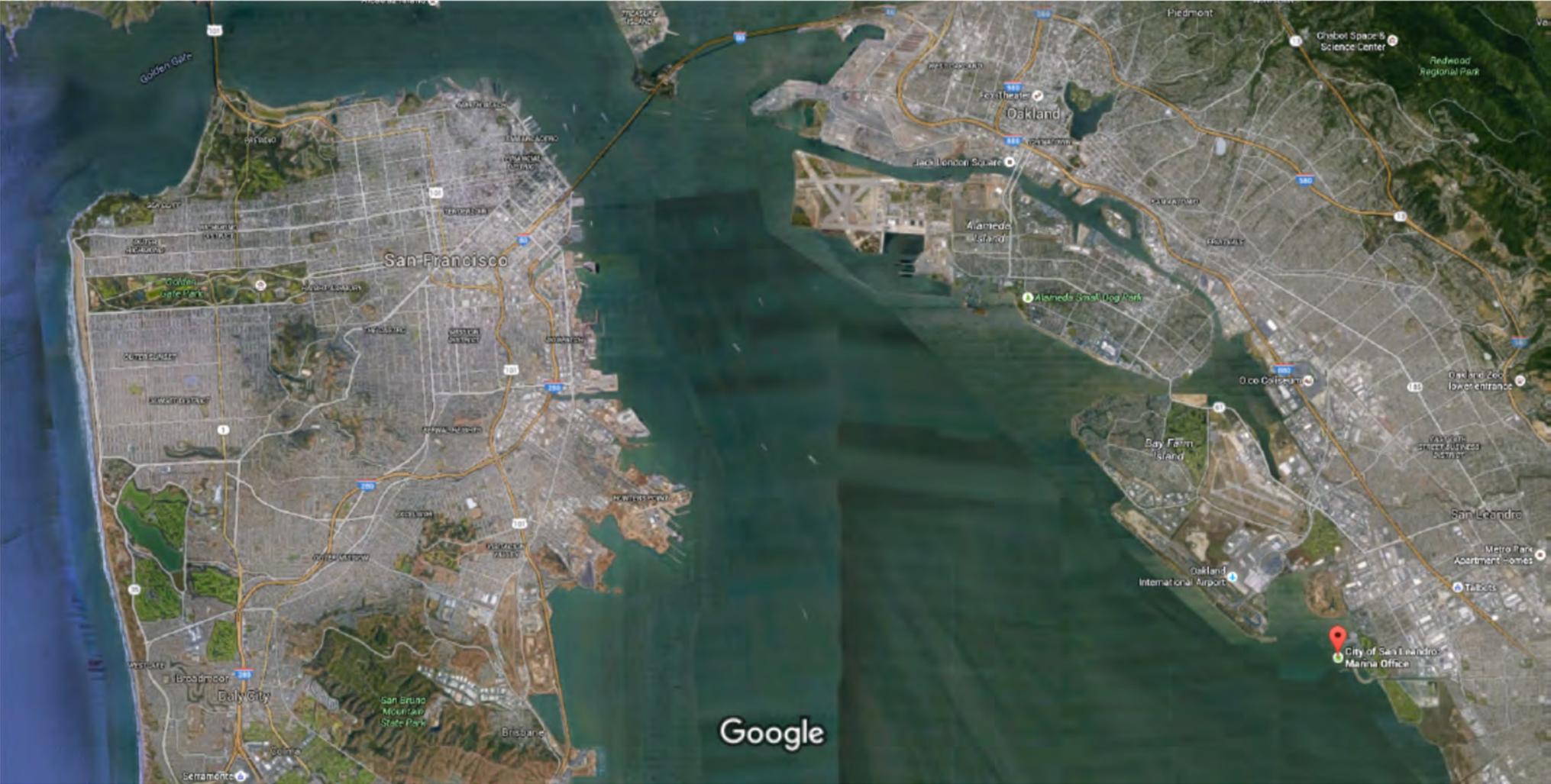


Monarch Bay – San Leandro Shoreline Development



Vicinity Map



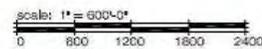
AERIAL PLAN VIEW
SCALE - 1" = 600'

San Leandro
SAN LEANDRO, CALIFORNIA

DEVELOPER
CAL COAST COMPANIES, LLC,
1450 West Redondo Beach Blvd., Suite 150, Gardena, CA 90247



Withee Malcolm Architects, LLP
2251 W. 190th Street
Torrance, Ca 90504
Tel. (310) 217-5885
Fax (310) 217-0425
www.wma.com

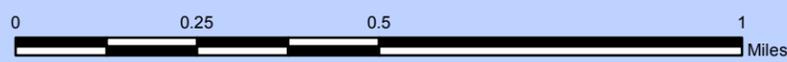




San Leandro Shoreline
Total length 8.4 mi

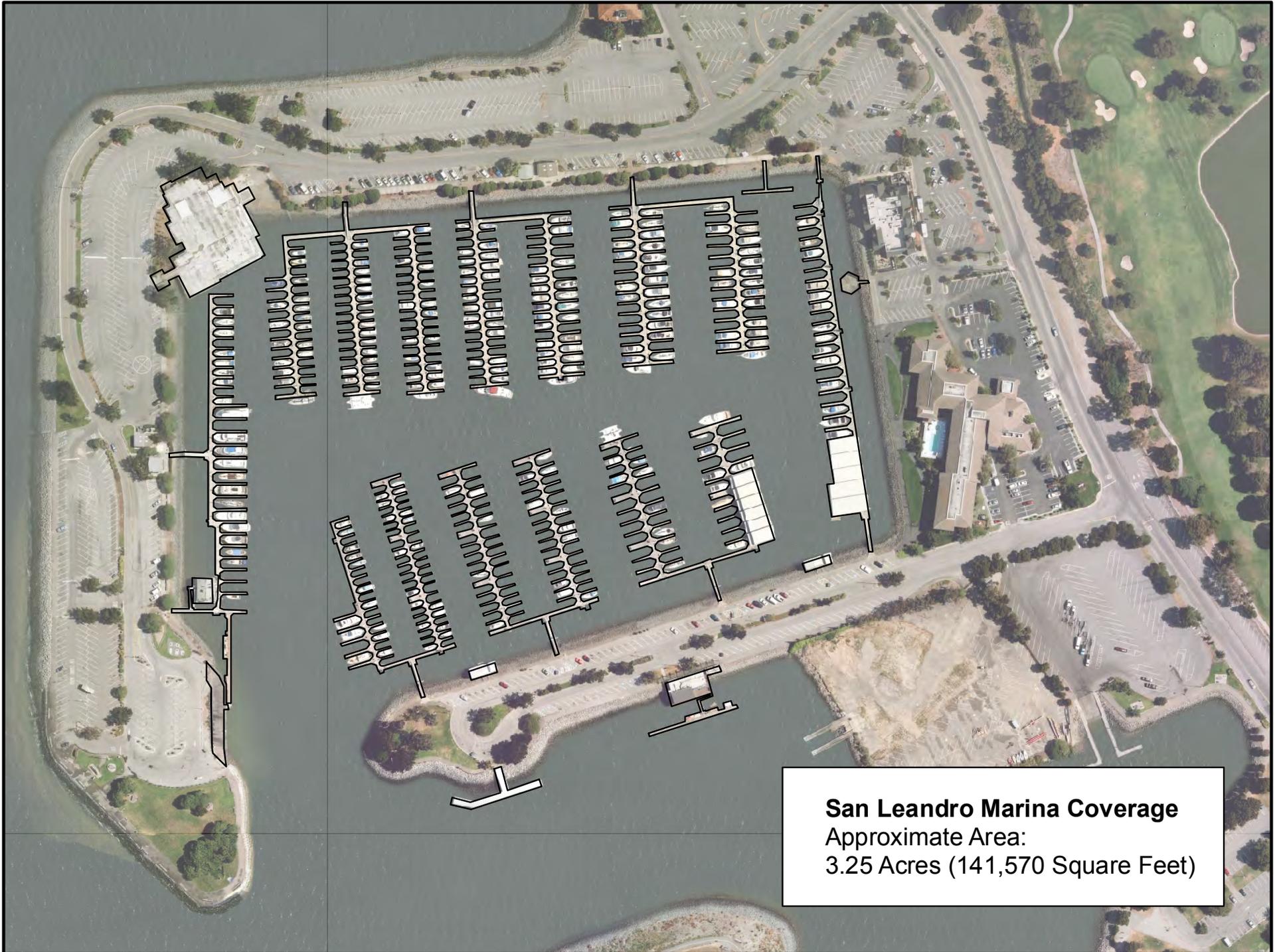
- ALCO Flood Frontage -- .09 mi (1.1%)
- CSL Frontage -- .26 mi (3.1%)
- Development Frontage -- 1.78 mi (21.2%)
- Openspace Frontage -- 5.45 mi (65%)
- Private Frontage -- .31 mi (3.7%)
- WPCP Frontage -- .49 mi (5.9%)

- Proposed Development: 49 acres
- Open space adjoining the shoreline: 869 acres



BCDC 100' Shoreline Band





San Leandro Marina Coverage
Approximate Area:
3.25 Acres (141,570 Square Feet)



EXISTING PAR COURSE EXISTING BOAT LAUNCH EXISTING MARINA PARK

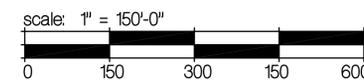
SAN LEANDRO SHORELINE DEVELOPMENT
NOVEMBER 2013 CONCEPTUAL MASTER PLAN



San Leandro
SAN LEANDRO, CALIFORNIA

DEVELOPER
CAL COAST COMPANIES, LLC.
1450 West Redondo Beach Blvd., Suite 150, Gardena, CA 90247

Withee Malcolm Architects, LLP
2251 W. 190th Street
Torrance, Ca 90504
Tel. (310) 217-8885
Fax (310) 217-0425



JOB NO. A8040.200
DATE: February 17, 2015

Bay Trail Connectivity



— Existing Bay Trail
 - - - Planned Bay Trail

Monarch Bay Public Parking Areas (575 stalls + 55 boat trailer stalls)





(A) VIEW AT CORNER OF FAIRVIEW DR + MONARCH BAY DR LOOKING NORTH



EXISTING VIEW



DIRECTION OF VIEW

VIEW STUDY - A

San Leandro

SAN LEANDRO, CALIFORNIA

DEVELOPER

CAL COAST COMPANIES, LLC.
1450 West Redondo Beach Blvd., Suite 150, Gardena, CA 90247



Withee Malcolm Architects, LLP
2251 W. 190th Street
Torrance, Ca 90504
Tel. (310) 217-8885
Fax (310) 217-0425
Job: A8040 Date: 09.12.2012



B VIEW AT CORNER OF FAIRVIEW DR + MONARCH BAY DR LOOKING WEST



EXISTING VIEW



DIRECTION OF VIEW

VIEW STUDY - B

San Leandro

SAN LEANDRO, CALIFORNIA

DEVELOPER

CAL COAST COMPANIES, LLC.

1450 West Redondo Beach Blvd., Suite 150, Gardena, CA 90247



Withee Malcolm Architects, LLP

2251 W. 190th Street

Torrance, Ca 90504

Tel. (310) 217-8885

Fax (310) 217-0425

Job: A8040 Date: 09.12.2012



© VIEW AT 134TH STREET LOOKING WEST



EXISTING VIEW



DIRECTION OF VIEW

VIEW STUDY - C

San Leandro

SAN LEANDRO, CALIFORNIA

DEVELOPER

CAL COAST COMPANIES, LLC.

1450 West Redondo Beach Blvd., Suite 150, Gardena, CA 90247



Withee Malcolm Architects, LLP

2251 W. 190th Street

Torrance, Ca 90504

Tel. (310) 217-8885

Fax (310) 217-0425

Job: A8040 Date: 09.12.2012



2-3 STORY TOWNHOMES

W Ave 133rd

(D) VIEW AT 133RD STREET LOOKING WEST



W Ave 133rd

EXISTING VIEW



DIRECTION OF VIEW

VIEW STUDY - D

San Leandro
SAN LEANDRO, CALIFORNIA

DEVELOPER
CAL COAST COMPANIES, LLC.
1450 West Redondo Beach Blvd., Suite 150, Gardena, CA 90247



Withee Malcolm Architects, LLP
2251 W. 190th Street
Torrance, Ca 90504
Tel. (310) 217-8885
Fax (310) 217-0425
Job: A8040 Date: 09.12.2012



2-3 STORY TOWNHOMES
4-STORY OFFICE BUILDING

(E) VIEW AT MARINA BOULEVARD LOOKING WEST



EXISTING VIEW



DIRECTION OF VIEW

VIEW STUDY - E

San Leandro

SAN LEANDRO, CALIFORNIA

DEVELOPER

CAL COAST COMPANIES, LLC.

1450 West Redondo Beach Blvd., Suite 150, Gardena, CA 90247



Withee Malcolm Architects, LLP

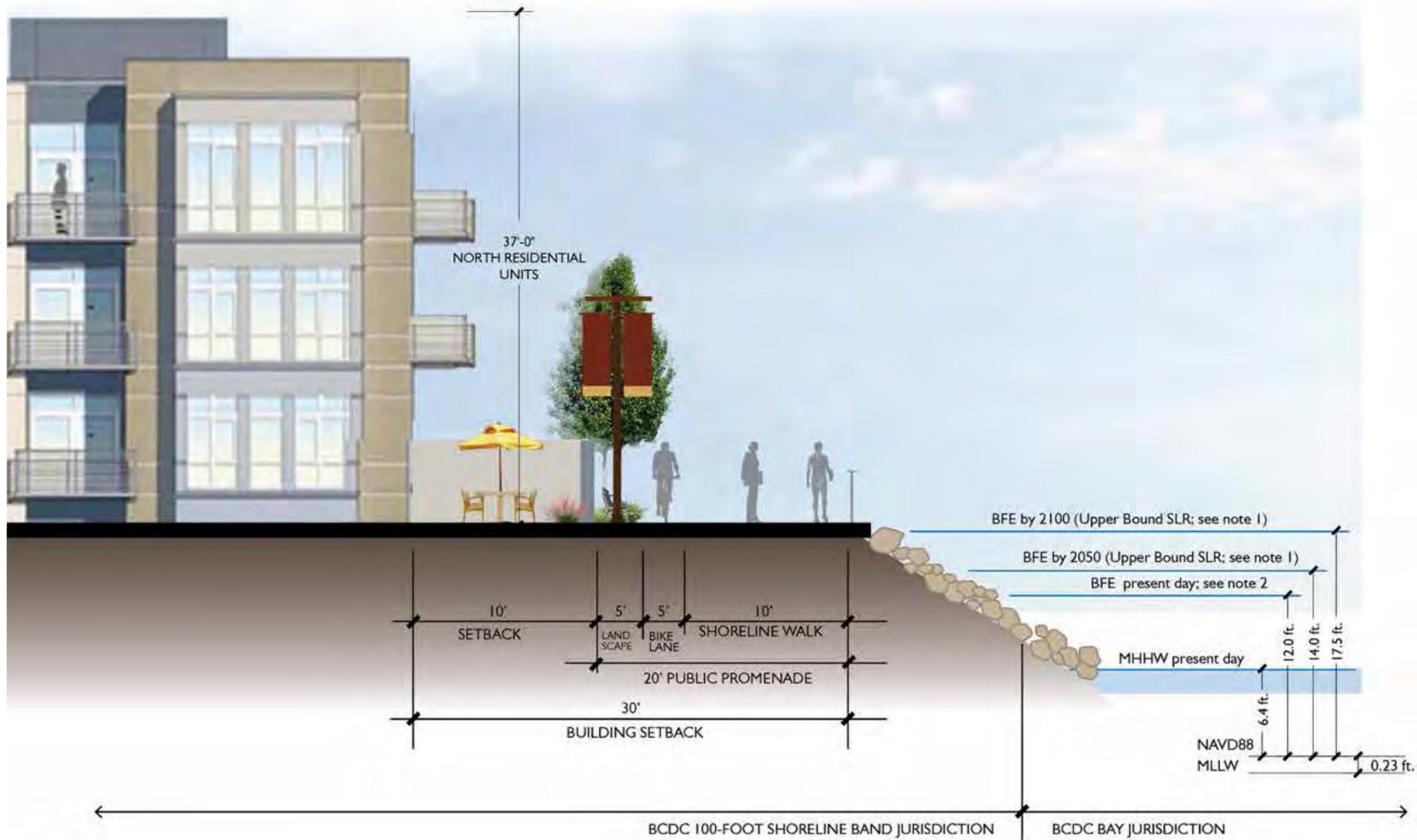
2251 W. 190th Street

Torrance, Ca 90504

Tel. (310) 217-8885

Fax (310) 217-0425

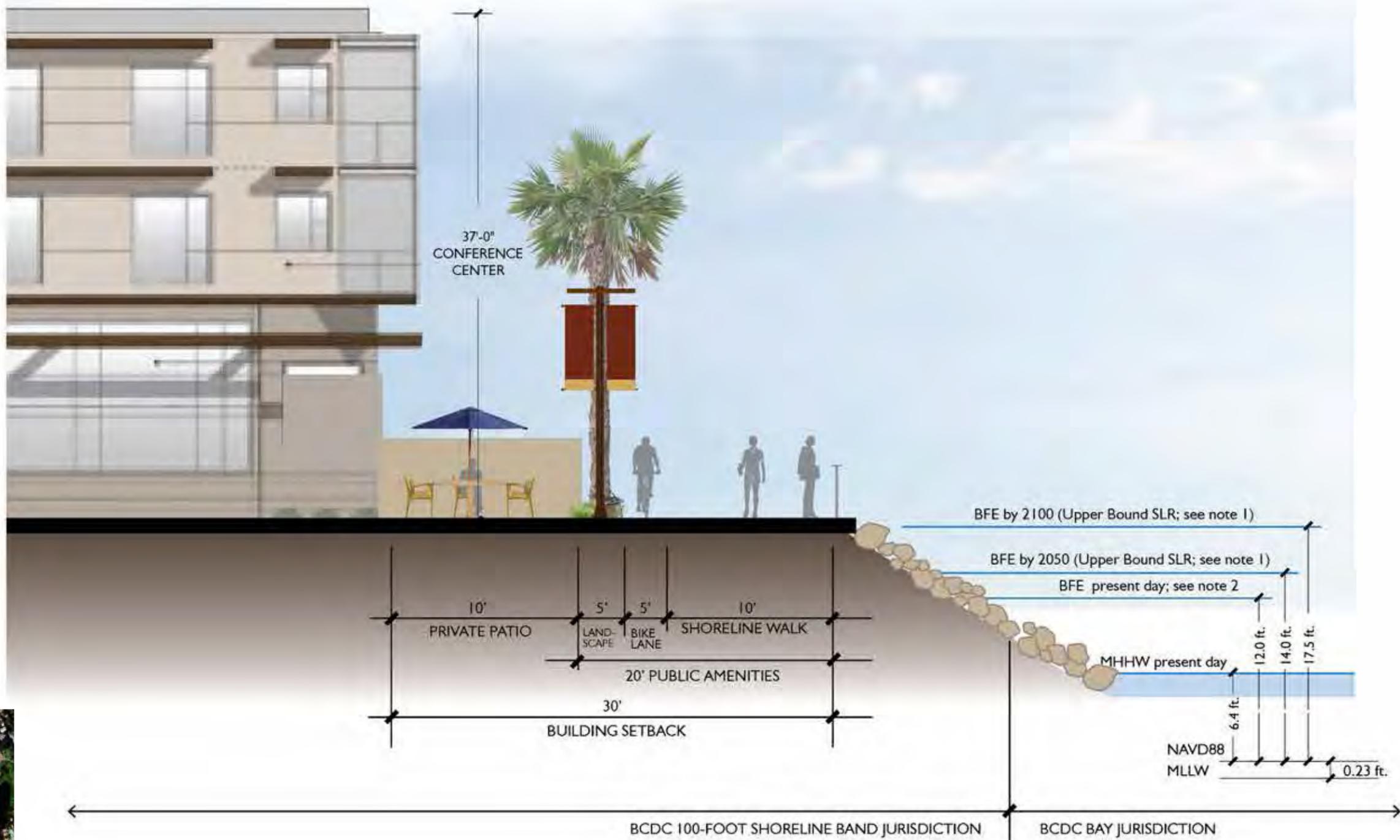
Job: A8040 Date: 09.12.2012



Notes
 1. Sea-level rise values based on State of California (2013) and California Coastal Commission (2015) published guidance.
 2. Base Flood Elevation (BFE) based on FEMA PFIRM 06001C0254H effective 04.16.2015.

SECTION A-A
 Scale: 1/8" = 1'-0"

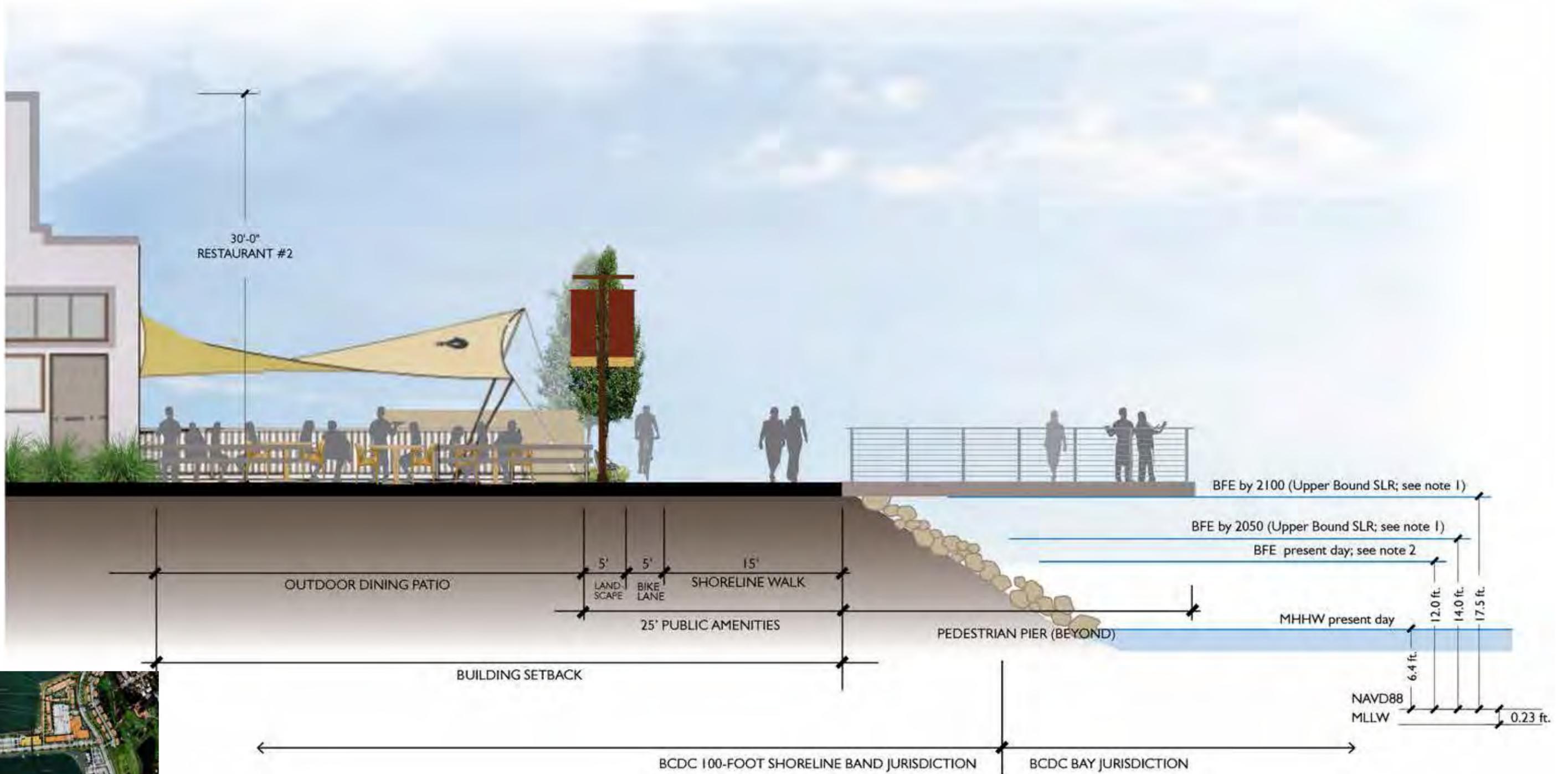




Notes
 1. Sea-level rise values based on State of California (2013) and California Coastal Commission (2015) published guidance.
 2. Base Flood Elevation (BFE) based on FEMA PFIRM 06001C0254H effective 04.16.2015.

SECTION B-B
 Scale: 1/8" = 1'-0"



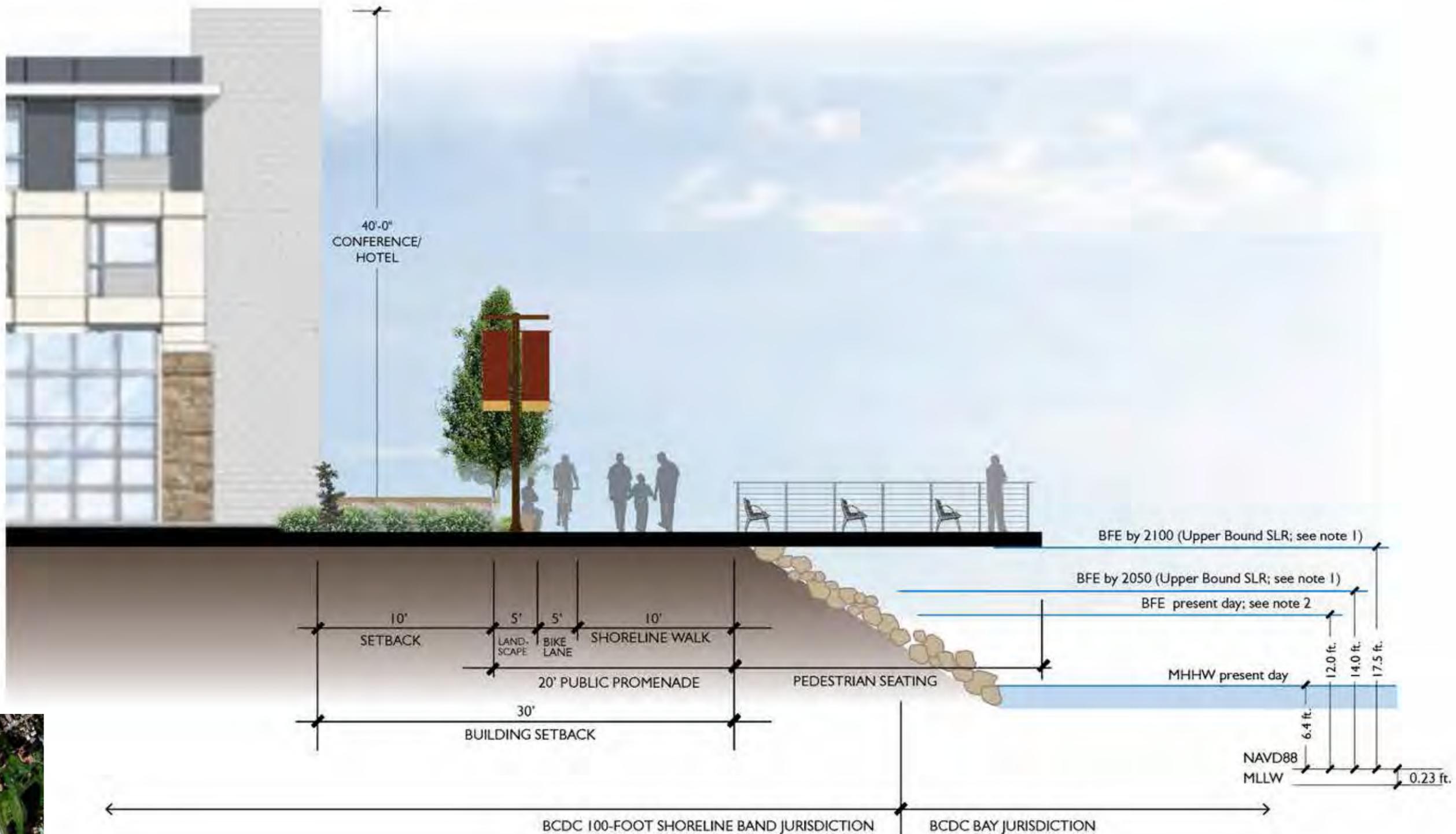


Notes

1. Sea-level rise values based on State of California (2013) and California Coastal Commission (2015) published guidance.
2. Base Flood Elevation (BFE) based on FEMA PFIRM 06001C0254H effective 04.16.2015.

SECTION C-C
Scale: 1/8" = 1'-0"

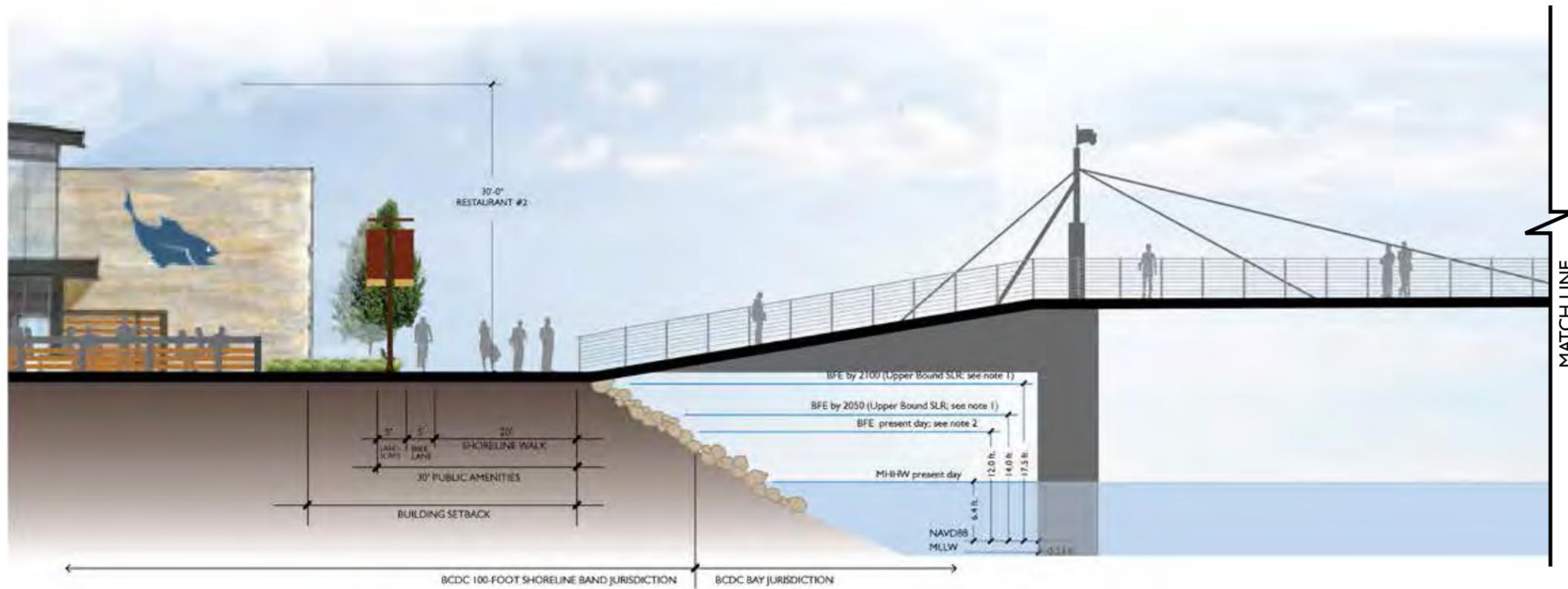




Notes
 1. Sea-level rise values based on State of California (2013) and California Coastal Commission (2015) published guidance.
 2. Base Flood Elevation (BFE) based on FEMA PFIRM 06001C0254H effective 04.16.2015.

SECTION D-D
 Scale: 1/8" = 1'-0"





Notes
 1. Sea-level rise values based on State of California (2013) and California Coastal Commission (2015) published guidance.
 2. Base Flood Elevation (BFE) based on FEMA PFIRM 06001C0254H effective 04.16.2015.

SECTION E-E
 Scale: 1/16" = 1'-0"





SECTION F-F
Scale: 1/16" = 1'-0"