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ARCHITECT (HOTEL)

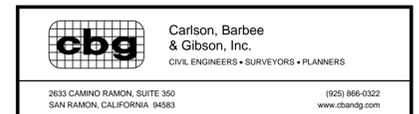
MEXSAL DESIGN GROUP
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MARCH 2017



MISSION CROSSINGS - TRACT 8345

SITE PLAN REVIEW
HAYWARD, CALIFORNIA





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PERSPECTIVES
PERSPECTIVE 6

A6.5



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PERSPECTIVES
PERSPECTIVE 7

A6.6



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PERSPECTIVES
PERSPECTIVE 8

A6.7



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PERSPECTIVES
PERSPECTIVE 1

A6.0



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PERSPECTIVES
PERSPECTIVE 2

A6.1



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PERSPECTIVES
PERSPECTIVE 3

A6.2



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PERSPECTIVES
PERSPECTIVE 4

A6.3



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SCHEMATIC DESIGN
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PERSPECTIVES
PERSPECTIVE 5

A6.4

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		RIGHT-OF-WAY
		EASEMENT
		SIDEWALK
		FENCE
		SPOT ELEVATIONS

ABBREVIATIONS

ACFC	ALAMEDA COUNTY FLOOD CONTROL
DW	DRIVEWAY
EX	EXISTING
FC	FACE OF CURB
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
RW	RIGHT-OF-WAY
SW	SIDEWALK
TYP	TYPICAL

SHEET INDEX

SHEET NO.	SHEET TITLE
TM.1	EXISTING CONDITIONS
TM.2	OVERALL SITE PLAN
TM.3	SITE PLAN
TM.4	SITE PLAN
TM.5	GRADING PLAN
TM.6	GRADING PLAN
TM.7	UTILITY PLAN
TM.8	UTILITY PLAN
TM.9	FIRE TRUCK CIRCULATION PLAN
TM.10	SOLID WASTE HANDLING PLAN
TM.11	STORM WATER CONTROL PLAN

WE, MLC HOLDINGS, AGREE TO THE FILING OF SAID MAP AND TO COMPLY WITH THE PROVISIONS OF THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT AS THEY APPLY TO THE PROCESSING AND APPROVAL OF SAID MAP.

BY: _____ DATE: _____

I, LEE ROSENBLATT, CERTIFY THAT THIS TENTATIVE MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT COMPLIES WITH THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT.

BY: LEE ROSENBLATT, RCE #65469 DATE: _____

A SOILS REPORT ON THIS PROPERTY HAS BEEN PREPARED BY ENCEO, ENTITLED "GEOTECHNICAL FEASIBILITY ASSESSMENT-FORMER HAYWARD FORD SITE" DATED SEPTEMBER 11, 2015, WHICH HAS BEEN FILED WITH THE CITY OF HAYWARD.

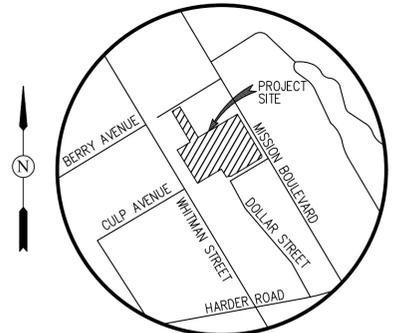
BY: _____ DATE: _____

I, MARK H. WEBER, A LICENSED LAND SURVEYOR IN THE STATE OF CALIFORNIA, HEREBY STATE THAT THIS TENTATIVE MAP IS BASED UPON A SURVEY UNDER MY DIRECT SUPERVISION AND THAT IT COMPLIES WITH THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT.

BY: MARK H. WEBER DATE: _____

CONTACTS:

- OWNER/DEVELOPER: MLC HOLDINGS, INC
12657 ALCOSTA BOULEVARD, SUITE 175
SAN RAMON, CALIFORNIA 94583
(925) 543-4018
JUSTIN DERBY
- ENGINEER: CARLSON, BARBEE & GIBSON, INC.
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LEE ROSENBLATT, RCE 65469
- SOILS ENGINEER: ENCEO
CROW CANYON PLACE, SUITE 250
SAN RAMON, CALIFORNIA 94583
(925) 866-9000
ROBERT BOECHE



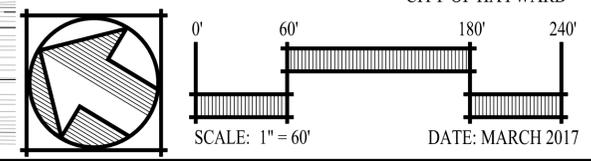
VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES:

- ACCESSORS PARCEL NO.: 444-0060-004, 444-0060-019-04
444-0060-030, 444-0060-031
- SITE ADDRESS: 671 BERRY AVENUE, HAYWARD, CA
25501 & 25551 MISSION BOULEVARD, HAYWARD, CA
- EXISTING SITE AREA: 9.72± ACRES (GROSS)
PROPOSED SITE AREA: 9.28± ACRES (NET)
- EXISTING ZONING: MB-T4 URBAN GENERAL ZONE
PROPOSED ZONING: MB-T4 URBAN GENERAL ZONE
- EXISTING USE: COMMERCIAL (CAR DEALERSHIP)
PROPOSED USE: MULTI-FAMILY RESIDENTIAL (LOTS 1-27, PARCELS A-D) - 7.45± ACRES (GROSS), 7.39± ACRES (NET)
HOTEL/COMMERCIAL (LOT 28) - 2.27± ACRES (GROSS), 1.89± ACRES (NET)
- BENCHMARK: TOP OF BRASS DISK ON BRIDGE DECK ON WHITMAN STREET OVERPASS OVER HARDER ROAD.
ELEVATION = 68.64 NGVD29, CITY OF HAYWARD DATUM MONUMENTATION PLAT FILE NO. 1-42
- EXISTING STRUCTURES: ALL EXISTING BUILDINGS AND PAVEMENT WITHIN BOUNDARY TO BE REMOVED
- STREETS: ALL ROADWAYS WITHIN THE SUBDIVISION WILL BE PRIVATE AND WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALL PRIVATE STREETS WILL BE WITHIN PUE'S. THE MINIMUM LONGITUDINAL SLOPE OF ALL STREETS IS TO BE 0.50%.
- TREES: TREES WITHIN SITE BOUNDARY TO BE REMOVED AND OR RELOCATED.
- STREET TREES: STREET TREES SHALL BE INSTALLED PER SD-122
- WALLS AND FENCING: ALL WALLS AND FENCING WILL BE PRIVATE FACILITIES AND PRIVATELY MAINTAINED
- STORM DRAIN: PROPOSED ONSITE STORM DRAIN FACILITIES WILL BE PRIVATE FACILITIES AND WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION
- PUBLIC UTILITIES: PROPOSED ONSITE WATER AND SANITARY SEWER FACILITIES ARE PUBLIC AND WILL BE WITHIN A SANITARY AND/OR WATER EASEMENT. PROPOSED WATER AND SANITARY SEWER FACILITIES WILL BE CONSTRUCTED PER CITY OF HAYWARD STANDARDS AND DEDICATED TO THE CITY.
- FLOOD ZONE: ZONE AE AND ZONE-X
REFER TO:
FLOOD INSURANCE RATE MAP
PANEL 06001C0289C, AUGUST 3, 2009
- WELLS ONSITE: NONE
- WATER: CITY OF HAYWARD
- SEWER: CITY OF HAYWARD
- GAS & ELECTRIC: PG&E
- TELEPHONE: SBC
- CABLE TV: COMCAST CABLE
- DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL MAP
- FINAL MAP: ONE FINAL MAP SHALL BE FILED FOR THIS SITE
- MAINTENANCE: 1. A HOMEOWNER'S ASSOCIATION SHALL BE CREATED FOR THE DEVELOPMENT TO MAINTAIN PRIVATE AMENITIES ON ALL RESIDENTIAL PARCELS
2. HOTEL SITE OWNER SHALL BE RESPONSIBLE TO MAINTAIN ALL PRIVATE AMENITIES ON PARCEL A

**VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
EXISTING CONDITIONS
MISSION CROSSINGS-TRACT 8345**

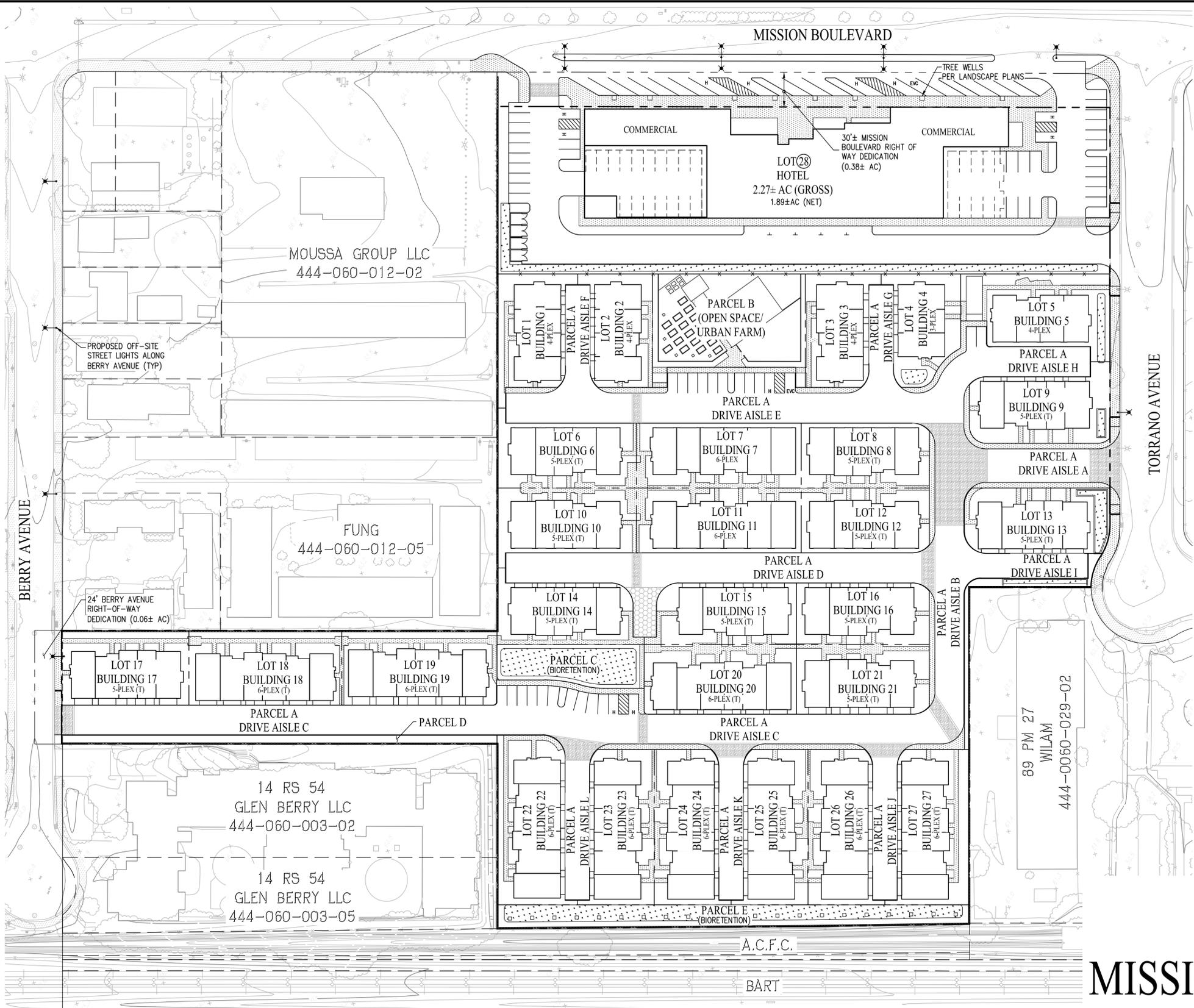
CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA



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DEVELOPMENT SUMMARY					
BUILDING TYPE	BUILDING TOTAL	BUILDING MIX (% OF TOTAL)	UNIT TOTAL	BUILDING SF* (TOTAL OF ALL UNITS)	BUILDING FOOTPRINT, SF
BUILDING A (3-PLEX)	1	3.7	3	6,290	2,745
BUILDING B (4-PLEX)	4	14.8	16	8,180	3,525
BUILDING C (5-PLEX) (T)	11	40.8	55	9,030	4,115
BUILDING D (6-PLEX)	2	7.4	12	12,090	5,265
BUILDING E (6-PLEX) (T)	9	33.3	54	11,505	5,095
TOTAL	27	100%	140	-	-

(T) BUILDING CONTAINS TANDEM UNITS

UNIT MIX SUMMARY	
PLAN TYPE	TOTAL
PLAN 2	37
PLAN 3A	18
PLAN 3B	27
PLAN 4	27
PLAN 5 (TANDEM)	31
TOTAL	140

*UNIT MIX IS SUBJECT TO CHANGE WITH FINAL DESIGN

MISSION BOULEVARD CORRIDOR FORM BASED CODE		
	FBC	PROPOSED CONDOMINIUMS
DENSITY	17.5-35 DU/AC	25.5 DU/AC NET*
SETBACKS	FRONT 6'	FRONT 6'
	SIDE 0'	SIDE 4'
	REAR 3**	REAR 4' (DRIVE AISLE)
HEIGHT	4 STORY MAX	3 STORY
LOT WIDTH	200' MAX	130' MAX
PARKING	0.10 SPACE/DU	0.18 SPACES/DU
VISIBILITY	ONE ZERO STEP ENTRANCE TO EACH BUILDING	10% OF PRIMARY ENTRANCES TO EACH UNIT PER CBC
COMMON OPEN SPACE (TOTAL LOT AREA)	15%	15%

* NET AREA IS THE TOTAL SITE AREA MINUS THE DRIVE AISLE
 ** 3' FROM PROPERTY LINE OR 15' FROM CENTER LINE OF DRIVE AISLE, WHICH EVER IS GREATER.

PARKING SUMMARY				
PARKING TYPE	PARKING REQUIRED		PARKING PROVIDED	
	RATIO	NUMBER OF SPACES	RATIO	NUMBER OF SPACES
GARAGE	2 SPACES/DU	220 SPACES	2 SPACES/DU	218 SPACES
TANDEM**	2 SPACES/DU	62 SPACES	2 SPACES/DU	62 SPACES
ON-STREET/GUEST***	0.1 SPACE/DU*	15 SPACES	0.18 SPACE/DU	25 SPACES
TOTAL	2.1 SPACES/DU	297 SPACES	2.18 SPACES/DU	305 SPACES

* PER CITY OF HAYWARD OFF-STREET PARKING STANDARDS FOR MULTI-FAMILY DWELLINGS.
 ** 30% MAXIMUM TANDEM GARAGES
 *** ACCESSIBLE PARKING SPACES ARE PROVIDED AT A RATIO OF 0.02 SPACE/DU
 **** SEE T1.0 FOR HOTEL PARKING SUMMARY

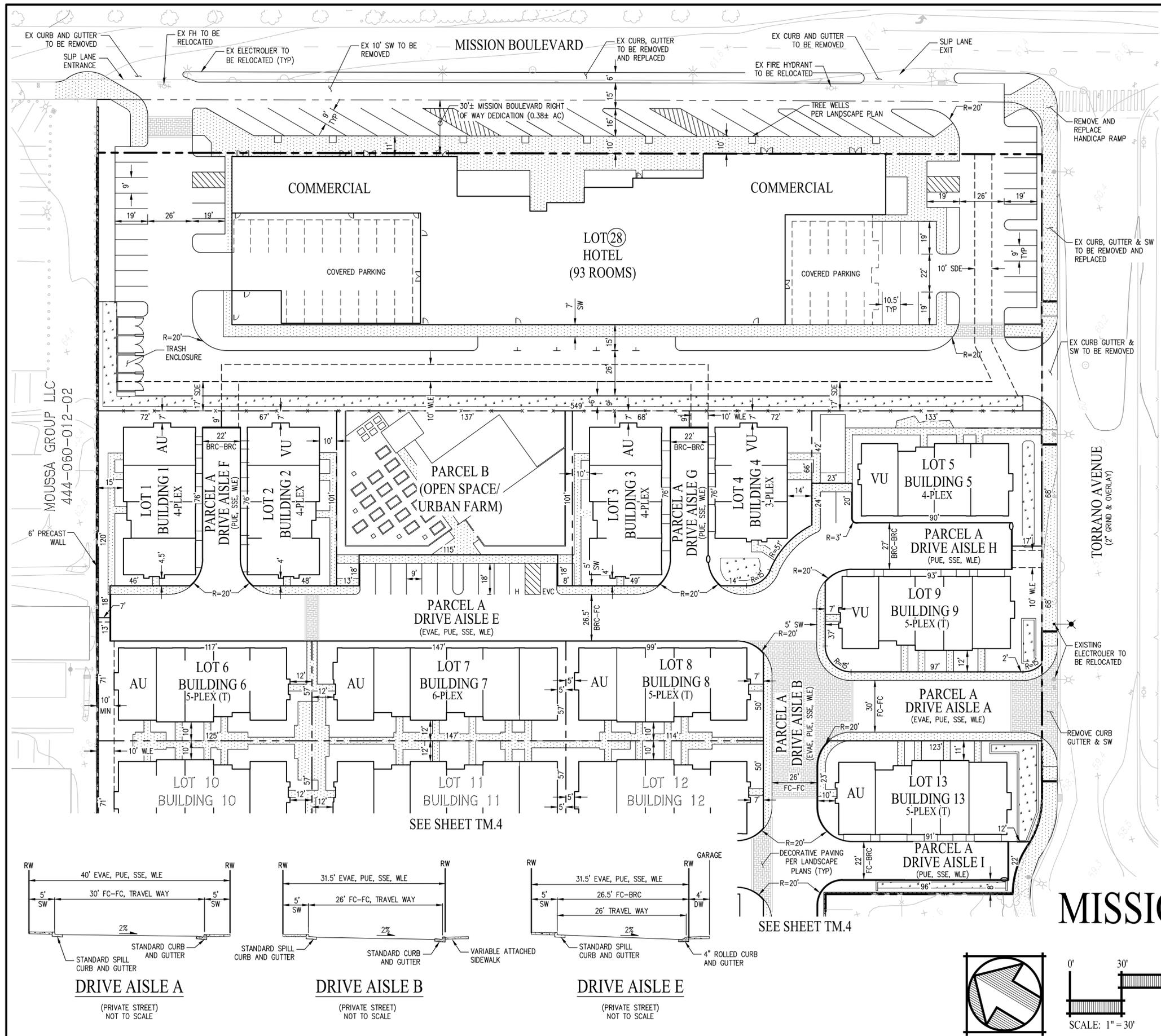
VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES OVERALL SITE PLAN MISSION CROSSINGS-TRACT 8345

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

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SHEET NO. **TM.2**
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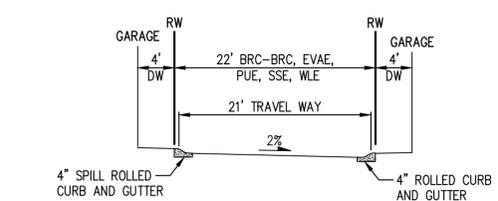


LEGEND

PROPOSED	DESCRIPTION
---	SUBDIVISION BOUNDARY
---	PROPERTY LINE
---	RIGHT OF WAY
---	SIDEWALK, PATHWAY
---	VALLEY GUTTER
---	PUBLIC UTILITY EASEMENT
- x - x -	FENCE (PER LANDSCAPE PLANS)
AU	ACCESSIBLE UNIT
VU	VISIBILITY UNIT
EVC	ELECTRIC VEHICLE CHARGING STATION
H	VAN ACCESSIBLE PARKING STALL
x 100.0	SPOT ELEVATIONS
[Pattern]	DECORATIVE PAVING
[Pattern]	BIORETENTION AREA

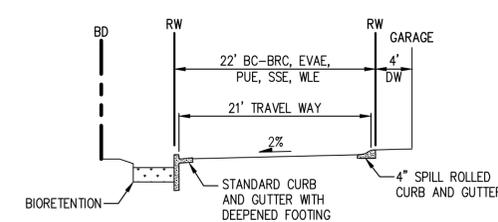
ABBREVIATIONS

BC	BACK OF CURB
BRC	BACK OF ROLLED CURB
DW	DRIVEWAY
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
FC	FACE OF CURB
LS	LANDSCAPE
PAE	PUBLIC ACCESS EASEMENT
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
RW	RIGHT-OF-WAY
SDE	STORM DRAIN EASEMENT
SSE	SANITARY SEWER EASEMENT
SW	SIDEWALK
TC	TOP OF CURB AT FACE
WLE	WATER LINE EASEMENT



DRIVE AISLE F, G & H

(PRIVATE STREET) NOT TO SCALE

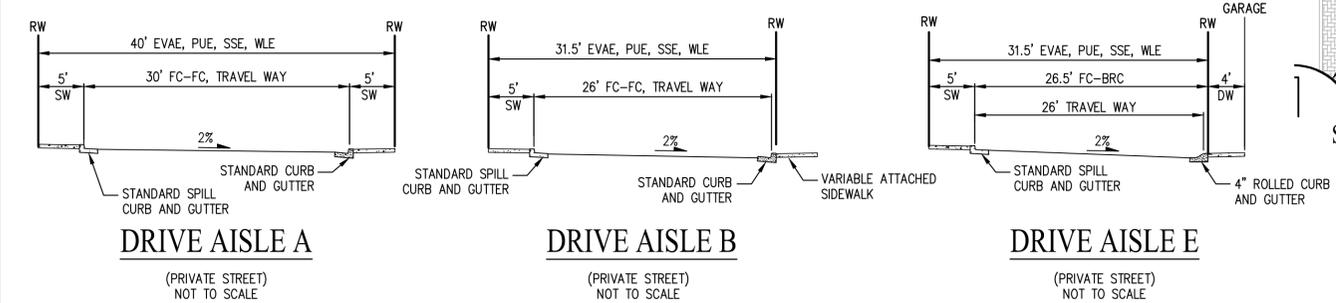


DRIVE AISLE I

(PRIVATE STREET) NOT TO SCALE

**VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
SITE PLAN**

MISSION CROSSINGS-TRACT 8345



DRIVE AISLE A

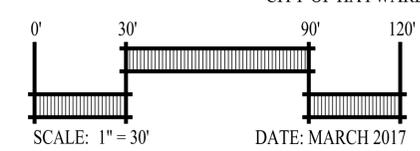
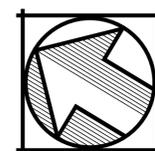
(PRIVATE STREET) NOT TO SCALE

DRIVE AISLE B

(PRIVATE STREET) NOT TO SCALE

DRIVE AISLE E

(PRIVATE STREET) NOT TO SCALE



CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

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SHEET NO.
TM.3
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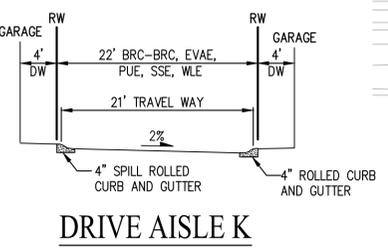
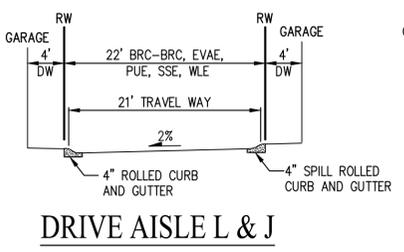
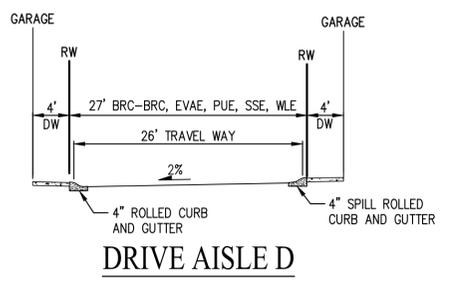
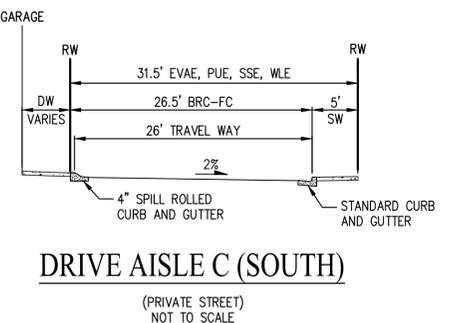
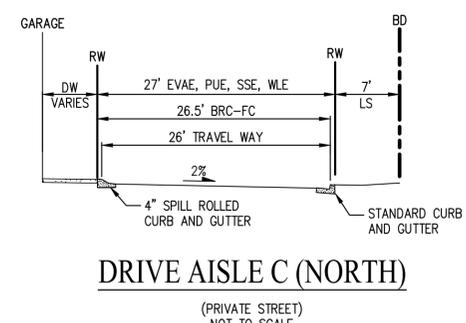
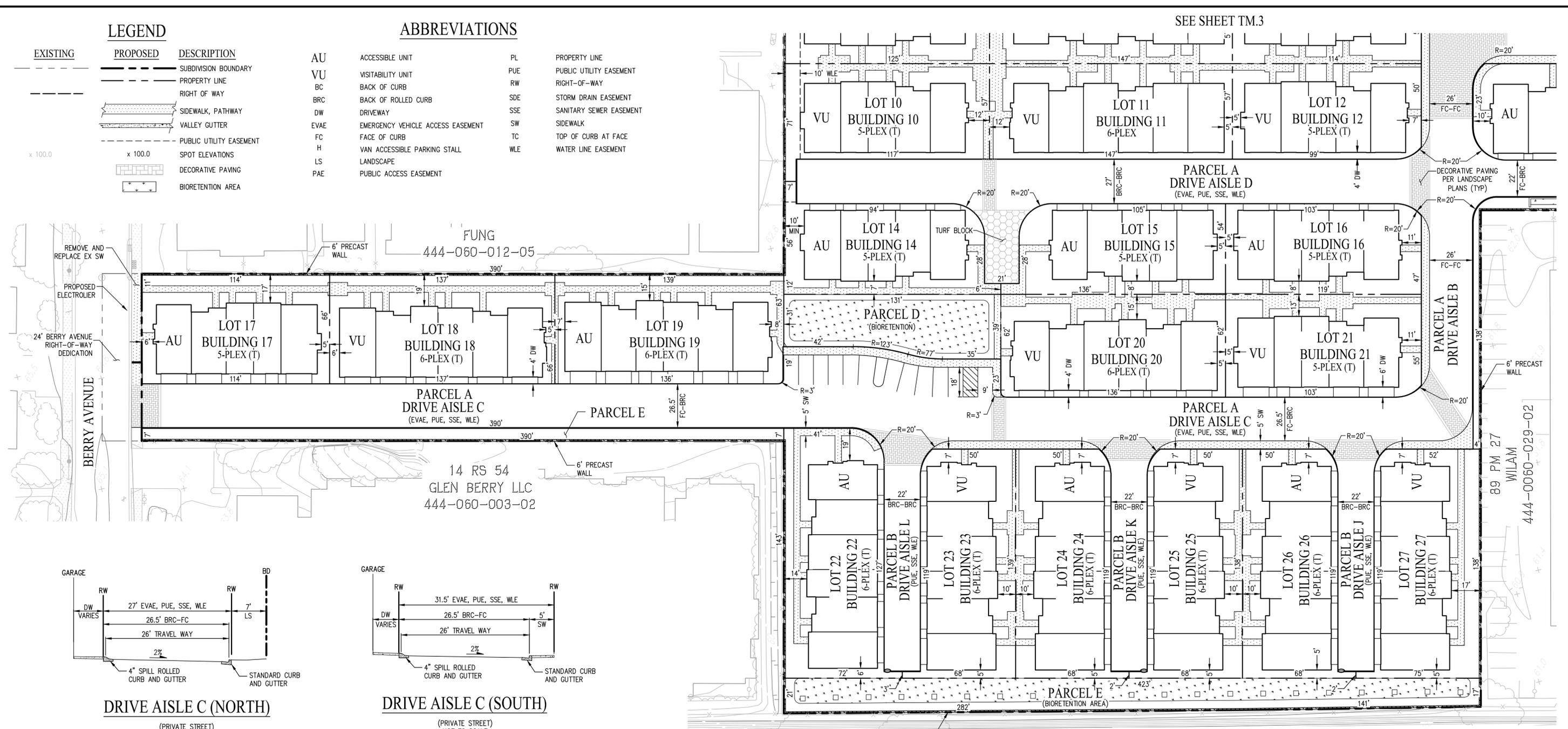
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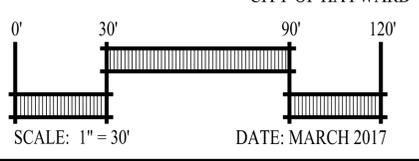
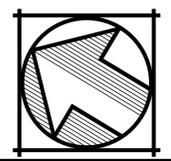
EXISTING	PROPOSED	DESCRIPTION
- - - - -	- - - - -	SUBDIVISION BOUNDARY
- - - - -	- - - - -	PROPERTY LINE
- - - - -	- - - - -	RIGHT OF WAY
- - - - -	- - - - -	SIDEWALK, PATHWAY
- - - - -	- - - - -	VALLEY GUTTER
- - - - -	- - - - -	PUBLIC UTILITY EASEMENT
- - - - -	- - - - -	SPOT ELEVATIONS
- - - - -	- - - - -	DECORATIVE PAVING
- - - - -	- - - - -	BIORETENTION AREA

ABBREVIATIONS

AU	ACCESSIBLE UNIT	PL	PROPERTY LINE
VU	VISITABILITY UNIT	PUE	PUBLIC UTILITY EASEMENT
BC	BACK OF CURB	RW	RIGHT-OF-WAY
BRC	BACK OF ROLLED CURB	SDE	STORM DRAIN EASEMENT
DW	DRIVEWAY	SSE	SANITARY SEWER EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SW	SIDEWALK
FC	FACE OF CURB	TC	TOP OF CURB AT FACE
H	VAN ACCESSIBLE PARKING STALL	WLE	WATER LINE EASEMENT
LS	LANDSCAPE		
PAE	PUBLIC ACCESS EASEMENT		



**VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
SITE PLAN
MISSION CROSSINGS-TRACT 8345**



CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

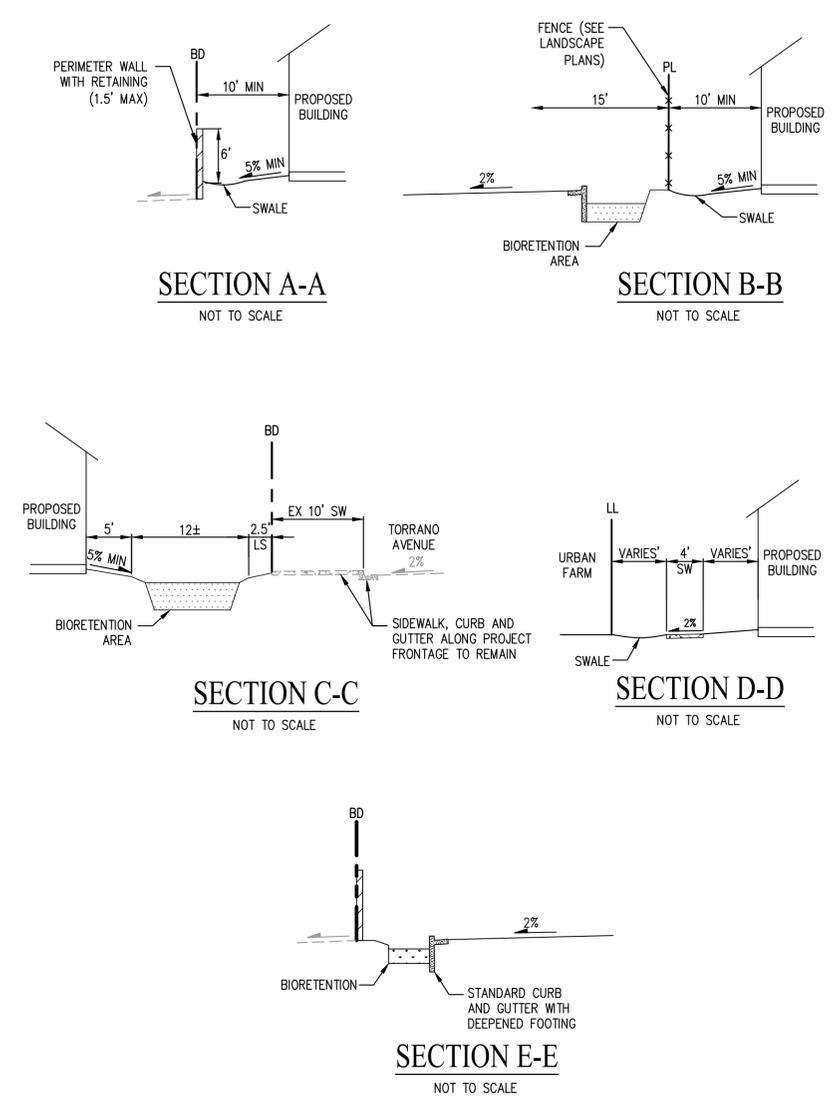
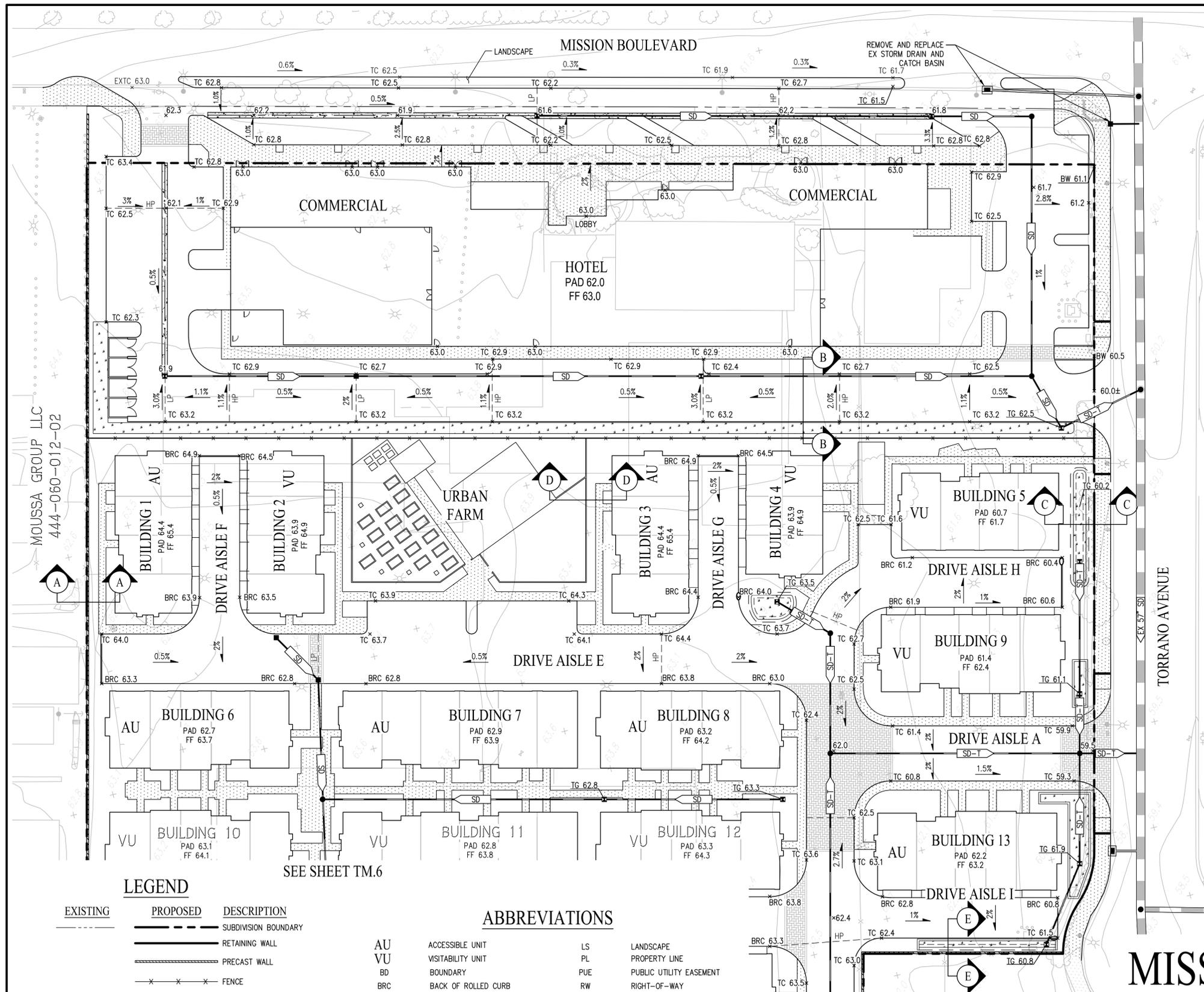
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SHEET NO.
TM.4
OF 11 SHEETS

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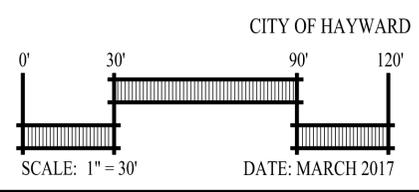
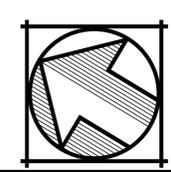
LEGEND

EXISTING	PROPOSED	DESCRIPTION
- - - - -	- - - - -	SUBDIVISION BOUNDARY
- - - - -	- - - - -	RETAINING WALL
- - - - -	- - - - -	PRECAST WALL
- x - x -	- x - x -	FENCE
- - - - -	- - - - -	SIDEWALK, PATHWAY
- - - - -	- - - - -	VALLEY GUTTER
x 100.0	x 100.0	SPOT ELEVATIONS
- - - - -	- - - - -	DECORATIVE PAVING
- - - - -	- - - - -	BIORETENTION AREA

ABBREVIATIONS

AU	ACCESSIBLE UNIT	LS	LANDSCAPE
VU	VISIBILITY UNIT	PL	PROPERTY LINE
BD	BOUNDARY	PUE	PUBLIC UTILITY EASEMENT
BRC	BACK OF ROLLED CURB	RW	RIGHT-OF-WAY
DW	DRIVEWAY	SD	STORM DRAIN
FF	FINISH FLOOR	SD-T	TREATED STORM DRAIN
GB	GRADE BREAK	SW	SIDEWALK
H	VAN ACCESSIBLE PARKING STALL	TC	TOP OF CURB
HP	HIGH POINT	TG	TOP OF GRATE
LP	LOW POINT		

VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
GRADING PLAN
MISSION CROSSINGS-TRACT 8345



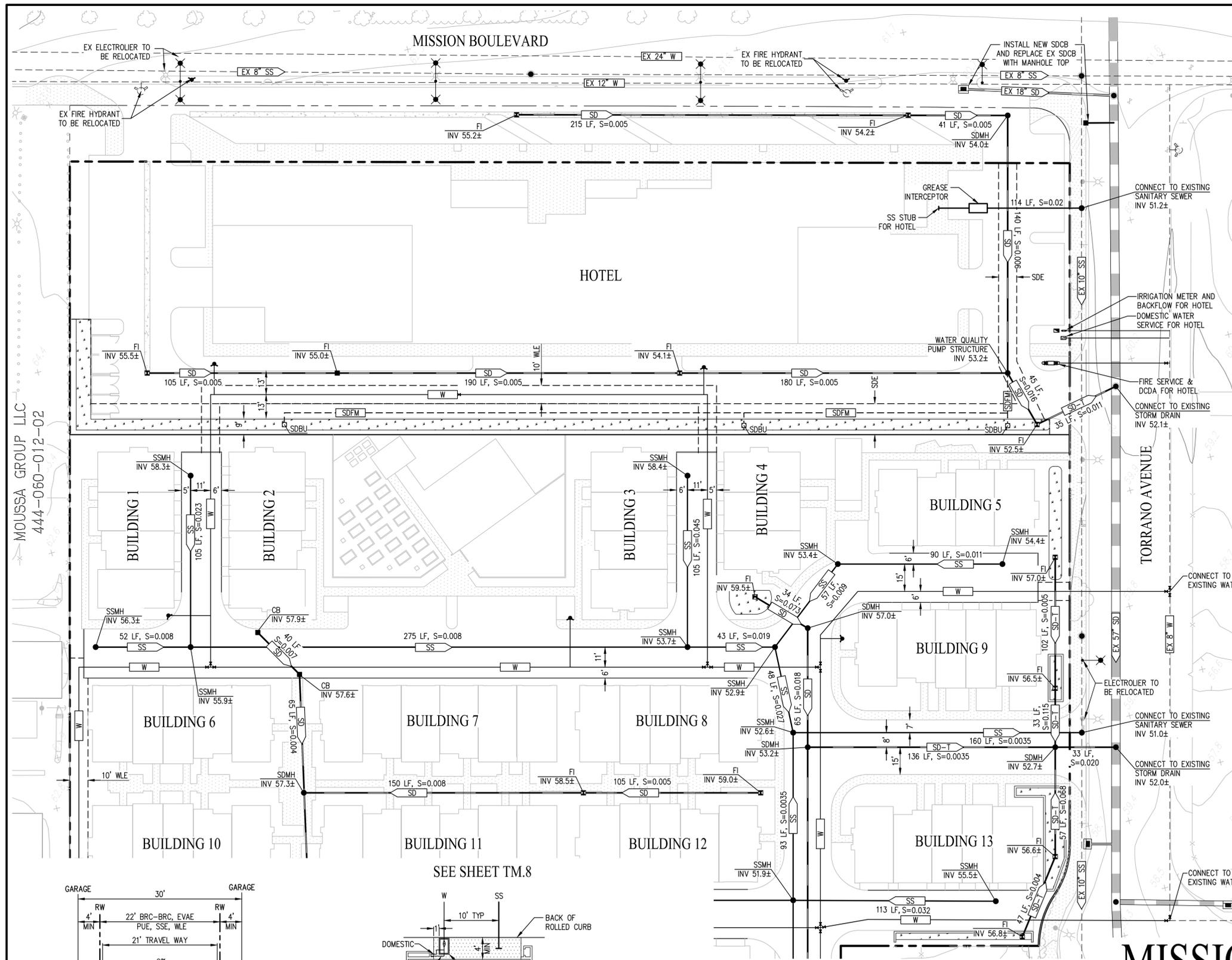
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SHEET NO.
TM.5
OF 11 SHEETS



UTILITY NOTES:

- EXISTING UTILITIES: ALL EXISTING UTILITIES SERVING ORIGINAL USE WITHIN THE BOUNDARY TO BE REMOVED. EXISTING STORM DRAIN, SANITARY SEWER AND WATER WITHIN EASEMENTS TO REMAIN.
- PUBLIC UTILITIES: PROPOSED WATER AND SANITARY SEWER FACILITIES WITHIN PRIVATE ROADWAYS ARE PUBLIC AND WILL BE WITHIN A SANITARY AND/OR WATER EASEMENT. PROPOSED WATER AND SANITARY SEWER FACILITIES WILL BE CONSTRUCTED PER CITY OF HAYWARD STANDARDS AND BE DEDICATED TO THE CITY.
- PRIVATE UTILITIES: STORM DRAIN SYSTEM
- STORM DRAIN: PROPOSED ONSITE STORM DRAIN FACILITIES WILL BE PRIVATE AND WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. MIN SLOPE OF PROPOSED STORM DRAIN PIPE = 0.0035. PUBLIC STORM DRAIN FACILITIES TO BE CONSTRUCTED TO CITY OF HAYWARD STANDARDS. ALL STORM PIPE TO BE RCP OR NDS N-12 PER CITY OF HAYWARD STANDARDS. RUNOFF FROM PUBLIC SLIP LANE FRONTAGE TO BE TREATED IN PRIVATE BIORETENTION. PRIVATE BIORETENTION TO BE MAINTAINED BY HOTEL PROPERTY OWNER.
- WATER:
 - WATER SHALL BE CONSTRUCTED PER CITY OF HAYWARD STANDARDS
 - PROVIDE KEYS/ACCESS CODE/AUTOMATIC GATE OPENER TO UTILITIES FOR ALL METERS ENCLOSED BY A FENCE/GATE AS PER HAYWARD MUNICIPAL CODE 11-2.02.1. ONLY WATER DISTRIBUTION PERSONNEL SHALL PERFORM OPERATION OF VALVES ON THE HAYWARD WATER SYSTEM.
 - WATER AND SEWER SERVICE AVAILABLE SUBJECT TO STANDARD CONDITIONS AND FEES IN EFFECT AT TIME OF APPLICATION.
 - ALL WATER MAINS OUTSIDE OF ROADWAY OR UNDER DECORATIVE PAVEMENT TO BE DUCTILE IRON PIPE.
- SEWER:
 - CITY OF HAYWARD STANDARD MIN SLOPE OF PROPOSED SEWER PIPE = 0.0035
 - MIN SIZE OF PROPOSED SEWER MAIN IS 8". SEWER SHALL BE CONSTRUCTED OF PVC PIPE PER CITY OF HAYWARD STANDARDS.
- GAS & ELECTRIC: PG&E
- TELEPHONE: SBC
- CABLE TV: COMCAST CABLE
- UTILITIES: UTILITIES SHOWN ARE TO BE USED AS A GUIDE AND MAY CHANGE DURING FINAL DESIGN. DESIGN SHALL ADHERE TO CITY OF HAYWARD STANDARDS.

LEGEND

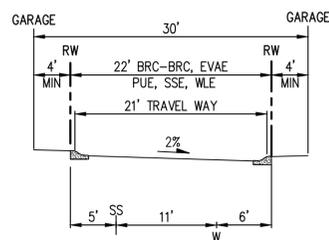
EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		SIDEWALK
		VALLEY GUTTER
		RIGHT OF WAY
EX INV 59.0	INV 59.0	INVERT ELEVATIONS
EX SD	SD	STORM DRAIN LINE
	SD-T	TREATED STORM DRAIN LINE
EX SS	SS	SANITARY SEWER
EX W	W	WATER
		SANITARY SEWER MANHOLE (SSMH)
		STORM DRAIN MANHOLE (SDMH)
		CATCH BASIN (CB)
		FIELD INLET (FI)
		FIRE HYDRANT
		CURB CUT
		BIORETENTION AREA
		BUBBLER
		ELECTROLIER

**VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
UTILITY PLAN**

MISSION CROSSINGS - TRACT 8345

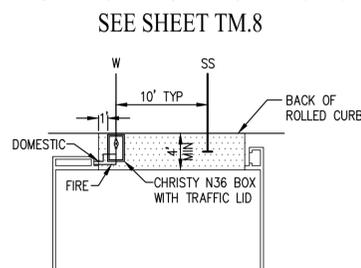
CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

TYPICAL UTILITIES IN DRIVE AISLES



(PRIVATE STREET)
NOT TO SCALE

TYPICAL UTILITIES IN DRIVEWAYS

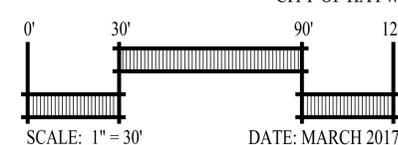
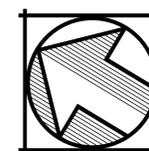


(PRIVATE STREET)
NOT TO SCALE

ABBREVIATIONS

ACFC	ALAMEDA COUNTY FLOOD CONTROL
PUE	PUBLIC UTILITY EASEMENT
SD	STORM DRAIN (PRIVATE)
SD-T	STORM DRAIN (TREATED)
SDBU	STORM DRAIN BUBBLE UP
SDFM	STORM DRAIN FORCE MAIN
SDE	STORM DRAIN EASEMENT
WLE	WATER LINE EASEMENT

SEE SHEET TM.8

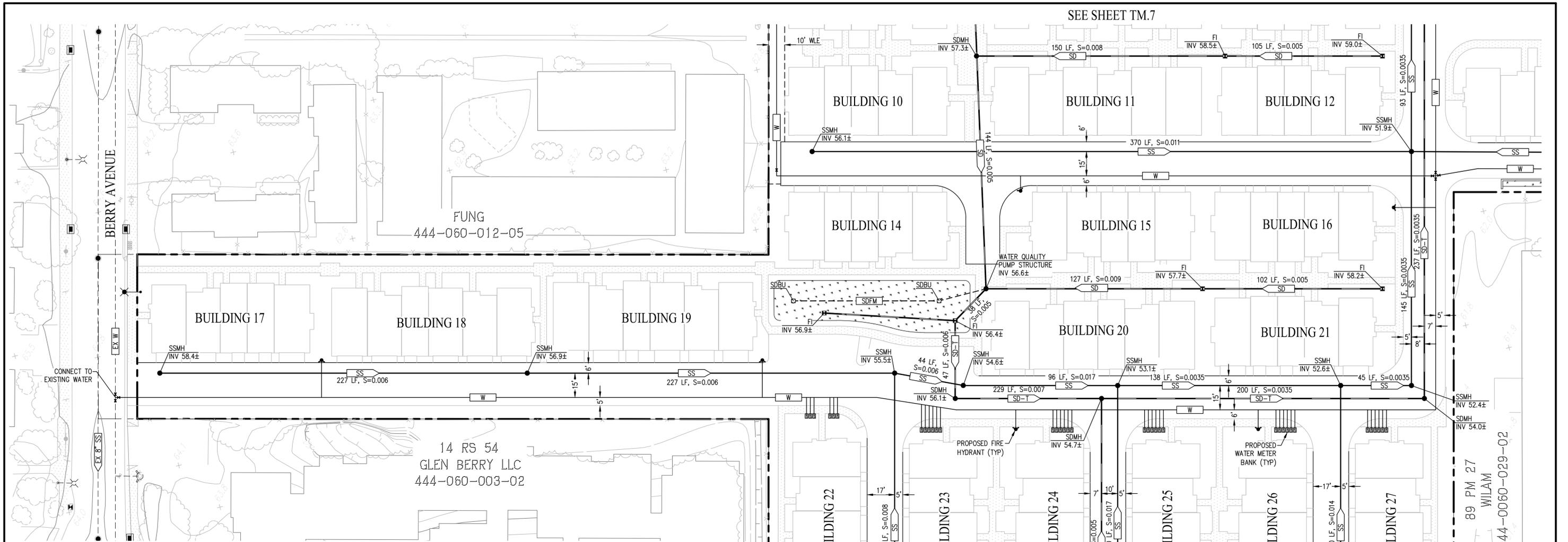


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SHEET NO.
TM.7
OF 11 SHEETS

MOUSSA GROUP LLC
444-060-012-02

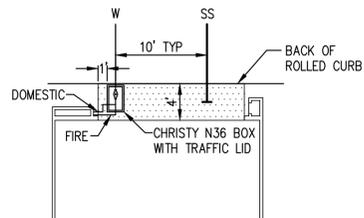
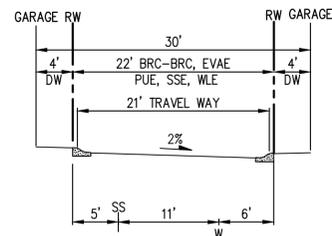


LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		SIDEWALK
		VALLEY GUTTER
		RIGHT OF WAY
		INVERT ELEVATIONS
		STORM DRAIN LINE
		TREATED STORM DRAIN LINE
		SANITARY SEWER
		WATER
		SANITARY SEWER MANHOLE (SSMH)
		STORM DRAIN MANHOLE (SDMH)
		CATCH BASIN (CB)
		FIELD INLET (FI)
		FIRE HYDRANT
		BIORETENTION AREA
		BUBBLER
		ELECTROLIER

ABBREVIATIONS

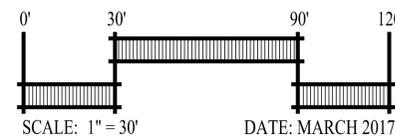
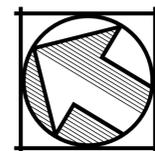
ACFC	ALAMEDA COUNTY FLOOD CONTROL
PUE	PUBLIC UTILITY EASEMENT
SD	STORM DRAIN (PRIVATE)
SD-T	STORM DRAIN (TREATED)
SDBU	STORM DRAIN BUBBLE UP
SDFM	STORM DRAIN FORCE MAIN
WLE	WATER LINE EASEMENT



**VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
UTILITY PLAN**

MISSION CROSSINGS - TRACT 8345

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA



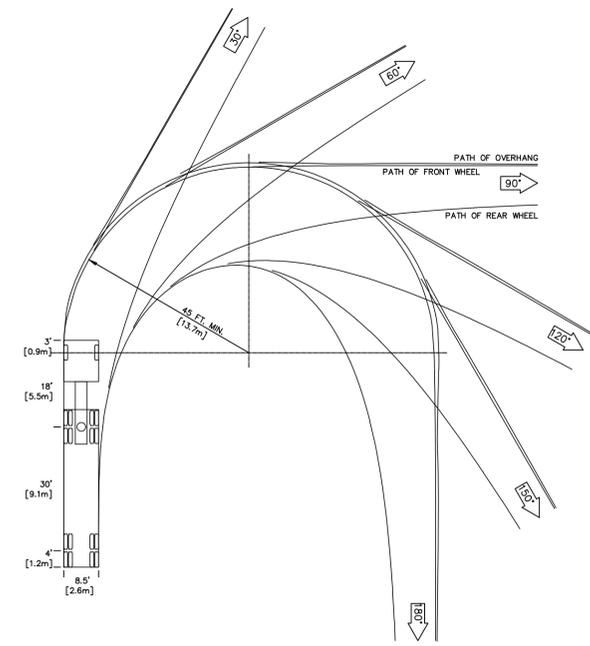
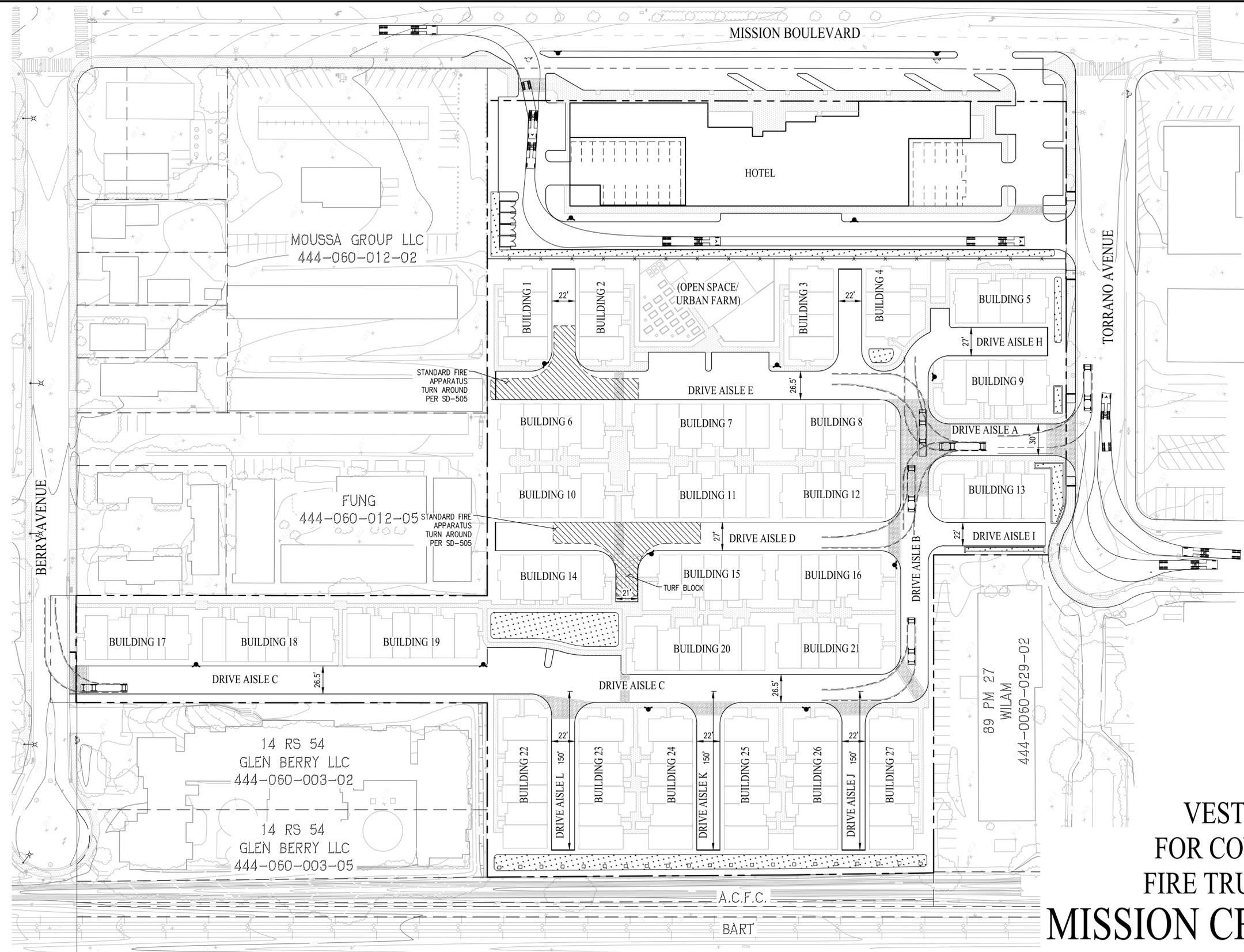
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SHEET NO.
TM.8
OF 11 SHEETS

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CITY OF HAYWARD FIRE DEPARTMENT SD-501
 WB-50 TRUCK TURNING TEMPLATE
 NOT TO SCALE
 NOTE: MOST RESTRICTIVE TURN SHOWN ON PLAN FOR EACH TURNING MOVEMENT

LEGEND
 ○ EXISTING FIRE HYDRANT
 ● PROPOSED FIRE HYDRANT

NOTE:
 FIRE FLOW DATA (STATIC PRESSURE, RESIDUAL PRESSURE, PITOT PRESSURE, TEST FLOW, CALCULATED AVAILABLE WATER FLOW AT 20 PSI) SHALL BE SHOWN ON BUILDING PLANS SUBMITTAL. THE APPLICANT SHALL REQUEST FOR A NEW FIRE HYDRANT FLOW TEST IF AVAILABLE DATA IS MORE THAN 5 YEARS OLD. THE FIRE FLOW SHALL NOT BE LESS THAN 1,500 GPM.

VESTING TENTATIVE MAP
 FOR CONDOMINIUM PURPOSES
 FIRE TRUCK CIRCULATION PLAN
MISSION CROSSINGS-TRACT 8345

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

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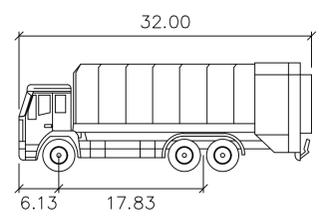
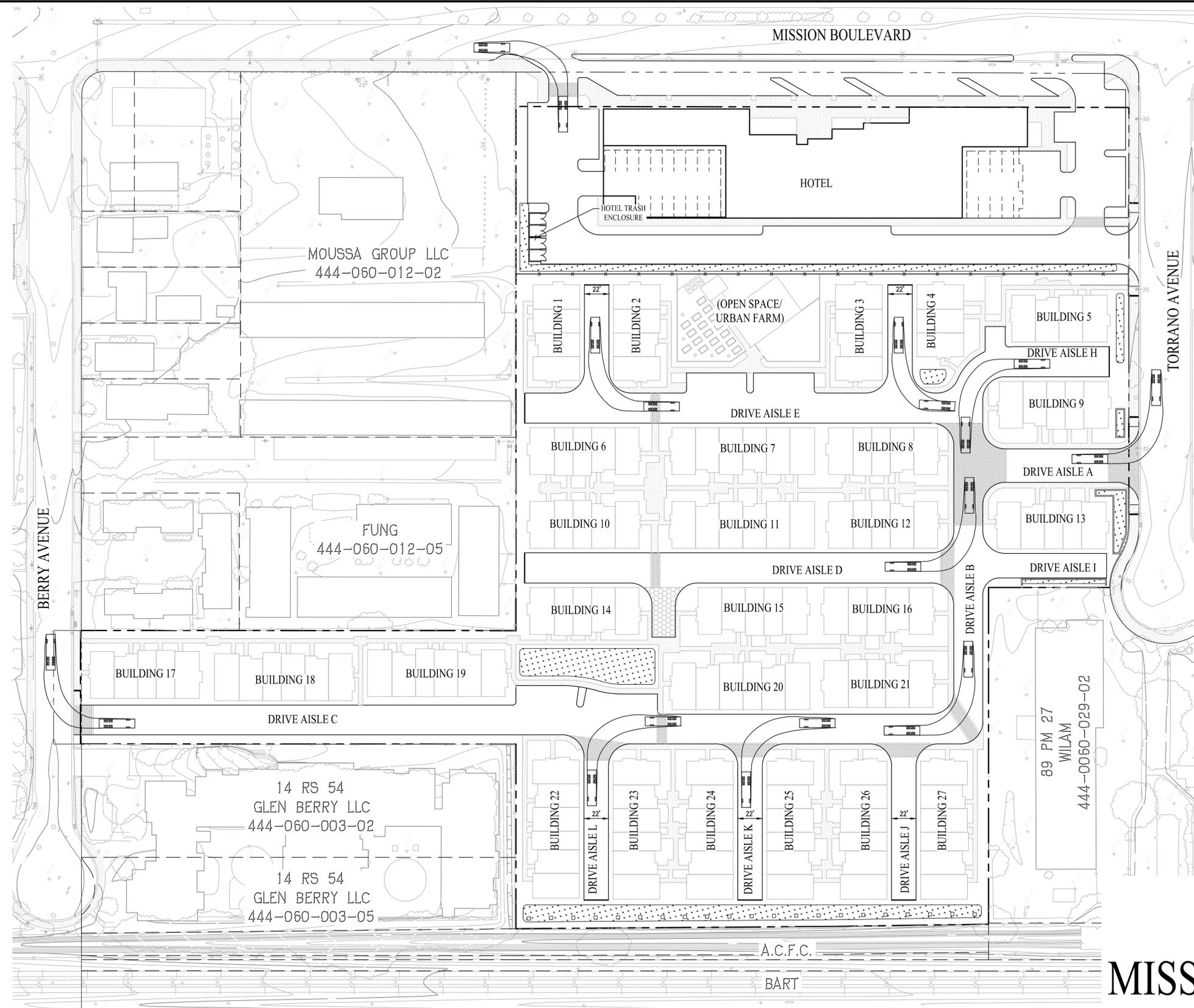
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SCALE: 1" = 50' DATE: MARCH 2017

SHEET NO. **TM.9** OF 11 SHEETS

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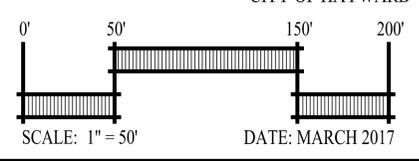
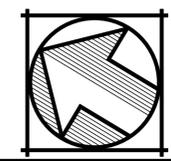


	feet
Width	: 8.00
Track	: 7.50
Lock to Lock Time	: 6.0
Steering Angle	: 27.6

GARBAGE COLLECTION NOTES:

1. CONDOMINIUMS SHALL UTILIZE CITY-STANDARD SOLID WASTE CARTS AND SERVICE
2. INDIVIDUAL TRASH COLLECTION WILL OCCUR AT EACH UNIT AT DRIVEWAY
3. HOTEL/COMMERCIAL TRASH WILL BE COLLECTED AT THE COVERED TRASH ENCLOSURE OR AT A DESIGNATED TRASH STAGING AREA.

**VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
SOLID WASTE HANDLING PLAN
MISSION CROSSINGS-TRACT 8345**

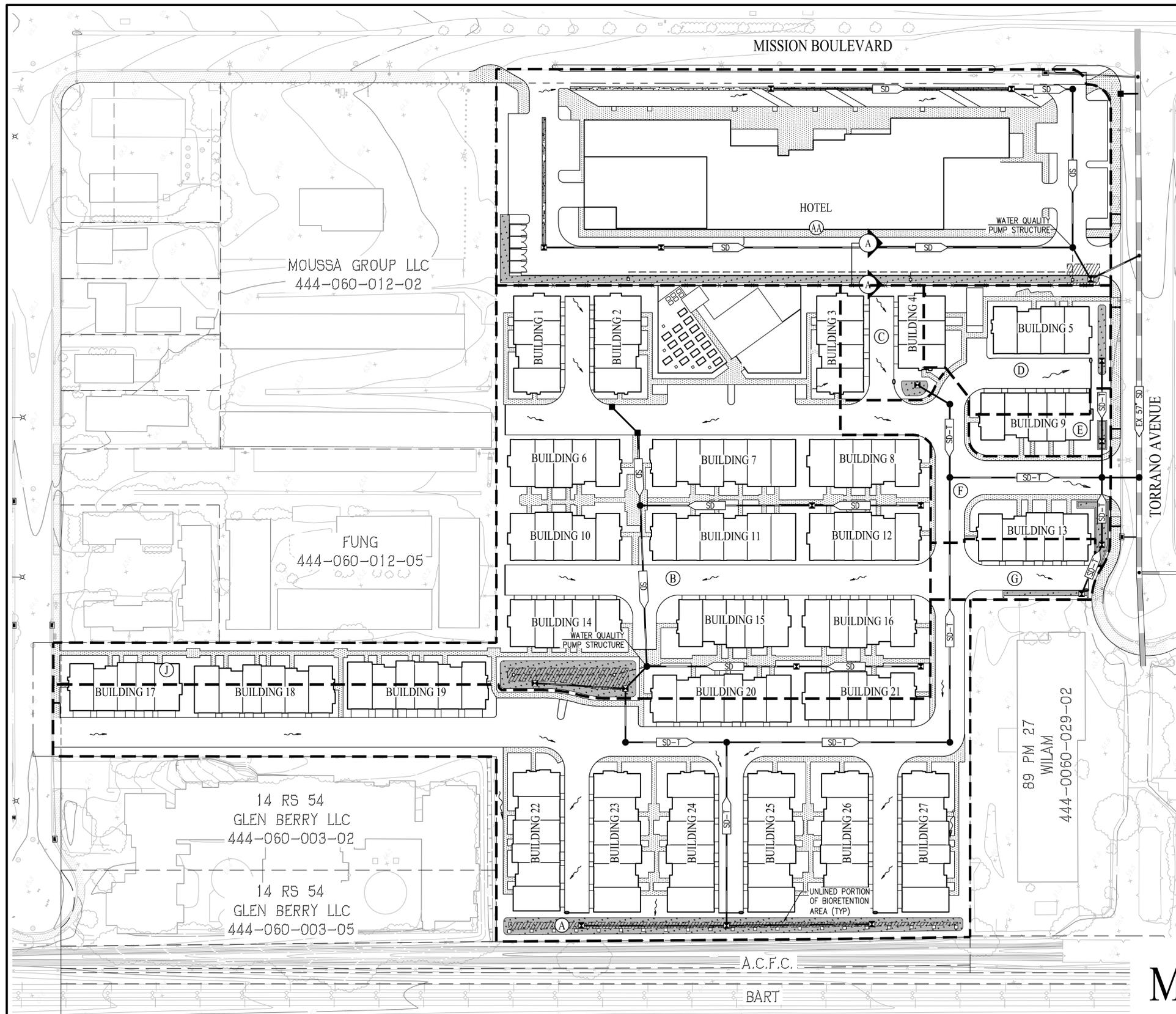


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SHEET NO. **TM.10** OF 11 SHEETS



MISSION BOULEVARD

HOTEL

MOUSSA GROUP LLC
444-060-012-02

FUNG
444-060-012-05

14 RS 54
GLEN BERRY LLC
444-060-003-02

14 RS 54
GLEN BERRY LLC
444-060-003-05

89 PM 27
WILAM
444-0060-029-02

A.C.F.C.

BART

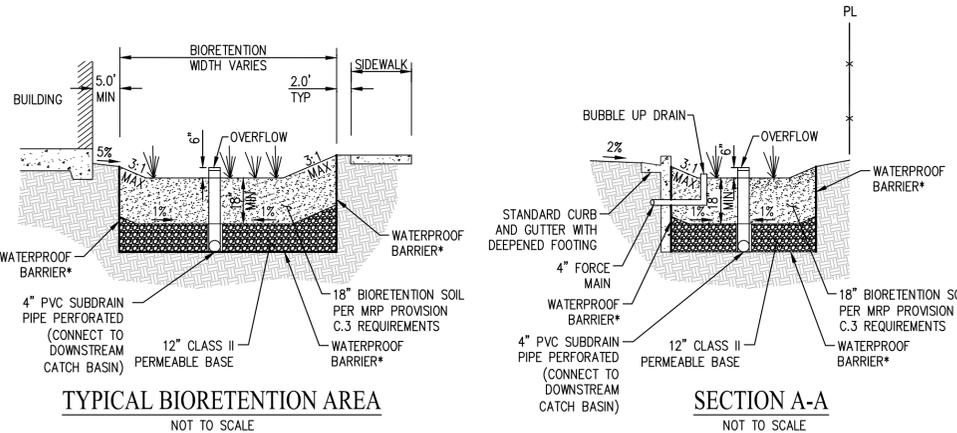
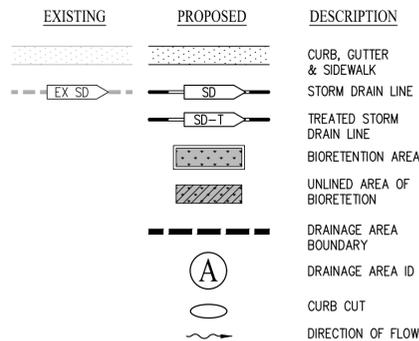
PRELIMINARY STORM WATER TREATMENT - CONDOMINIUMS

AREA ID	TREATMENT TYPE	IMPERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)
A	BIORETENTION	116,890	4,683	5,025
B	BIORETENTION	93,125	3,955	4,005
C	BIORETENTION	6,270	262	295
D	BIORETENTION	9,720	424	445
E	BIORETENTION	3,360	141	150
F	BIORETENTION	14,272	582	595
G	BIORETENTION	5,963	246	260

PRELIMINARY STORM WATER TREATMENT - HOTEL

AREA ID	TREATMENT TYPE	IMPERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)
AA	BIORETENTION	89,000	3,560	3,600

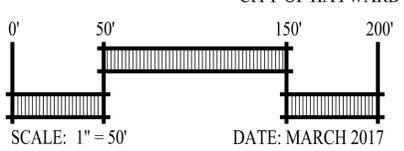
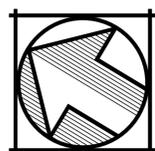
LEGEND



- *NOTE:**
1. INSTALL DEEPEENED CURB IN ADDITION TO WATERPROOF BARRIER WHERE NECESSARY PER GEOTECHNICAL RECOMMENDATIONS
 2. INSTALL 3" OF FLOAT-RESISTING MULCH ON EXPOSED SOIL AREAS BETWEEN PLANTINGS PER ALAMEDA COUNTY C.3 STORMWATER TECHNICAL GUIDANCE DATED JANUARY 1, 2015.
 3. PROPOSED BMPs SHALL USE A BIORETENTION SOIL MIX PER ATTACHMENT L OF THE C.3 STORMWATER CONTROL TECHNICAL GUIDANCE DATED APRIL 11, 2016 WITH A MINIMUM INFILTRATION RATE OF 5" PER HOUR

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES STORM WATER CONTROL PLAN

MISSION CROSSINGS-TRACT 8345



CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

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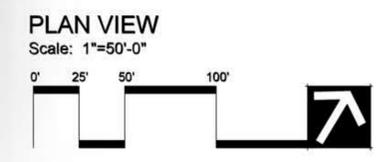
SHEET NO. **TM.11**
OF 11 SHEETS



Preliminary Landscape Plan

MISSION CROSSINGS - TRACT 8345

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA



SHEET NO.
L.1
OF 66 SHEETS

3/20/2017

MISSION CROSSINGS - HAYWARD, CA
TREE MITIGATION SUMMARY REPORT

I. TREES TO BE REMOVED FROM SITE:

Tree Tag #	Species	Common Name	Value of Tree to be Removed
5925	<i>Eriobotrya japonica</i>	Japanese loquat	\$1,300.00
5926	<i>Phoenix canariensis</i>	Canary Island date palm	\$4,500.00
5928	<i>Pinus radiata</i>	Monterey pine	\$0.00
5929	<i>Pinus radiata</i>	Monterey pine	\$0.00
5930	<i>Quercus agrifolia</i>	Coast live oak	\$1,500.00
5931	<i>Juglans regia</i>	English walnut	\$200.00
5932	<i>Juglans hindsii</i>	California black walnut	\$400.00
5933	<i>Populus nigra</i>	Black poplar	\$300.00
5934	<i>Populus nigra</i>	Black poplar	\$100.00
5935	<i>Populus nigra</i>	Black poplar	\$200.00
5936	<i>Populus nigra</i>	Black poplar	\$300.00
5938	<i>Populus nigra</i>	Black poplar	\$300.00
5940	<i>Populus nigra</i>	Black poplar	\$100.00
5943	<i>Quercus agrifolia</i>	Coast live oak	\$500.00
5944	<i>Quercus agrifolia</i>	Coast live oak	\$300.00
5945	<i>Populus nigra</i>	Black poplar	\$300.00
5946	<i>Populus nigra</i>	Black poplar	\$400.00
5949	<i>Pinus radiata</i>	Monterey pine	\$200.00
5950	<i>Umbellularia californica</i>	California bay	\$400.00
5952	<i>Pinus radiata</i>	Monterey pine	\$0.00
5953	<i>Quercus agrifolia</i>	Coast live oak	\$300.00
5955	<i>Juglans regia</i>	English walnut	\$2,800.00
5956	<i>Schinus molle</i>	Pepper tree	\$300.00
5957	<i>Pinus radiata</i>	Monterey pine	\$200.00
5958	<i>Populus nigra</i>	Black poplar	\$2,300.00
5959	<i>Populus nigra</i>	Black poplar	\$5,300.00
5960	<i>Populus nigra</i>	Black poplar	\$4,300.00
5961	<i>Populus nigra</i>	Black poplar	\$4,600.00
5962	<i>Quercus agrifolia</i>	Coast live oak	\$200.00
5963	<i>Prunus cerasifera</i>	Cherry plum	\$100.00
5964	<i>Prunus cerasifera</i>	Cherry plum	\$0.00
5965	<i>Juglans regia</i>	English walnut	\$100.00
5966	<i>Ficus carica</i>	Edible fig	\$500.00
5967	<i>Pinus radiata</i>	Monterey pine	\$0.00
5968	<i>Koelreuteria bipinnata</i>	Chinese flame tree	\$1,000.00
5969	<i>Koelreuteria bipinnata</i>	Chinese flame tree	\$1,000.00
5970	<i>Koelreuteria bipinnata</i>	Chinese flame tree	\$600.00
5971	<i>Platanus x acerifolia</i>	London plane	\$400.00
5972	<i>Cinnamomum camphora</i>	Camphor	\$6,000.00
5973	<i>Alnus rhombifolia</i>	White alder	\$0.00
5975	<i>Juniperus chinensis</i> 'Torulosa'	Hollywood juniper	\$700.00
5978	<i>Xylosma congestum</i>	Xylosma	\$400.00
Total			\$42,400.00

II. PROPOSED TREES:

Species	Common Name	Quantity	Size	Value	Total
<i>Arbutus 'marina'</i>	NCN	75	24" box	\$300	\$22,500.00
<i>Arbutus unedo</i>	Strawberry tree	24	24" box	\$300	\$7,200.00
<i>Celtis sinensis</i>	Hackberry	0	24" box	\$300	\$0.00
<i>Cercis canadensis</i>	Eastern redbud	72	24" box	\$300	\$21,600.00
<i>Chionanthus retusus</i>	Fringe tree	28	24" box	\$300	\$8,400.00
<i>x Chitalpa tashkentensis</i>	Chitalpa	20	24" box	\$300	\$6,000.00
<i>Lagerstroemia x faurei</i> sp	Crape myrtle	36	24" box	\$300	\$10,800.00
<i>Laurus nobilis</i> 'Saratoga'	Sweet bay	60	24" box	\$300	\$18,000.00
<i>Lophostemon confertus</i>	brisbane box	25	24" box	\$300	\$7,500.00
<i>Magnolia 'little gem'</i>	Little gem magnolia	38	24" box	\$300	\$11,400.00
<i>Malus prairiefire</i>	crabapple	12	24" box	\$300	\$3,600.00
<i>Melaleuca species</i>	flax-leaf paper bark	37	24" box	\$300	\$11,100.00
<i>Nyssa sylvatica</i>	Sour gum	0	24" box	\$300	\$0.00
<i>Pistacia chinensis</i>	chinese pistache	0	24" box	\$300	\$0.00
<i>Podocarpus 'maki'</i>	NCN	113	15" Gallon	\$180	\$20,340.00
<i>Prunus species</i>	Flowering plum	41	24" box	\$300	\$12,300.00
<i>Prunus caroliniana</i>	NCN	37	24" box	\$300	\$11,100.00
<i>Quercus virginiana</i>	southern oak	15	24" box	\$300	\$4,500.00
<i>Schinus molle</i>	California pepper	15	24" box	\$300	\$4,500.00
<i>Thuja species</i>	Arborvitae	15	24" box	\$300	\$4,500.00
Total		663		\$5,880.00	\$185,340.00

Tree Mitigation Summary

MISSION CROSSINGS - TRACT 8345

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

PLAN VIEW
Scale 1"=50'-0"



SHEET NO.
L.2
OF 64 SHEETS

Mr. Justin Derby
MCL Holdings Inc.
12657 Alcosta Blvd., Suite 175
San Ramon, California 94583

Re: Protected Tree Appraisal Report, Mission Crossings Project, Hayward, California

Dear Mr. Derby:

The purpose of this letter is to inform you of the results of an arborist survey and tree appraisal performed on July 29, 2016 at the site of the proposed Mission Crossings Project located at 2501 Mission Boulevard, in Hayward, Alameda County, California (Study Area). The survey was conducted by WRA's ISA-Certified Arborist (WVE-9300A) and Tree Risk Assessment Qualified arborist for the purpose of identifying the presence, and appraising the value of all protected trees per the City of Hayward Tree Preservation Ordinance (Tree Ordinance) within the limit of grade of the proposed project. The comprehensive arborist survey also included a survey of all existing non-protected "trees" as defined by the Tree Ordinance. This report was prepared in direct response to the City of Hayward request for a comprehensive arborist report on all existing trees within the limit of grade of the Project, and an appraisal of the value of each "protected" tree as defined by the Tree Ordinance.

The approximately 9.6-acre Study Area is located at Mission Boulevard and Torrance Avenue in the City of Hayward (City) and consists of an abandoned commercial property, the former Hayward Ford Car Dealership, Blue Star Motors used car dealership, and an abandoned residential property at 671 Berry Avenue. The Study Area consists predominantly of paved commercial property, and is largely devoid of trees, with the exception of those associated with the abandoned residential property. The residential property contains an abandoned, and dilapidated single-family house with associated ornamental trees, some of which appear to have been planted and some of which are likely volunteers. Land uses adjacent to the Study Area include high-density, urban residential development commercial development.

Regulatory Background

City of Hayward Tree Preservation Ordinance

The City of Hayward Tree Preservation Ordinance encourages the preservation and avoidance of trees during development projects. The City of Hayward Municipal Code, Section 10-15.20 declares it unlawful to "remove, destroy, cut branches over one-inch diameter, disfigure or cause to be removed or destroyed any protected tree within the City without first obtaining a Tree Removal and Cutting Permit." Protected trees are defined in Section 10-15.13 as those with a minimum diameter at breast height (DBH) of 8 inches, street trees, memorial trees dedicated by a City-recognized entity, specimen trees that define a neighborhood or community, and those trees planted to replace a protected tree. In addition, 13 native tree species are protected at 4 inches DBH and above. The native species protected at 4 inches DBH and above include:

- big leaf maple (*Acer macrophyllum*)
- California buckeye (*Aesculus californica*)
- madrone (*Arbutus menziesii*)

- western dogwood (*Cornus nuttallii*)
- California sycamore (*Platanus racemosa*)
- coast live oak (*Quercus agrifolia*)
- canyon live oak (*Quercus chrysolepis*)
- blue oak (*Quercus douglasii*)
- Oregon oak (*Quercus garryana*)
- California black oak (*Quercus kelloggii*)
- valley oak (*Quercus lobata*)
- interior live oak (*Quercus wislizeni*)
- California bay (*Umbellularia californica*)

As per Section 10-15.13, when measuring multi-trunk trees to determine protected status, the diameters of the largest three trunks shall be added together. For instance, a multi-trunk tree of the 13 native species listed above must have an aggregate diameter of the three largest trunks that equals 4 inches DBH, and any other tree species must have an aggregate diameter of the three largest trunks that equals 8 inches in DBH to be considered protected.

The Tree Ordinance defines a non-protected "tree" as: "any woody perennial plant characterized by having a single trunk or multi-trunk structure at least ten feet high and having a major trunk with a caliper of at least four inches measured 54 inches above the ground level. It shall also include those species of plants generally designated as trees."

As per Section 10-15.20, the City requires a permit for the removal, relocation, cutting or reshaping of protected trees. Replacement of removed protected trees with like-size, like-kind trees, or equal-value trees, is often required as a condition of approval. In cases where like-size, like-kind trees are not available, the value of protected trees shall be determined using *Guide for Plant Appraisal, 9th Edition* (Council of Tree and Landscape Appraisers "CTLA" 2000).

Methods

On July 29, 2016 the Study Area was traversed on foot to inventory all protected trees per the City of Hayward Tree Preservation Ordinance within and directly adjacent to the limit of grade of the Study Area. WRA's ISA-Certified Arborist traversed the Study Area and recorded relevant information for each protected tree including tree species, DBH (as measured 4.5 feet above grade), condition rating, approximate drip-line radius, and estimated height. In addition to protected trees, all "trees" as defined previously were surveyed.

Diameter at breast height (DBH) was calculated for surveyed trees by measuring the trunk diameter at 54 inches above grade. For multi-trunk trees, DBH was calculated by measuring each individual trunk and calculating the sum total of trunk diameters. Drip-line radii were recorded to the nearest foot in two directions where possible, using a measuring tape from the trunk to the edge of the drip-line. In cases where there was an enclosed canopy and radii measurements were not feasible, drip-line radii were estimated. All heights of protected trees were estimated in feet. Protected tree locations within the Study Area were recorded using a GPS unit, and tagged with an aluminum tree tag with a unique identifying number. Non-protected tree locations were recorded similarly, using a GPS unit. Non-protected trees that met the definition of "tree" within the Tree Ordinance (having at least one trunk measuring 4 inches diameter or more) were given a unique aluminum tree tag. GPS locations for smaller sapling trees that did not contain at least one trunk measuring 4 inches diameter or more were recorded, but these trees were not tagged.

General notes on the condition of non-protected trees were taken, including health, structure, and overall condition. Assessment of the health, structure, and overall condition of each non-protected tree was conducted according to the narratives listed in Table 1.

Table 1. Rating narratives for tree assessment

Health	
Good	Tree is free from symptoms of disease and stress
Fair	Tree shows some symptoms of disease or stress including twig and small branch dieback, evidence of fungal / parasitic infection, thinning of crown, or poor leaf color
Poor	Tree shows symptoms of severe decline
Structure	
Good	Tree is free from major structural defects
Fair	Tree shows some structural defects in branches but overall structure is stable
Poor	Tree shows structural failure of a major branch or co-dominant trunk
General Condition	
Good	Tree shows condition of foliage, bark, and overall structure characteristic of the species and lacking obvious defect, or disease
Fair	Tree shows condition of foliage, bark, and overall structure characteristic of the species with some evidence of stress, defect, or disease
Poor	Tree shows condition of foliage, bark, and overall structure uncharacteristic of the species with obvious evidence of stress, defect, or disease.

Appraisal Methodology

The "Trunk Formula Method" described in *Guide for Plant Appraisal, 9th Edition* (CTLA) was used to appraise the value of the protected trees within the Study Area. This method is commonly used to appraise the value of landscaped trees that are larger than the largest commercially available transplantable nursery specimen, or 24"-box tree (WC-ISA 2004). The Trunk Formula Method begins by considering the cost to buy and install a 24"-box replacement tree (Installed Tree Cost; determined by Western Chapter-ISA (WC-ISA) as twice the average wholesale cost of a 24"-box tree \$345.46), and calculates a cost per square-inch trunk area (Unit Tree Cost) for replacement trees. The Basic Tree Cost of an appraised tree is determined by subtracting the trunk area of the 24"-box replacement tree from the trunk area of the appraised tree, multiplying the difference by the unit tree cost, and adding the installed tree cost. The Basic Tree Cost is then reduced by three depreciation factors, including species, condition, and location ratings to determine the Appraised Value. If the appraised tree is dead, and/or is a hazard tree that needs to be removed, the appraised value is negative, and is equal to the cost of removal.

Species ratings rank overall desirability of the species for landscaping purposes, based on site suitability, hardness, structural integrity, and longevity. Species ratings range from 10 percent

to 90 percent as determined by the Northern California Regional Plant Appraisal Subcommittee (WC-ISA 2004). Species present within the Study Area are listed in Table 2 below, along with associated ratings. *Species Classification and Group Assignment* (WC-ISA 2004), allows the appraiser to add or deduct 10 percent from individual species ratings based on local considerations. As such, species listed on the California Invasive Plant Council (Cal-IPC) Invasive Plant Inventory Database, were reduced by 10 percent due to their negative ecological impact.

Table 2. Species Ratings of Appraised Trees within Study Area

Species	Common Name	Species Rating	Comments
<i>Ainus rhombifolia</i>	White alder	10%	Native to CA.
<i>Cinnamomum camphora</i>	Camphor	70%	Non-native, ornamental.
<i>Eriobotrya japonica</i>	Japanese loquat	50%	Non-native, ornamental.
<i>Ficus carica</i>	Fig	50%	Non-native, ornamental.
<i>Juglans hindsii</i>	California black walnut	50%	Native to CA.
<i>Juglans regia</i>	English walnut	30%	Non-native, ornamental.
<i>Juniperus chinensis</i> 'Torulosa'	Hollywood juniper	50%	Non-native, ornamental.
<i>Koelerutera bipinnata</i>	Chinese flame tree	70%	Non-native, ornamental.
<i>Phoenix canariensis</i>	Canary Island date palm	70%	Non-native, ornamental.
<i>Pinus radiata</i>	Monterey pine	20%	Reduced 10% due to its invasiveness outside of native range, and susceptibility to pine pitch canker.
<i>Platanus x acerifolia</i>	London plane	70%	Non-native, ornamental.
<i>Populus nigra</i>	Black poplar	30%	Non-native, ornamental.
<i>Prunus cerasifera</i>	Cherry plum	20%	Reduced rating 10% due to Cal-IPC invasive species rating.
<i>Quercus agrifolia</i>	Coast live oak	90%	Native to CA.
<i>Schinus molle</i>	Peruvian pepper tree	40%	Reduced rating by 10% due to Cal-IPC invasive species rating.
<i>Umbellularia californica</i>	California bay	70%	Native to CA.
<i>Xylosma congestum</i>	Xylosma	50%	Non-native, ornamental shrub or small tree.

Overall condition ratings for each tree were determined following Table 4.3: Guide to Judging Plant Condition" from *Guide for Plant Appraisal, 9th Edition*. Condition rating is determined by rating the structure and health of the roots, trunk, and scaffold branches, and health of small branches and foliage for each appraised tree. Each of the eight attributes was given a score of 1 to 4, with 1 signifying "extreme problems" and 4 signifying "no apparent problems". The total score was divided by the total number of available points to arrive at a percentage condition score.

Location ratings for each tree are determined by the placement of the appraised tree, functional and aesthetic contribution, and the overall rating of the property compared to similar properties in the same city, county, or region. The site rating, contribution rating, and placement rating are

to 90 percent as determined by the Northern California Regional Plant Appraisal Subcommittee (WC-ISA 2004). Species present within the Study Area are listed in Table 2 below, along with associated ratings. *Species Classification and Group Assignment* (WC-ISA 2004), allows the appraiser to add or deduct 10 percent from individual species ratings based on local considerations. As such, species listed on the California Invasive Plant Council (Cal-IPC) Invasive Plant Inventory Database, were reduced by 10 percent due to their negative ecological impact.

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averaged to obtain a location rating for each tree. Site ratings are predicated on the overall appearance of the site from an anthropocentric perspective, in regards to the quality of buildings, landscape structures, and plantings on site. For example, a site with a well-maintained house and a meticulously designed landscape may receive a high rating, while an abandoned property with a dilapidated house, or an unmaintained, naturally occurring woodland may receive a low rating. Contribution rating refers to the functional and aesthetic benefits (e.g. shading, wind control, erosion control, or visual screening) the appraised tree has on the site overall and placement rating rates the effectiveness of realizing the appraised tree's benefits based on its placement within the site.

A very small percentage of the Study Area contains buildings, and the majority of the buildings (e.g. the former Hayward Ford facilities, and the abandoned house at 671 Berry Avenue) are in drastic disrepair. As stated above, the general appearance of the site in which the appraised plant is located is an important factor in rating a site. The former Hayward Ford site and the 671 Berry Avenue contributed to the Study Area receiving a "very low" rating of 50%, due to the dilapidated appearance, and neglected conditions of the buildings, and poor condition and lack of maintenance of the landscapes, as well as the evidence of homeless encampments, and excessive trash covering the 671 Berry Avenue site.

Contribution ratings for each tree were based mainly on size and aesthetic appearance of the tree as well as whether the tree appeared to be purposefully planted in its current location, or if it was an obvious volunteer that had never been cared for or maintained. For example, the majority of the black poplar (*Populus nigra*) trees in the backyard of the 671 Berry Avenue site were obvious "volunteers" (i.e. progeny of a row of Lombardy poplar [*P. nigra* 'Italica'] trees on the neighboring property). These weedy, volunteer trees were overcrowded, and competing for light and resources, as evidenced by their poor growth form and moderate to significant leans. Overcrowded, volunteer trees such as these received a very low rating of (30% to 50%), where as stand-alone, specimen trees received a higher contribution rating (Appendix B, Figure A-2). Placement ratings range from 30% (very low) to 80% (high) and are based on the perceived benefits they provide due to their location and proximity to existing structures, roads, and/or fences and hardscape (Appendix B, Figure A-3). For example, volunteer trees in the middle of the backyard of the 671 Berry Avenue site, away from any structures received a very low placement rating, whereas two of the large black poplar trees in the same backyard along the western fence that provide shade and screening to the neighboring apartment complex, received a higher rating. Trees that were growing against fences and/or structures, and causing damage to the structure (e.g. tree #5953, a contorted, volunteer coast live oak, growing in between two fences, and causing damage to the fence) received a very low (30%) placement rating. Planted and maintained street trees along Mission Boulevard received the highest rating (80% high).

The appraised values of dead trees were determined by estimating the cost of removal and disposal. Two local tree removal contractors were contacted to obtain estimates on the cost of removal of the 6 dead protected trees within the Study Area (Davey Tree 2016, pers. comm.; Bartlett Tree Service 2016, pers. comm.; August 9). The two contractors had similar rates of 90\$ to 95\$ per man hour. Removal costs were estimated based on the time it would take for a three-man crew to remove, stump grind, and dispose of the dead trees. It is assumed that each tree, on average, would take one work-day to remove, as most trees would not be reachable from a lift truck, and dead limbs and trunk sections would have to be removed and lowered in sections as opposed to felling. Each dead tree was therefore appraised at a value of -\$2,160.

The single Canary Island palm (*Phoenix canariensis*; tree #5926), was appraised using the Trunk Formula Method, however, the Unit Tree Cost for palms is based on trunk-feet, as opposed to basal area. The average price for trunk-feet for Canary Island date palms in the Northern California region is \$375 (WC-ISA 2004). Installation cost for a replacement palm of a similar size was estimated by contacting a palm broker (Golden Gate Palms and Exotics 2016, pers. comm.; August 10). Installation costs, which would involve a crane and heavy equipment operator, were estimated at \$200 per hour. Installation time was estimated at one work day; therefore the installation cost was estimated at \$1600.

Results

A total of 42 trees protected per the City of Hayward Tree Ordinance were appraised within the Study Area (Appendix B, Figure A-1). The results and appraisal calculations are shown in Appendix A. The total value of protected trees was appraised at \$29,200. A total of 29 non-protected trees were surveyed in the Study Area (Appendix B, Figure B). Pertinent information regarding non-protected trees in the Study Area is provided in Appendix A-2. Representative photographs of the Study Area and of appraised trees are provided in Appendix C.

Limitations

This assessment is based upon conditions observed during the date of the site visit. Tree condition assessments were based on visual observations from the ground level. The arborist did not conduct any root excavation, coring, or aerial inspection to assess above ground conditions. Arborists cannot detect every condition that could possibly contribute to the structural failure or decline in the health of a tree and therefore affect the appraised value. There is no warranty or guarantee, expressed or implied, that problems or deficiencies in surveyed trees may not arise in the future.

The tree appraisal of protected trees within the Study Area followed the Trunk Formula Method outlined in *Guide for Plant Appraisal, 9th Edition*. Factors affecting the appraised value of appraised trees are based on the arborist's knowledge, training, and experience to inspect and assess tree health and condition, as well as the arborist's experience in tree appraisal methods and best professional judgement regarding site condition, tree contribution and placement factors.

Recommended Tree Protection Measures

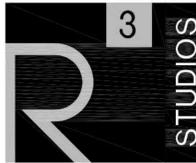
In order to avoid and minimize damage to existing trees which are not proposed for direct impact by project activities, the following measures should be implemented during construction:

- All construction activity (grading, filling, paving, landscaping etc.) shall respect the root protection zone (RPZ) around all trees within the vicinity of the project area. The RPZ should be a distance of 1.0 times the drip-line radius measured from the trunk of the tree. Exception to this standard could be considered on a case-by-case basis, provided that it is demonstrated that an encroachment into the RPZ will not affect the root system or the health of the tree, and is authorized by an ISA-Certified Arborist or comparable specialist.
- Temporary protective fencing shall be installed around the drip-line of existing trees prior to commencement of any construction activity to be conducted within 25' of the tree canopy. The fence shall be clearly marked to prevent inadvertent encroachment by heavy machinery.
- Drainage will not be allowed to pond around the base of any tree.

Arborist Report

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- An ISA-Certified Arborist or tree specialist shall be retained to perform any necessary pruning of trees during construction activity.
- Should any utility lines encroach within the tree protection zone, a single, shared utility conduit shall be used where possible to avoid negative impact to trees.
- Roots exposed, as a result of construction activities shall be covered with wet burlap to avoid desiccation, and should be buried as soon as practicable.
- Construction materials or heavy equipment shall not be stored within the root protection zone.
- Only an ISA-Certified Arborist or comparable specialist will make specific recommendations as to where any existing trees can safely tolerate some level of fill within the drip line.
- Trenches which are required within the RPZ of existing protected trees shall be bored (tunnelled) under the root(s) using an auger or drill, rather than trenched, to avoid root disturbance.
- Trenching within RPZ shall be done under the field supervision of an ISA-Certified Arborist and shall be hand dug as much as possible in addition to using auger or drill.
- Construction materials shall be properly stored away from existing trees to avoid spillage or damage to trees.
- A tree removal permit shall be obtained from the City of Hayward Planning Division for removal of any existing protected trees in addition to a grading permit.
- A tree pruning permit shall be obtained from the City of Hayward Planning Division prior to pruning any existing protected trees unless pruning shall be done by an Annual Pruning Certification holder.

Please feel free to contact me or WRA Associate Principal, Matt Richmond if you have any questions or concerns.

Sincerely yours,


Scott Yarger
Plant Biologist,
ISA Certified Arborist #WE-9300A
Tree Risk Assessment Qualified (TRAQ)
yarger@wra-ca.com

ID	Species	Common Name	Multi-stem	DBH 1	DBH 2	DBH 3	DBH 4	DBH 5	Total Diameter (inches)	Protected Tree?	Condition	Health	Structure
5527	Citrus × limon	Lemon	Yes	2.0	4.0	0.0	0.0	0.0	6.0	No	Poor	Poor	Fair
5537	Populus nigra	Black poplar	No	5.5	0.0	0.0	0.0	0.0	5.5	No	Fair	Fair	Poor
5538	Populus nigra	Black poplar	No	7.1	0.0	0.0	0.0	0.0	7.1	No	Fair	Fair	Poor
5541	Populus nigra	Black poplar	Yes	5.2	2.0	0.0	0.0	0.0	7.2	No	Fair	Good	Poor
5542	Populus nigra	Black poplar	No	5.5	0.0	0.0	0.0	0.0	5.5	No	Poor	Fair	Poor
5547	Pinus radiata	Monterey pine	No	5.1	0.0	0.0	0.0	0.0	5.1	No	Fair	Fair	Good
5548	Pinus radiata	Monterey pine	No	5.8	0.0	0.0	0.0	0.0	5.8	No	Fair	Fair	Good
5551	Populus nigra	Black poplar	No	4.5	0.0	0.0	0.0	0.0	4.5	No	Poor	Fair	Poor
5554	Populus nigra	Black poplar	No	4.1	0.0	0.0	0.0	0.0	4.1	No	Poor	Fair	Fair
NT	Quercus agrifolia	Coast live oak	No	2.1	0.0	0.0	0.0	0.0	2.1	No	Fair	Fair	Fair
NT	Quercus agrifolia	Coast live oak	No	2.0	0.0	0.0	0.0	0.0	2.0	No	Fair	Fair	Fair
NT	Quercus agrifolia	Coast live oak	No	2.1	0.0	0.0	0.0	0.0	2.1	No	Fair	Fair	Fair
NT	Populus nigra	Black poplar	No	2.0	0.0	0.0	0.0	0.0	2.0	No	Poor	Fair	Fair
NT	Populus nigra	Black poplar	No	2.8	0.0	0.0	0.0	0.0	2.8	No	Poor	Fair	Fair
NT	Prunus cerasifera	Cherry plum	Yes	2.0	2.0	2.0	0.0	0.0	6.0	No	Poor	Poor	Poor
NT	Quercus agrifolia	Coast live oak	No	3.2	0.0	0.0	0.0	0.0	3.2	No	Fair	Fair	Fair
NT	Quercus agrifolia	Coast live oak	No	3.2	0.0	0.0	0.0	0.0	3.2	No	Fair	Fair	Fair
NT	Quercus agrifolia	Coast live oak	No	3.0	0.0	0.0	0.0	0.0	3.0	No	Fair	Fair	Fair
NT	Quercus agrifolia	Coast live oak	No	2.0	0.0	0.0	0.0	0.0	2.0	No	Fair	Fair	Fair
NT	Prunus cerasifera	Cherry plum	Yes	2.0	2.0	2.0	0.0	0.0	6.0	No	Poor	Poor	Poor
NT	Prunus cerasifera	Cherry plum	Yes	2.0	2.0	0.0	0.0	0.0	4.0	No	Poor	Poor	Poor
NT	Prunus cerasifera	Cherry plum	No	2.0	0.0	0.0	0.0	0.0	2.0	No	Poor	Poor	Poor
NT	Prunus cerasifera	Cherry plum	Yes	2.0	2.0	2.0	0.0	0.0	6.0	No	Poor	Poor	Poor
NT	Prunus cerasifera	Cherry plum	Yes	2.0	2.0	0.0	0.0	0.0	4.0	No	Poor	Poor	Poor
NT	Prunus cerasifera	Cherry plum	No	2.0	0.0	0.0	0.0	0.0	2.0	No	Poor	Poor	Poor
NT	Photinia serrulata	Chinese photinia	No	3.4	0.0	0.0	0.0	0.0	3.4	No	Poor	Fair	Fair
NT	Photinia serrulata	Chinese photinia	Yes	2.0	2.0	2.0	0.0	0.0	6.0	No	Poor	Fair	Fair
NT	Photinia serrulata	Chinese photinia	No	3.8	0.0	0.0	0.0	0.0	3.8	No	Poor	Fair	Fair
5574	Liriodendron chinensis 'Torulosa'	Hollywood juniper	No	5.2	0.0	0.0	0.0	0.0	5.2	No	Good	Good	Fair
5576	Liriodendron chinensis 'Torulosa'	Hollywood juniper	No	6.5	0.0	0.0	0.0	0.0	6.5	No	Good	Good	Good
5577	Liriodendron chinensis 'Torulosa'	Hollywood juniper	Yes	4.5	3.3	0.0	0.0	0.0	7.8	No	Fair	Fair	Fair

Appendix A-2. Arborist Survey, Non-Protected Trees, Mission Crossings Project, Hayward, California July 2016

ID	Species	Common Name	Multi-stem	DBH 1	DBH 2	DBH 3	DBH 4	DBH 5	Total Diameter (inches)	Protected Tree?	Condition	Health	Structure
5527	Citrus × limon	Lemon	Yes	2.0	4.0	0.0	0.0	0.0	6.0	No	Poor	Poor	Fair
5537	Populus nigra	Black poplar	No	5.5	0.0	0.0	0.0	0.0	5.5	No	Fair	Fair	Poor
5538	Populus nigra	Black poplar	No	7.1	0.0	0.0	0.0	0.0	7.1	No	Fair	Fair	Poor
5541	Populus nigra	Black poplar	Yes	5.2	2.0	0.0	0.0	0.0	7.2	No	Fair	Good	Poor
5542	Populus nigra	Black poplar	No	5.5	0.0	0.0	0.0	0.0	5.5	No	Poor	Fair	Poor
5547	Pinus radiata	Monterey pine	No	5.1	0.0	0.0	0.0	0.0	5.1	No	Fair	Fair	Good
5548	Pinus radiata	Monterey pine	No	5.8	0.0	0.0	0.0	0.0	5.8	No	Fair	Fair	Good
5551	Populus nigra	Black poplar	No	4.5	0.0	0.0	0.0	0.0	4.5	No	Poor	Fair	Poor
5554	Populus nigra	Black poplar	No	4.1	0.0	0.0	0.0	0.0	4.1	No	Poor	Fair	Fair
NT	Quercus agrifolia	Coast live oak	No	2.1	0.0	0.0	0.0	0.0	2.1	No	Fair	Fair	Fair
NT	Quercus agrifolia	Coast live oak	No	2.0	0.0	0.0	0.0	0.0	2.0	No	Fair	Fair	Fair
NT	Quercus agrifolia	Coast live oak	No	2.1	0.0	0.0	0.0	0.0	2.1	No	Fair	Fair	Fair
NT	Populus nigra	Black poplar	No	2.0	0.0	0.0	0.0	0.0	2.0	No	Poor	Fair	Fair
NT	Populus nigra	Black poplar	No	2.8	0.0	0.0	0.0	0.0	2.8	No	Poor	Fair	Fair
NT	Prunus cerasifera	Cherry plum	Yes	2.0	2.0	2.0	0.0	0.0	6.0	No	Poor	Poor	Poor
NT	Quercus agrifolia	Coast live oak	No	3.2	0.0	0.0	0.0	0.0	3.2	No	Fair	Fair	Fair
NT	Quercus agrifolia	Coast live oak	No	3.2	0.0	0.0	0.0	0.0	3.2	No	Fair	Fair	Fair
NT	Quercus agrifolia	Coast live oak	No	3.0	0.0	0.0	0.0	0.0	3.0	No	Fair	Fair	Fair
NT	Quercus agrifolia	Coast live oak	No	2.0	0.0	0.0	0.0	0.0	2.0	No	Fair	Fair	Fair
NT	Prunus cerasifera	Cherry plum	Yes	2.0	2.0	2.0	0.0	0.0	6.0	No	Poor	Poor	Poor
NT	Prunus cerasifera	Cherry plum	Yes	2.0	2.0	0.0	0.0	0.0	4.0	No	Poor	Poor	Poor
NT	Prunus cerasifera	Cherry plum	No	2.0	0.0	0.0	0.0	0.0	2.0	No	Poor	Poor	Poor
NT	Prunus cerasifera	Cherry plum	Yes	2.0	2.0	2.0	0.0	0.0	6.0	No	Poor	Poor	Poor
NT	Prunus cerasifera	Cherry plum	Yes	2.0	2.0	0.0	0.0	0.0	4.0	No	Poor	Poor	Poor
NT	Prunus cerasifera	Cherry plum	No	2.0	0.0	0.0	0.0	0.0	2.0	No	Poor	Poor	Poor
NT	Photinia serrulata	Chinese photinia	No	3.4	0.0	0.0	0.0	0.0	3.4	No	Poor	Fair	Fair
NT	Photinia serrulata	Chinese photinia	Yes	2.0	2.0	2.0	0.0	0.0	6.0	No	Poor	Fair	Fair
NT	Photinia serrulata	Chinese photinia	No	3.8	0.0	0.0	0.0	0.0	3.8	No	Poor	Fair	Fair
5574	Liriodendron chinensis 'Torulosa'	Hollywood juniper	No	5.2	0.0	0.0	0.0	0.0	5.2	No	Good	Good	Fair
5576	Liriodendron chinensis 'Torulosa'	Hollywood juniper	No	6.5	0.0	0.0	0.0	0.0	6.5	No	Good	Good	Good
5577	Liriodendron chinensis 'Torulosa'	Hollywood juniper	Yes	4.5	3.3	0.0	0.0	0.0	7.8	No	Fair	Fair	Fair



Arborist Report

MISSION CROSSINGS - TRACT 8345

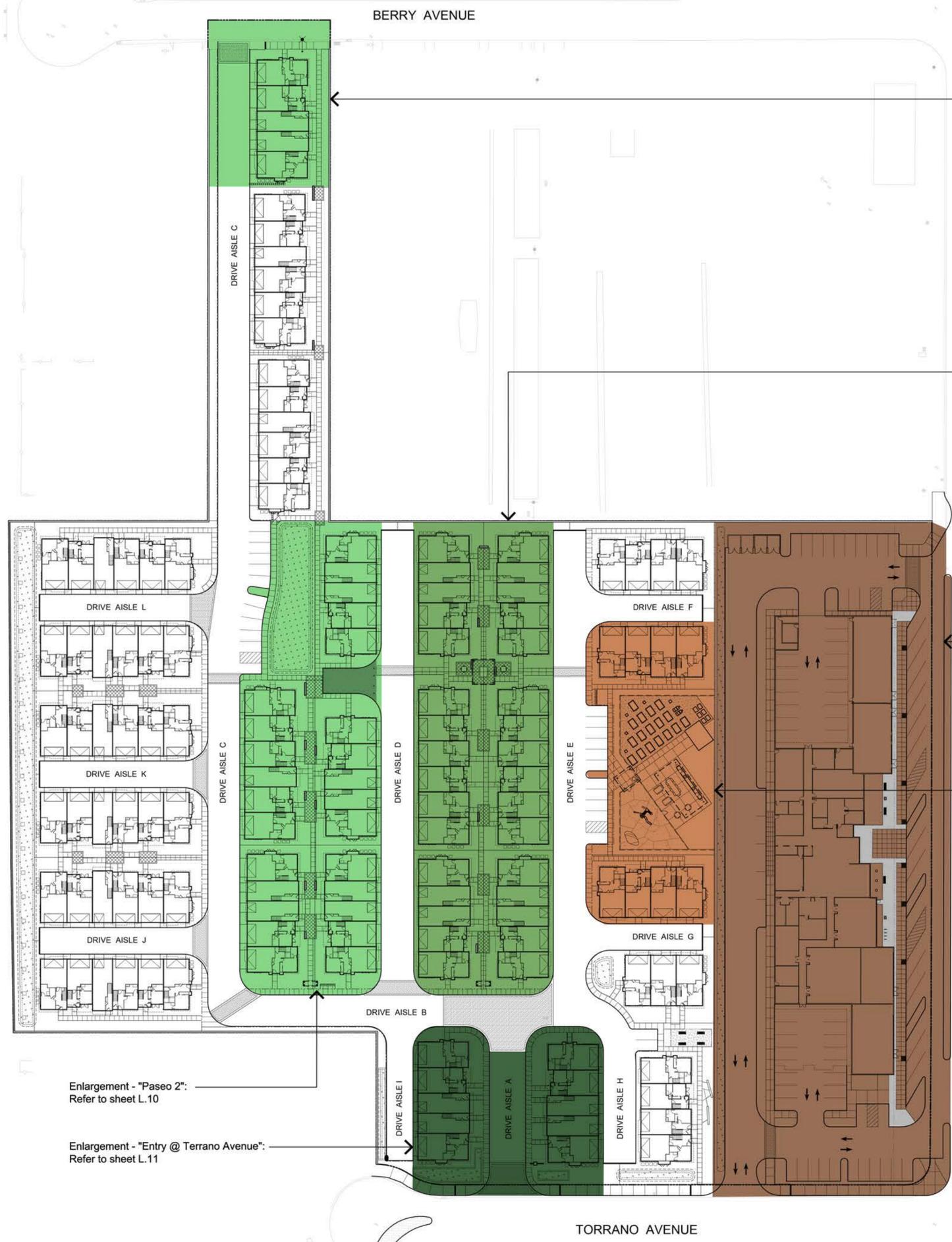
CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA



Arborist Report

MISSION CROSSINGS - TRACT 8345

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA



BERRY AVENUE

Enlargement - "Entry @ Berry Avenue":
Refer to sheet L.12

Enlargement - "Paseo 1":
Refer to sheet L.9

Enlargement - "Hotel Site":
Refer to sheet L.7

Enlargement - "Urban Farm":
Refer to sheet L.8

Enlargement - "Paseo 2":
Refer to sheet L.10

Enlargement - "Entry @ Terrano Avenue":
Refer to sheet L.11

MISSION BOULEVARD

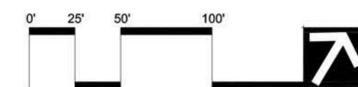
TORRANO AVENUE

Index Plan

MISSION CROSSINGS - TRACT 8345

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

PLAN VIEW
Scale: 1"=50'-0"



SHEET NO.
L.6
OF 64 SHEETS

3/20/17

Embellished landscaping at project entry, low growing flowering groundcover i.e. Drift rose with medium height shrubs i.e. Salvia greggii and Festuca mairei to showcase vehicular and pedestrian entry - Refer to proposed plant palette sheet L.17

4' x 4' tree grates with Lophostemon confertus - Refer to proposed plant palette sheet L.17 and image sheet L.14

Tall cylinder planters in low growing shrubs and groundcover - Refer to proposed plant palette sheet L.17

Natural grey concrete paving field with medium broom finish - Refer to proposed plant palette sheet L.17

Accent tree i.e. Cercis canadensis 'Forest Pansy' in low growing shrubs and groundcover - Refer to proposed plant palette sheet L.17

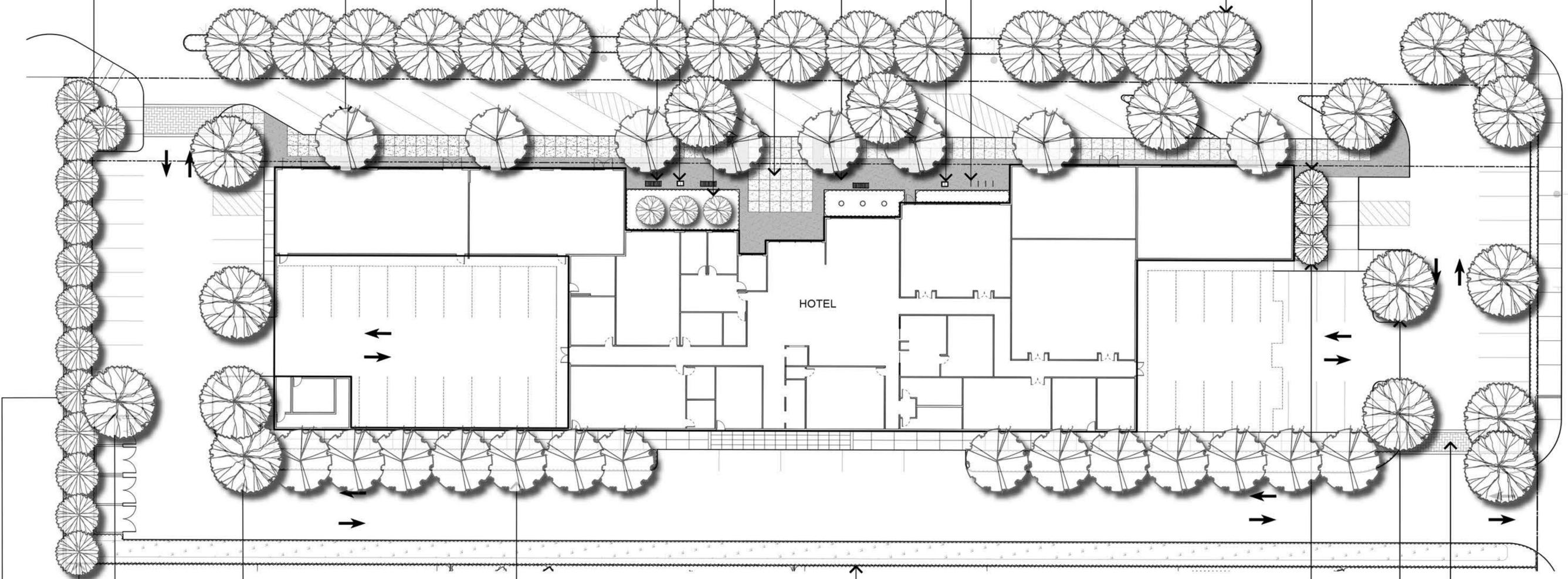
Benches and waste receptacles - Refer to image sheet L.14

MISSION BOULEVARD

Bike racks and waste receptacles - Refer to image sheet L.14

Mission Boulevard street tree with understory planting of ornamental grasses i.e. Lomandra 'Little Con' and groundcover i.e. Zauschneria 'Orange Carpet' Refer to proposed plant palette sheet L.17

Natural grey concrete paving with bands of light wash finish - Refer to image sheet L.14



TORRANO AVENUE

Quercus virginiana in landscape fingers - Refer to proposed plant palette sheet L.17

Planting on three sides of trash enclosure with vines on each side - Refer to proposed plant palette sheet L.17

Screen tree @ 20'-0" maximum i.e. Arbutus 'Marina' - Refer to proposed plant palette sheet L.17

6' high precast concrete screen wall - Refer to image sheet L.15, with flowering vines @ 15' o.c. - Refer to proposed plant palette sheet L.17

Flowering accent trees i.e. x Chitalpa tashkentensis with understory planting of festuca mairei and groundcover rose - Refer to proposed plant palette sheet L.17

6' high tubular steel fence - Refer to image sheet L.15

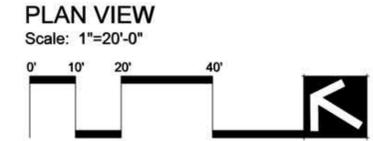
Magnolia 'Little Gem' - Refer to proposed plant palette sheet L.17

Quercus virginiana in landscape fingers - Refer to proposed plant palette sheet L.17

Permeable concrete unit pavers with concrete band - Refer to image sheet L.14

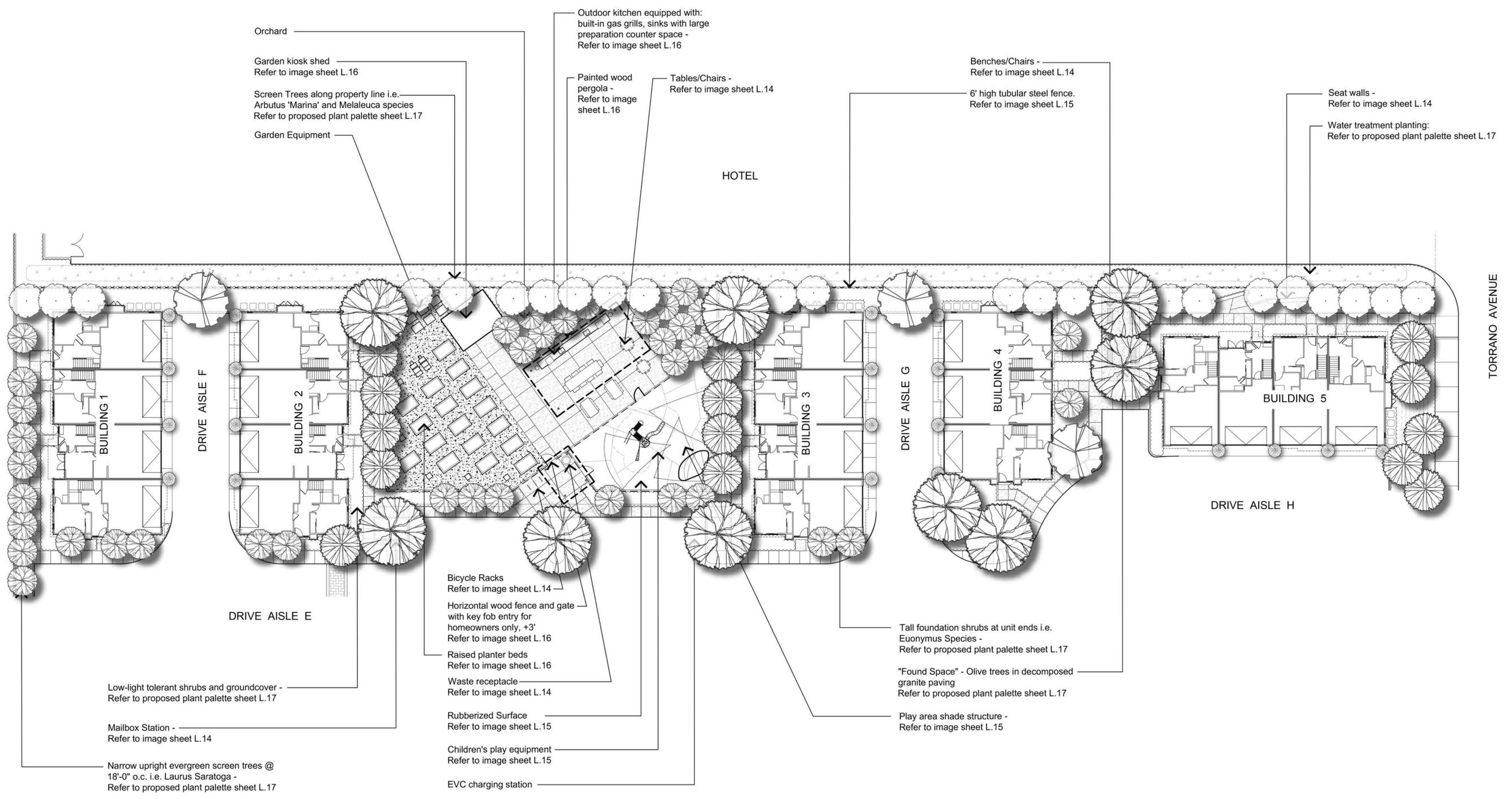
Preliminary Landscape Plan - Hotel MISSION CROSSINGS - TRACT 8345

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA



SHEET NO.
L.7
OF 64 SHEETS

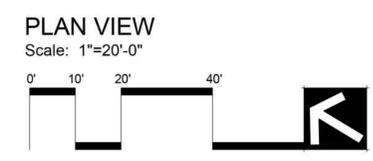
2228077



Preliminary Landscape Plan - Urban Farm

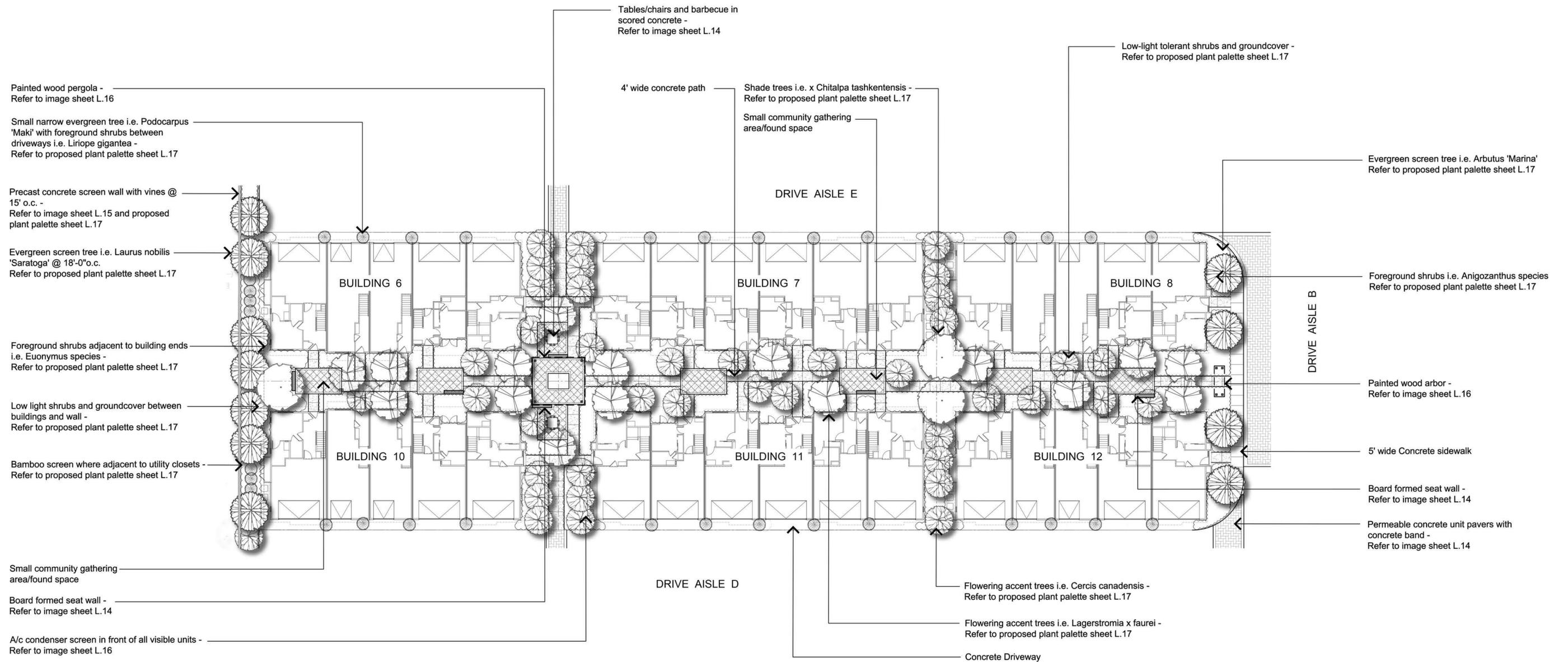
MISSION CROSSINGS - TRACT 8345

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA



SHEET NO.
L.8
OF 64 SHEETS

3/30/2017

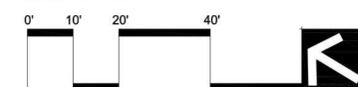


Preliminary Landscape Plan - Paseo 1

MISSION CROSSINGS - TRACT 8345

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

PLAN VIEW
Scale: 1"=20'-0"



SHEET NO.
L.9
OF 64 SHEETS

Small evergreen trees i.e. Podocarpus 'Maki' and shrubs between driveways i.e. Liriope gigantea - Refer to proposed plant palette sheet L.17

Foundation shrubs adjacent to building ends i.e. Euonymus species - Refer to proposed plant palette sheet L.17

Precast concrete screen wall with vines @ 15' o.c. - Refer to image sheet L.15 and proposed plant palette sheet L.17

Alley ends purpose: Evergreen trees i.e. Arbutus 'Marina' or Laurus nobilis 'Saratoga' or if planting area is narrow-Bamboo oldhamii with medium to low growing shrubs beneath - Refer to proposed plant palette sheet L.17

Bamboo oldhamii screen where adjacent to utility closets - Refer to proposed plant palette sheet L.17

Evergreen screen tree i.e. Laurus nobilis 'Saratoga' @ a maximum of 20'-0" o.c. - Refer to proposed plant palette sheet L.17

Various size specimen stones proposed in informal groupings with larger stones as focal points and impromptu seating - Refer to image sheet L.15

Water treatment facility planting concept:
A variety of small, medium and tall water tolerant shrubs and grasses with varying color and textures shall be proposed in informal groupings throughout treatment areas. Shrubs and grasses shall be proposed for seasonal interest, and filtration qualities.
Refer to proposed plant palette sheet L.17

Water tolerant trees i.e. Cercis canadensis - Refer to proposed plant palette sheet L.17

Concrete landings with alternate score pattern - Refer to image sheet L.14

Narrow evergreen trees at building ends i.e. x Magnolia 'Little Gem' - Refer to proposed plant palette sheet L.17

Turf block pavers - Refer to image sheet L.14

Removable bollard - Refer to image sheet L.14

Low-light tolerant shrubs and groundcover between buildings and in paseo - Refer to proposed plant palette sheet L.17

Small narrow accent trees i.e. Rhapsiolepis 'Majestic Beauty' - Refer to proposed plant palette sheet L.17

Concrete driveways

Tiered planting concept with taller shrubs towards the building with medium shrubs, foreground shrubs and groundcover adjacent to the sidewalk - Refer to proposed plant palette sheet L.17

Board formed seat wall - Refer to image sheet L.14

Foundation shrubs i.e. Pittosporum 'Golf Ball' at building interface with low growing shrubs toward the sidewalk - Refer to proposed plant palette sheet L.17

Evergreen tree i.e. Arbutus 'Marina' Refer to proposed plant palette sheet L.17
Foreground shrubs i.e. Anigozanthus species Refer to proposed plant palette sheet L.17

5' wided concrete sidewalk

Mailbox Station Refer to image sheet L.14

Painted wood arbor - Refer to image sheet L.16

Permeable concrete unit pavers with concrete band - Refer to image sheet L.14

Flowering accent tree i.e. Lagerstromia x faurei species - Refer to proposed plant palette sheet L.17

Small flowering accent trees i.e. Cercis canadensis 'Little Woody' - Refer to proposed plant palette sheet L.17

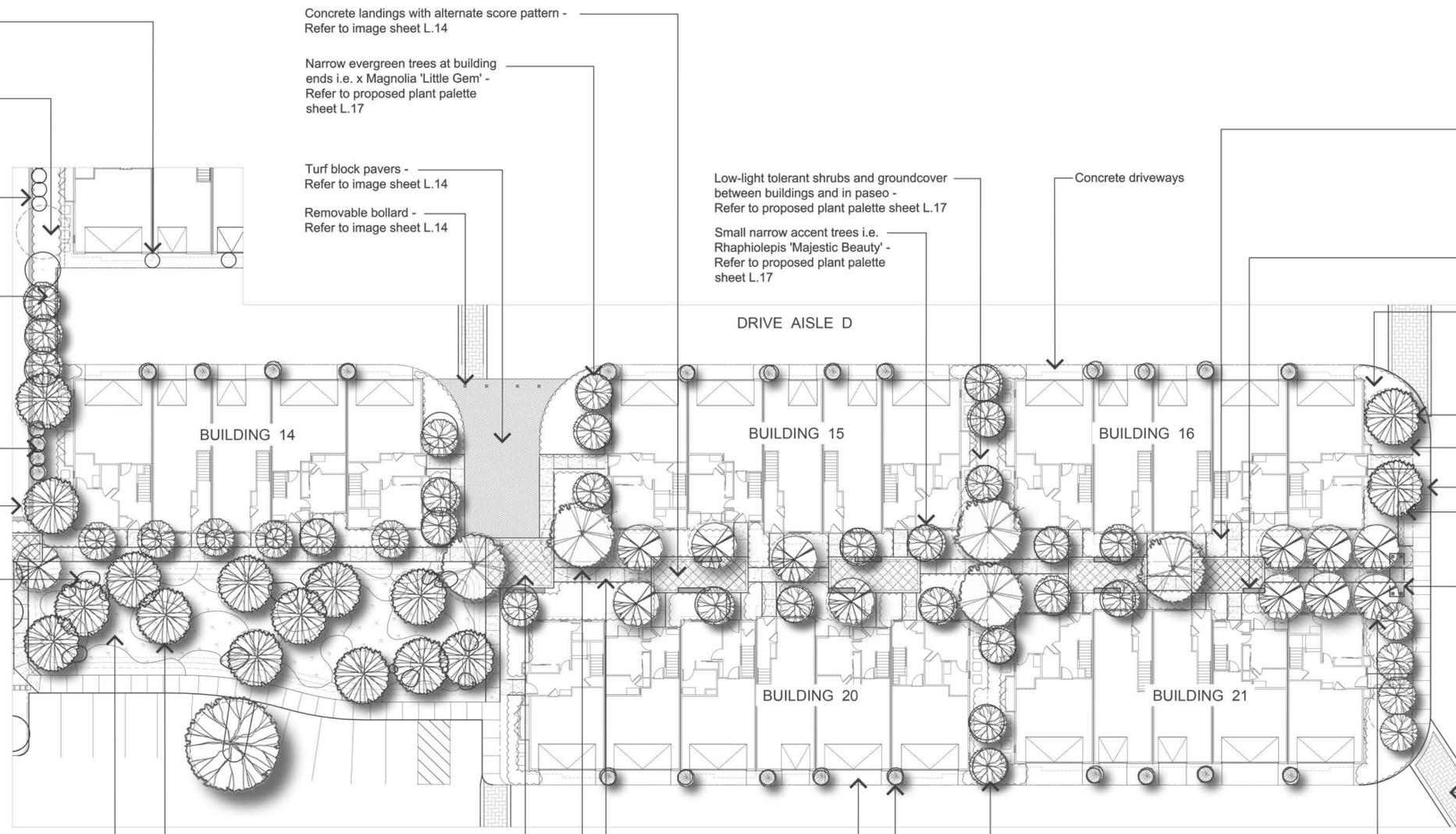
Shade tolerant accent tree i.e. chionanthus retusus - Refer to proposed plant palette sheet L.17

Concrete driveways

Small community gathering area/found space

Shade trees i.e. x Chitalpa tashkentensis - Refer to proposed plant palette sheet L.17

5' wide concrete path



Preliminary Landscape Plan - Paseo 2

MISSION CROSSINGS - TRACT 8345

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

PLAN VIEW

Scale: 1"=20'-0"



SHEET NO.
L.10
OF 64 SHEETS

3/3/2017

DRIVE AISLE B

Permeable concrete unit pavers with concrete band - Refer to image sheet L.14

Concrete sidewalk

Concrete driveways

Small evergreen trees i.e. Podocarpus 'Maki' and shrubs between driveways i.e. Liriope gigantea - Refer to proposed plant palette sheet L.17

BUILDING 13

DRIVE AISLE A

BUILDING 9

TORRANO AVENUE

Entry Monument - Refer to the plans prepared by KTG.

Flowering accent tree i.e. Cercis canadensis 'Forest Pansy' Refer to proposed plant palette sheet L.17

Evergreen screen tree at building ends i.e. Prunus caroliniana - Refer to proposed plant palette sheet L.17

Foreground groundcover i.e. Zauschneria 'Select Mattole' - Refer to proposed plant palette sheet L.17

Foundation shrub at unit ends i.e. Euonymus species - Refer to proposed plant palette sheet L.17

Evergreen tree i.e. Lophostemon confertus Refer to proposed plant palette sheet L.17

4' wide concrete entry walk

Foundation shrubs at building interface i.e. Callistemon 'Little John' - Refer to proposed plant palette sheet L.17

Flowering accent tree i.e. Lagerstromia x faurei species - Refer to proposed plant palette sheet L.17

Thuja occidentalis 'Degroot's Spire' - Refer to proposed plant palette sheet L.17

Foundation shrubs adjacent to building i.e. Pittosporum 'Golf Ball' Refer to proposed plant palette sheet L.17

Water treatment facility planting concept: A variety of small, medium and tall water tolerant shrubs and grasses with varying color and textures shall be proposed in informal groupings throughout treatment areas. Shrubs and grasses shall be proposed for seasonal interest, and filtration qualities. - Refer to proposed plant palette sheet L.17

Foreground shrubs i.e. Senecio mandraliscae Refer to proposed plant palette sheet L.17

Permeable concrete unit pavers with concrete band - Refer to image sheet L.14

Preliminary Landscape Plan - Entry @ Terrano Avenue

MISSION CROSSINGS - TRACT 8345

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

PLAN VIEW

Scale: 1"=10'-0"



SHEET NO.
L.11
OF 64 SHEETS

3/3/2017

Entry Monument - Refer to the plans prepared by KTG.

Permeable concrete unit pavers with concrete band - Refer to image sheet L.14

Groundcover i.e. Zauschneria 'Select Mattole' Refer to proposed plant palette sheet L.17

Evergreen screen tree at a minimum of 20'-0" o.c. i.e. Melaleuca sp. Refer to proposed plant palette sheet L.17

6' high precast concrete screen wall Refer to image sheet L.15

Foundation shrubs adjacent to wall i.e. Escallonia 'kompakta' Refer to proposed plant palette sheet L.17

Small evergreen trees i.e. Podocarpus 'Maki' and shrubs between driveways i.e. Liriope gigantea (Typical) - Refer to proposed plant palette sheet L.17

Medium shrubs between driveways i.e. Diets vegeta Refer to proposed plant palette sheet L.17

Vines on wall at 15'-0" o.c., i.e. Campsis radicans Refer to proposed plant palette sheet L.17

Concrete driveways (Typical)

Evergreen screen tree i.e. Arbutus marina Refer to proposed plant palette sheet L.17

Tall foundation shrubs at unit ends i.e. Euonymus species - Refer to proposed plant palette sheet L.17

Low light tolerant shrubs and groundcover in between buildings - Refer to proposed plant palette sheet L.17

BERRY AVENUE

BUILDING 17

DRIVE AISLE C

Evergreen screen tree at building ends i.e. Magnolia 'Little Gem' - Refer to proposed plant palette sheet L.17

Foreground shrubs i.e. Senecio mandraliscae Refer to proposed plant palette sheet L.17

Tall foundation shrubs at building interface i.e. Pittosporum 'Golf Ball' Refer to proposed plant palette sheet L.17

Concrete sidewalk

4' wide concrete path

Evergreen screen tree i.e. Laurus nobilis 'Saratoga' at a minimum of 20'-0" o.c. - Refer to proposed plant palette sheet L.17

Accent tree i.e. Cercis canadensis - Refer to proposed plant palette sheet L.17

4' wide concrete entry walk (Typical)

6' high precast concrete screen wall Refer to image sheet L.15

Low-light tolerant groundcover in foreground i.e. Euonymous 'Harlequin' - Refer to proposed plant palette sheet L.17

Vines on wall at 15' o.c., i.e. Clytostoma callistegioides Refer to proposed plant palette sheet L.17

Foundation shrubs at building interface i.e. Correa 'Coliban River' - Refer to proposed plant palette sheet L.17

Board formed seat wall - Refer to image sheet L.14

Evergreen screen tree at a minimum of 18'-0" o.c., i.e. Prunus caroliniana - Refer to proposed plant palette sheet L.17

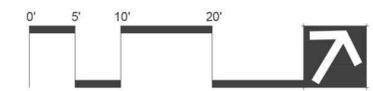
Preliminary Landscape Plan - Entry @ Berry Avenue

MISSION CROSSINGS - TRACT 8345

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

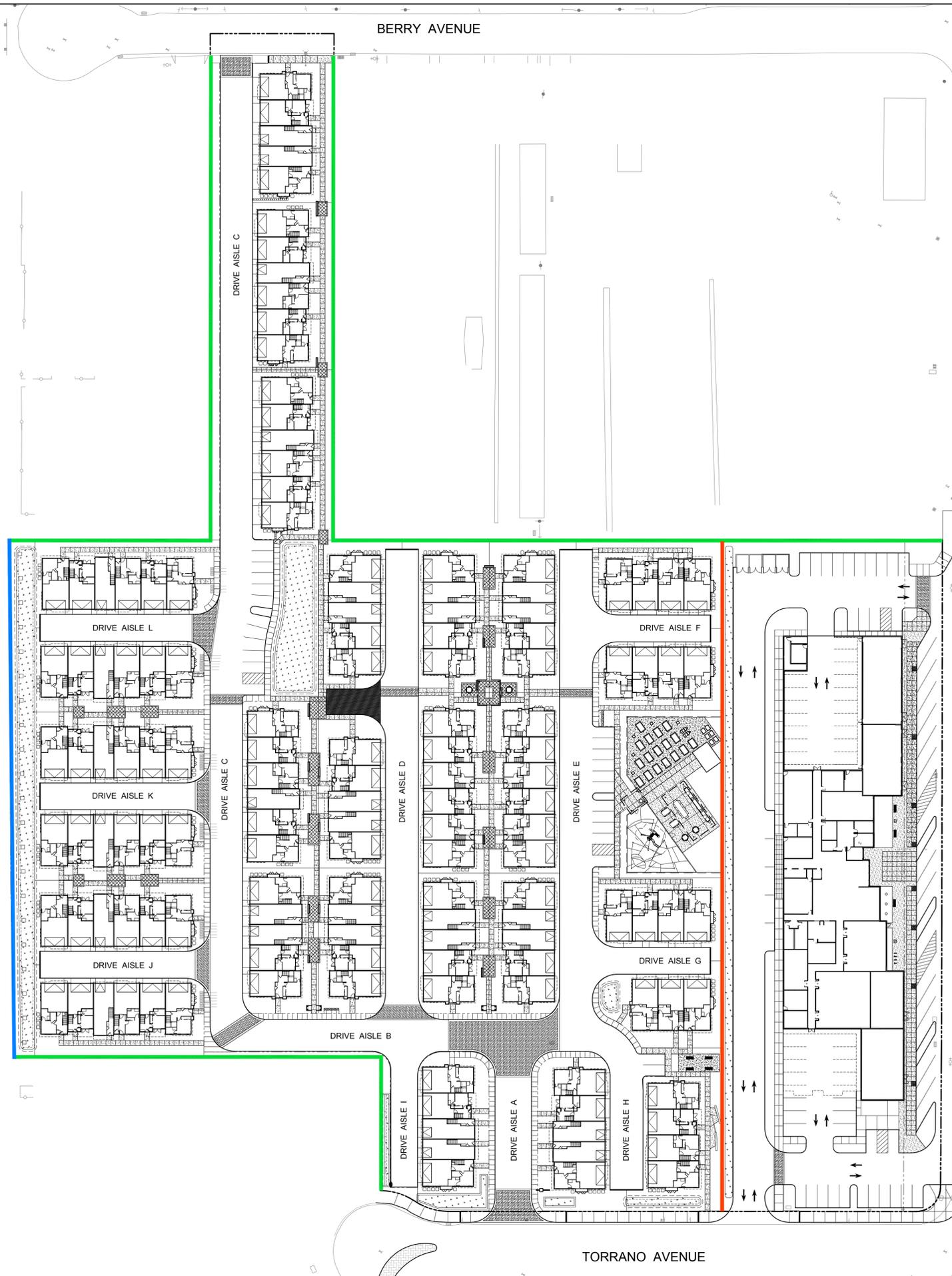
PLAN VIEW

Scale: 1"=10'-0"



SHEET NO. L.12 OF 64 SHEETS

3/3/2017



WALL AND FENCING LEGEND

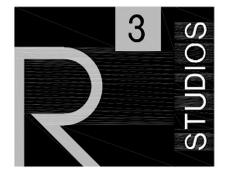
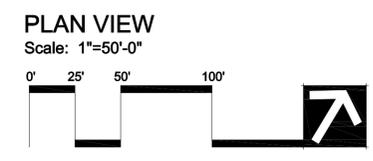
- 6' high Tubular Steel fence, finish to be black. - Refer to Concept Image sheet L.13
- 6' high precast concrete screen wall, finish/color to match/compliment architecture. -
- 8' high precast concrete wall, finish/color to match/compliment architecture. -

MISSION BOULEVARD

Wall and Fence Plan

MISSION CROSSINGS - TRACT 8345

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA



SHEET NO.
L.13
OF 64 SHEETS

3/20/07



Tables and Chairs

Finish/color to be iron ore



Charcoal Barbecue

Finish/color to be black



Bench

Finish/color of frame to be iron ore



Bench

Finish/color to be iron ore



Waste Receptacle

Finish/color to be iron ore



Mailboxes

Finish/color to be iron ore



Bike Rack

Finish/color to be metal



Tree Grate

Finish/color to be iron ore, size to be 5'x5'



Removable Bollard

Finish/color to be iron ore, height to be 3'



Seatwall Concept

Board-formed cast-in-place seatwall



Scored Concrete Paving Concept

Color to be grey

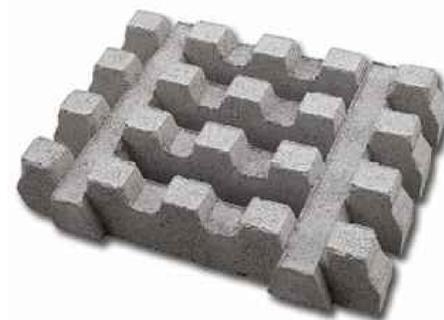


Concrete Unit Pavers Concept

To be permeable, finish to be grey sand



Turf Block



Site Furniture and Amenities MISSION CROSSINGS - TRACT 8345

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA



SHEET NO.
L.14
OF 64 SHEETS



Children's Play Equipment Concept



Rubbered Play Surface
Color to be multi-color



Shade Sails for Children's Play Area
Color to be multi-color



Site Lighting Concept
Finish/color to be black



Precast Concrete Screen wall
Finish/color to complement architecture, height to vary



Tubular Steel Fencing
Finish/color to be Iron



Specimen Stone for Water Treatment Areas



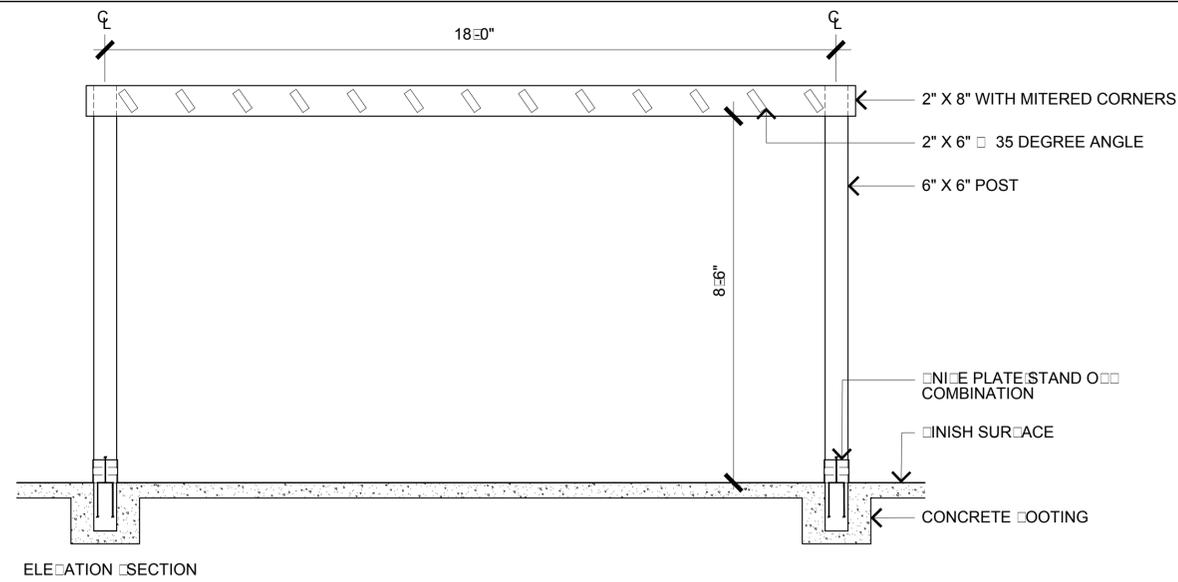
Site Furniture and Amenities

MISSION CROSSINGS - TRACT 8345

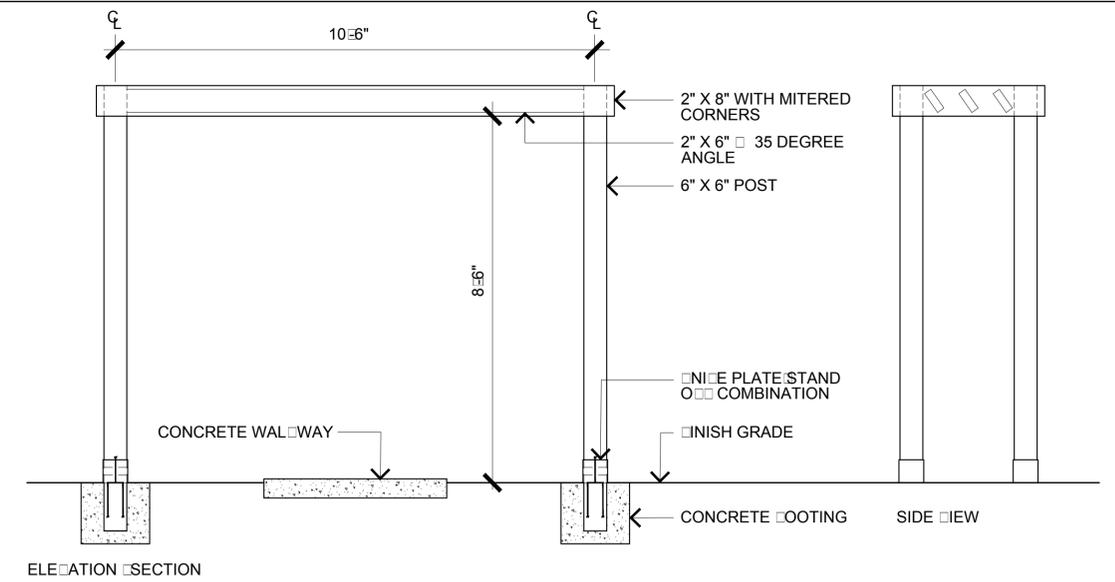
CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA



SHEET NO.
L.15
OF 64 SHEETS



Painted Wood Pergola



Painted Wood Arbor



Raised Gardens



Garden Shed



3' High Contemporary Horizontal Board Wood Fence



Outdoor Kitchen



AC Screen

Stained wood to complement adjacent architecture
field color, height to be 3'-6"

Site Furniture and Amenities - Community Garden and Picnic Area Concepts MISSION CROSSINGS - TRACT 8345

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA



SHEET NO.
L.16
OF 64 SHEETS

NUMBER OF HOTEL UNITS

TOAL NUMBER OF UITS: 93

NUMBER OF PARKING SPACES

ADA ACCESSIBLE PARKING SPACES: 8
 PARKING SPACES: 75
 TOTAL PARKING SPACES: 83

BUILDING AREA

GROUND LEVEL: 26,277 SF
 SECOND - FOURTH LEVEL: 18,975 SF EACH FLOOR
 TOTAL BUILDING AREA: 83,202 SF



② RENDERING 01
12" = 1'-0"

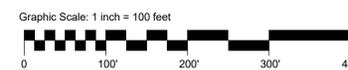


③ RENDERING 02
12" = 1'-0"



① SITE VIEW
1" = 100'-0"

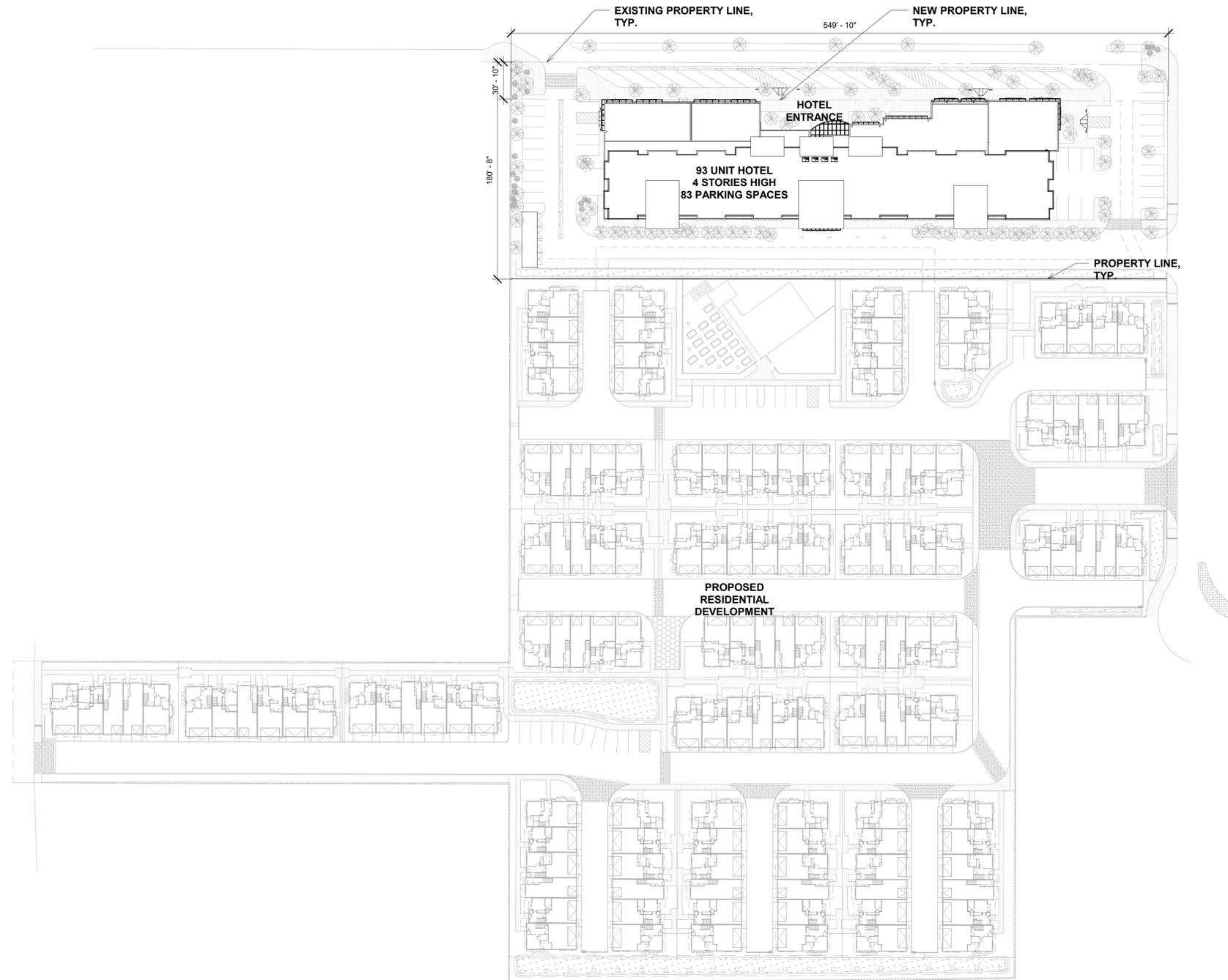
TITLE SHEET
MISSION CROSSINGS - TRACT 8345
 CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA



MexSal Design Group
 436 14TH STREET, SUITE 1110
 OAKLAND, CA 94612
 O. 510-500-9999

Sheet Number:
T1.0

MISSION BLVD.



TORRANO AVE.

① DEVELOPMENT PLAN
1" = 50'-0"

DEVELOPMENT PLAN
MISSION CROSSINGS - TRACT 8345
CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

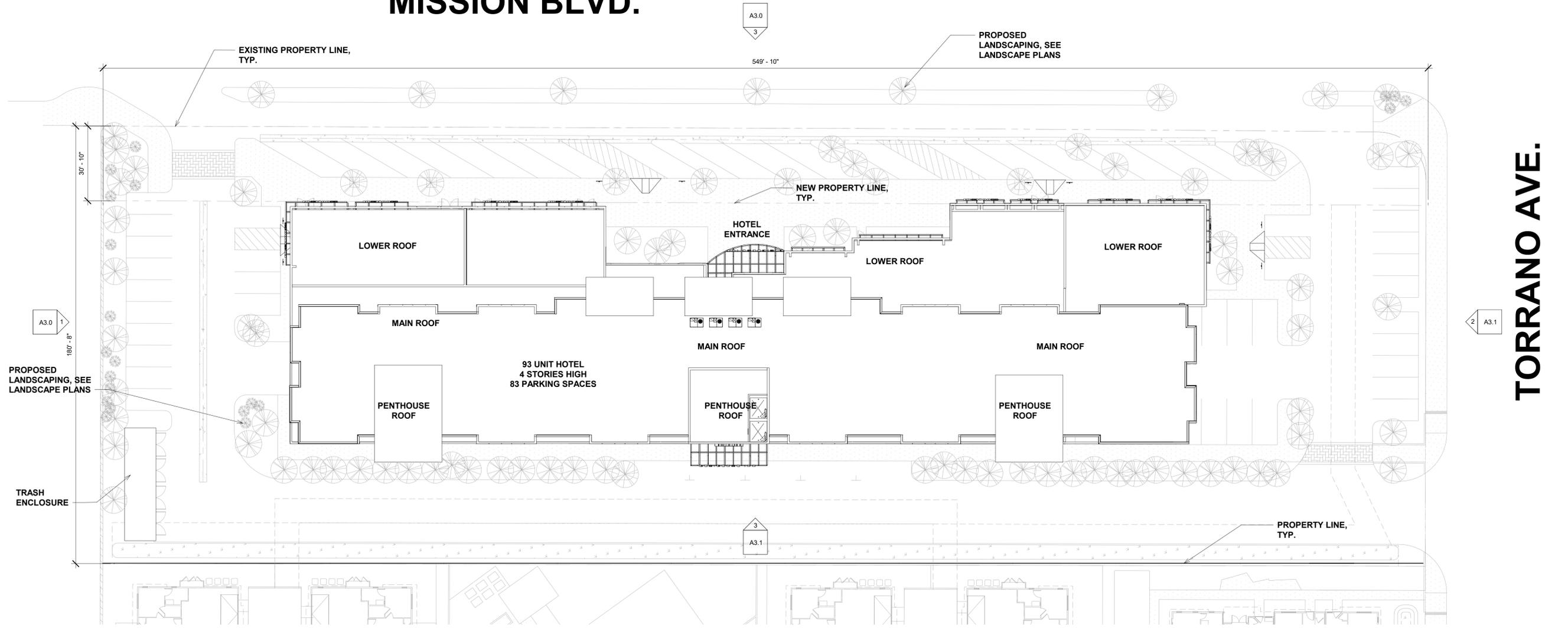


**MexSal Design
Group**
436 14TH STREET, SUITE 1110
OAKLAND, CA 94612
O. 510-500-9999

Sheet Number:

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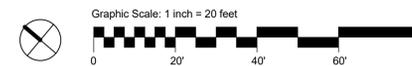
MISSION BLVD.



TORRANO AVE.

① SITE PLAN
1" = 20'-0"

SITE PLAN
MISSION CROSSINGS - TRACT 8345
CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA



MexSal Design Group
436 14TH STREET, SUITE 1110
OAKLAND, CA 94612
O. 510-500-9999

Sheet Number:

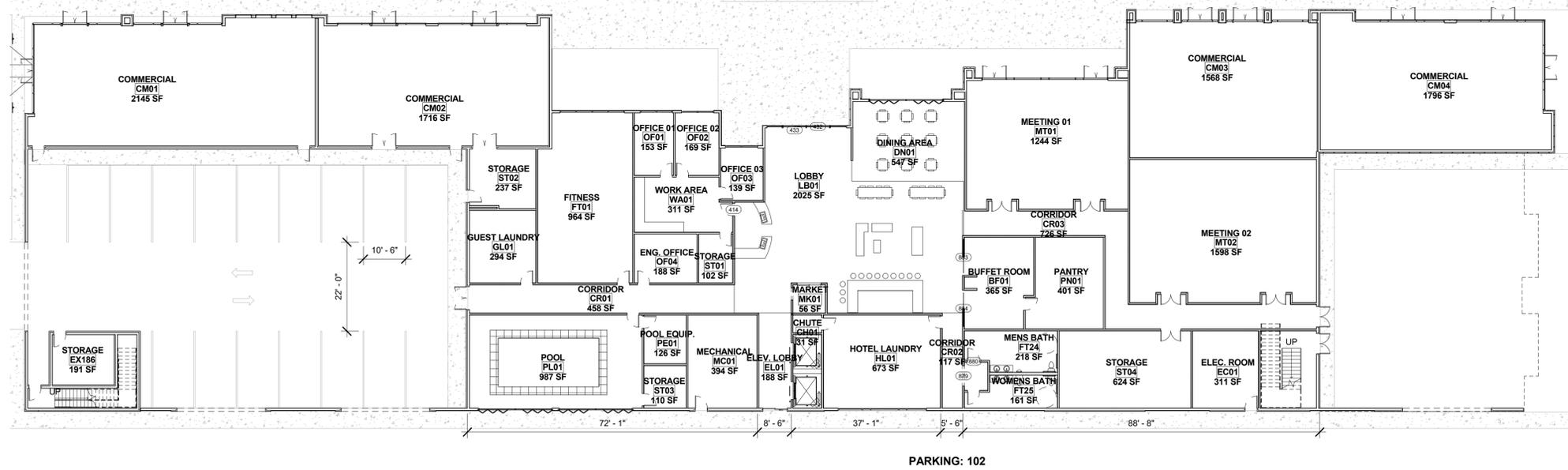
A1.1

GROUND LEVEL ROOMS

BUFFET ROOM	365 SF
CHUTE	31 SF
COMMERCIAL	1796 SF
COMMERCIAL	1716 SF
COMMERCIAL	2145 SF
COMMERCIAL	1568 SF
CORRIDOR	458 SF
CORRIDOR	117 SF
CORRIDOR	726 SF
DINING AREA	547 SF
ELEC. ROOM	311 SF
ELEV. LOBBY	188 SF
ENG. OFFICE	188 SF
FITNESS	964 SF
GUEST LAUNDRY	294 SF
HOTEL LAUNDRY	673 SF
LOBBY	2025 SF
MARKET	56 SF
MECHANICAL	394 SF
MEETING 01	1244 SF
MEETING 02	1598 SF

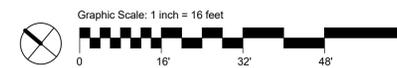
GROUND LEVEL ROOMS

MENS BATH	218 SF
OFFICE 01	153 SF
OFFICE 02	169 SF
OFFICE 03	139 SF
PANTRY	401 SF
POOL	987 SF
POOL EQUIP.	126 SF
STORAGE	191 SF
STORAGE	110 SF
STORAGE	237 SF
STORAGE	102 SF
STORAGE	624 SF
WOMENS BATH	161 SF
WORK AREA	311 SF



① GROUND LEVEL
1/16" = 1'-0"

GROUND FLOOR PLAN
MISSION CROSSINGS - TRACT 8345
CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA



MexSal Design Group

436 14TH STREET, SUITE 1110
OAKLAND, CA 94612
O. 510-500-9999

Sheet Number:

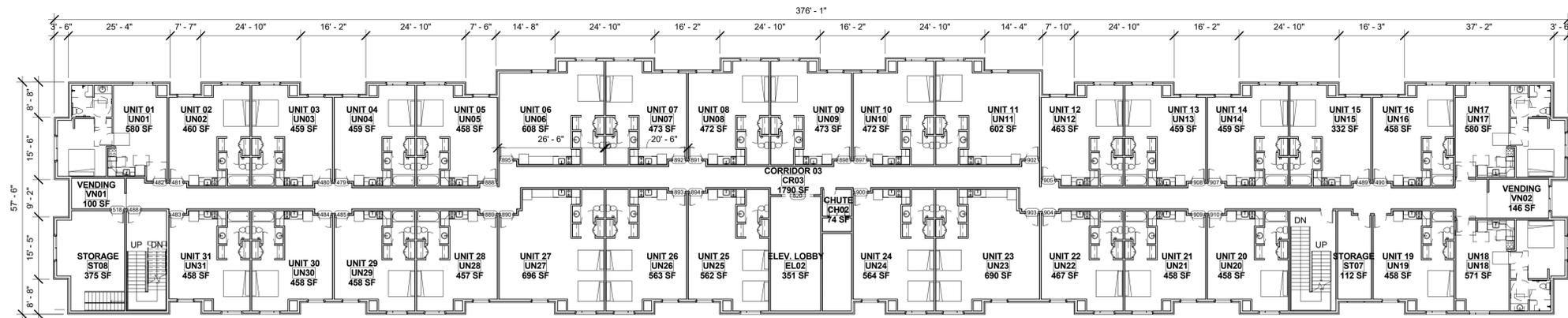
A2.0

SECOND FLOOR ROOMS

CHUTE	74 SF
CORRIDOR 03	1790 SF
ELEV. LOBBY	351 SF
STORAGE	112 SF
STORAGE	375 SF
UN17	580 SF
UN18	571 SF
UNIT 01	580 SF
UNIT 02	460 SF
UNIT 03	459 SF
UNIT 04	459 SF
UNIT 05	458 SF
UNIT 06	608 SF
UNIT 07	473 SF
UNIT 08	472 SF
UNIT 09	473 SF
UNIT 10	472 SF
UNIT 11	602 SF
UNIT 12	463 SF
UNIT 13	459 SF
UNIT 14	459 SF

SECOND FLOOR ROOMS

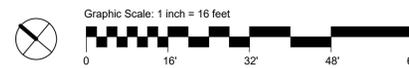
UNIT 15	332 SF
UNIT 16	458 SF
UNIT 19	458 SF
UNIT 20	458 SF
UNIT 21	458 SF
UNIT 22	467 SF
UNIT 23	690 SF
UNIT 24	564 SF
UNIT 25	562 SF
UNIT 26	563 SF
UNIT 27	696 SF
UNIT 28	457 SF
UNIT 29	458 SF
UNIT 30	458 SF
UNIT 31	458 SF
VENDING	146 SF
VENDING	100 SF



TOTAL UNITS: 93
SECOND, THIRD AND FOURTH FLOOR PLAN

① SECOND FLOOR
1/16" = 1'-0"

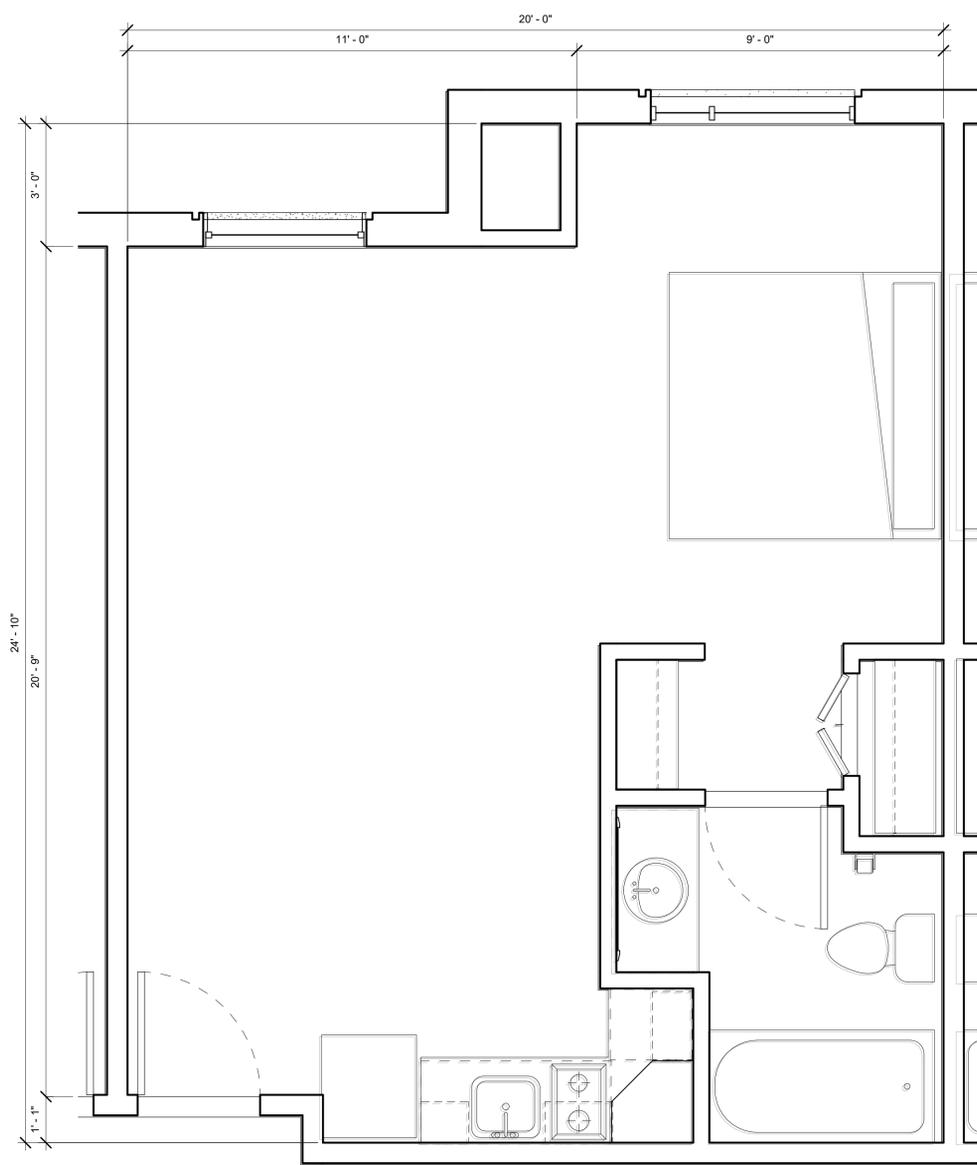
SECOND, THIRD & FOURTH FLOOR PLAN
MISSION CROSSINGS - TRACT 8345
CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA



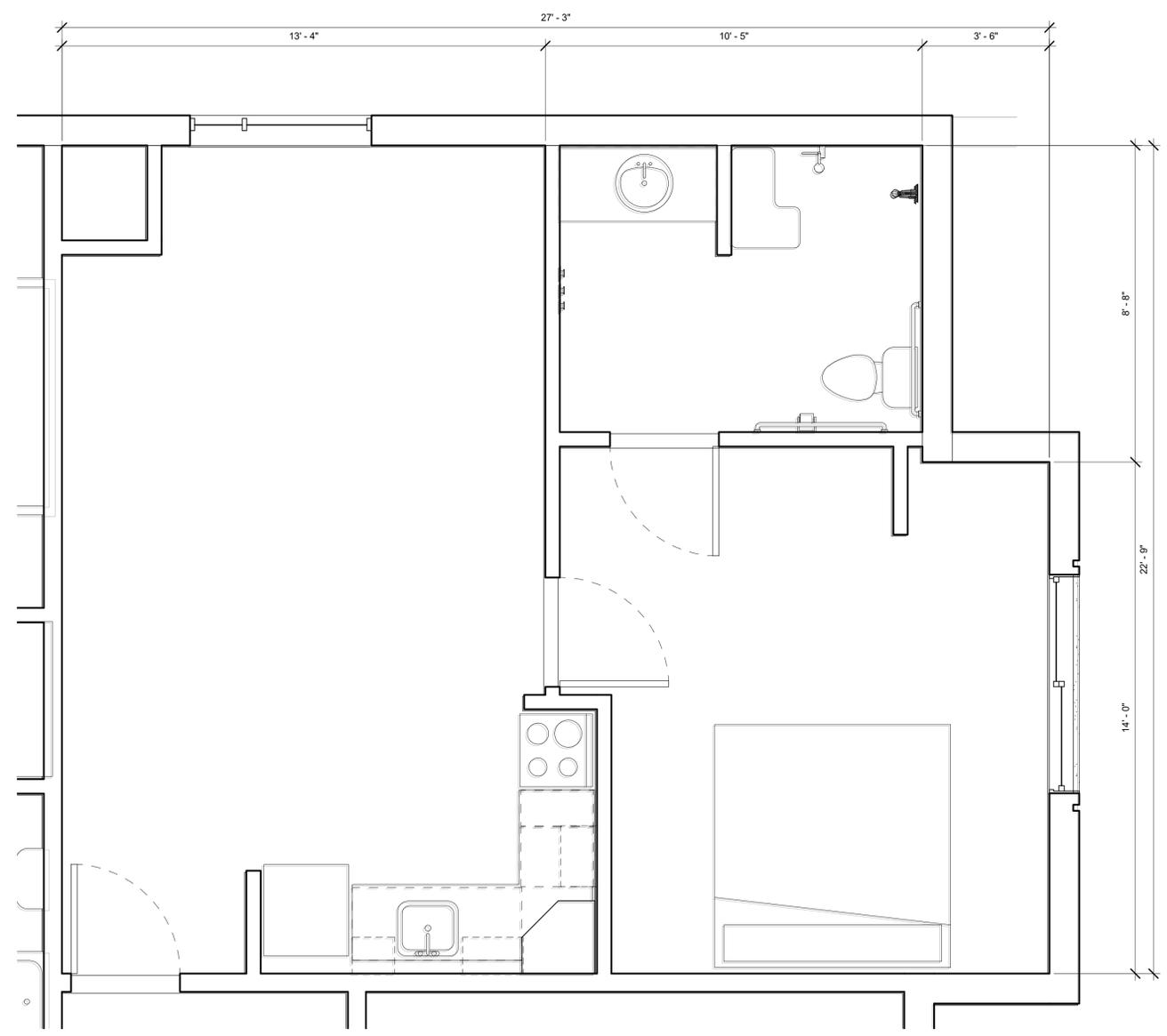
MexSal Design Group
436 14TH STREET, SUITE 1110
OAKLAND, CA 94612
O. 510-500-9999

Sheet Number:

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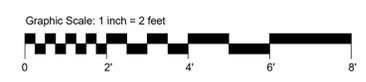


③ UNIT 'A' TYPICAL
1/2" = 1'-0"



⑤ ADA ROOM TYPICAL
1/2" = 1'-0"

ENLARGED UNIT PLANS
MISSION CROSSINGS - TRACT 8345
 CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

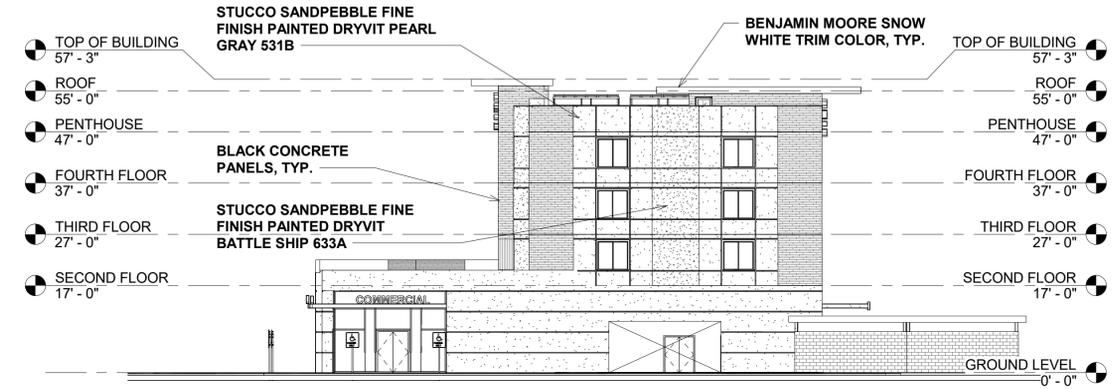


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Sheet Number:
A2.2



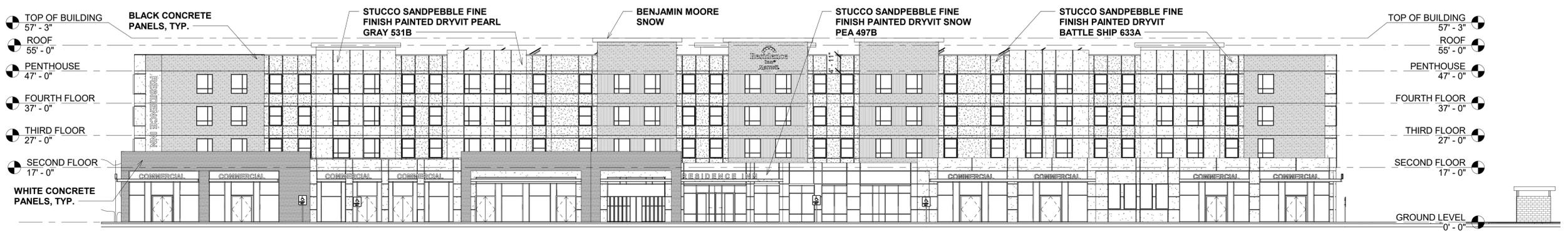
1 NORTH ELEVATION RENDERING
1/16" = 1'-0"



2 NORTH ELEVATION
1/16" = 1'-0"



3 EAST ELEVATION RENDERING
1/16" = 1'-0"



4 EAST ELEVATION
1/16" = 1'-0"

	White Concrete Wall Panels		Snow Pea 497B Dryvit		Battle Ship 633A Dryvit		Pearl Gray 531B Dryvit		Black Concrete Veneer Panels
-------------------------------------------------------------------------------------	----------------------------	-------------------------------------------------------------------------------------	----------------------	--------------------------------------------------------------------------------------	-------------------------	---------------------------------------------------------------------------------------	------------------------	---------------------------------------------------------------------------------------	------------------------------

Graphic Scale: 1 inch = 16 feet



NORTH & EAST EXTERIOR ELEVATIONS
MISSION CROSSINGS - TRACT 8345
 CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

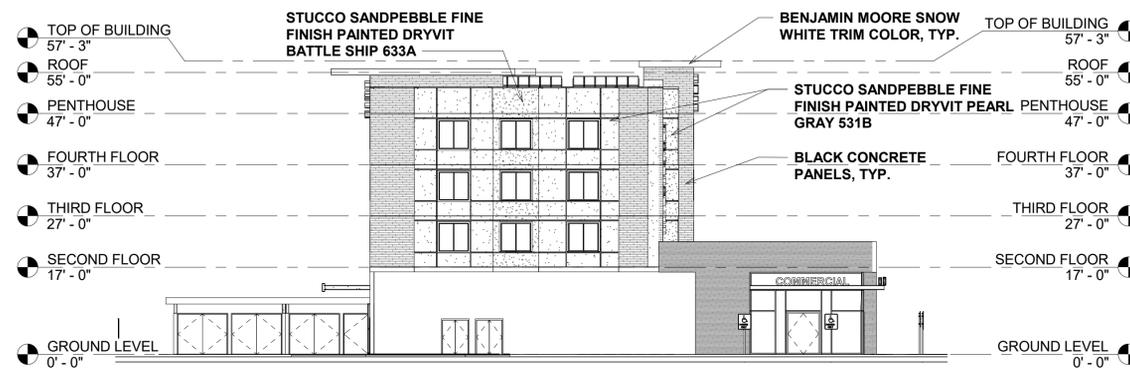


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Sheet Number:
A3.0



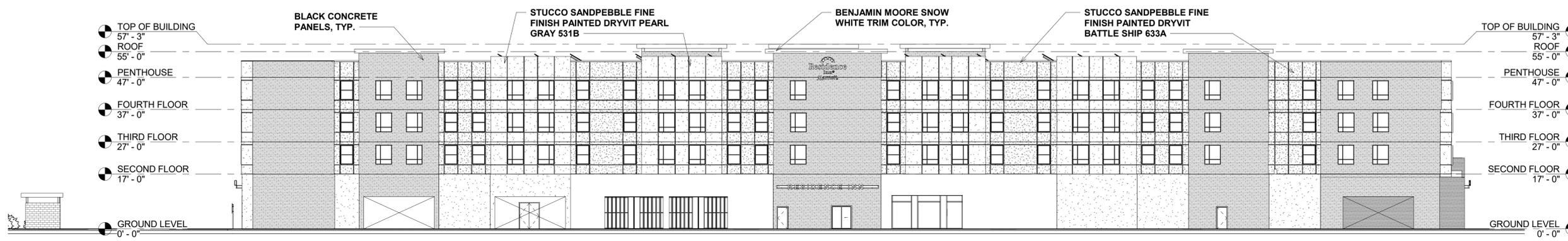
② SOUTH ELEVATION RENDERING
1/16" = 1'-0"



① SOUTH ELEVATION
1/16" = 1'-0"



③ WEST ELEVATION RENDERING
1/16" = 1'-0"



④ WEST ELEVATION
1/16" = 1'-0"



White Concrete Wall Panels



Snow Pea 497B Dryvit



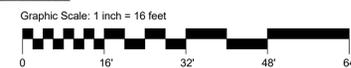
Battle Ship 633A Dryvit



Pearl Gray 531B Dryvit



Black Concrete Veneer Panels



SOUTH & WEST ELEVATIONS
MISSION CROSSINGS - TRACT 8345
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A3.1



① RENDERING 05
12" = 1'-0"



② RENDERING 06
12" = 1'-0"



White Concrete
Wall Panels



Snow Pea 497B
Dryvit



Battle Ship 633A
Dryvit



Pearl Gray 531B
Dryvit



Black Concrete
Veneer Panels

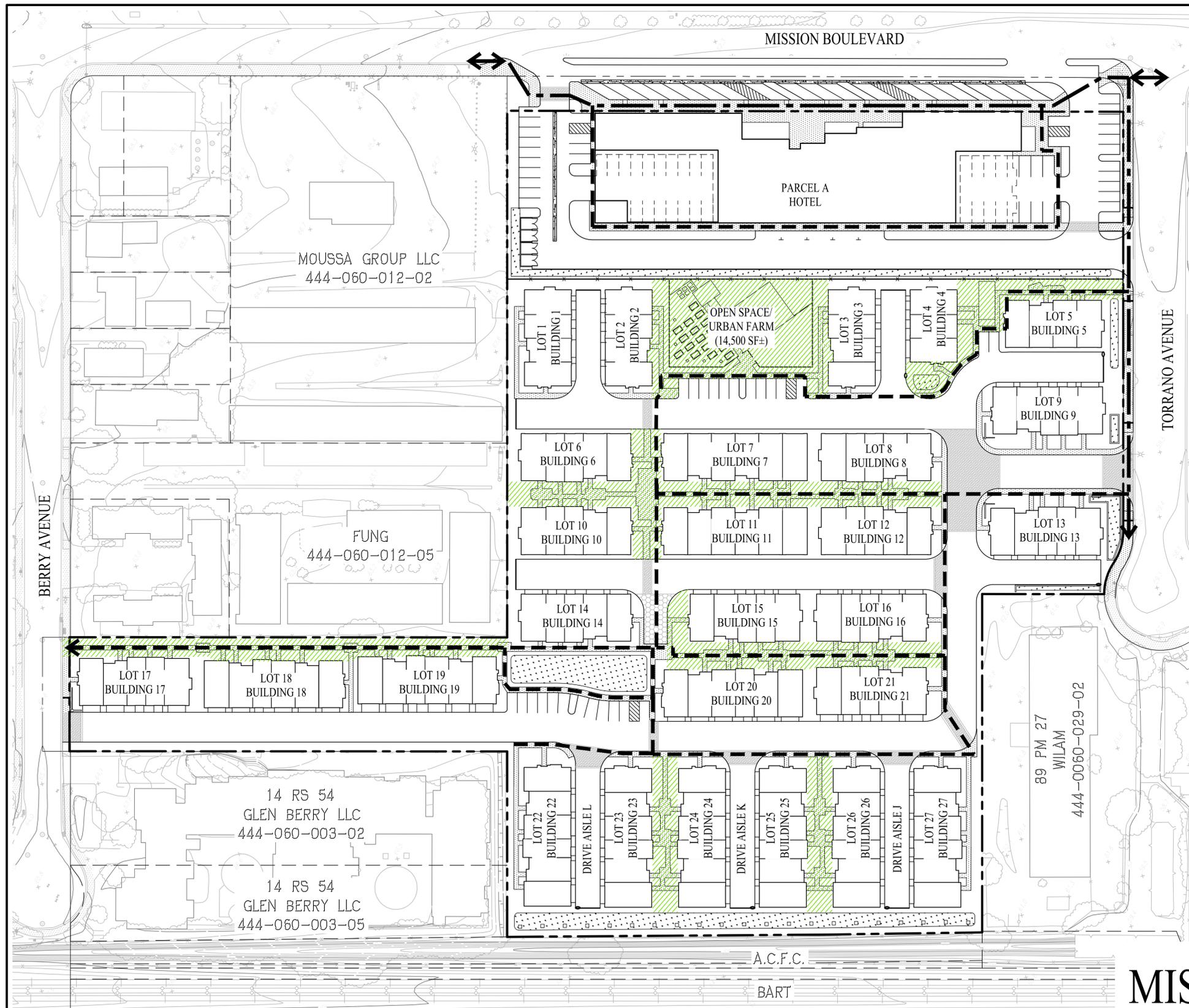
RENDERINGS
MISSION CROSSINGS - TRACT 8345
CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA



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Sheet Number:

A3.2



LEGEND

EXISTING	PROPOSED	DESCRIPTION
- - - - -	- - - - -	BOUNDARY
x x x	x x x	FENCE
x 100.0	x 100.0	SPOT ELEVATIONS
	□	BIORETENTION AREA
	- - - - -	PRIVATE PEDESTRIAN CIRCULATION
	- - - - -	PUBLIC PEDESTRIAN CIRCULATION

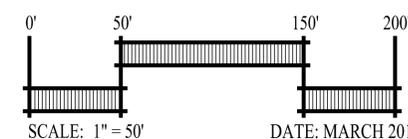
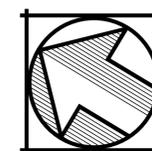
OPEN SPACE SUMMARY

	AREA TYPE	REQUIRED AREA (SF)	PROVIDED AREA (SF)
	COMMON SPACE AREA	38,100 (15% OF LOT AREA)	38,700 (15% OF LOT AREA)
	PRIVATE OPEN SPACE*	0	13,800

* PRIVATE OPEN SPACE OBTAINED ON BALCONIES WITH A 6' MINIMUM DIMENSION

**OPEN SPACE AND
PEDESTRIAN CIRCULATION EXHIBIT
MISSION CROSSINGS-TRACT 8345**

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

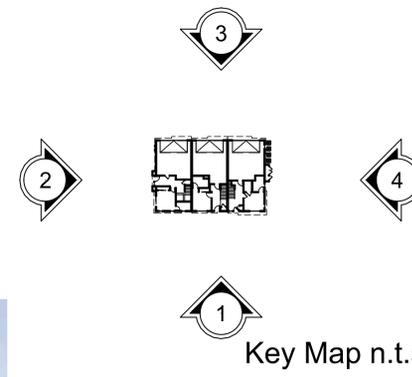


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www.cbang.com

SHEET NO.
C.1



View 2 - Left



View 1 - Front



View 4 - Right



View 3 - Rear

- Material Legend**
1. Stucco
 2. Tile Veneer
 3. Trim
 4. Metal Railing
 5. Metal Awning
 6. Sectional Roll-Up Garage Door
 7. Vinyl Windows
 8. Light Fixture
 9. Brick Veneer
 10. Fiber Cement Board



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ELEVATIONS
BUILDING A

A2.0



Key Map n.t.s.



View 2 - Left



View 1 - Front



View 4 - Right



View 3 - Rear

Material Legend

- 1. Stucco
- 2. Tile Veneer
- 3. Trim
- 4. Metal Railing
- 5. Metal Awning
- 6. Sectional Roll-Up Garage Door
- 7. Vinyl Windows
- 8. Light Fixture
- 9. Brick Veneer
- 10. Fiber Cement Board



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ELEVATIONS
BUILDING B

A2.1



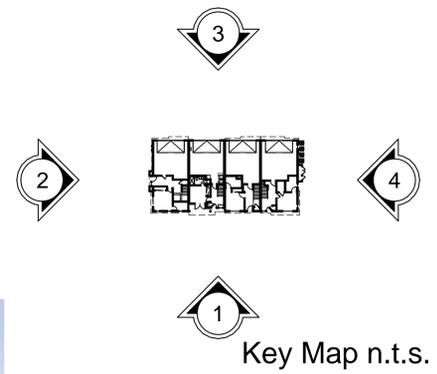
View 2 - Left Enhanced
See Style Plot Plan for Location



View 1 - Front Enhanced
See Style Plot Plan for Location



View 4 - Right Enhanced
See Style Plot Plan for Location



- Material Legend**
- 1. Stucco
 - 2. Tile Veneer
 - 3. Trim
 - 4. Metal Railing
 - 5. Metal Awning
 - 6. Sectional Roll-Up Garage Door
 - 7. Vinyl Windows
 - 8. Light Fixture
 - 9. Brick Veneer
 - 10. Fiber Cement Board



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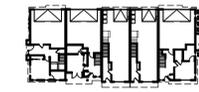
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SCHEMATIC DESIGN
APRIL 6, 2017



ELEVATIONS
BUILDING B ENHANCEMENTS

A2.1.1



Key Map n.t.s.



View 2 - Left



View 1 - Front



View 4 - Right



View 3 - Rear

Material Legend

- 1. Stucco
- 2. Tile Veneer
- 3. Trim
- 4. Metal Railing
- 5. Metal Awning
- 6. Sectional Roll-Up Garage Door
- 7. Vinyl Windows
- 8. Light Fixture
- 9. Brick Veneer
- 10. Fiber Cement Board



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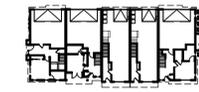
MISSION CROSSINGS
HAYWARD, CA # 2015-0552

SCHEMATIC DESIGN
APRIL 6, 2017



ELEVATIONS
BUILDING C

A2.2



Key Map n.t.s.



View 2 - Left Enhanced
See Style Plot Plan for Location



View 1 - Front Enhanced
See Style Plot Plan for Location



View 4 - Right Enhanced
See Style Plot Plan for Location

Material Legend

- 1. Stucco
- 2. Tile Veneer
- 3. Trim
- 4. Metal Railing
- 5. Metal Awning
- 6. Sectional Roll-Up Garage Door
- 7. Vinyl Windows
- 8. Light Fixture
- 9. Brick Veneer
- 10. Fiber Cement Board



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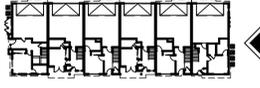
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ELEVATIONS
BUILDING C ENHANCEMENTS

A2.2.1



Key Map n.t.s.



View 2 - Left



View 1 - Front



View 4 - Right



View 3 - Rear

Material Legend

- 1. Stucco
- 2. Tile Veneer
- 3. Trim
- 4. Metal Railing
- 5. Metal Awning
- 6. Sectional Roll-Up Garage Door
- 7. Vinyl Windows
- 8. Light Fixture
- 9. Brick Veneer
- 10. Fiber Cement Board



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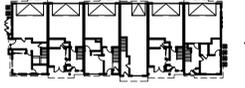
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APRIL 6, 2017



ELEVATIONS
BUILDING D

A2.3



Key Map n.t.s.



View 2 - Left



View 1 - Front



View 4 - Right



View 3 - Rear

Material Legend

- 1. Stucco
- 2. Tile Veneer
- 3. Trim
- 4. Metal Railing
- 5. Metal Awning
- 6. Sectional Roll-Up Garage Door
- 7. Vinyl Windows
- 8. Light Fixture
- 9. Brick Veneer
- 10. Fiber Cement Board



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ELEVATIONS
BUILDING E

A2.4



 Scheme 1
 Scheme 2
 Enhanced Elevation



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SCHEMATIC DESIGN
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0 20 40 80

STYLE PLOT PLAN
 CONCEPTUAL

A1.1



- 2x4 Plaster Trim
- Screed Line
- Recessed Vinyl Window With Trim
- Stucco
- Metal Awning
- Stucco
- Balcony With Metal Railing
- Light Fixture
- Brick Veneer

Plan 2 Front



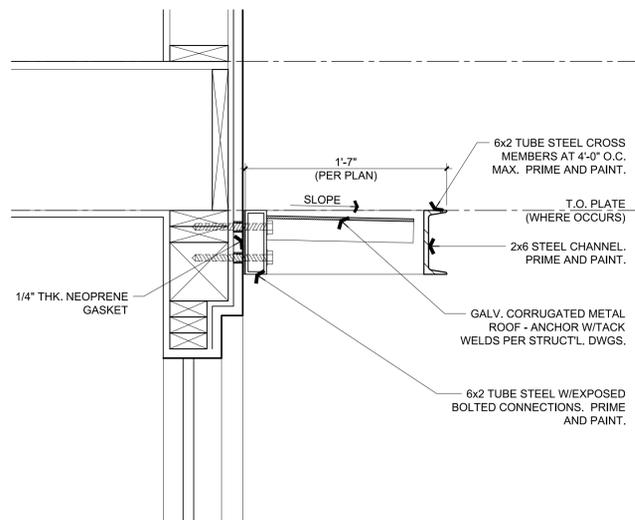
- Plaster Trim
- Stucco
- Siding Veneer
- Tile Veneer
- Recessed Vinyl Window With Trim
- Screed Line

Plan 3 Front



- 2x4 Plaster Trim
- Recessed Vinyl Window With Trim
- Stucco
- Stucco
- Stucco
- Balcony With Metal Railing
- Light Fixture
- Brick Veneer
- Screed Line
- Sectional Roll-Up Garage Door

Plan 3 Rear



Metal Awning

Scale: 1-1/2"=1'-0"



- Metal Awning
- Siding Veneer
- Siding Veneer

Plan 3 Front Enhanced



Brick Veneer



Siding Veneer



Tile Veneer



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DETAILS
PERSPECTIVES

A8.0



Plan 4 Front

- 2x4 Plaster Trim
- Recessed Vinyl Window With Trim
- Screed Line
- Stucco
- Stucco
- Metal Awning
- Light Fixture
- Utility Cabinet with Flat Roof



Plan 4 Rear

- 2x4 Plaster Trim
- Screed Line
- Recessed Vinyl Window With Trim
- Stucco
- Stucco
- Balcony With Metal Railing
- Light Fixture
- Sectional Roll-Up Garage Door



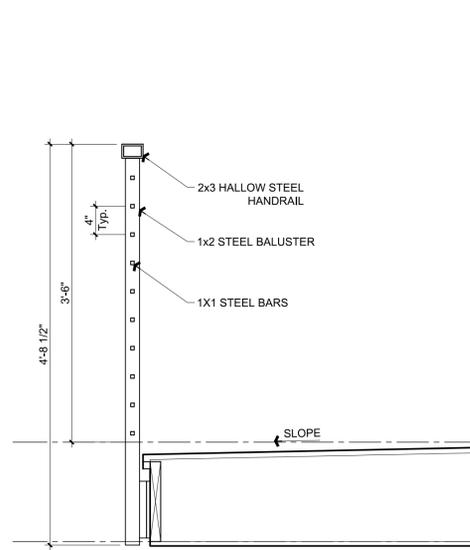
Plan 5 Front

- 2x4 Plaster Trim
- Stucco
- Recessed Vinyl Window With Trim
- Screed Line
- Balcony With Metal Railing
- Light Fixture
- Tile Veneer



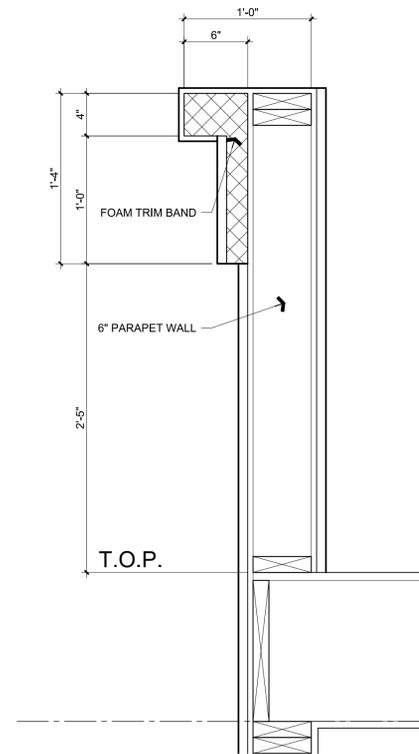
Plan 4 Front Enhanced

- Metal Awning
- Siding Veneer
- Siding Veneer



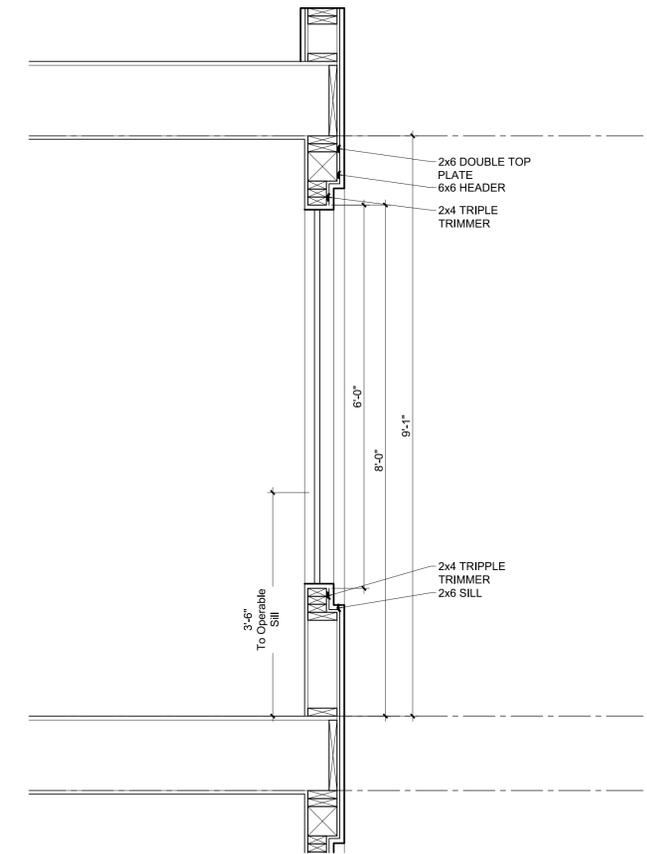
Balcony Railing

Scale: 1"=1'-0"



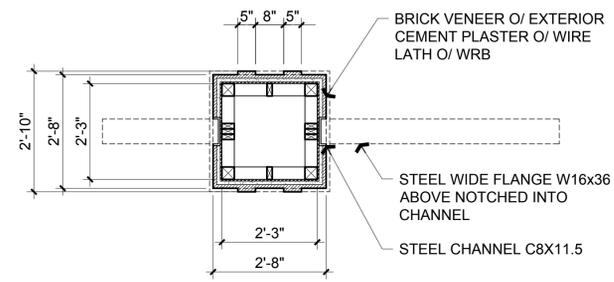
Parapet at Wall

Scale: 1-1/2"=1'-0"



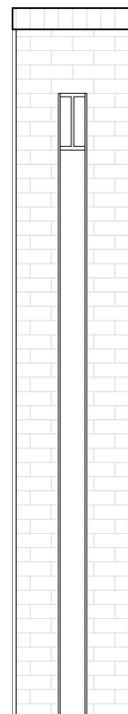
Typ. Window

Scale: 3/4"=1'-0"



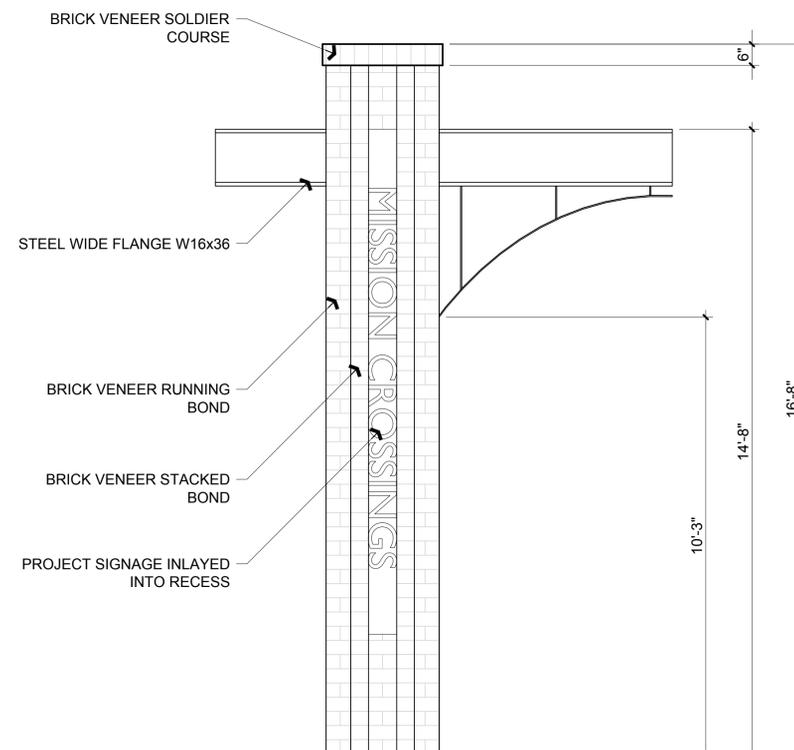
Floor Plan

Scale: 1/2"=1'-0"



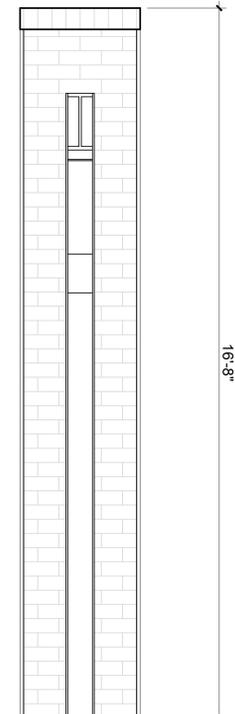
Left Elevation

Scale: 1/2"=1'-0"



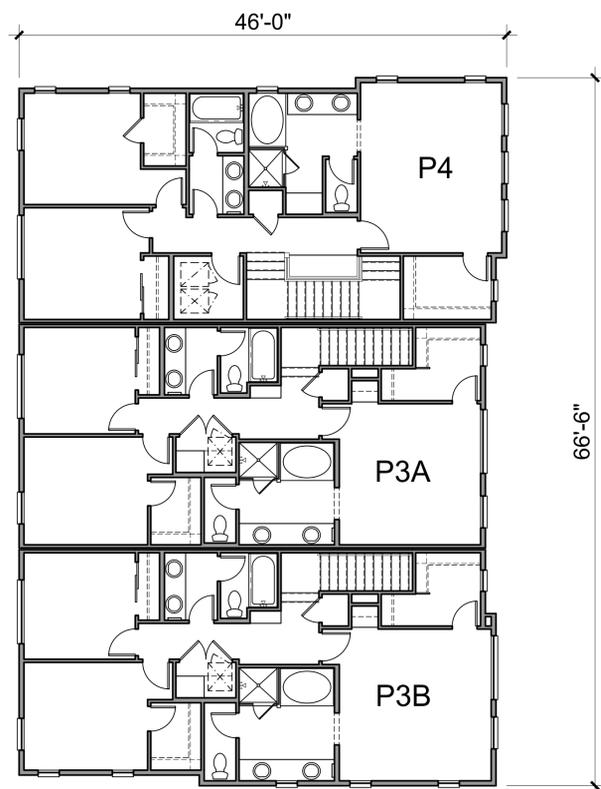
Front & Rear Elevation

Scale: 1/2"=1'-0"

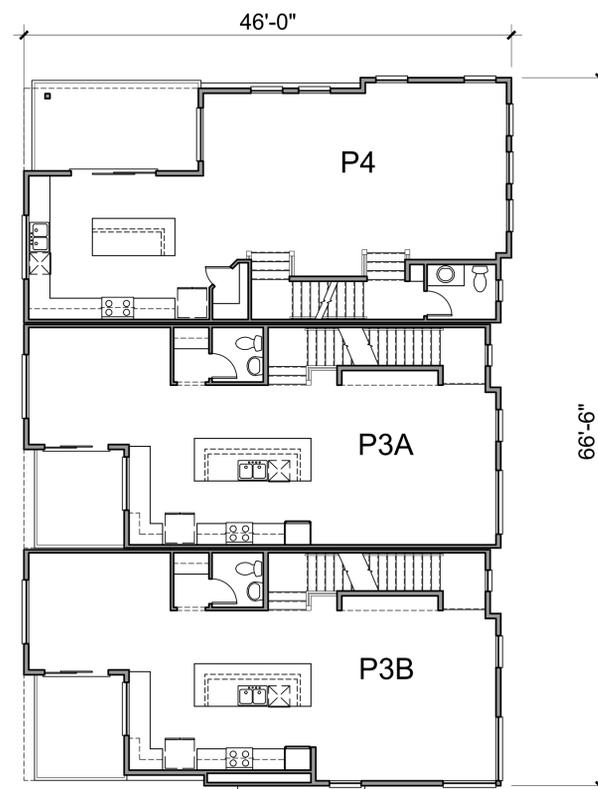


Right Elevation

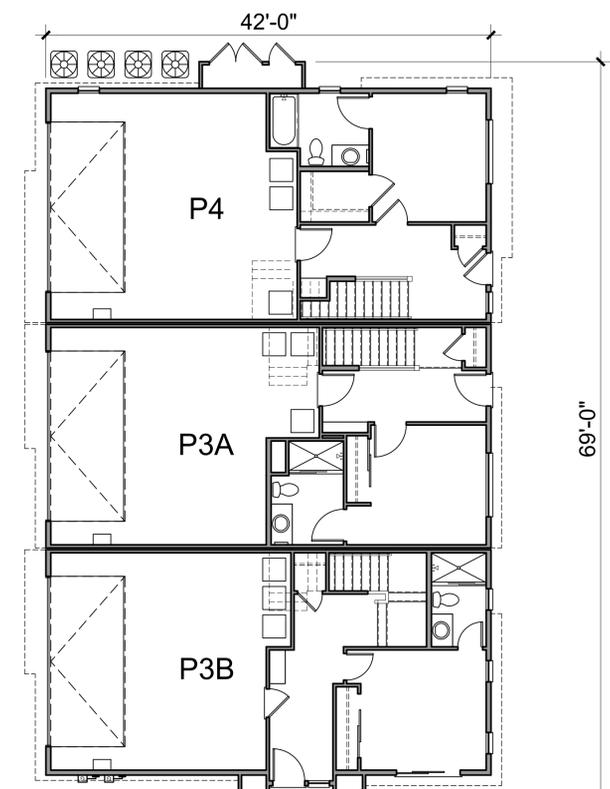
Scale: 1/2"=1'-0"



Level 3



Level 2



Level 1



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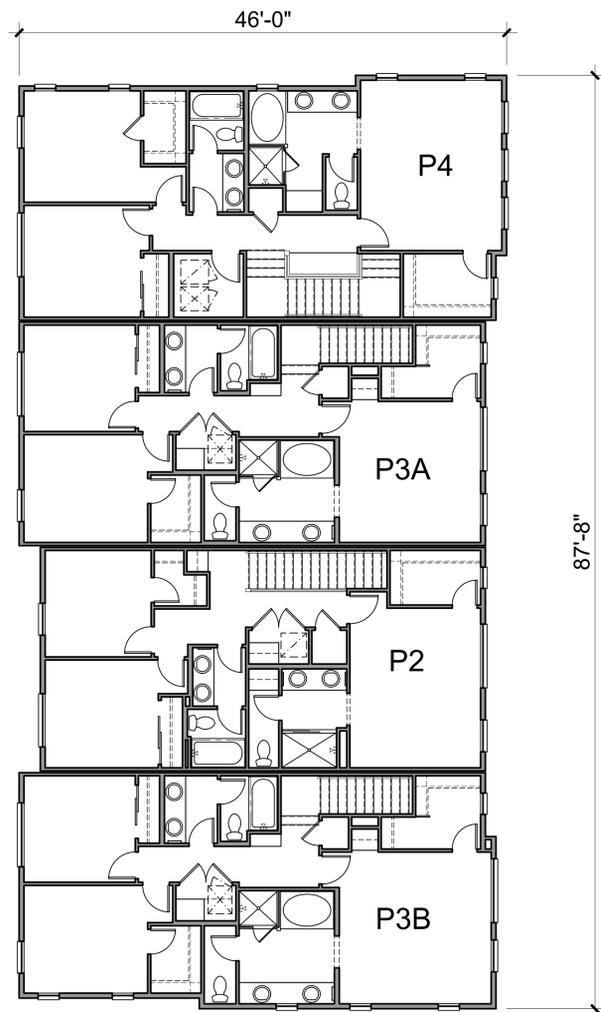
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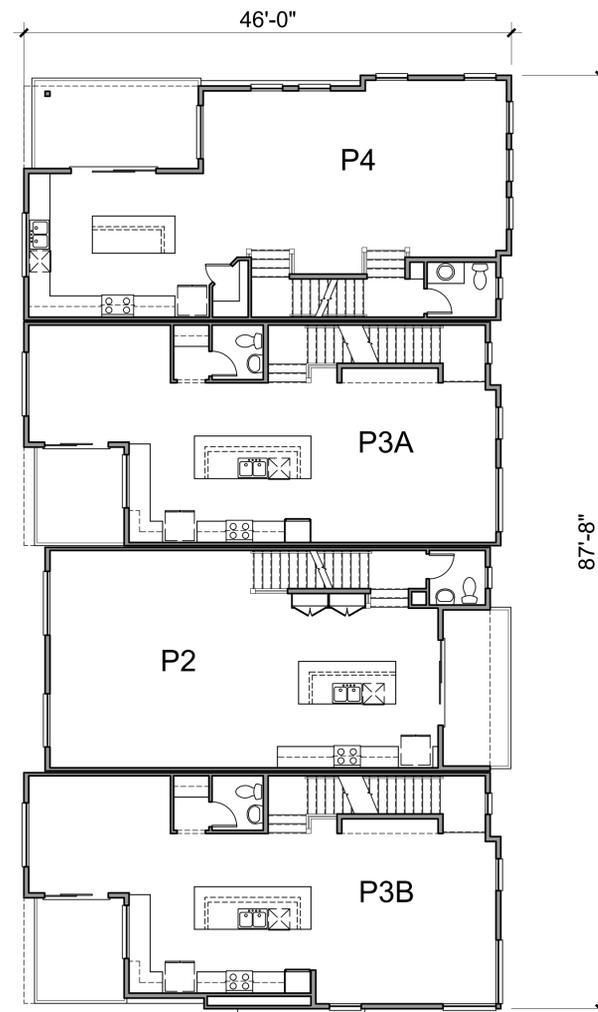


BUILDING PLANS
BUILDING A

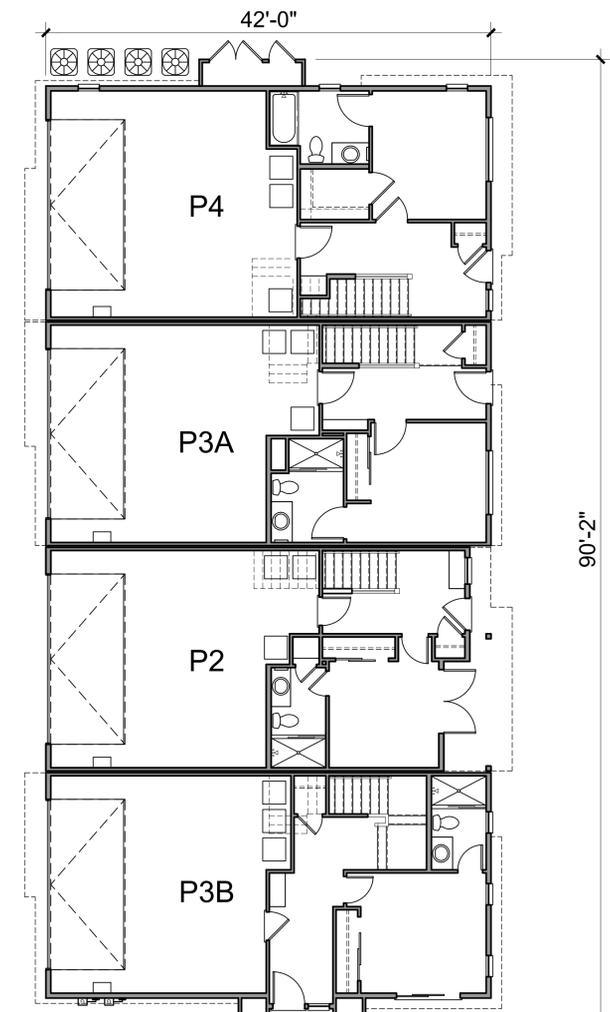
A3.0



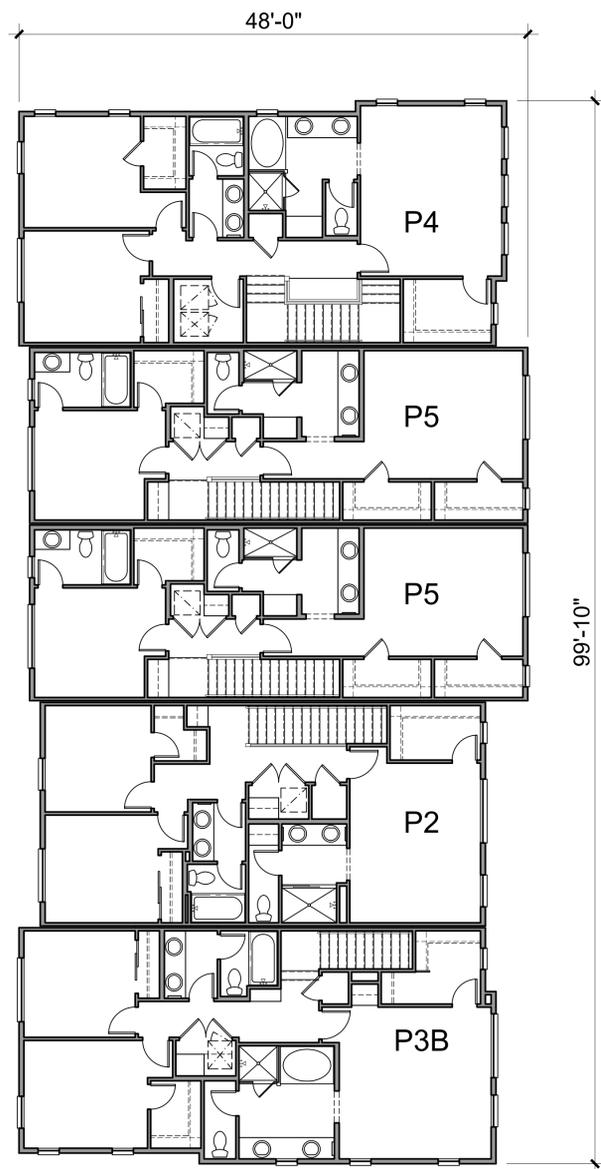
Level 3



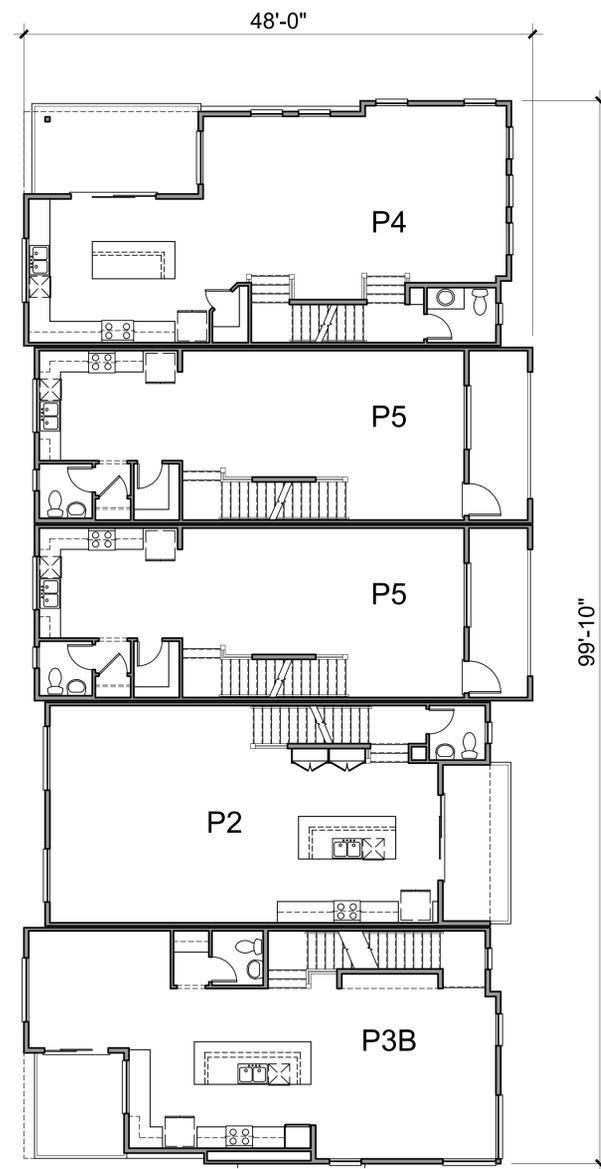
Level 2



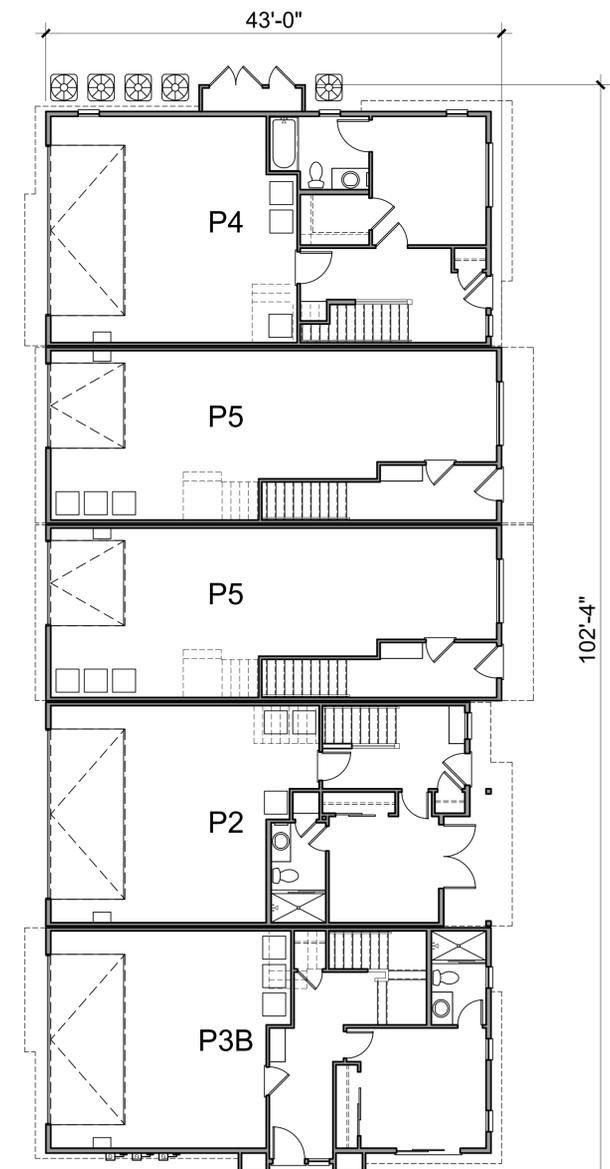
Level 1



Level 3



Level 2



Level 1

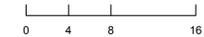


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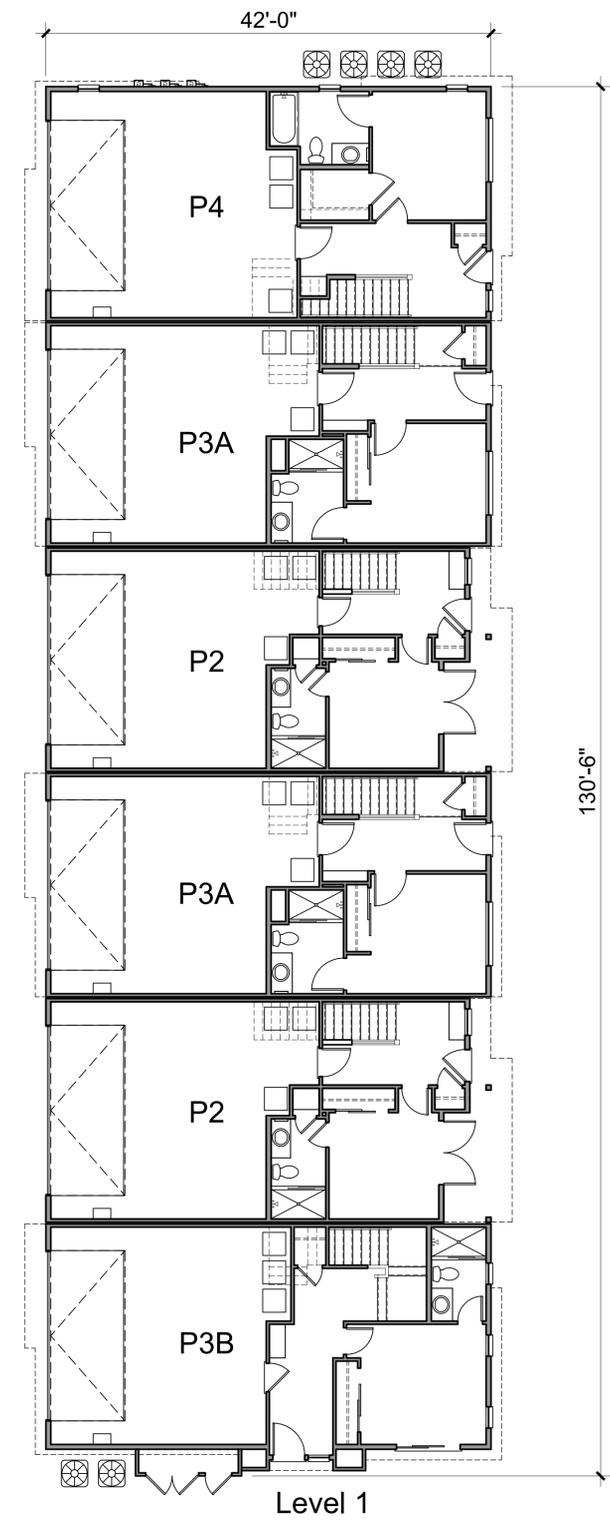
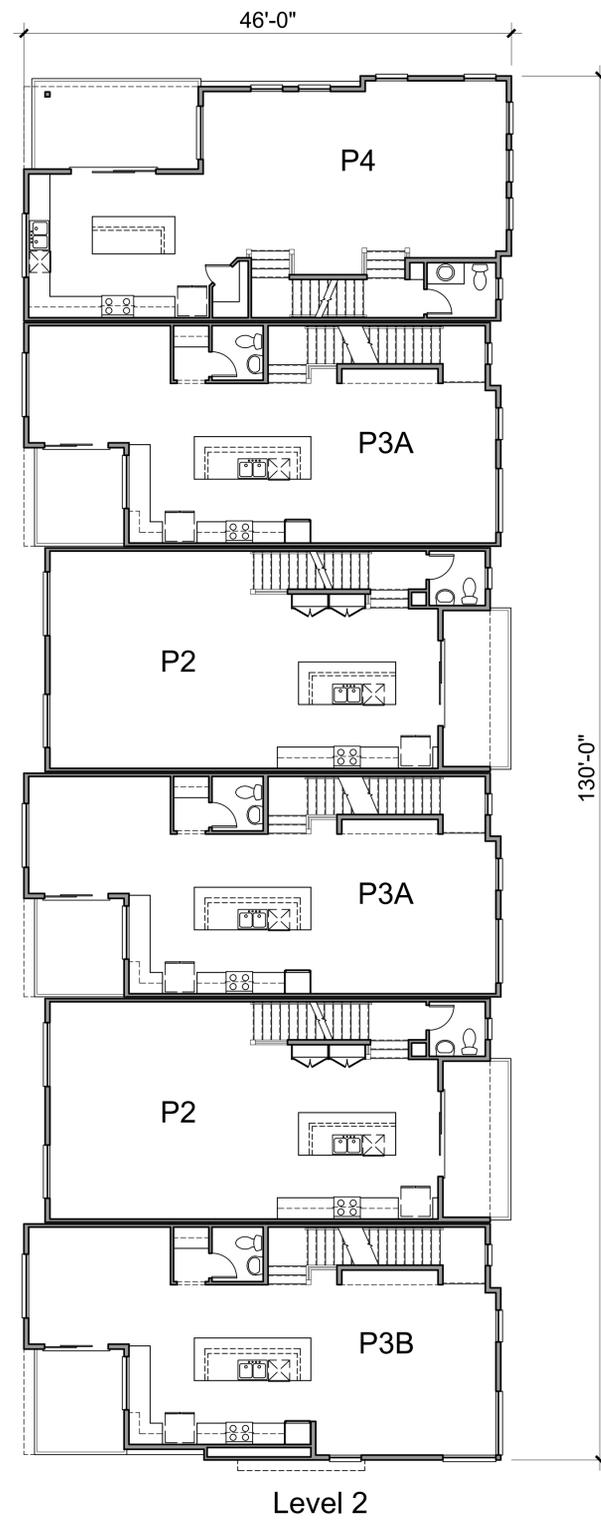
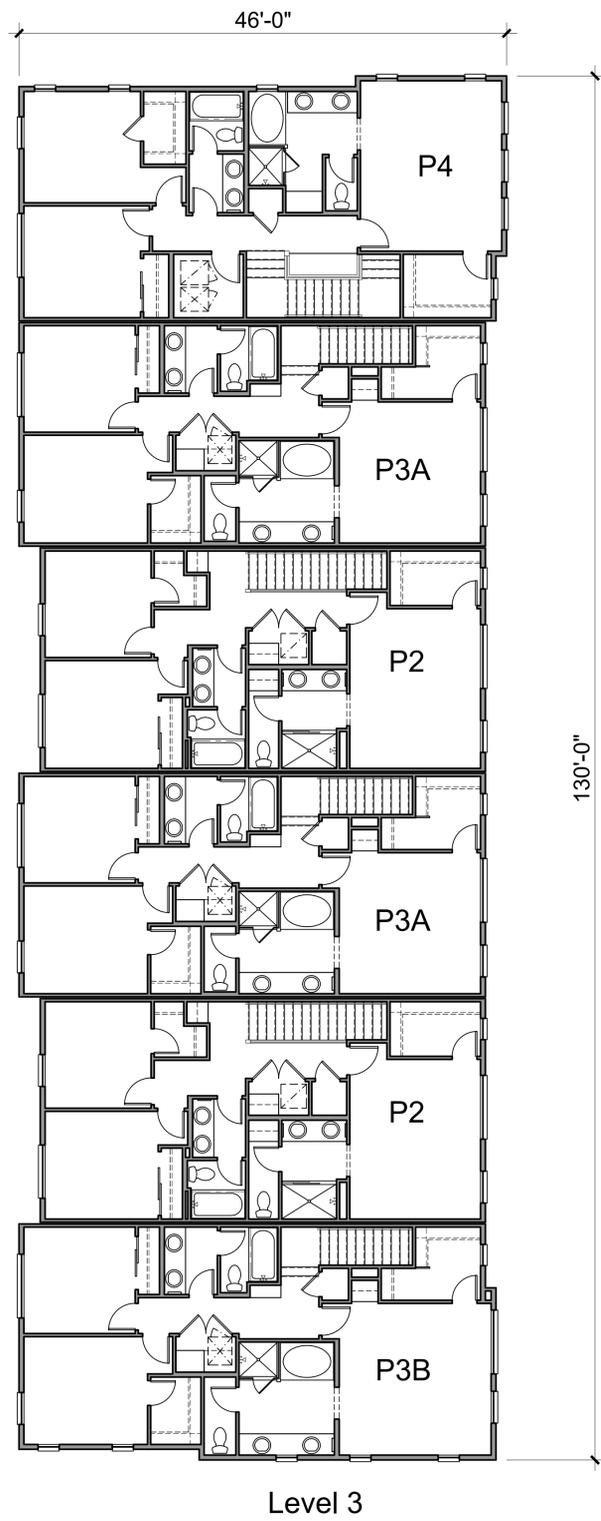
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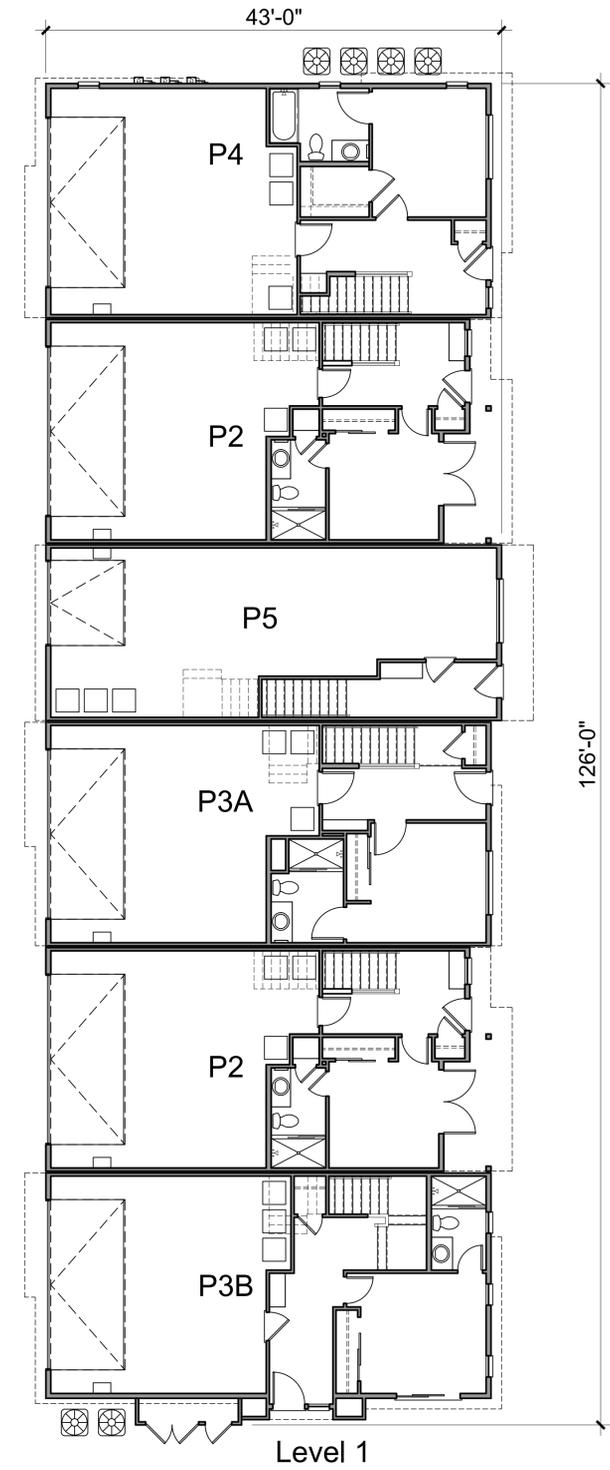
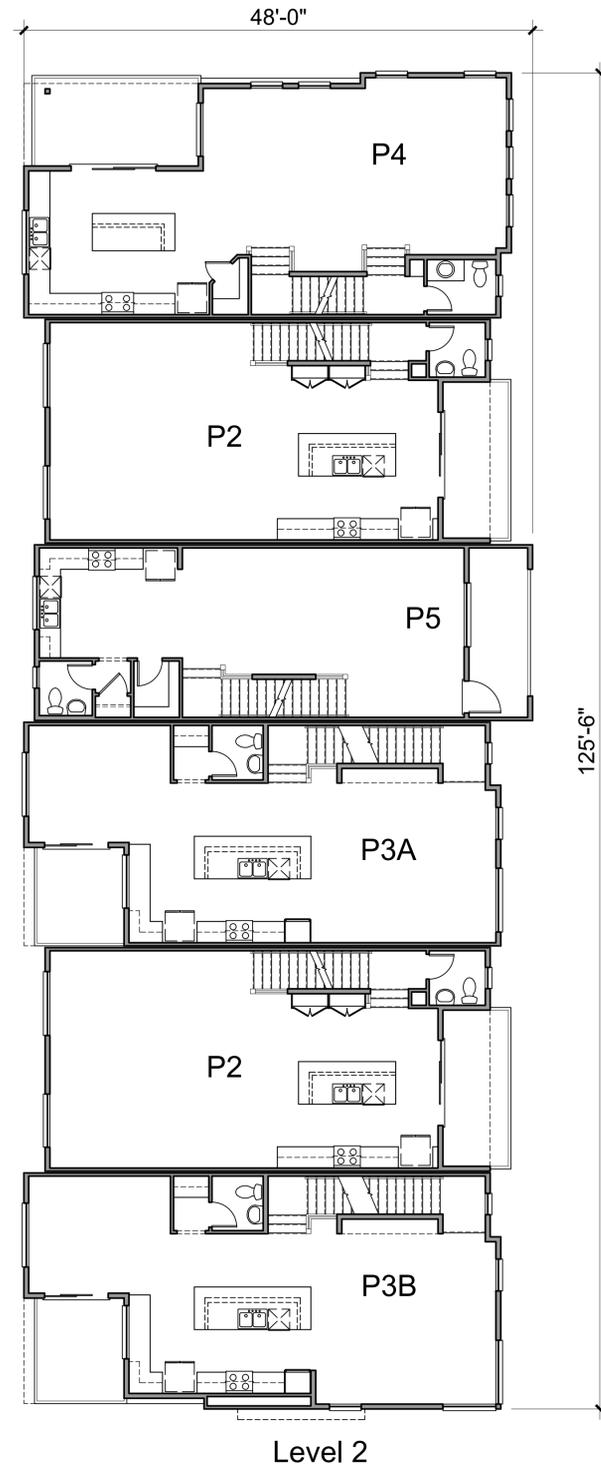
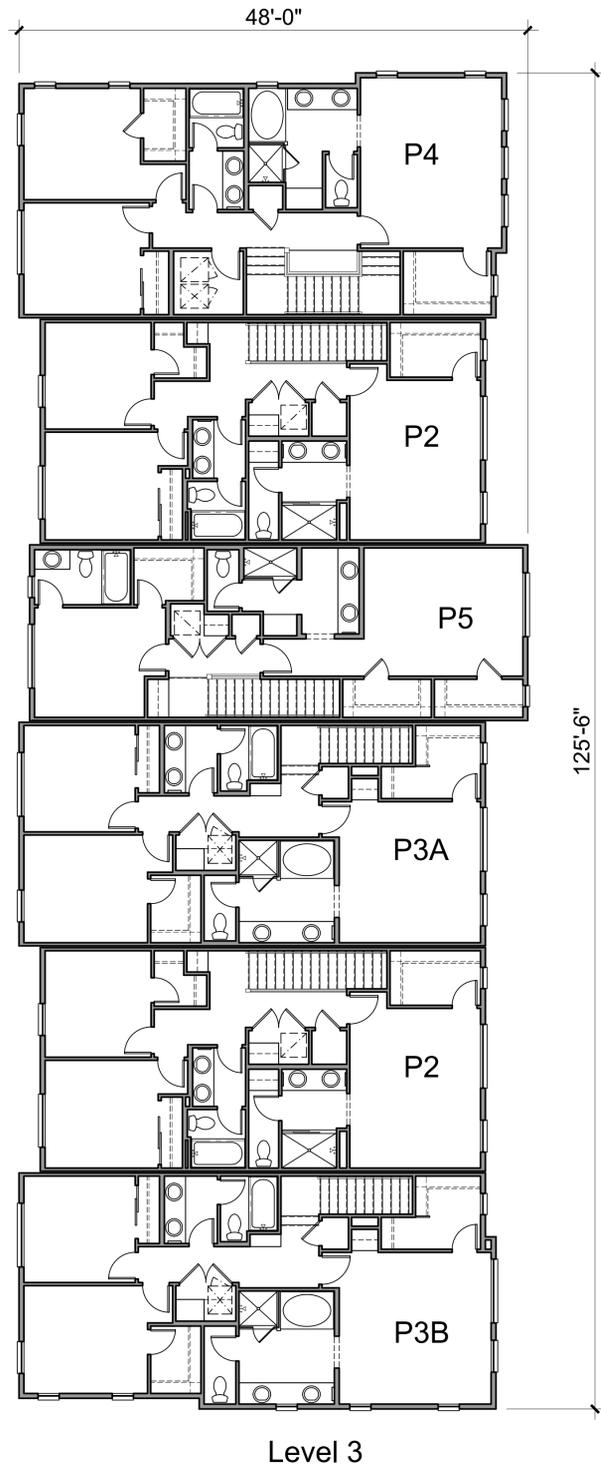
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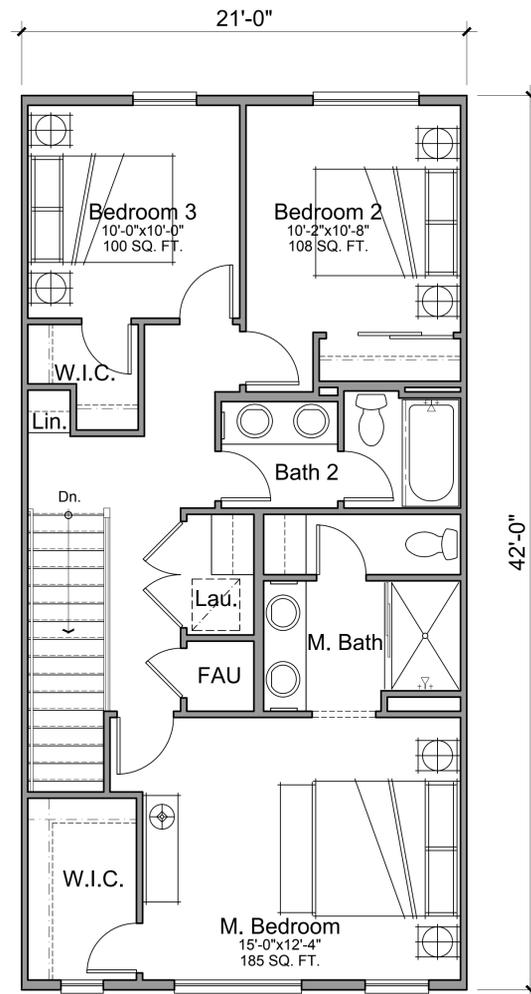


BUILDING PLANS
BUILDING C

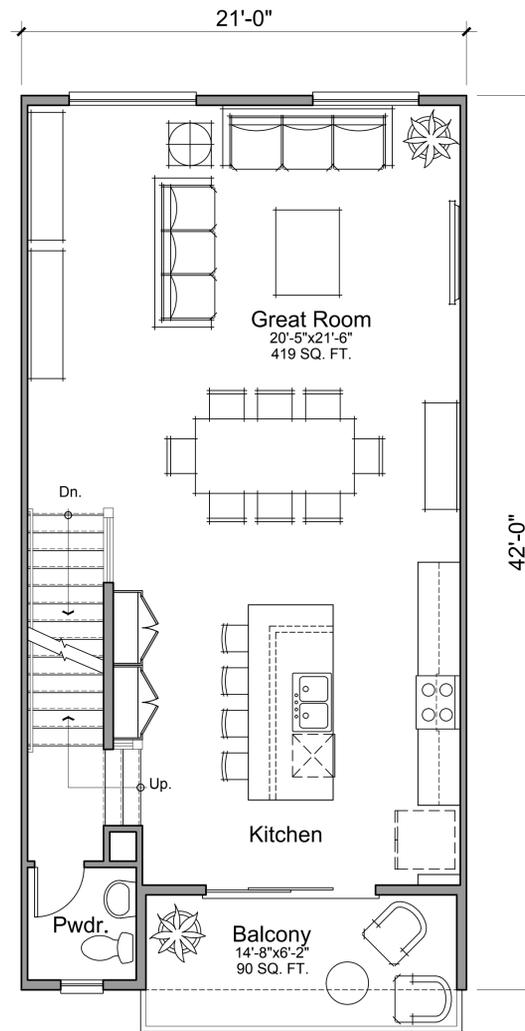
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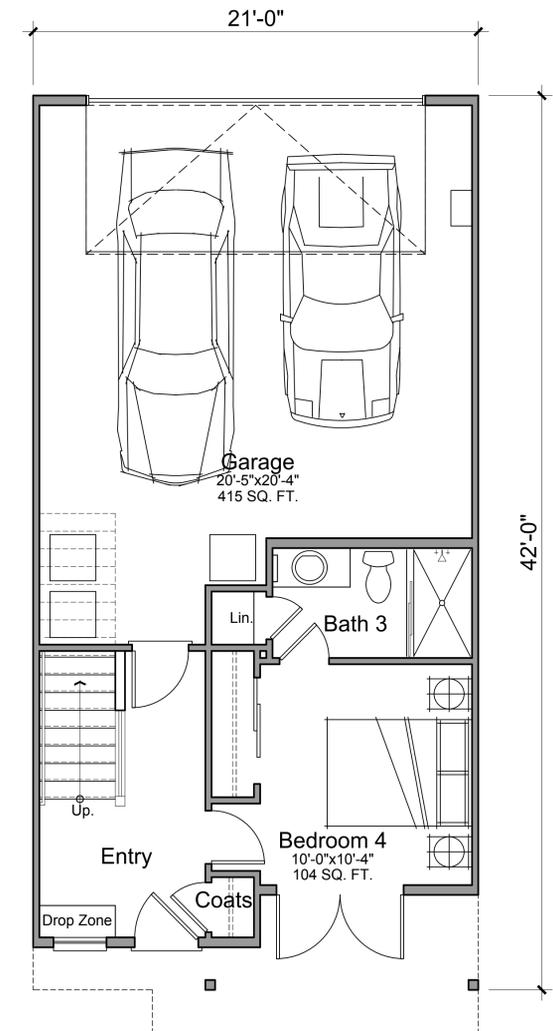




Third Floor
816 SQ. FT.



Second Floor
771 SQ. FT.



First Floor
302 SQ. FT.

Plan 2
4 Bed, 3.5 Bath
1,889 SQ. FT. Net Area
Private Open Space: 90 SQ. FT.



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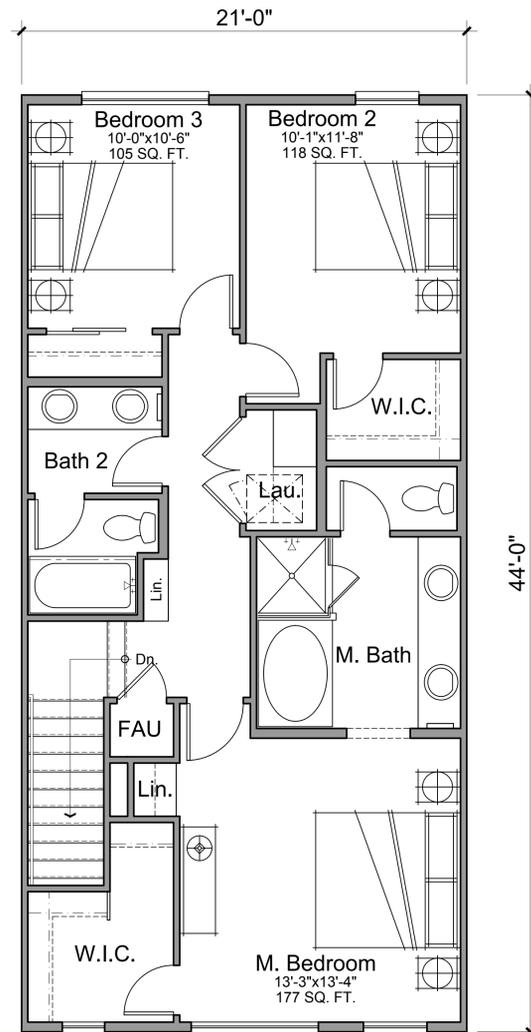
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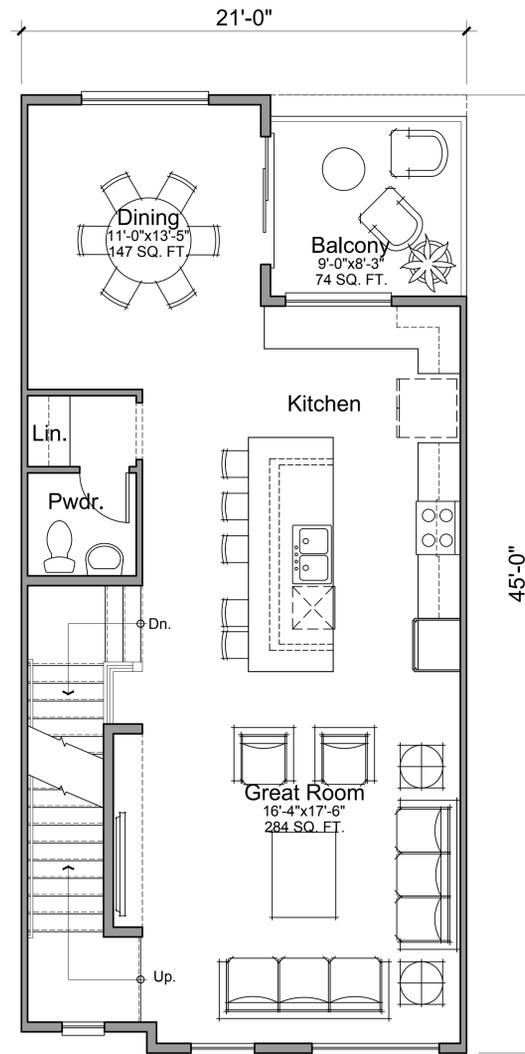


UNIT PLANS
PLAN 2

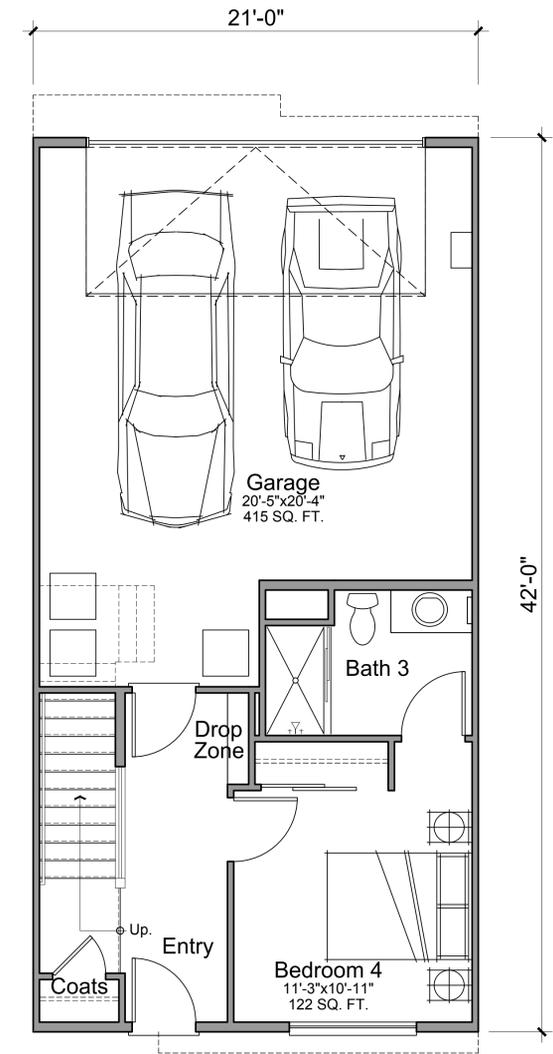
A5.0



Third Floor
863 SQ. FT.



Second Floor
805 SQ. FT.



First Floor
353 SQ. FT.

Plan 3A
4 Bed, 3.5 Bath
2,021 SQ. FT. Net Area
Private Open Space: 74 SQ. FT.



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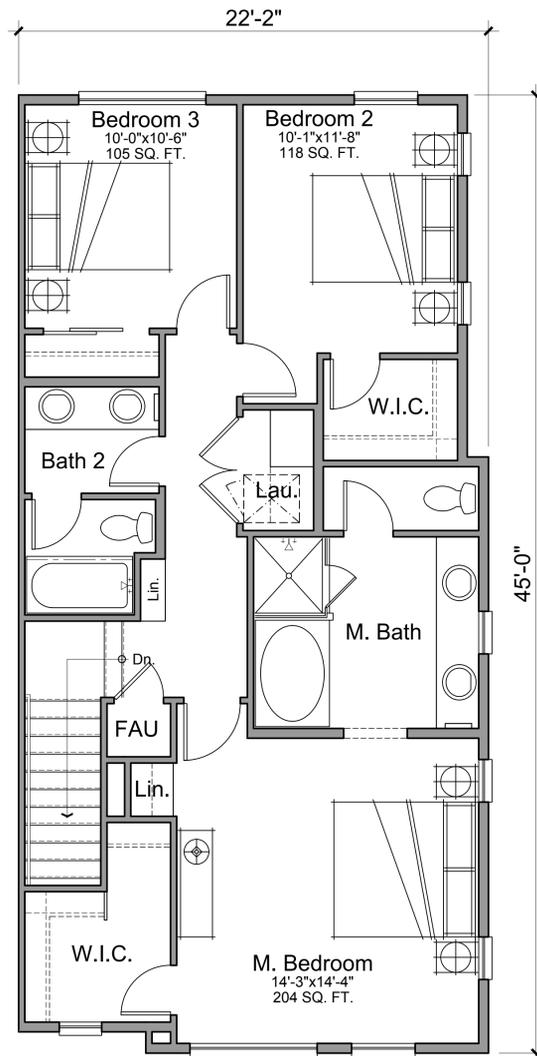
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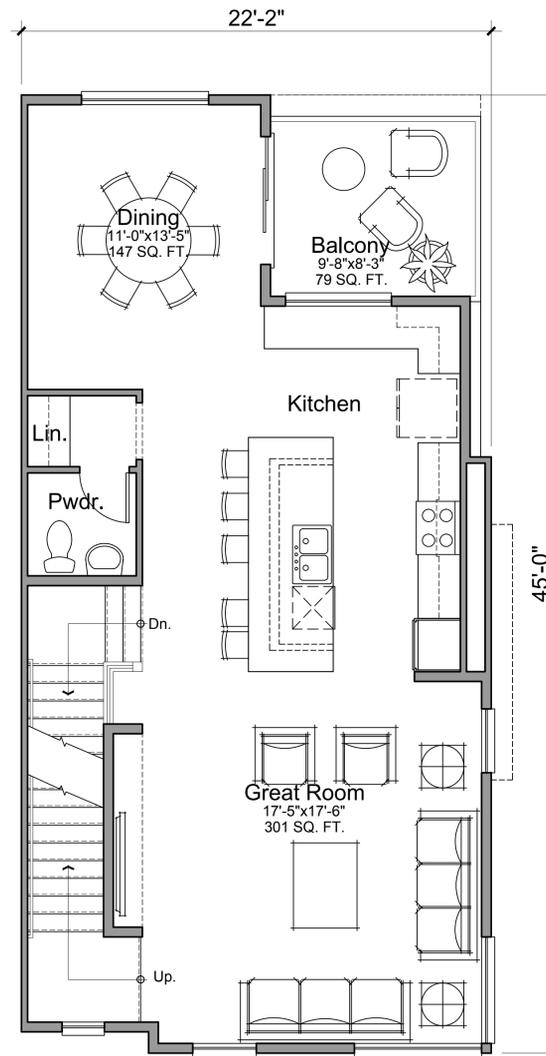


UNIT PLANS
PLAN 3A

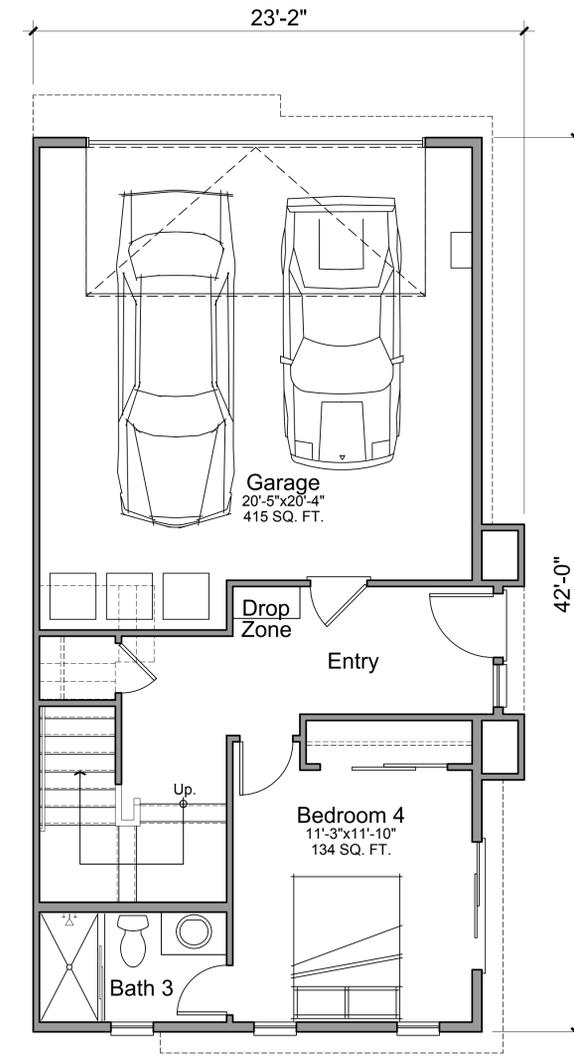
A5.1



Third Floor
904 SQ. FT.



Second Floor
822 SQ. FT.



First Floor Alt
393 SQ. FT.

Plan 3B
4 Bed, 3.5 Bath
2,119 SQ. FT. Net Area
Private Open Space: 79 SQ. FT.



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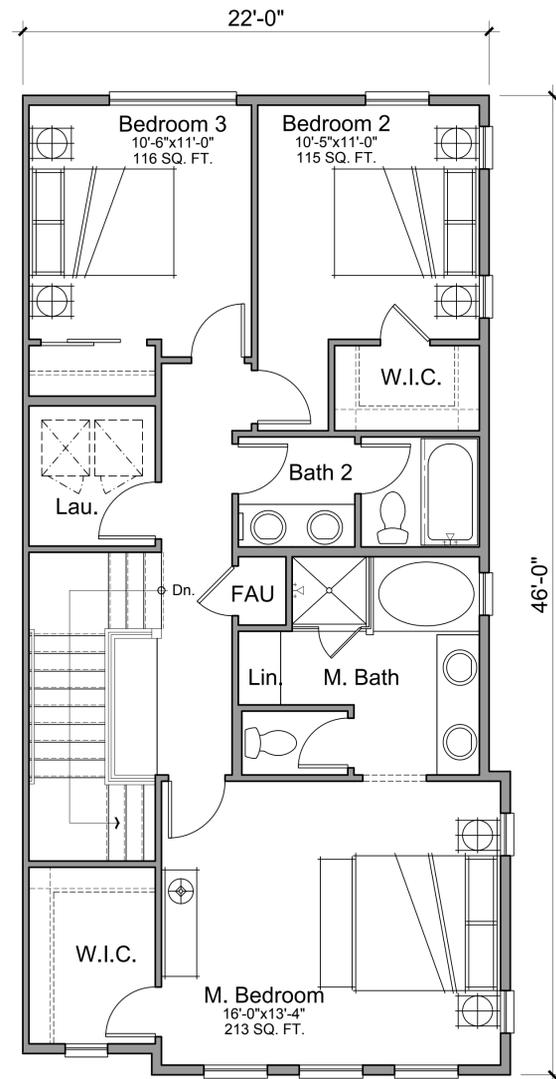
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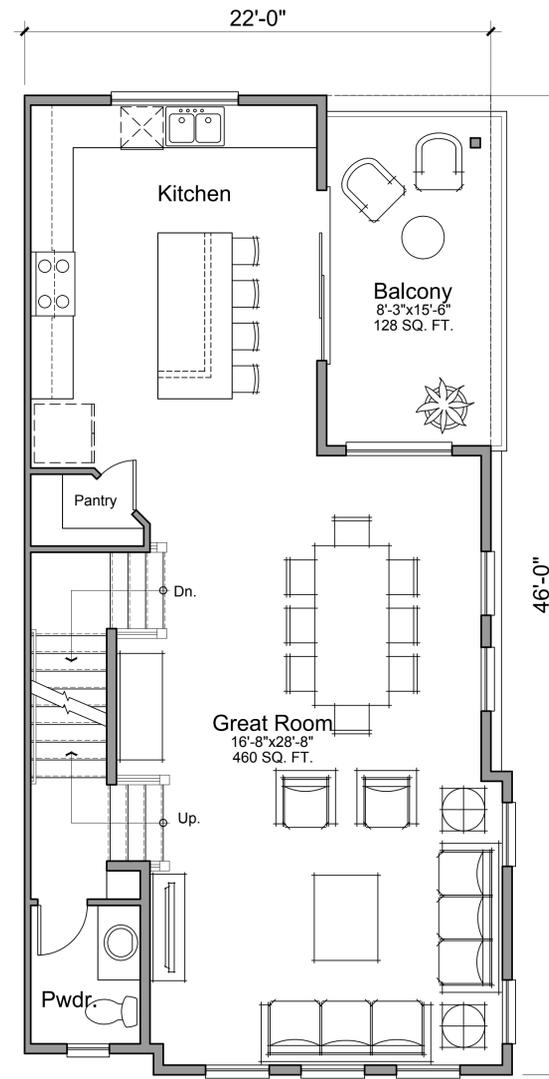


UNIT PLANS
PLAN 3B

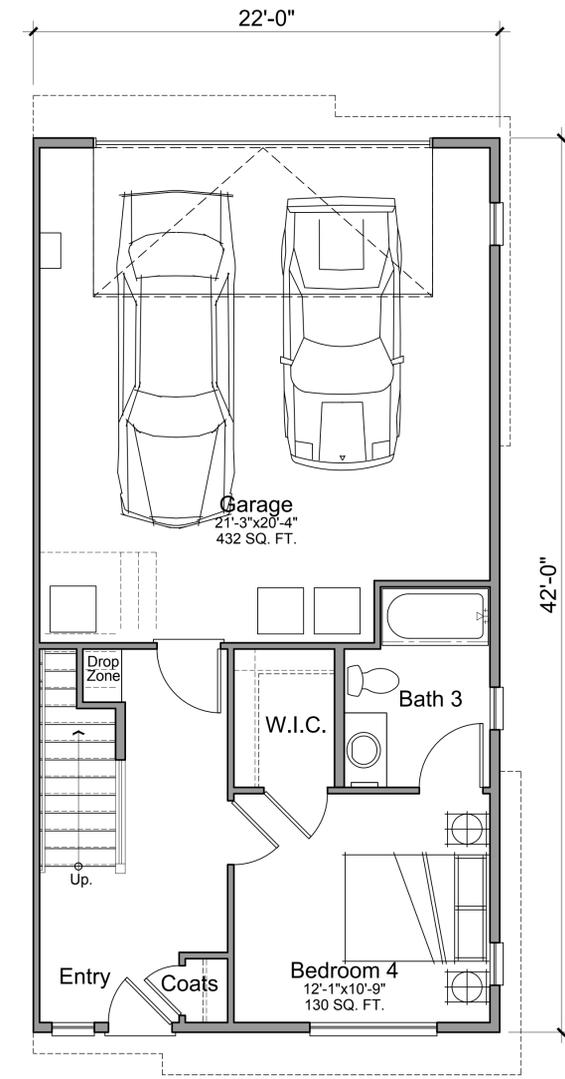
A5.2



Third Floor
924 SQ. FT.



Second Floor
838 SQ. FT.



First Floor
388 SQ. FT.

Plan 4
4 Bed, 3.5 Bath
2,150 SQ. FT. Net Area
Private Open Space: 128 SQ. FT.



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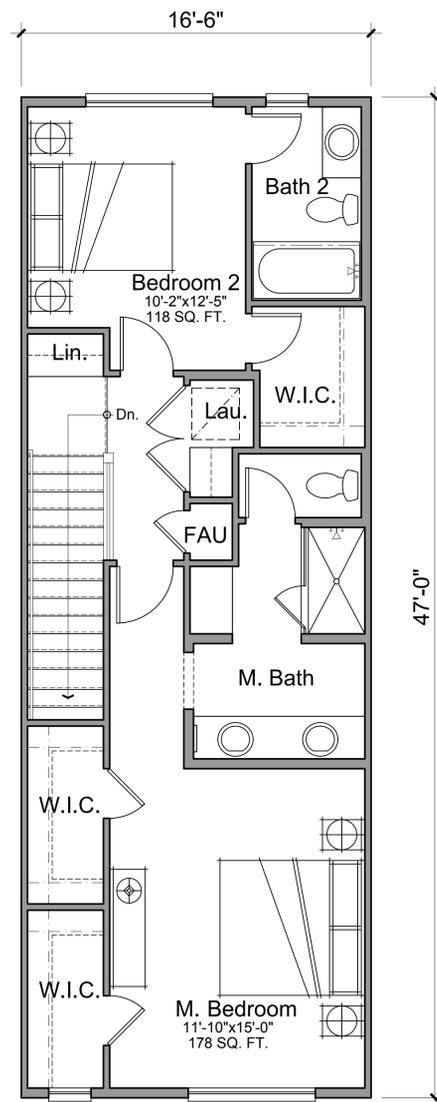
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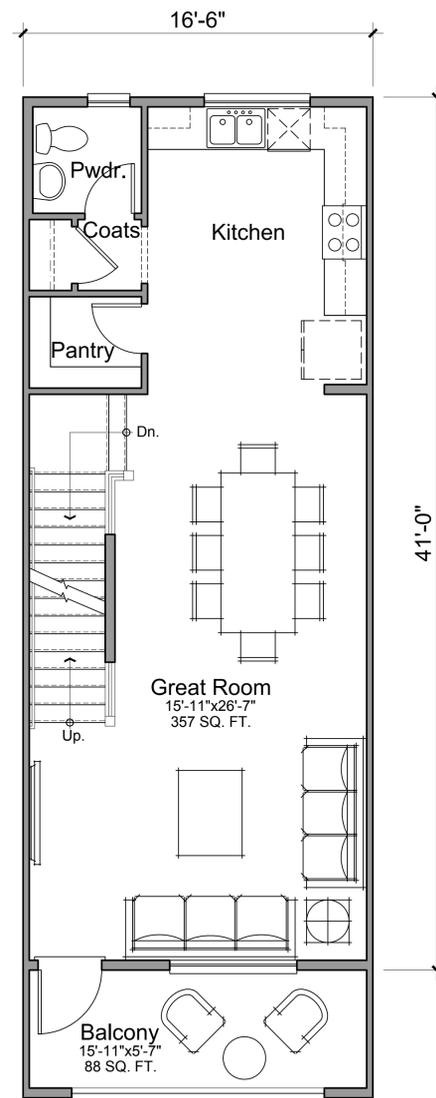


UNIT PLANS
PLAN 4

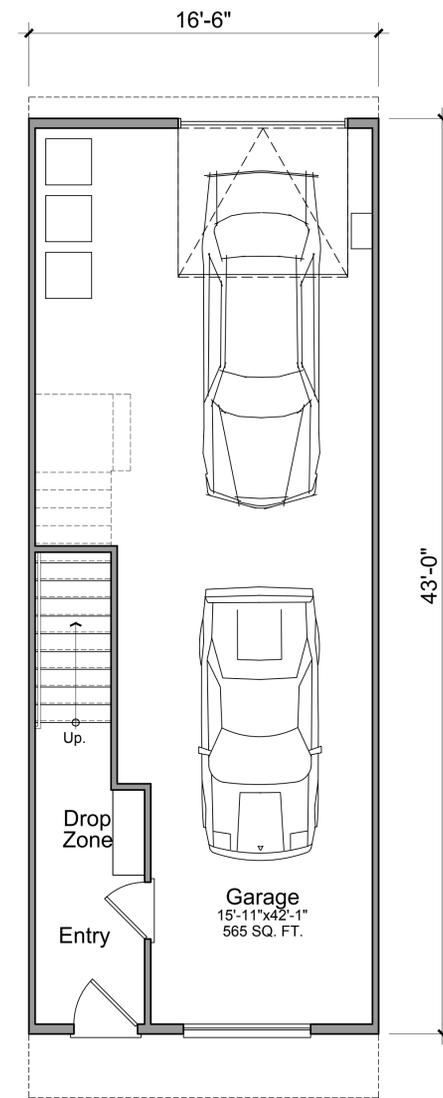
A5.3



Third Floor
708 SQ. FT.



Second Floor
637 SQ. FT.



First Floor
92 SQ. FT.

Plan 5
2 Bed, 2.5 Bath
1,437 SQ. FT. Net Area
Private Open Space: 88 SQ. FT.



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UNIT PLANS
PLAN 5

A5.4