



## HAYWARD AREA SHORELINE PLANNING AGENCY

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

Joint Meeting of Board of Trustees and Citizens Advisory Committee  
City of Hayward City Hall  
Second Floor, Conference Room 2-A  
777 B Street  
Hayward, CA 94541

April 23, 2015

### **DRAFT MINUTES** (as of 5/1/15)

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

Al Mendall, City of Hayward, Chair  
Minane Jameson, Hayward Area Recreation and Park District  
Dennis Waespi, East Bay Regional Park District  
Paul Hodges, Hayward Area Recreation and Park District (Alternate)

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

Damon Golubics, City of Hayward  
Mark Taylor, East Bay Regional Park District  
Jennifer Koney, Hayward Area Recreation and Park District  
Erik Pearson, City of Hayward (Alternate)  
Kevin Takei, East Bay Regional Park District (Alternate)  
Adrienne De Ponte, Hayward Area Recreation and Park District (Alternate)

#### **HASCAC MEMBERS PRESENT:**

Betty Moose (Chair)  
Audrey LePell  
Evelyn Cormier  
Ruth Kuftin  
Mary Ann McMillan  
Laurel King  
Frank Delfino

#### **STAFF:**

David Rizk, City of Hayward  
Helena Graves, City of Hayward  
Karl Zabel, Hayward Area Recreation and Park District  
Larry Tong, East Bay Regional Park District

#### **VISITORS:**

Ginny DeMartini, District 2, Alameda County Supervisor Valle's Office

#### 1. **Call to Order**

The meeting was called to order at 5:02 P.M. by Al Mendall, Chair.

#### 2. **Introductions**

Round robin introductions of all those present were made.

3. **Changes to Agenda**

There were no changes to the Agenda.

4. **Agenda Approval**

The agenda was approved with no objections.

5. **Approval of HASPA Minutes for January 22, 2015**

The minutes of the January 22, 2015 meeting were approved after several edits were noted.

6. **Public Comments**

Audrey Le Pell, HASCAC member, presented information about an upcoming event, "Plan Bay Area 2040" Open House at the Alameda County Fairgrounds, Palm Pavilion, Wednesday, April 29, 2015, 7:00 PM - 9:00 PM.

**NEW BUSINESS**

7. **Special Meeting of the Trustees prior to the next scheduled meeting, July 23, 2015**

The initial decision on this item was deferred until after discussion of Item# 9.

The decision was made that this item will be put on hold unless needed to secure authorization by the City of Hayward (COH), Hayward Area Recreation and Park District (HARD) and East Bay Regional Park District (EBRPD) to grant an extension of the Hayward Area Shoreline Planning Agency Joint Exercise of Powers Agreement (JPA) past the current expiration date of July 1, 2015.

**UNFINISHED BUSINESS**

8. **HASPA "Shared Vision" Update**

Document is in the completion phase. Final completion required before submittal to the three Agencies (COH, HARD, EBRPD) for review and comment before bringing the finalized document to the Trustees.

9. **Recommendation on Renewal of JPA & Continuance of HASPA**

A formal motion was made by Trustee Jameson to extend the current JPA from July 1, 2015 to January 1, 2016. Trustee Waespi seconded the motion and it passed unanimously without opposition. The TAC will provide a proposal for submittal to the following for review and discussion in preparation for a combined meeting; City Manager, COH; General Manager, HARD; General Manager, EBRPD, and HASPA Trustees. Signed and approved Board and Council resolutions will be required by COH, HARD and EBRPD prior to the current expiration of the JPA, which is July 1, 2015. Damon Golubics, COH, will be the contact person for coordination.

10. **Weber Project Update**

Precise Plan phase of the project presented and explained by Damon Golubics, COH. Staff is reviewing Improvement Plans and completion of the Final Map. The 401 & 404 permits have been received and the plans are going through the final staff reviews, including landscape design before building permits can be processed and issued. Staff was asked to confirm that the wetlands mitigation plan includes approximately 82.5 acres. The original development was 13 lots and the current development is 5 lots and is consistent with the area zoning and permitted uses, including desirable high quality Class A warehouse space, providing more height and flexible useable space.

11. **Sea Level Rise and Calpine Report**

HASPA's involvement with sea level rise is focused on the protection of buildings and structures and the funding and complexities associated with these issues. The Russell City Energy Center is located adjacent to the COH Water Treatment Plant and will be monitored accordingly.

Last year the City Council voted to adopt Resolution No. 14-030 which "urged the Bay Area Air Quality Management District (BAAQMD) to take action to address ongoing emission violations from the Russell City Energy Center." The request was sent to the BAAQMD on March 30, 2015. and City staff will monitor the progress of this matter and this item will remain on subsequent HASPA Meeting Agendas until this matter has been addressed. Audrey LePell attended the April 22, 2015 City Council meeting on behalf of Citizens Against Pollution (CAP) to ask the City of Hayward to urge the BAAQMD to install an air quality monitoring device within a 2 mile radius of the Russell City Energy Center.

12. **Top Five Development Projects in COH Report**

- 1) Downtown Specific Plan. The mission of this effort is to establish a new long-term blueprint for development in Downtown Hayward.
- 2) Former Mervyn's site. New project name is "Lincoln Landing". The proposal is for approximately 80,000 square feet of retail space and 500 apartments.
- 3) La Vista (2005 Project). The location is at the old La Vista Quarry and will include 179 single family residences. The current status is that staff is reviewing the conditions of approval from the developer and looking at the fault lines and slope in the area. The project is in the Precise Plan phase.
- 4) Weber Project, as described in Item Number 10.
- 5) Former Holiday Bowl site as well as some others in the conceptual review phase.

13. **HASCAC Recruitment and Brochure**

This item is on hold pending the renewal of the JPA. The last status was that it had been reviewed by the Board of Trustees and the only remaining issue was updating the contact information to the City of Hayward for soliciting new members and taking them through the application process for review by the Board of Trustee final review and approval. If the JPA is renewed the process of actively recruiting new members will be pursued CAC members.

14. **Guillermo Nevarez, HASCAC Applicant Interview**

Applicant was to be interviewed, if present at the end of the current meeting, for future consideration after decisions are finalized regarding the JPA but was not present at any time during the meeting.

**REPORTS**

15. **Report from HASCAC Chair**

Chair Moose had concerns about an applicant's request for a conditional use permit for a concrete recycling plant on 3898 & 3890 Depot Road. Her concerns included traffic impacts, air quality impacts and entrance road issues. A special meeting was held for HASCAC members on March 23, 2015 and the project planner provided a detailed presentation of the project and responded to questions and concerns both at the meeting as well as in writing to the HASCAC Chair who had requested the meeting but was unable to attend the meeting. An additional meeting will be scheduled with the Chair Moose to ensure all questions and concerns are

addressed. There were five HASCAC members at the April 23, 2015 meeting prior to the HASPA meeting.

**16. Report from TAC**

Next meeting of the TAC is scheduled for May 5, 2015 to continue to work on on-going items. The concrete recycling project on Depot Rd will be added to the agenda for May 5<sup>th</sup>. The applicant is working with staff to meet the conditions of approval for the project. At the March 24, 2015 meeting, the focus was working on updates to the JPA in a draft format, which is now on hold. The TAC will continue to work to assist the Trustees as HASPA moves forward to refine its possible new focus and potential goals.

TAC Member Adrienne De Ponte recognized Genese and Frank Delfino for their contributions to protect the shoreline. There is a new room named after them at the Interpretive Center with an educational focus utilizing manipulatives and technology. Also, it was noted that the Interpretive Center will be open on Memorial Day and Fourth of July this year. It's regular hours are Friday, Saturday and Sunday where they are open to the public.

**17. Reports from Board Members**

Trustee Jameson asked for confirmation of the meeting date for the Alameda County R-REP event on May 13, 2015 from 10:00 a.m. to 12:00 p.m.

Trustee Waespi looks forward to the JPA renewal process and sees HASPA with a positive focus and the capacity for longevity. He noted there will be a seminar hosted by the Regional Parks Association May 23, 2015, which is co-sponsored by EBRPD. It will be held at the Trudeau Training Center 11500 Skyline Blvd, Oakland at 9:30 a.m. The seminar is entitled "The Rising Tide – or How Long Can You Tread Water?"

Chair Mendall let everyone know about the Keep Hayward Clean and Green clean-up events. There is a visual positive difference after each event. More information can be found on the City of Hayward website.

**18. Setting Agenda for Next Meeting on July 23, 2015**

Information from individuals and/or groups that may be of interest or for consideration by the Trustees or the group should be funneled through Damon Golubics to distribute to the whole group as needed between scheduled meetings.

Visuals, such as large maps or simple power point slides, should be utilized that clearly show where projects are located within HASPA boundaries and to aid in geographical awareness of project areas.

**ADJOURNMENT**

16. Chair Mendall adjourned the meeting at 6:28 PM.

(Minutes Submitted by Helena Graves, City of Hayward; Reviewed by Damon Golubics)