



HAYWARD AREA SHORELINE PLANNING AGENCY

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



Meeting of Board of Trustees
Special Virtual Meeting Held Remotely via
Zoom Webinar

October 8, 2020

OFFICIAL 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
Brian Laczko, Hayward Area Recreation and Park District
Erik Pearson, City of Hayward
Edgar Maravilla, 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 Corps 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
Mary Kimball, Arcadis
Joseph Marrone, Arcadis
Tim Hare, Arcadis
Richard Maurer
Peter Rosen

Call to Order

A regular meeting of the Hayward Area Shoreline Planning Agency (HASPA) was called to order at 3:06 P.M. by Chair Mendall.

Introductions

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

Public Comments

Richard Maurer, Zoom Guest, asked if HASPA is coordinating with the San Francisco Bay Regional Coastal Hazard Adaptation Resiliency Group (CHARG).

Matt Graul, TAC Member, responded that HASPA has been following the efforts of CHARG and have attended several of their open meetings and intend to continue coordinating with them in the future. CHARG has also been referenced in the Hayward Shoreline Adaptation Master Plan.

1. Approval of HASPA Minutes for July 9, 2020

Moved by Trustee Jameson and seconded by Trustee Mendall, without objection, to approve the minutes of the Hayward Area Shoreline Planning Agency meeting of July 9, 2020.

REPORTS

Reports from Technical Advisory Committee (TAC)

2. 2695-2893 W. Winton Application Update

A one page visual of the project Site Plan and East Side Elevation was presented.

TAC Member Edgar Maravilla summarized that the applicant has submitted for a Zoning Text Amendment to allow a truck terminal in the Industrial Park (IP) Zoning District with a Conditional Use Permit for a truck terminal at the subject property. The site was recently developed with an approximately 507,000 square foot industrial spec building, which was previously approved by the Hayward Planning Commission at a duly noticed public hearing in January 2018. The site is currently envisioned to house only one tenant which would include a last mile delivery service, to employ approximately 415 people. A traffic study is being prepared for the project that will include Vehicle Miles Traveled (VMT), and staff anticipates preparing an addendum to the originally adopted Mitigated Negative Declaration from 2018, depending on the conclusion of the traffic impact study.

Trustee Waespi asked about the tallest height of the building, and if it will interfere with the bay trail and views.

TAC Member Mark Taylor responded that buildings are already constructed, the tallest being a three-story building reaching 43 feet. Taylor added that there have been no issues with views from the East Bay Regional Park office (3050 W. Winton, Hayward, CA 94545). Taylor mentioned that hillside views are minimally obscured, however have been addressed with the developer and mitigated prior to construction.

Chair Mendall clarified that the project has been built.

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

An illustration of several renderings of the proposed development was displayed.

TAC Member Edgar Maravilla summarized that the proposed project includes construction of a new 13,730 square foot industrial building on approximately 6.8 -acres. The project will involve demolition of an existing structure holds a historic resource designation based upon previous use and service by the Oliver Salt Ponds in the earlier 20th century. The project would involve realignment the Bay Trail at the western edge along the bay, allowing for greater blue water experience, rather than passing through two industrial parcels. The project application is currently deemed complete and a California Environmental Quality Act (CEQA) analysis is now in progress. Staff anticipate releasing notice of preparation and initial study within the next couple months. Staff anticipate preparing a focused Environmental Impact Report (EIR) on the subject area of cultural resource, biological resource, and hazardous materials, however areas of focus may be added as well.

Chair Mendall clarified that the project, for U-Haul, is still in review and has not yet been approved.

4. **25800 Clawiter Road Application Update**

An illustration of several renderings of the proposed development was displayed.

TAC Member Edgar Maravilla summarized that the proposed project is referred to as “The Hines Industrial Campus.” The project is located on 25-acres at the former Gillig LLC bus manufacturing site. The northern portion of the parcel is zoned General Industrial (IG) and the southern portion of the parcel is zoned Industrial Park (IP). The official application proposed three (3) industrial spec buildings with one (1) data center. The developer has worked with staff to design the buildings to provide an attractive façade. The spec buildings will be able to support a wide range of uses in the future, including research and development, manufacturing, biotech, and possibly warehousing. The project will also feature an outdoor plaza and pathways between buildings and public art. Project entitlements will require approval of a Major Site Plan Review, a Conditional Use Permit for a building which exceeds 100,000 square feet, and a Lot Line Adjustment. A CEQA analysis is currently being performed, with expectation of an Initial Study and Mitigated Negative Declaration being required.

Chair Al Mendall mentioned that he received a presentation on the project the day prior, and expects that it will go to Planning Commission in the coming months for review and approval.

Trustee Rick Hatcher brought attention to a creek runs the length of the southern part of the property which runs into the marshes. Hatcher commented that as projects continue to come into development that they align with the intentions of the Hayward Shoreline Adaption Master Plan and that staff use the opportunity to make efforts to coordinate with developers to improve and build upon the walkability and biking of the community.

TAC Member Mark Taylor added that the creek Trustee Hatcher is referring to drains into Zone 4, Line F, of the Alameda County Flood Control (ACFC) channel, which runs through two industrial

buildings along the railroad tracks and feeds into the East Bay Regional Park's Salt Marsh Harvest Mouse Preserve, located off Whitesell Avenue.

5. Hayward Shoreline Adaptation Master Plan (SMP) Update

At 3:23 P.M., consultants SCAPE and Arcadis 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, a summary of preferred design alternatives, cost estimates, phasing plans, SCAPE's recommendations and considerations, and next steps. [Presentation slides, agenda attachments, and complete video recording of Zoom webinar available at <https://hayward.legistar.com/Calendar.aspx>]

SCAPE's presentation and the concurrent discussion ended at 4:35 P.M.

6. Implementation of Shoreline Adaptation Master Plan (Work Session)

TAC Member Edgar Maravilla introduced the work session by stating the TAC will be looking to the Trustees for guidance on how to proceed as the Shoreline Adaptation Master Plan finally becomes adopted, including topics of governance, environmental review, and funding. Maravilla asked if HASPA should encourage membership by any other agencies, particularly as mutual partnerships and funding will be necessary moving forward.

Chair Mendall reminded that at the last HASPA board meeting, it was voted to extend the current joint powers authority agreement (set to expire on January 1, 2021) by one year to January 1, 2022 and for the City of Hayward to maintain its role as the lead agency. Mendall encouraged an open discussion regarding which agency will be the next lead agency and how important it will be as the adopted Shoreline Adaptation Master Plan moves forward for implementation.

Chair Mendall added that he and Trustee Jameson will no longer be on the HASPA Board of Trustees as of December, and that the current meeting was their last.

TAC Member Erik Pearson commented that there are multiple agencies impacted by the dozen identified implementable projects, some impacted by several projects lists, which is a big reason why the conversation is necessary to determine which agencies may need to hold a larger role within HASPA. Pearson added that it may be possible to defer the CEQA analysis until a scope of work is better defined for the implementable projects before moving forward with CEQA analysis.

Trustee Hatcher commented that the conversation regarding governance, structure, environmental review, and funding is notably a four-hour discussion.

Trustee Waespi asked if creating a special district would be worth looking into for this Shoreline. Waespi mentioned that CEQA analysis documents have a shelf-life of approximately ten years, so the analysis will need to be focused on something of value over the next ten years, rather than encompassing all projects which may just be shelved for the duration of the CEQA document's life. Waespi also recommended that the City of Hayward continue to be the lead agency after the one-year extension has elapsed.

TAC Member Adrienne De Ponte mentioned that when she began working with HASPA roughly 14-years-ago, there were many more agencies involved and trustees representing those agencies. De Ponte suggested potentially expanding HASPA to include more agencies.

Chair Mendall noted that Trustee Waespi made a valid point about the CEQA document expiration and that it should be focused on implementable projects within ten years, saving on the total cost of the CEQA analysis required to move forward implementable projects. Mendall further encouraged that each agency take a lead for an implementable project to coordinate efforts of that specific project, and other agencies still assist regardless of each agency's particular "stake" in that project. Mendall added that funding should not be a deciding factor for the agencies to contribute to project efforts.

TAC Member Matt Gaul commented that he agreed upon the approach Mendall was suggesting, however it does get complicated when it comes to funding. Gaul added an example of the Hayward Marsh Restoration implementable project, in that various agencies would be stakeholders and part of the process but building it would not have any significant benefit to most agencies and thus would cause conflict with budgeting. Gaul stated that there will need to be strategic planning to have the projects shovel ready. Gaul recommended that of the dozen items identified as implementable projects in the short-term matrix, to focus on a few of the immediate needs and really break them down to the details. Gaul added that each project could have hour or longer conversations as well, and they are only conceptual at the current point.

Trustee Hatcher encouraged consideration of ownership and protection of infrastructure related to Sea Level Rise, such as power plants, sewer plants, transportation lines, airport, HWY 92, etc. Hatcher mentioned that the Shoreline Adaptation Master Plan separated ecosystem-specific funding and economic and regional development-specific funding. Hatcher recommended basing the project and CEQA funding lightly off of this criterion.

TAC Member Adrienne De Ponte added that there has been a positive two years of conversations with various agencies such as Alameda County Flood Control District, the community and various stakeholders, the throughout the process developing the Shoreline Adaptation Master Plan, and De Ponte looks forward to a cooperative team as the Plan progresses forward. De Ponte added that HASPA does have a revolving lead agency role every five years, which would mean East Bay Regional Park District is next in line, however this is part of the greater conversation about the direction of HASPA moving forward. De Ponte added that she believes the Shoreline 35% owned by EBRPD, 33% by HARD, about 14% by the City of Hayward, and the remaining owned by approximately nine other agencies.

Chair Mendall recommended that prior to his and Trustee Jameson's departure, the three agencies at least agree to split the nominal cost of approximately or less than \$100k each to conduct CEQA analysis, adding that with a comprehensive and adopted Shoreline Adaptation Master Plan and completed CEQA analysis of implementable projects, then each agency would benefit and qualify to pursue a strong grant application towards the tens of millions necessary to successfully complete the proposed projects.

Trustee Jameson questioned how to get involvement and funding from a major benefactor such as Oro Loma to assist with the costs.

TAC Member Mark Taylor added that Alameda County Flood Control is a stakeholder of approximately half of the implementable projects and should assist with the costs of CEQA analysis.

Chair Mendall requested that the TAC bring back an appropriate cost estimate of CEQA analysis for discussion and vote at the next board meeting on January 14, 2021.

REPORTS: Board Members (Trustees)

Trustee Hatcher commended both Trustee Al Mendall (5-6 years) and Trustee Minane Jameson (approx.. 20 years) for their many years of service on the HASPA board and their contributions.

Trustee Jameson appreciated the work of the TAC and wished everyone the best in all efforts going forward.

Trustee Mendall appreciated the farewell wishes and acknowledged staff for their hard work and putting forward the incredibly important Shoreline Adaptation Master Plan.

TAC Member Adrienne De Ponte added that in her almost twenty years with HASPA that she is very appreciative of the trustees dedication, as well as the overlap with Trustee Hatcher who will continue to provide strong guidance and oversight as HASPA moves in a positive direction.

REPORTS: Setting of Agenda for Next Meeting (Trustees/TAC)

Tentative Agenda for Next Meeting, Thursday, October 8, 2020, at 3:00 P.M.

- **Election of Officers**
- **Discussion on CEQA Analysis**

Standing TAC Report Items:

- Shoreline Master Plan Update/Action
- 4150 Point Eden Way Update
- 2695-2893 W. Winton Update
- Point Eden Way, Point Eden Landing Road, Trust Way, and Research Road 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 5:25 PM.