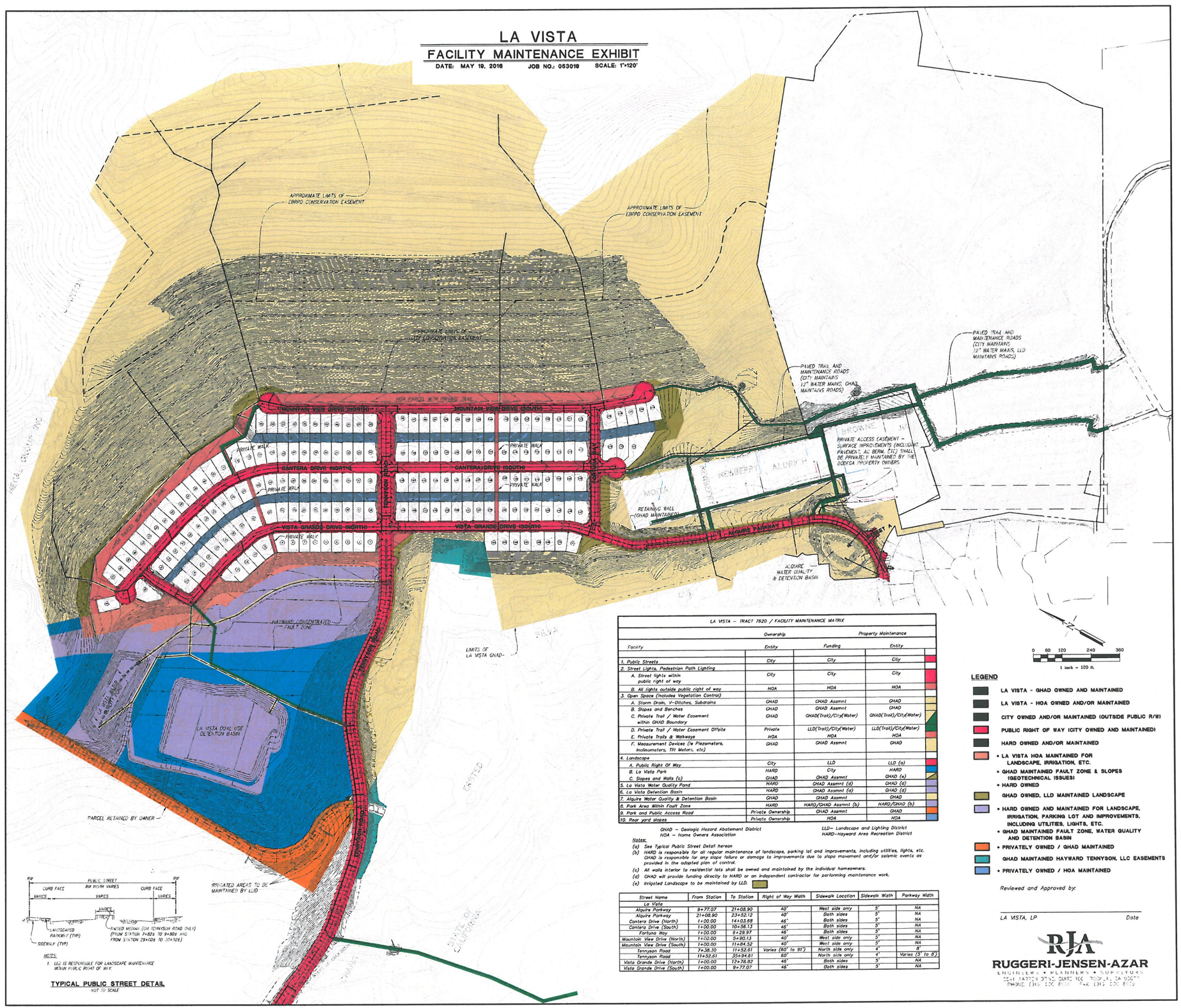
LA VISTA
FACILITY MAINTENANCE EXHIBIT

DATE: MAY 19, 2016 JOB NO.: 053019 SCALE: 1"=120'



NOTES:
1. LLD IS RESPONSIBLE FOR LANDSCAPE MAINTENANCE WITHIN PUBLIC RIGHT OF WAY.

TYPICAL PUBLIC STREET DETAIL
NOT TO SCALE

LA VISTA – TRACT 7620 / FACILITY MAINTENANCE MATRIX			
	Ownership	Property Maintenance	
Facility	Entity	Funding	Entity
1. Public Streets	City	City	City
2. Street Lights, Pedestrian Path Lighting			
A. Street lights within public right of way	City	City	City
B. All lights outside public right of way	HOA	HOA	HOA
3. Open Space (Includes Vegetation Control)			
A. Storm Drain, V-Ditches, Subdrains	GHAD	GHAD Assmnt	GHAD
B. Slopes and Benches	GHAD	GHAD Assmnt	GHAD
C. Private Trail / Water Easement within GHAD Boundary	GHAD	GHAD(Trail)/City(Water)	GHAD(Trail)/City(Water)
D. Private Trail / Water Easement Offsite	Private	LLD(Trail)/City(Water)	LLD(Trail)/City(Water)
E. Private Trails & Walkways	HOA	HOA	HOA
F. Measurement Devices (ie Piezometers, Inclinometers, TDR Meters, etc)	GHAD	GHAD Assmnt	GHAD
4. Landscape			
A. Public Right Of Way	City	LLD	LLD (a)
B. La Vista Park	HARD	City	HARD
C. Slopes and Walls (c)	GHAD	GHAD Assmnt	GHAD (e)
5. La Vista Water Quality Pond	HARD	GHAD Assmnt (d)	GHAD (d)
6. La Vista Detention Basin	HARD	GHAD Assmnt (d)	GHAD (d)
7. Alquire Water Quality & Detention Basin	GHAD	GHAD Assmnt	GHAD
8. Park Area Within Fault Zone	HARD	HARD/GHAD Assmnt (b)	HARD/GHAD (b)
9. Park and Public Access Road	Private Ownership	GHAD Assmnt	GHAD
10. Rear yard slopes	Private Ownership	HOA	HOA

GHAD – Geologic Hazard Abatement District
HOA – Home Owners Association
LLD– Landscape and Lighting District
HARD–Hayward Area Recreation District

Notes:
(a) See Typical Public Street Detail hereon
(b) HARD is responsible for all regular maintenance of landscape, parking lot and improvements, including utilities, lights, etc. GHAD is responsible for any slope failure or damage to improvements due to slope movement and/or seismic events as provided in the adopted plan of control.
(c) All walls interior to residential lots shall be owned and maintained by the individual homeowners.
(d) GHAD will provide funding directly to HARD or an independent contractor for performing maintenance work.
(e) Irrigated Landscape to be maintained by LLD.

Street Name	From Station	To Station	Right of Way Width	Sidewalk Location	Sidewalk Width	Parkway Width
La Vista						
Alquire Parkway	9+77.07	21+08.90	40'	West side only	5'	NA
Alquire Parkway	21+08.90	23+52.12	40'	Both sides	5'	NA
Cantera Drive (North)	1+00.00	14+03.68	46'	Both sides	5'	NA
Cantera Drive (South)	1+00.00	10+56.13	46'	Both sides	5'	NA
Fortuna Way	1+00.00	6+29.97	46'	Both sides	5'	NA
Mountain View Drive (North)	1+00.00	5+90.13	40'	West side only	5'	NA
Mountain View Drive (South)	1+00.00	11+84.52	40'	West side only	5'	NA
Tennyson Road	7+36.30	11+52.61	Varies (60' to 91')	North side only	4'	5'
Tennyson Road	11+52.61	35+94.61	60'	North side only	4'	Varies (5' to 8')
Vista Grande Drive (North)	1+00.00	12+78.82	46'	Both sides	5'	NA
Vista Grande Drive (South)	1+00.00	9+77.07	46'	Both sides	5'	NA

LEGEND

- LA VISTA - GHAD OWNED AND MAINTAINED
- LA VISTA - HOA OWNED AND/OR MAINTAINED
- CITY OWNED AND/OR MAINTAINED (OUTSIDE PUBLIC R/W)
- PUBLIC RIGHT OF WAY (CITY OWNED AND MAINTAINED)
- HARD OWNED AND/OR MAINTAINED
- LA VISTA HOA MAINTAINED FOR LANDSCAPE, IRRIGATION, ETC.
- GHAD MAINTAINED FAULT ZONE & SLOPES (GEOTECHNICAL ISSUES)
- HARD OWNED
- GHAD OWNED, LLD MAINTAINED LANDSCAPE
- HARD OWNED AND MAINTAINED FOR LANDSCAPE, IRRIGATION, PARKING LOT AND IMPROVEMENTS, INCLUDING UTILITIES, LIGHTS, ETC.
- GHAD MAINTAINED FAULT ZONE, WATER QUALITY AND DETENTION BASIN
- PRIVATELY OWNED / GHAD MAINTAINED
- GHAD MAINTAINED HAYWARD TENNYSON, LLC EASEMENTS
- PRIVATELY OWNED / HOA MAINTAINED

Reviewed and Approved by:

LA VISTA, LP Date

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