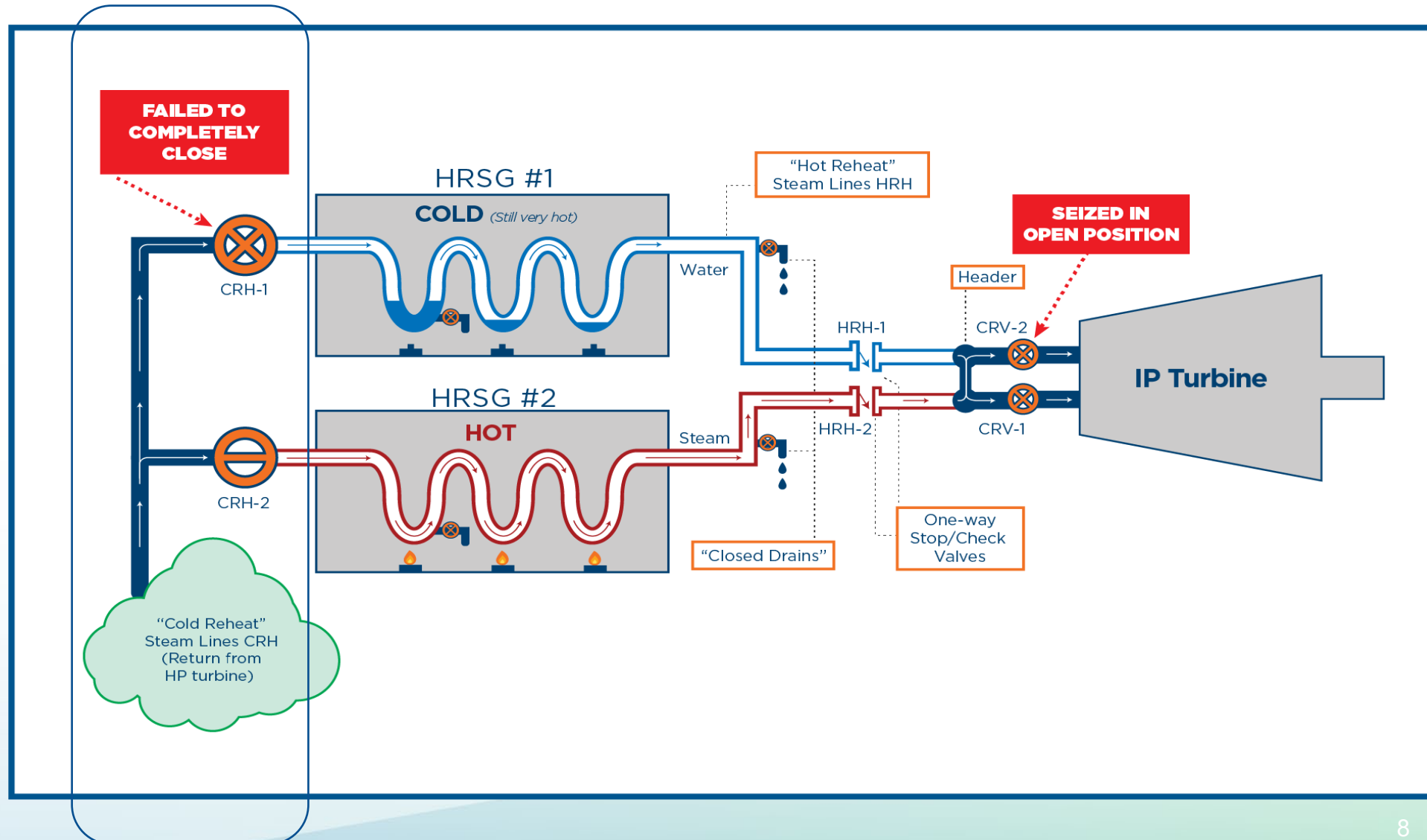


# Russell City Energy Center's HRSG Reheater Schematic



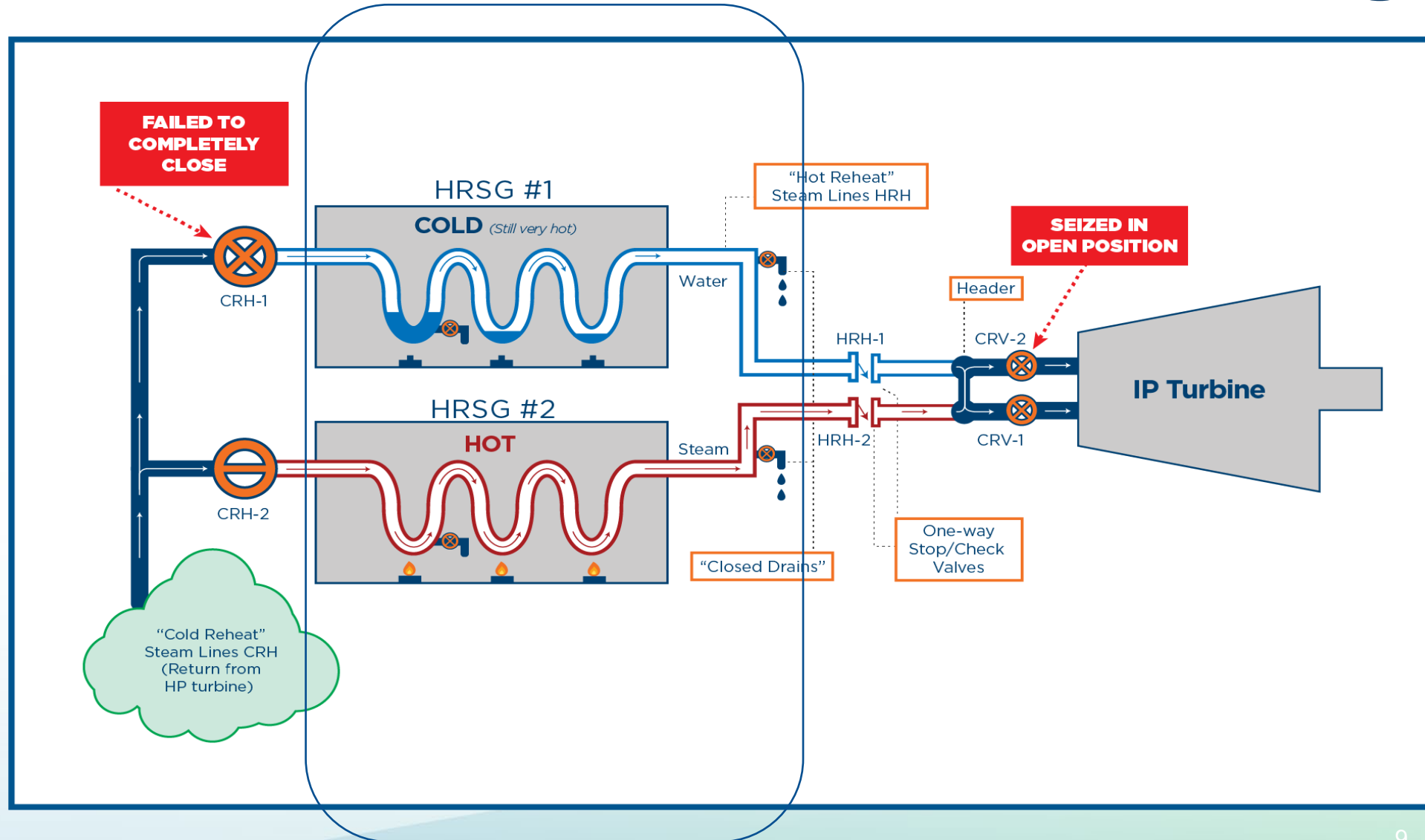


# Causal Factor 1 – Equipment Maintenance and Monitoring





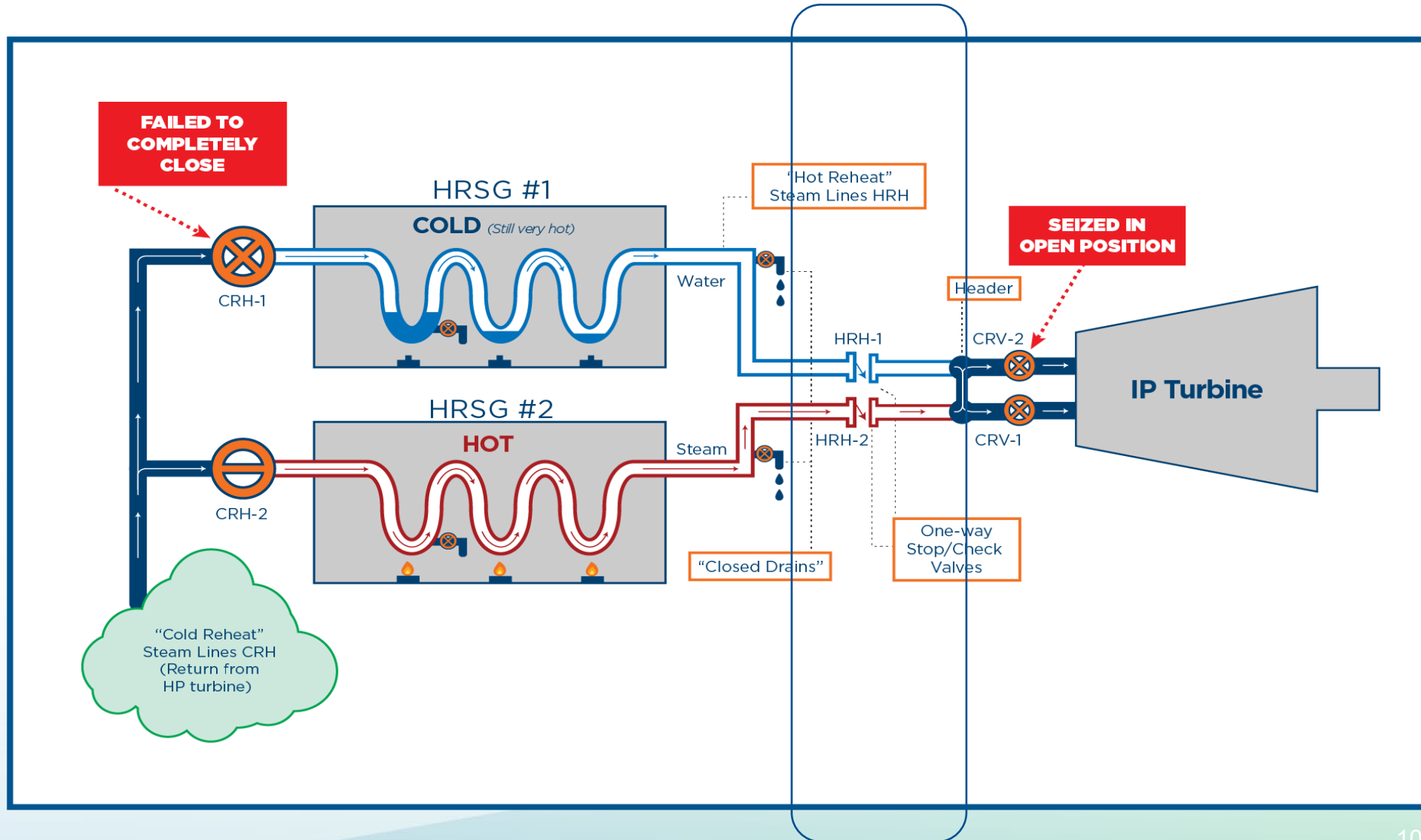
# Causal Factor 2 – Deficiencies in Operator Interface and Training







# Causal Factor 3 – Inadequate Water Induction Protection





# JAIT Corrective Actions

- Modify preventative maintenance and monitoring programs
- Re-configure the CRH stop valve to close based on actuator torque value
- Implement an annual preventative maintenance program for the steam attemperators and mixers for review and approval.
- Synchronize control system clocks
- Consolidate the alarms generated by the control systems
- Implement control logic to alleviate pressure within offline HRSG
- Implement control logic to discharge water from offline HRSG
- Provide an ASME TDP-1-2013 conformance analysis
- Convert the HRH stop/check valve from manual to electrical actuation
- Revise operations procedures
- Reduce the occurrence of nuisance/false alarms





# Commission Decision and Next Steps

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- Revise operations CEC Commissioners adopted the corrective actions and delegated to the CEC Executive Director to verify that the corrective actions have been completed.
- The JAIT spent the third week of May at Russell City Energy Center verifying the implementation of each of the corrective actions.
- Russell City Energy Center begins testing and commissioning the last week of May and will be available for CAISO to dispatch on June 1, 2022.



# City of Hayward



- City staff have been participating on Joint Agency Working Group with CEC and CPUC staff
- Consistent with the CEC Order to allow Calpine to restart operations at RCEC, City staff and Calpine staff have meeting “to discuss any needed modifications of [RCEC’s] standard operating procedures for first responders to implement when responding to incidents on site, including establishing a process for reimbursement of reasonable expenses.”
- Finalizing joint City/Calpine hazardous resiliency and action plan – this includes partial funding for a hazardous materials response vehicle
- Insurance claims for Homeless Navigation Center being processed
- Conversations with Russell City descendants/community action group underway – additional monetary contribution from Calpine proposed



# Hayward First Responder Training Plan Enhancements



- Notified City of Hayward of Plant Management Changes on March 10.
- Schedule Annual HFD/City Manager/RCEC Meeting -TBD
- Knox Box Updated 12/14/2021
  - Updated MSDS's
  - Updated Plot Plan with Location of oil filled equipment and hazardous materials
- Met with Hayward Fire Department Training Battalion Chief on March 14, 2022
- Hazmat Table Top Drill – TBD
- Schedule Plant Tour for new Fire Company Officers – TBD
  - Identifying Hazardous Material locations
  - Review Emergency Action Plan
  - Identify possible Fire/Explosive areas
  - Identify areas of static Electricity potential for Aerial Ladder Trucks
  - Identify water supply locations and access points
- Rope Rescue Scenario Drill (incapacitated victim on platform or scaffolding) – TBD

# Thank you



# **WORK SESSION**

## **ITEM #9**

**WS 22-018**

### **CLIMATE ACTION PLAN AND ENVIRONMENTAL JUSTICE CONSIDERATIONS FOR NEW GENERAL PLAN POLICIES AND PROGRAMS**





# City Council Work Session

Climate Action Plan & Environmental Justice Element Updates

May 24, 2022





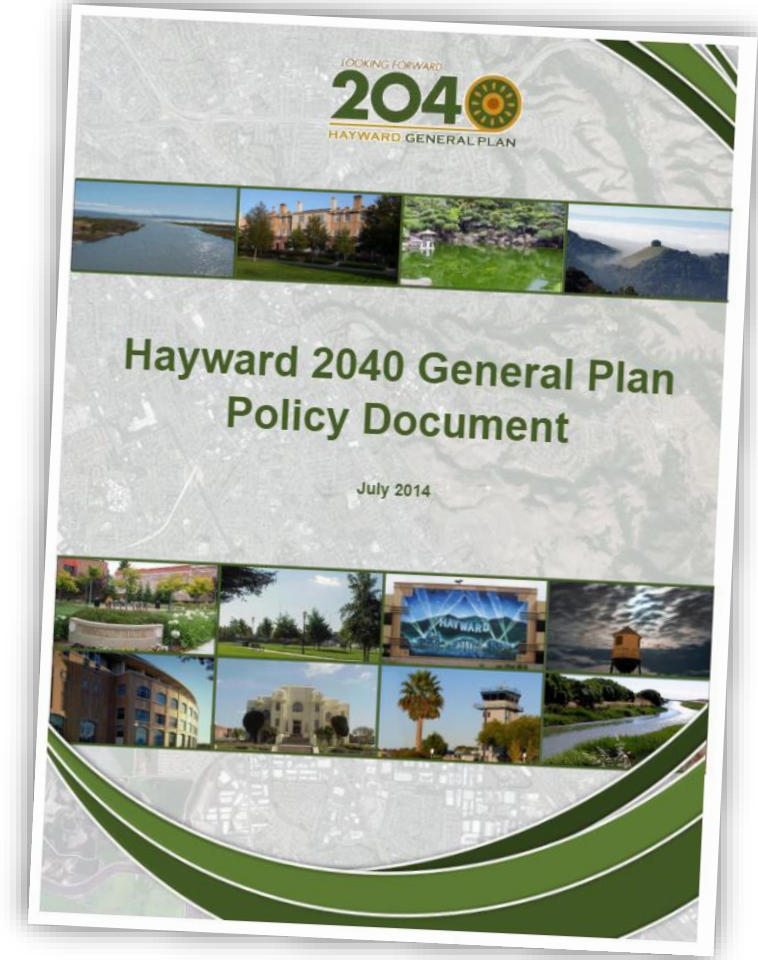
# General Plan Updates

**Climate Action  
Plan Update**

**Housing  
Element  
Update**

**Environmental  
Justice  
Element**

**Safety Element  
Update**



# Hayward's CAP & GHG Reduction Goals

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**2009:** Council adopted Hayward's original CAP

**2014:** The CAP was incorporated into the City's General Plan

The updated CAP will establish actions to meet the greenhouse gas emission target for 2030 and put the City on a path to climate neutrality by 2045

30% below 2005  
levels by 2025



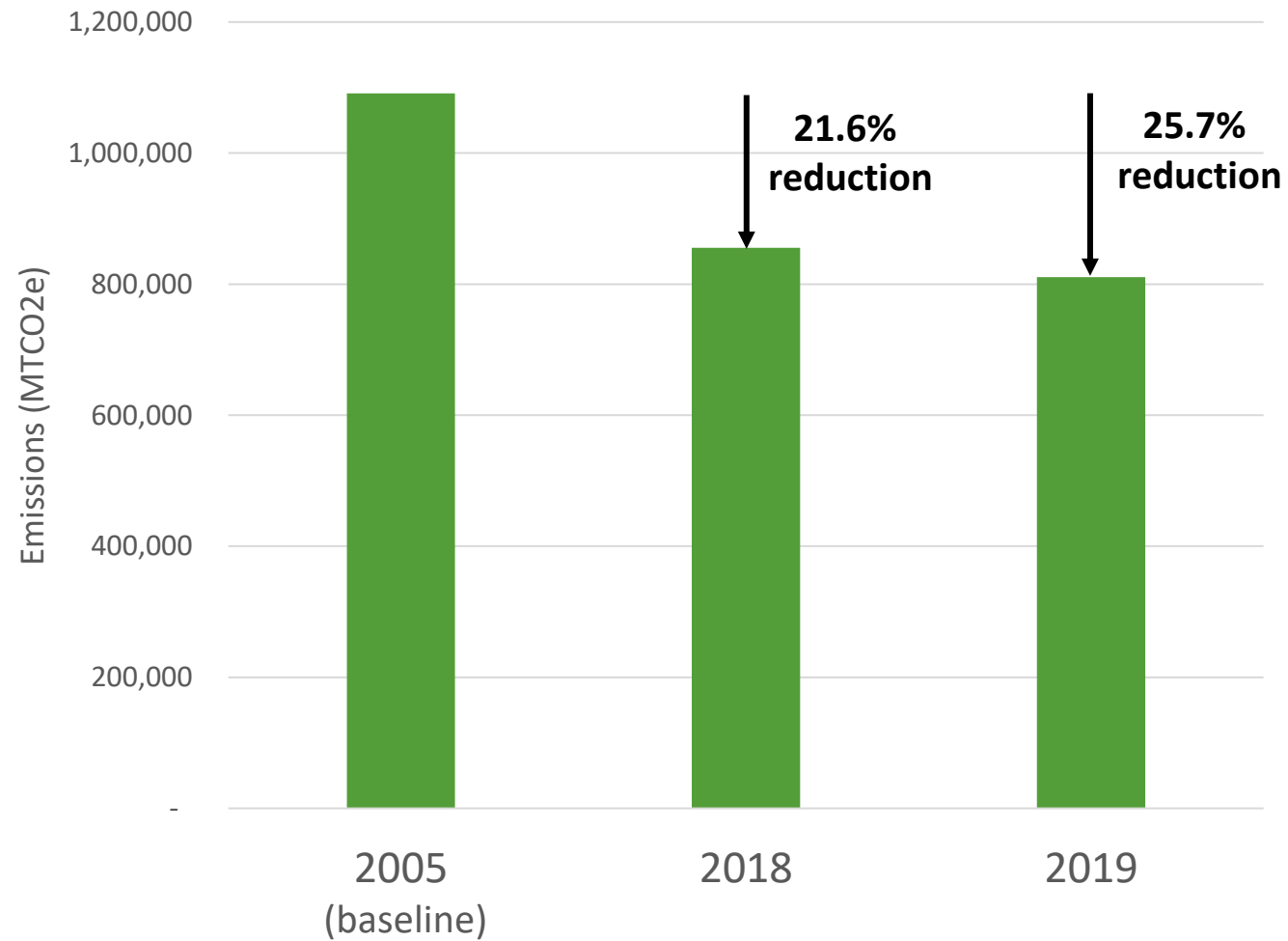
55% below 2005  
levels by 2030



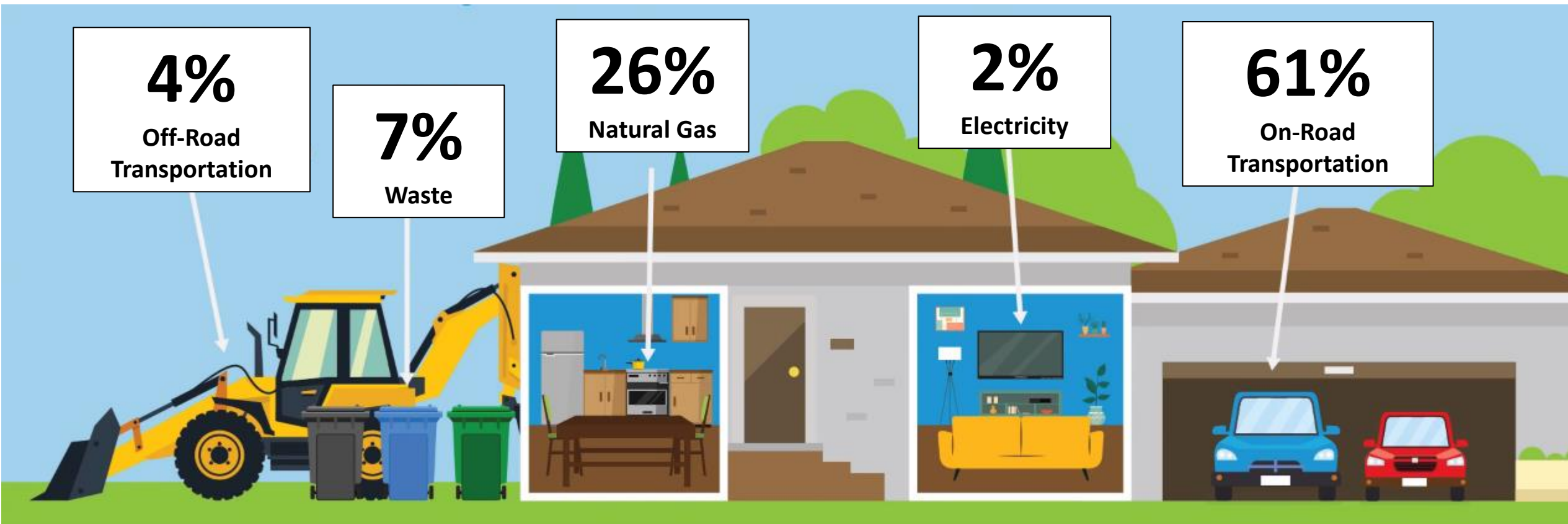
Carbon neutrality by  
2045



# Hayward's GHG Reduction Progress

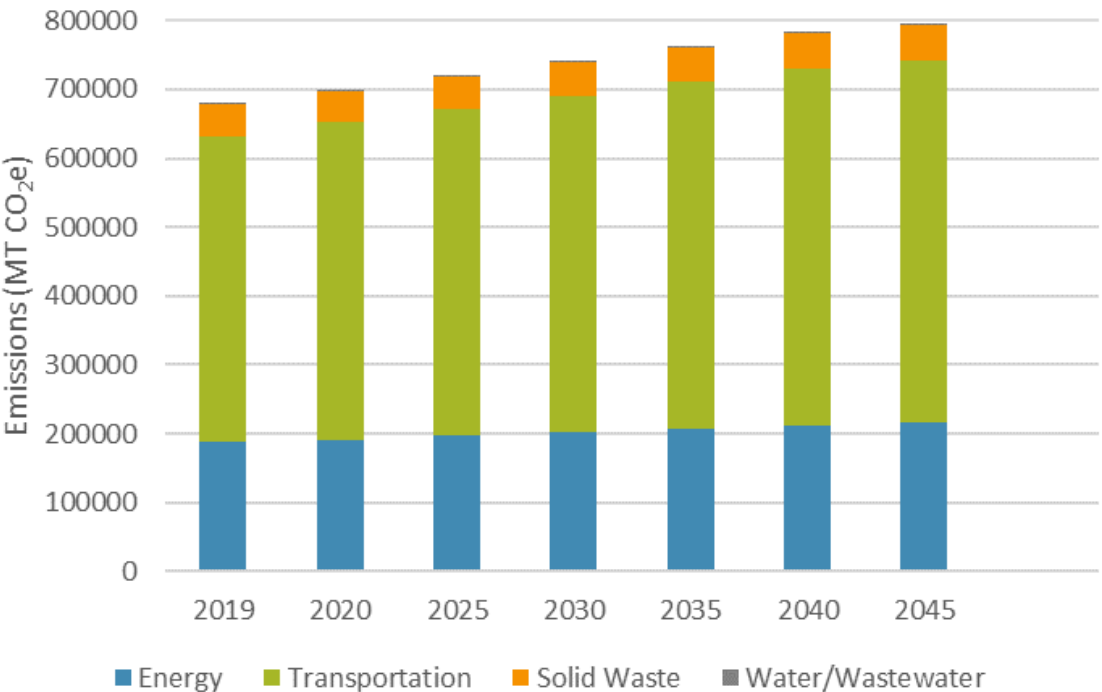


# Hayward's 2019 GHG Inventory

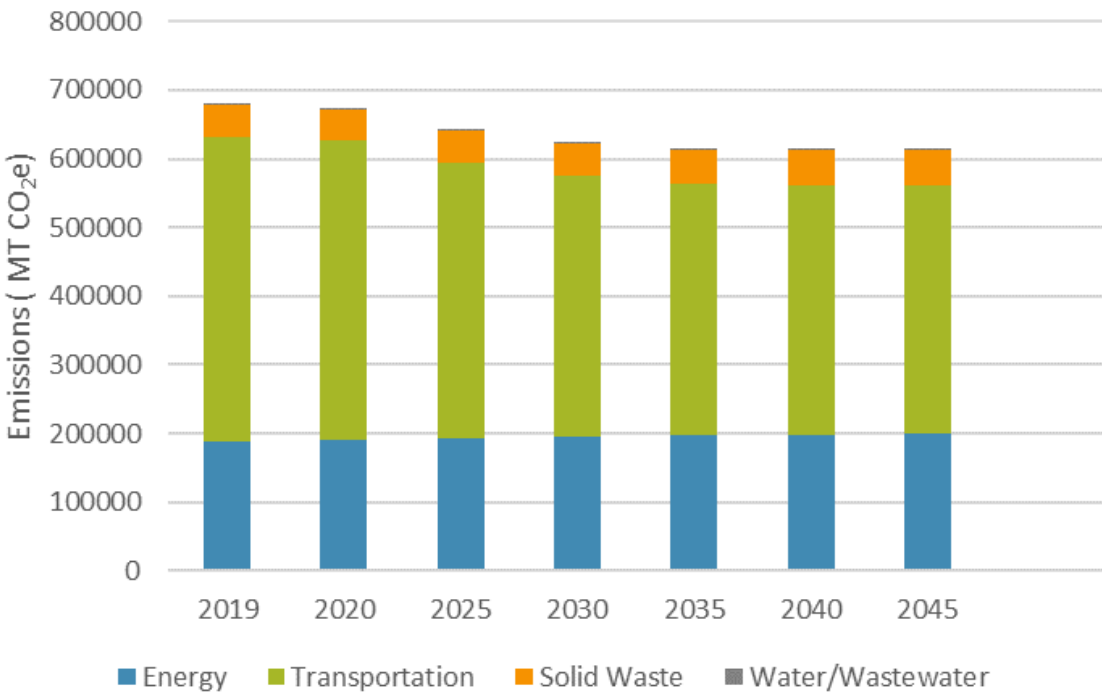


# GHG Forecast

Hayward Business As Usual GHG Emissions Forecast through 2045

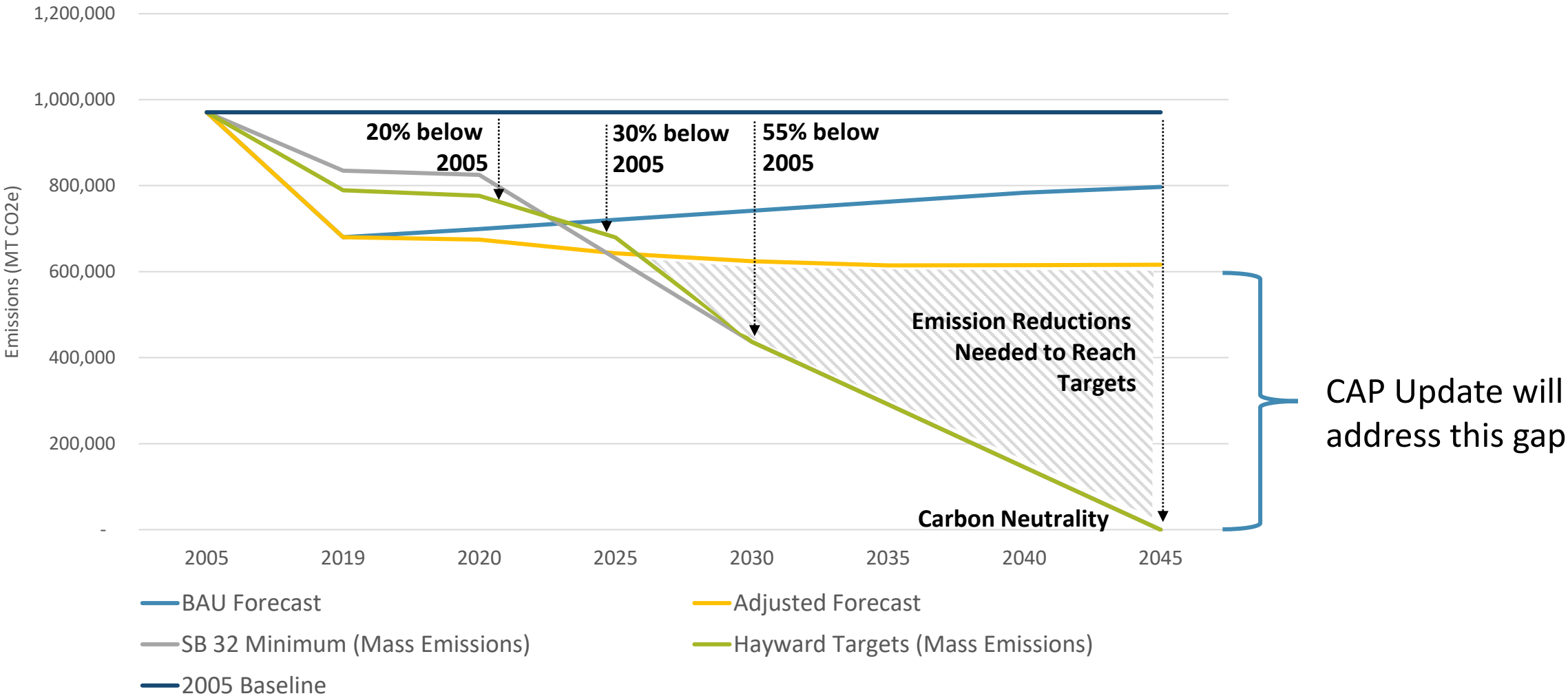


Hayward Adjusted\* GHG Emissions Forecast through 2045



*\*Adjusted for State & Federal regulations and legislation*

# GHG Emissions Targets & Gap Analysis



# CAP Public Workshop

*Participants provided input on the following topics:*

## Concerns about climate change and GHG emissions

Disproportionate impact on low-income and BIPOC communities

Health impacts

Livability and stability over time

Resource scarcity

## Potential opportunities to reduce GHG emissions

Increase affordability + accessibility of public transportation, EVs and biking

Reduce pollution from construction and industrial sector

## Sectors to prioritize in the CAP

Increase public transit access

Increase tree count

Electrify new buildings

Electrify existing buildings

## How to make the CAP more equitable

Involve all residents by meeting people where they're at and compensating for time

Build capacity in frontline communities

Involve school district and students

# Developing GHG Reduction Measures

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*How will potential GHG reduction measures be determined?*

Emissions reduction potential

Co-benefits such as cost savings or health benefits

Costs and challenges associated with implementation

## Equity

- Who would the action benefit?
- Who would the action not benefit?
- Who is currently implementing the action?
- Who is not currently implementing the action and why?

# Environmental Justice Technical Report



## General Plan Update

### Environmental Justice Technical Report

*prepared by*

City of Hayward  
Planning Division, Development Services  
777 B Street  
Hayward, California 94541  
Contact: Leigha Schmidt, Acting Principal Planner

*prepared with the assistance of*

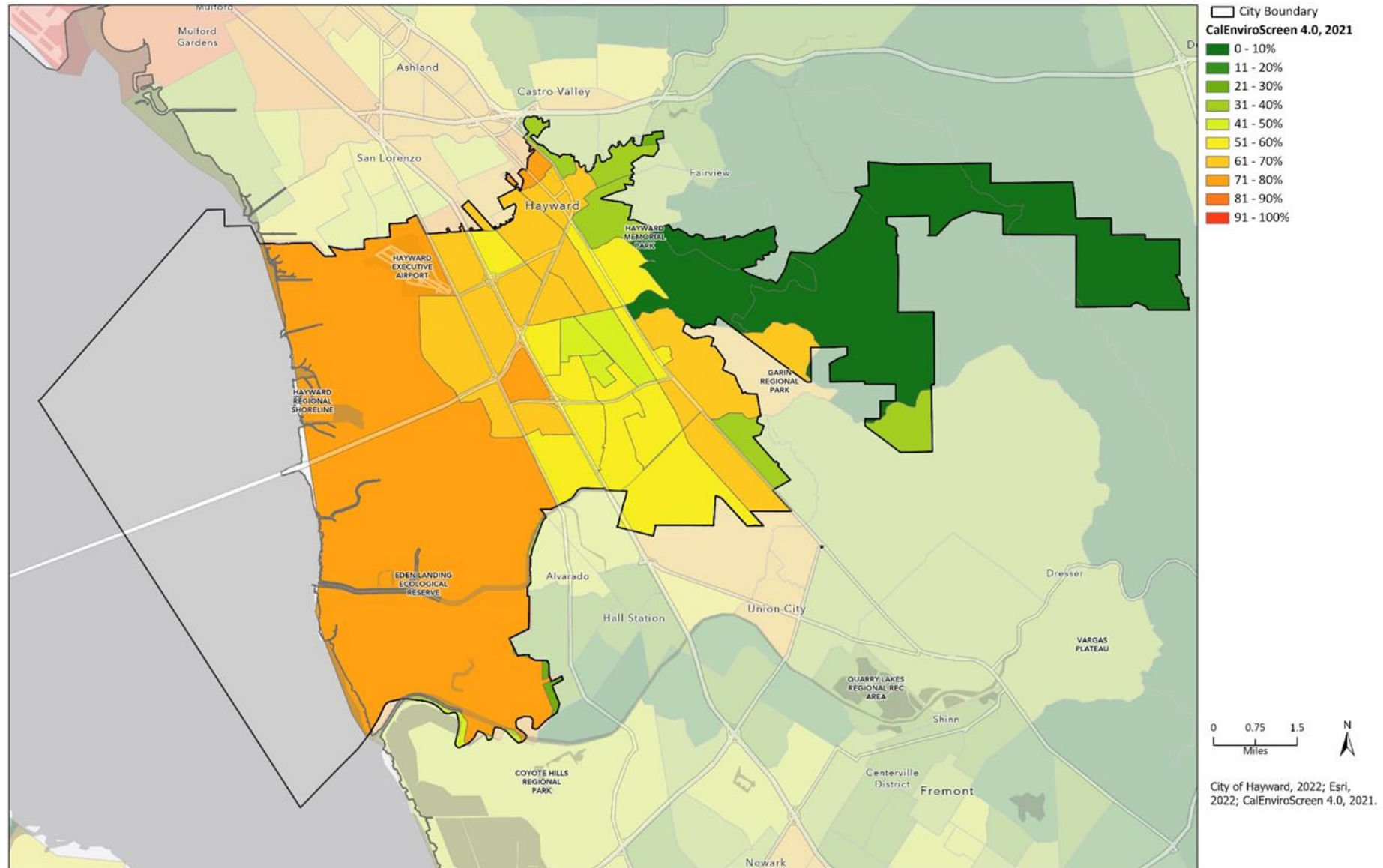
Rincon Consultants, Inc.  
449 15<sup>th</sup> Street, Suite 303  
Oakland, California 94612

January 2022

*The EJ Technical Report outlines the environmental determinants of health impacting the City of Hayward, assessed across the following environmental determinant areas:*

1. Pollution Exposure and Air Quality
2. Public Facilities
3. Safe and Sanitary Homes
4. Physical Activity and Public Health
5. Food Access
6. Civic and Community Engagement

# CalEnviroScreen Tool





# Environmental Justice Public Forum #1

February 23, 2022

- Community input on 5 environmental justice topics:
  - Pollution exposure
  - Parks access
  - Food access
  - Safe and sanitary housing
  - Community engagement
- Feedback included:
  - Disproportionate pollution burden and health risks
  - Limited access to affordable healthy food by public transit/biking/walking
  - Quality and safety of parks
  - More accessible outreach methods

## Pollution Burden Activity - Actividad sobre la Carga de Contaminación

Write Locations of Pollution Burden  
Escriba las Ubicaciones de Carga de Contaminación

Double click on the labels below to write the location name.  
Add your label on the map of Hayward below.

Haga doble clic en las etiquetas de abajo para escribir el nombre del lugar. Ponga su etiqueta en el mapa de Hayward que aparece a continuación.

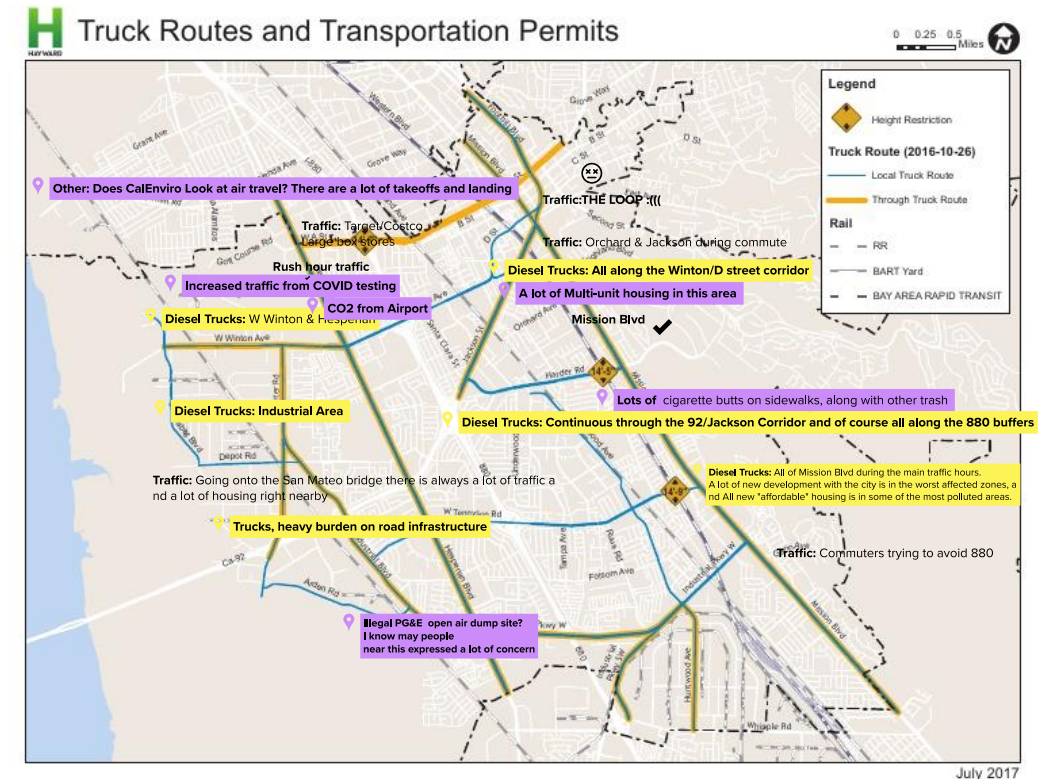
Or Use Sticky Notes to Explain Locations of Pollution Burden  
También puede usar las notas adhesivas para mostrar las ubicaciones con mayor carga de contaminación.

Double click on sticky notes to explain locations of pollution burden. Describe which areas of Hayward have the most trucks, the worst traffic, and other issues.  
Haga doble clic en las notas adhesivas para mostrar las ubicaciones donde hay mayor carga de contaminación. Describa qué zonas de Hayward tienen la mayor cantidad de camiones, el peor tráfico y otros problemas de contaminación.

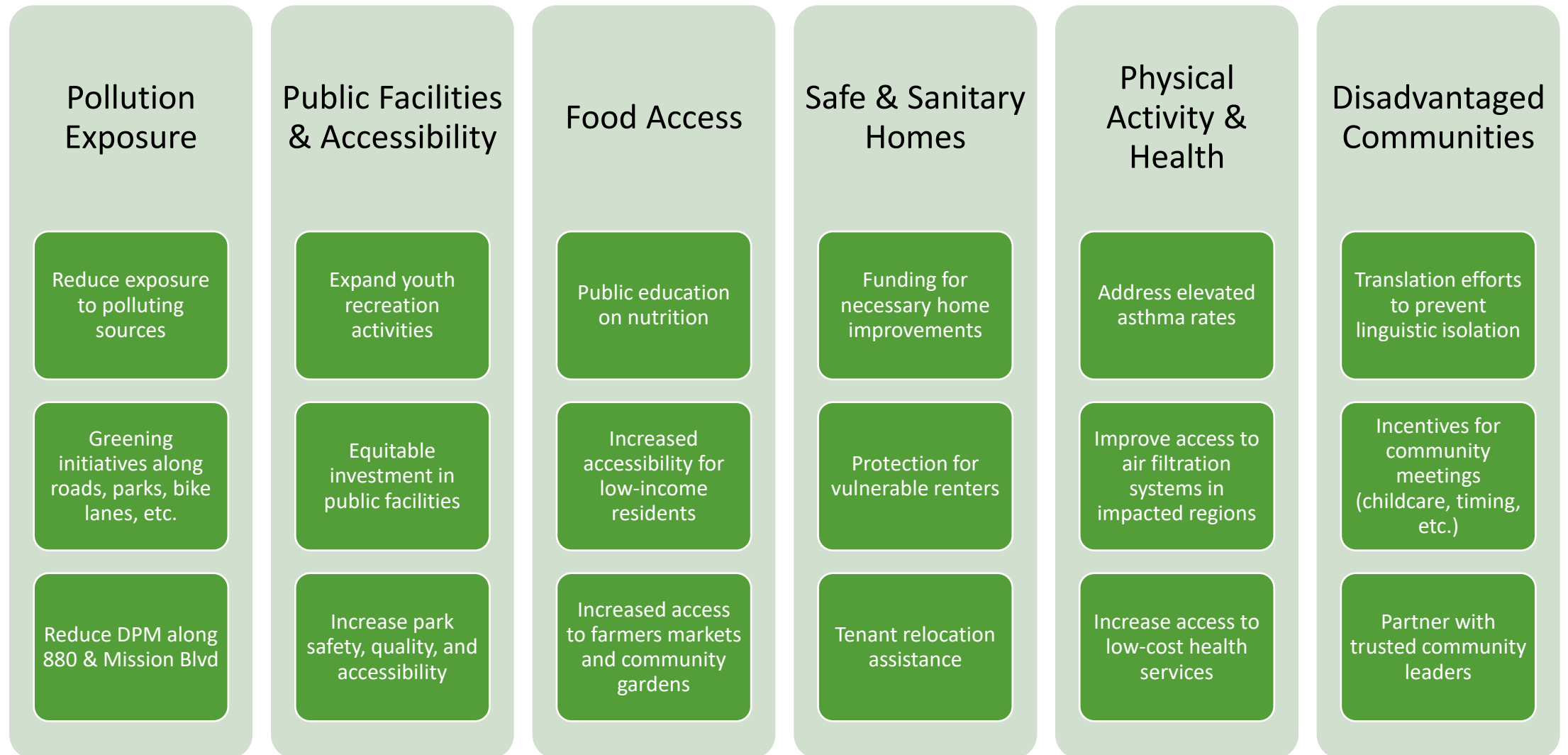
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# Environmental Justice Draft Policy Framework



# Environmental Justice Public Forum #2

Key Themes	
Pollution Burden:	Traffic, Limiting access in certain locations
Public Facilities & Accessibility:	Public transit, active transportation, EV charging facilities, and parks
Food Access:	Food rescue, education programming, local grown food
Safe & Sanitary Homes:	Older adults' safety, Housing support, Non-English speakers' accessibility
Physical Activity & Health:	Green Space, Schools
Disadvantaged Communities:	Food Access, Housing, Outreach, Funding, Pollution

# Safety Element Update



## Safety Element Update

Climate Change Vulnerability Assessment

*prepared by*

**City of Hayward**

Planning Division

777 B Street

Hayward, California 94541

Contact: Leigha Schmidt, Principal Planner

*prepared with the assistance of*

**Rincon Consultants, Inc.**

449 15<sup>th</sup> Street, Suite 303

Oakland, California 94612

April 2022



Focuses on supporting community resilience and adaptation efforts.

Includes:

- Evacuation Scenario Planning
- Climate Vulnerability Assessment

# Additional Community Outreach

Outreach to over 100 community-based organizations

Distributed flyers at 19 different locations (markets, BART stations, laundromats, etc.)

## Gallery Walk Event

- Featured in City Hall, the Downtown Hayward Library, BART, the Farmers Market, Chabot & Hayward NAACP Branch offices

## Chabot College & CSU East Bay Partnerships

- Housing Survey
- Parks Survey
- Public Health Capstone Class: Environmental Justice

Launched CAP Survey on May 6

A graphic for the City of Hayward featuring a stylized house with a red roof, yellow walls, and a red door. The house is set against a blue background. To the right of the house, there is a blue box with white text and a green box with white text. The Hayward logo is in the top right corner. A QR code is in the bottom right corner.

**HAYWARD**

**Community starts with Climate and Housing!**

The City of Hayward is updating the Climate Action Plan, the Housing Element, the Hazards Element, and adding a new Environmental Justice Element to the City's General Plan. Learn more during community workshops and participate in our surveys. Check out the website for updates!

**How to get involved!**

Visit [www.haywardhousingandclimateupdate.com](http://www.haywardhousingandclimateupdate.com)



# Council Sustainability Committee Comments

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- Engage with local organizations and nonprofits (E.g., Save the Bay, Hayward Promise Neighborhood, Hayward Unified School District, StopWaste, Green the Church, and Indigenous groups)
  - ***May 24: Tennyson High School Focus Group***
- Partner with the City's Library to reach different audiences through already existing programs like Storytime
- Ensure that Strategic Roadmap initiatives align with proposed CAP and EJ initiatives
  - ***Staff is currently reviewing draft GHG reduction measures with Strategic Roadmap initiatives in mind***



# Next Steps

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- Staff will present the CAP and Environmental Justice community comments and potential policies to the Planning Commission on May 26, 2022.
- Staff will present draft CAP & EJ measures and 2020 GHG Inventory to CSC on July 11, 2022.
- Staff will continue to engage with the Hayward community to ensure that the Environmental Justice Element and CAP respond to community needs and does so in an equitable way.

# Questions

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