



**DATE:** September 28, 2021

**TO:** Mayor and City Council

**FROM:** Director of Public Works

**SUBJECT:** La Vista Park Design: Adopt a Resolution Approving the La Vista Park Project Final Design Subject to a California Environmental Quality Act Addendum

## **RECOMMENDATION**

That Council adopts a resolution (Attachment II) approving the La Vista Park Project final design and authorizing staff to begin preparation of Phase 2 construction documents for construction bidding subject to a California Environmental Quality Act (CEQA) Addendum.

## **SUMMARY**

On May 18, 2018, Council approved a resolution accepting the La Vista Park Master Plan that included the 26.5-acre extension of the park. The availability of the adjacent 26.5-acre Caltrans properties provided an opportunity to maximize the views toward the bay and add park programming amenities as shown in attached La Vista Park Program exhibit (Attachment IV).

On March 26, 2019<sup>1</sup>, Council approved a professional services agreement with SurfaceDesign, Inc., (SDI) for final design services to design and prepare construction documents for the La Vista Park Project. Phase 1 completed 30% final design project plans, which were used to define the project scope and inform the preparation of the CEQA addendum analyzing the 26.5-acre extension of the park project (Attachment III). The analysis within the CEQA addendum confirms that the park extension is within the scope of the 2005 Initial Study/Mitigated Negative Declaration prepared for the La Vista Development project (Attachment V) and will have no new or more severe significant effects.

As part of the updated CEQA analysis, an existing wetland area and man-made well was identified in the 26.5-acre extension of the park. The City's environmental consultant provided recommendations to seal the existing well to determine if the wetland was being fed by a man-made source. A large portion of the existing wetland was determined to be fed

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<sup>1</sup> <https://hayward.legistar.com/LegislationDetail.aspx?ID=3897638&GUID=AD716AFF-467D-4E35-8C07-0F39495BAE26&Options=&Search=>

by the well. These areas are not classified as wetlands. A revision to the landslide stability plan is required to analyze the latest revised grading and to avoid proposed repairs that directly impact the small existing wetland area. Additional work was also required to coordinate the design at the boundary between the La Vista Park project and the adjacent Parcel Group 3 (PG3) development to the west.

The updated CEQA analysis also reviews the following additional park components: a bike terrain area on the west side; an additional full sized basketball court on the north side of the park; a mini-park area near E 16<sup>th</sup> Street; and parking along the lower road/trail and access from the lower road/trail thru from Tennyson Rd to Douglas Street. The planned future development of the southwest corner of the 26.5-acre park extension eliminates the proposed disc golf area and off leash dog area.

## **BACKGROUND**

In 2005, the Council adopted an Initial Study/Mitigated Negative Declaration for the La Vista Development Project (Attachment V). As approved, the La Vista Development project included a subdivision for 179 single-family residential lots and related streets, an approximately 30-acre park (La Vista Park) and open space areas with trails. Since the currently proposed 26.5-acre park extension was not considered as part of the 2005 IS/MND, an Addendum (Attachment III) was prepared in accordance with the relevant provisions of CEQA and Section 15164 of the State CEQA Guidelines, which states that when an Environmental Impact Report (EIR) has been certified or a negative declaration adopted for a project, the Lead Agency shall prepare an addendum if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

On May 18, 2018, Council approved a resolution accepting the La Vista Park Master Plan that included the 26.5-acre extension of the park. The availability of the adjacent 26.5-acre Caltrans properties provided an opportunity to maximize the views toward the bay and add park programming amenities as shown in attached La Vista Park Program exhibit (Attachment IV).

On March 26, 2019, Council approved a professional services agreement with SurfaceDesign for final design services to prepare design construction documents for the La Vista Park Project. The design phase for this project will be conducted in two phases. Phase 1 completed 30% design project plans which was used to define the project scope and inform the CEQA review and addendum for the additional 26.5-acre extension of the park.

The park design updates were presented to the CIC in July of 2020 and May of 2021 for review and comments. From the July 2020 CIC meeting, the CIC requested the proposed tot lot be enclosed and to provide electrical outlets at the amphitheater. These comments will be incorporated into the construction documents. From the May 2021 CIC update, the CIC had no comments related to the proposed design revisions.

## **DISCUSSION**

As demonstrated in the attached Addendum, the proposed park extension would not require major revisions to the 2005 La Vista Development IS/MND (Attachment V) due to new or substantially increased significant environmental effects (Attachment III). The analysis confirms that the park extension is within the scope of the 2005 IS/MND and will have no new or more severe significant effects. Rather, minor revisions to the previously adopted mitigation measures will ensure a better outcome is achieved than the original document disclosed. Therefore, no subsequent or supplemental EIR or further CEQA review is required.

The environmental review process for the 26.5-acre park extension identified an existing wetland area and man-made well in the 20-acre Caltrans parcel. The City's environmental consultant provided recommendations to seal the existing well to determine if the wetland was being fed by a man-made source. A large portion of the existing wetland was determined to be fed by the well. "Wetland" areas found to be fed by man-made sources are not classified as wetlands. A small area was determined to be a natural wetland area though, which will be protected and remain undisturbed. The design of the park was revised to avoid any disturbance to the existing wetland area. The reduction in size of the wetland provided an opportunity for additional park programming. HARD is proposing the addition of a natural non-motorized bike terrain park (Attachment IV).

A revision to the landslide stability plan is required to analyze the latest revised grading and to avoid proposed repairs that directly impact the small existing wetland area. Additional work was also required to coordinate the design at the boundary between the La Vista Park project and adjacent PG3 development to the west.

As shown on the La Vista Park Program exhibit (Attachment IV), the following park components were added to the project: a bike terrain park on the west side of the park; an additional full sized basketball court on the north side of the park; a mini-park area near E 16<sup>th</sup> Street; and parking along the lower road/trail and access from the lower road/trail thru from Tennyson Rd to Douglas Street. The planned future development of the southwest corner of the 26.5-acre park extension eliminates the proposed disc golf area and off leash dog area.

In an effort to minimize the impacts of the required La Vista Park slide mitigation repairs and to help the adjacent development of the Parcel Group 3 development, staff will be breaking out the slide mitigation repair plans to expedite construction and concurrently work on completing the overall La Vista Park design construction plans. The proposed slide mitigation repair is necessary to stabilize the proposed La Vista Park improvements.

## **ECONOMIC IMPACT**

The development of a destination park will attract visitors that will contribute to the vitality of the City and South Hayward area. The park will provide an amenity to the area and have a positive impact on the community's economic development.

## **FISCAL IMPACT**

Previously, David Gates and Associates was asked by the City of Hayward to create a conceptual plan for La Vista Park; a traditional park design was developed and proposed. Very preliminary estimates to build the original 30-acre park as initially envisioned were projected in the range of \$35 to \$40 million dollars. Because these estimates were not considered reasonable, a more sustainable and affordable design was developed by SDI estimated to cost approximately \$23.3 million. Staff expects costs have increased from the challenging site conditions encountered thru the geotechnical analysis and CEQA Addendum. Staff proposes to discuss the updated project costs and fiscal impact after 65% construction documents are completed. The 65% construction documents will be completed by the end of March 2022 once Council approves the project final design.

## **STRATEGIC ROADMAP**

This agenda item supports the Strategic Priority of Support Quality of Life. Specifically, this item relates to the implementation of the following project(s):

Project 12, Part 12a: Design La Vista Park

## **SUSTAINABILITY FEATURES**

The La Vista Park will be designed to be the most sustainable park within the City. As part of the design, park areas will require less irrigation and native grasses and plants will be used throughout the park. Park structures will be constructed from natural materials versus traditional, more costly fabricated structures.

## **PUBLIC CONTACT**

Listed below are previous public meetings or public outreach efforts performed by the City, HARD, and SDI related to the final draft La Vista Park plan:

- On Friday, October 20, 2017, staff, and the team from SDI met with representatives from Fairway Park to present and gain feedback regarding the current La Vista Park plans.
- On Thursday, October 26, 2017, a public outreach meeting was conducted at Matt Jimenez Community Center, soliciting input from the Hayward community at large, regarding the most current La Vista Park design. Staff, HARD staff, and the SDI team conducted a public presentation and received input from participants regarding draft Park plans.
- On Monday, October 30, 2017, Council hosted a joint work session with the HARD Board of Directors where City staff, HARD staff, and the SDI team presented the design for La Vista Park.
- On Monday, April 9, 2018, the HARD Board of Directors approved the final design for La Vista Park and the funding plan for the project.

- On Tuesday, May 15, 2018, Council approved a resolution accepting the La Vista Park Master Plan prepared by SDI and adopted a resolution appropriating \$1.5 M held for development of the South Hayward Youth and Family Center towards construction of La Vista Park.
- On Tuesday, March 26, 2019, Council approved a resolution awarding a PSA in an amount not-to-exceed \$515,000 with SurfaceDesign Inc. and an amount not-to-exceed \$220,000 with Langan.
- On Wednesday, July 22, 2020, staff presented a project update to the CIC based on the revisions to the park design from the completed geotechnical investigation and recommendations.
- On Wednesday, May 26, 2021, staff presented a project update to the CIC based on the revisions to the park design from the CEQA addendum and existing wetland areas.

## **NEXT STEPS AND SCHEDULE**

Once Council approves the final design plan, staff will begin Phase 2 of the design construction documents for construction bidding and cost estimation. Slide mitigation repair plans will be prepared concurrently.

### **Project Schedule**

Complete Slide Mitigation Repair Plans	Spring 2022
Start Slide Mitigation Repair Construction	Summer 2022
Complete Slide Mitigation Repair Construction	End of 2022
Complete La Vista Park Design 100% Plans	Fall of 2022
Start La Vista Park Construction	Spring of 2023
Complete La Vista Park Construction	Summer of 2024

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