



**GATES**  
+ASSOCIATES  
LANDSCAPE ARCHITECTURE

BCDC Exhibits  
**San Leandro Shoreline Development**  
San Leandro, CA | August 7, 2023

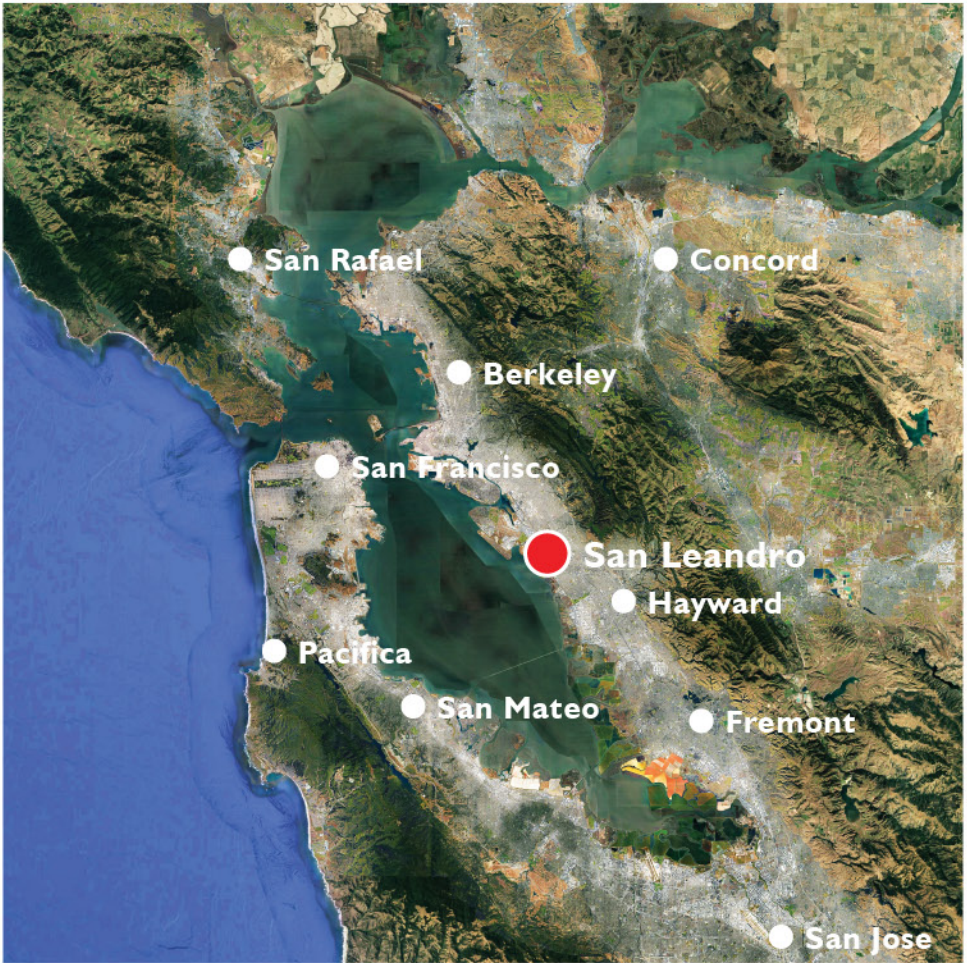
City of  
**San Leandro**







# CITY OF SAN LEANDRO











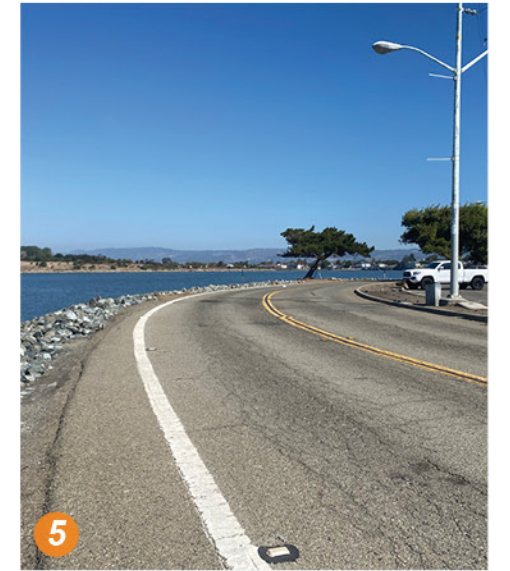
LEGEND

- 1 Existing Marina (455 slips to be removed)
- 2 Fishing Pier (To be demolished and replaced with new boat ramp)
- 3 Spinnaker Yacht Club (To be demolished)
- 4 Decommissioned Boat Ramp (To be demolished)
- 5 Boat Ramp (To be demolished and relocated)
- 6 The Marina Inn on San Francisco Bay (To remain, not a part of this development)
- 7 Horatio's Restaurant (To remain, not a part of this development)
- 8 Horatio's Restaurant Overlook (To be demolished)
- 9 El Torito Restaurant (To be demolished)
- 10 Asphalt Parking Lot (1,817 spaces)
- 11 Marina Golf Course (To be reconfigured)
- 12 Mulford-Marina Branch Library
- 13 Sewer Lift Station
- 14 Recycle Water Treatment
- 15 Existing On-Street Bay Trail

- Bay Jurisdiction
- Shoreline Band Jurisdiction









SAN FRANCISCO BAY



LEGEND

- 1 Podium Residential
- 2 Office
- 3 Banquet Hall
- 4 Hotel
- 5 Restaurant
- 6 Pond
- 7 Perched Beach
- 8 Re-purposed Boat Slips
- 9 Existing Harbor Masters House
- 10 Pedestrian Bridge
- 11 Aeration Fountain
- 12 Existing Fishing Pier
- 13 Re-purposed Kayak Storage
- 14 Condominiums
- 15 Existing Boat Launch
- 16 Single Family Homes
- 17 Townhomes





SAN FRANCISCO BAY



LEGEND

- 1 Shoreline Park
- 2 Hotel
- 3 Restaurant
- 4 Market
- 5 Apartments (285 units)
- 6 Single-Family Housing / Townhomes (206 units)
- 7 Reconfigured Marina Golf Course
- 8 Butterfly Habitat
- 9 Mulford-Marina Branch Library
- 10 Horatio's Restaurant (To remain)
- 11 The Marina Inn on San Francisco Bay (To remain)
- 12 Sewer Lift Station
- 13 Recycle Water Treatment
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0 125' 250' 500'



SAN FRANCISCO BAY



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PROVIDE ADDITIONAL CIRCULATION



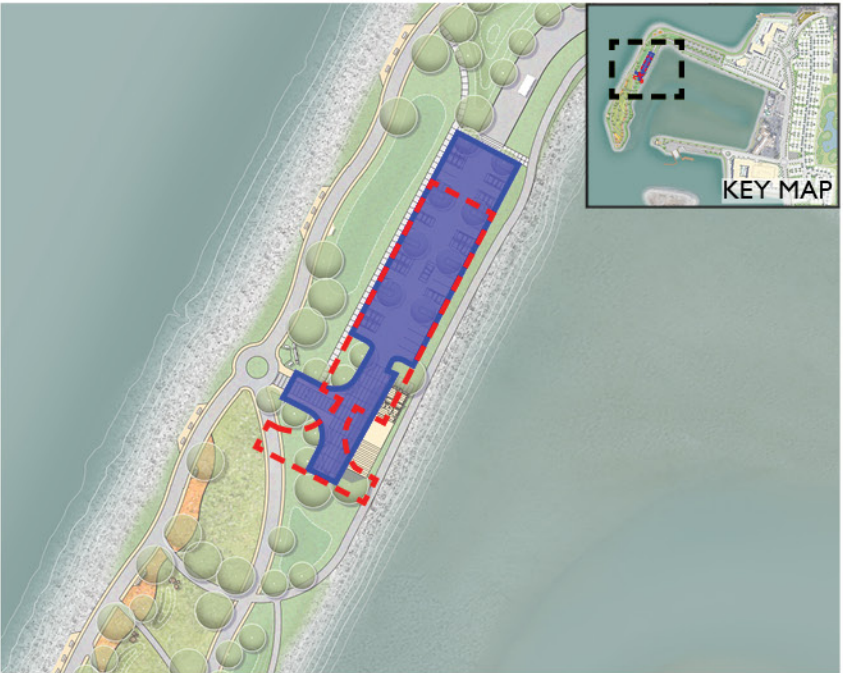
Added additional park pathways behind Parking Lot/ Restroom on Mulford Point, Ba Trail Circle added at intersection, lower landscaped terrace added with waterfront path to activate Interior Basin

SOFTER EDGES AT INTERIOR BASIN



Planted Interior Basin edges where Sea Level Rise occurs.

PARKING



Shifted Mulford Point parking lot north by approximately 50' and reconfigured EVA turnaround to integrate into focal Plaza Space and increase Park open space.

BASIN ACTIVATION



Lowered landscaped terrace, path and seating nodes added to provide access to the Interior Basin. Mulford Point Overlook and Pescador Point Overlooks expanded and shifted closer to waters edge.  
  
Fishing and Watercraft docks expanded by approximately 1,300 SF.

PLANTING DIVERSITY



Developed Pollinator Garden Planting areas to attract local pollinator insects such as the Monarch Butterfly. Planting layout establishes planting zones distinguishing Coastal Edge Plantings and upland Park Plantings and adds additional trees.

INCREASE CONNECTIVITY



Added crosswalks on Monarch Bay Drive



Interim Overlook Paths added with  
City Standard Benches.

Trees (33) added

Secondary Loop Path added at  
interior of Park

Lower landscaped terrace added  
with waterfront path and seating  
nodes to activate Interior Basin

Seating nodes added along Bay Trail  
between Overlooks

Native Pollinator Hydroseed  
zones established to provide visual  
interest at Mulford Point and create  
pollinator habitat area

Interim Overlook added at Mulford  
Point with City Standard Benches.

Added shared use Bike Path and  
Pedestrian Path along Existing  
Mulford Point Drive to provide  
connectivity from the existing Bay  
Trail along Monarch Bay Drive.

Coastal planting replacing rip  
rap in all basin interiors where  
additional fill is required

Overlook expanded and moved  
closer to the waters edge

On-Shore Kayak  
storage area added

Fishing and Watercraft docks  
expanded by approximately 1,300 SF.

Class II Bike Path added along Pescador Point Drive  
to provide Bay Trail connectivity from the existing Bay  
Trail along Monarch Bay Drive. Existing Pedestrian  
access to remain in Phase I







SAN FRANCISCO BAY



## ENTITLED SCOPE OF DEVELOPMENT

### CAL-COAST

- Hotel with attached restaurant (209 rooms)
- Banquet/restaurant (Occupancy TBD)
- 491 housing units:
  - 285 apartments
  - 206 single-family/townhomes
- Market/cafe/retail (Occupancy TBD)

### CITY

- Replace library
- 18 acres of public open spaces including 9-acre park





SAN FRANCISCO BAY



**DISPOSITION AND DEVELOPMENT AGREEMENT (DDA)**

- Scope of Development & Schedule of Performance
- Developer/City Responsibilities
- Labor Requirements

**PURCHASE & SALE AGREEMENT - Single-Family/ Townhome Parcel**

- Based on appraisal
- Sale precedents, including golf course improvements

**LEASE AGREEMENTS - Hotel, Multi-family, Restaurant & Market**

- Long-term land leases
- Minimum rent & percent rent
- Lease precedents
- Schedule of Performance
- Maintenance

**LEGEND**

-  Existing Leases
-  New Long-Term Leases
-  Purchase & Sale Agreement





SAN FRANCISCO BAY

PRIVATE  
DEVELOPMENT

PERMIT NO  
1989.014.06

PERMIT NO  
1978.006.07

PERMIT NO  
1991.004.01

PRIVATE  
DEVELOPMENT

PRIVATE  
DEVELOPMENT

PERMIT NO  
1978.006.07

Marina Blvd

Monarch Bay Drive

LEGEND

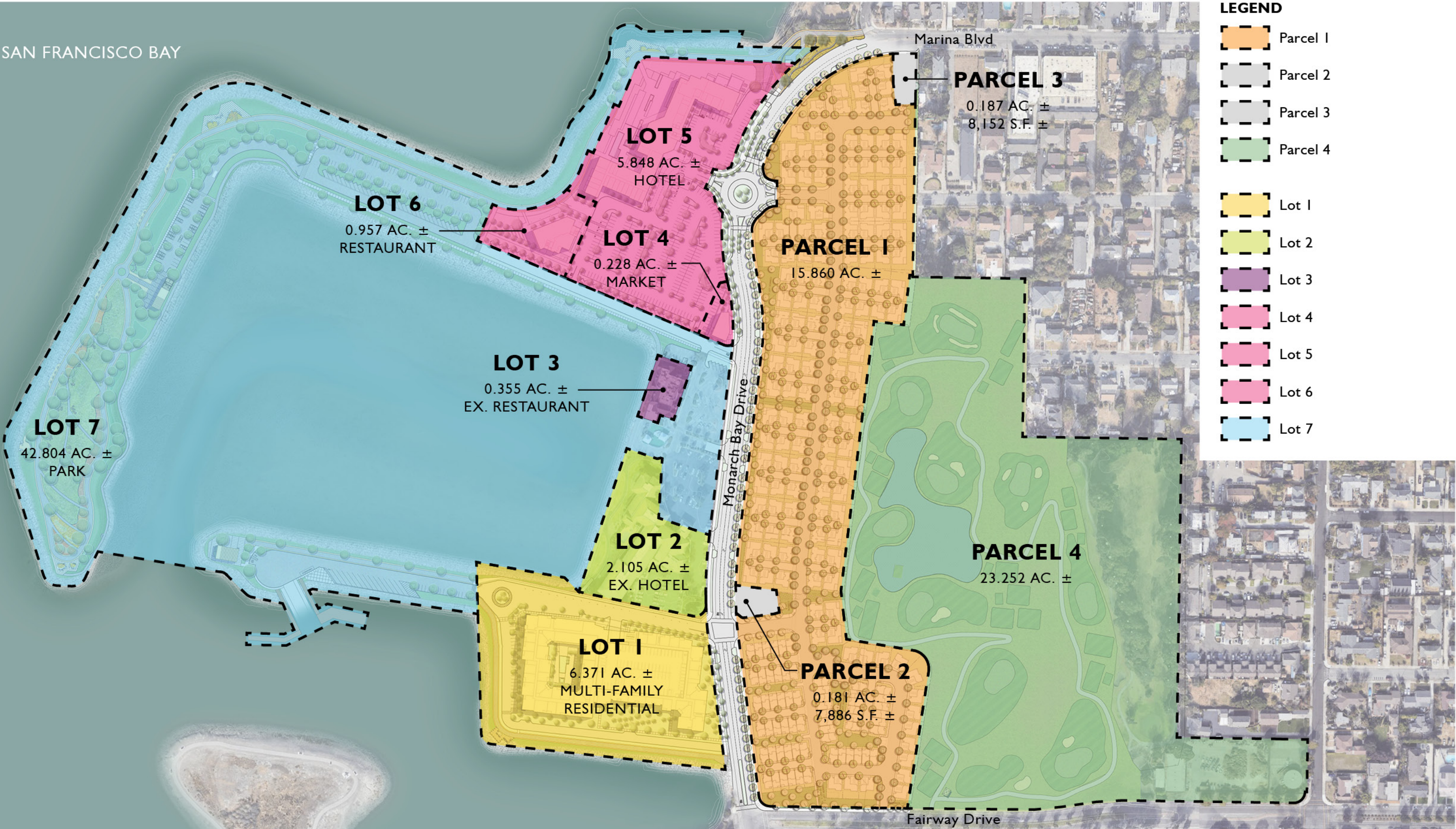
- Existing Permitted Public Access to be Enhanced
- New Public Access
- Public Access Parking
- Hotel, Restaurant, Apartments & Market Shared Parking



0 125' 250' 500'



SAN FRANCISCO BAY







- BAY TRAIL LEGEND**
- Paved (Off Street)
  - Dirt/Gravel
  - On Street
  - Planned

<https://mtc.ca.gov/operations/regional-trails-parks/san-francisco-bay-trail/bay-trail-navigational-map>





SAN FRANCISCO BAY



- LEGEND**
- Bay Trail
  - On-Street Bay Trail/  
Future Class I Shared-  
Use Path
  - Class III Bikeway
  - Public Access  
Pedestrian Path
  - Private Access  
Pedestrian Path
  - Existing Pedestrian Path
  - Marked Crosswalk
  - M Bike Rack Location
  - T Existing Transit Stop
  - Driveway on West Side  
(7 vehicular crossings)
  - Driveway on East Side  
(2 vehicular crossings)
  - Vehicular Roundabout





SAN FRANCISCO BAY



**LEGEND**

- Vehicular Road
- EVA Route
- Street Crossings
- Emergency Vehicle Access Point





SAN FRANCISCO BAY



# FLOODPLAIN AND SEA LEVEL RISE

- Entire project will be raised to achieve year 2070 medium-high risk aversion scenario floodplain requirements and sea level rise projections
- Current FEMA base flood elevations +3.5' of sea level rise based on medium-high risk aversion scenario from State of California Sea-Level Rise guidance (2018 edition)
- Community Facilities District (CFD) formed that includes bonding capacity for adaptation efforts



SAN FRANCISCO BAY

## PHASE I

Continuous public access to Interior Basin throughout

Marina Blvd

Monarch Bay Drive

Pescador Point Drive

Fairway Drive

## PHASE I

Start of Construction - **Q2 2025**

Completion of Phase I - **Q3 2027**

### LEGEND

- 1 Removal of Marina to promote mudflat foraging habitat (Closed 12/31/2022)
- 2 Vehicular Parking (111 Spaces)
- 3 Bay Trail
- 4 Pollinator Hydroseed Plantings
- 5 Boat Landing Parking (15 Standard Spaces, 14 Boat Trailer Spaces)
- 6 Boat/ Kayak/ Paddle Board Storage & Launch
- 7 Recreational Equipment Rental / Restroom
- 8 Existing On-Street Bay Trail
- 9 Trails
- 10 Decomposed Granite Paving with City Standard Benches
- 11 Seating Nodes
- 12 Lower Interior Basin Trail
- 13 On Shore Storage
- 14 Coastal Planting Along Slope
- 15 Native Grass Hydroseed Passive Recreation Areas
- 16 Bike Lane - Class II Bike Lane along existing Pescador Point Drive delineated by striping, planters and Dura Curb Dividers.
- 17 Shared Use Bike Lane & Pedestrian Path along existing Mulford Point Drive delineated by striping, planters and Dura-Curb Dividers. Bike Lane and Pedestrian path separated by Dura-Curb dividers
- 18 Existing Pedestrian Sidewalk and access to remain





SAN FRANCISCO BAY



## PHASE 2

Completion of entire project -  
Q4 2031

### LEGEND

- 1 Shoreline Park
- 2 Bay Trail
- 3 Hotel
- 4 Restaurant
- 5 Market
- 6 Apartments
- 7 Single-Family Housing / Townhomes
- 8 Reconfigured Marina Golf Course
- 9 Existing Butterfly Habitat
- 10 Parking Lot (40 Spaces)
- 11 Overlook
- 12 Cultural Reflection Overlook
- 13 Pollinator garden

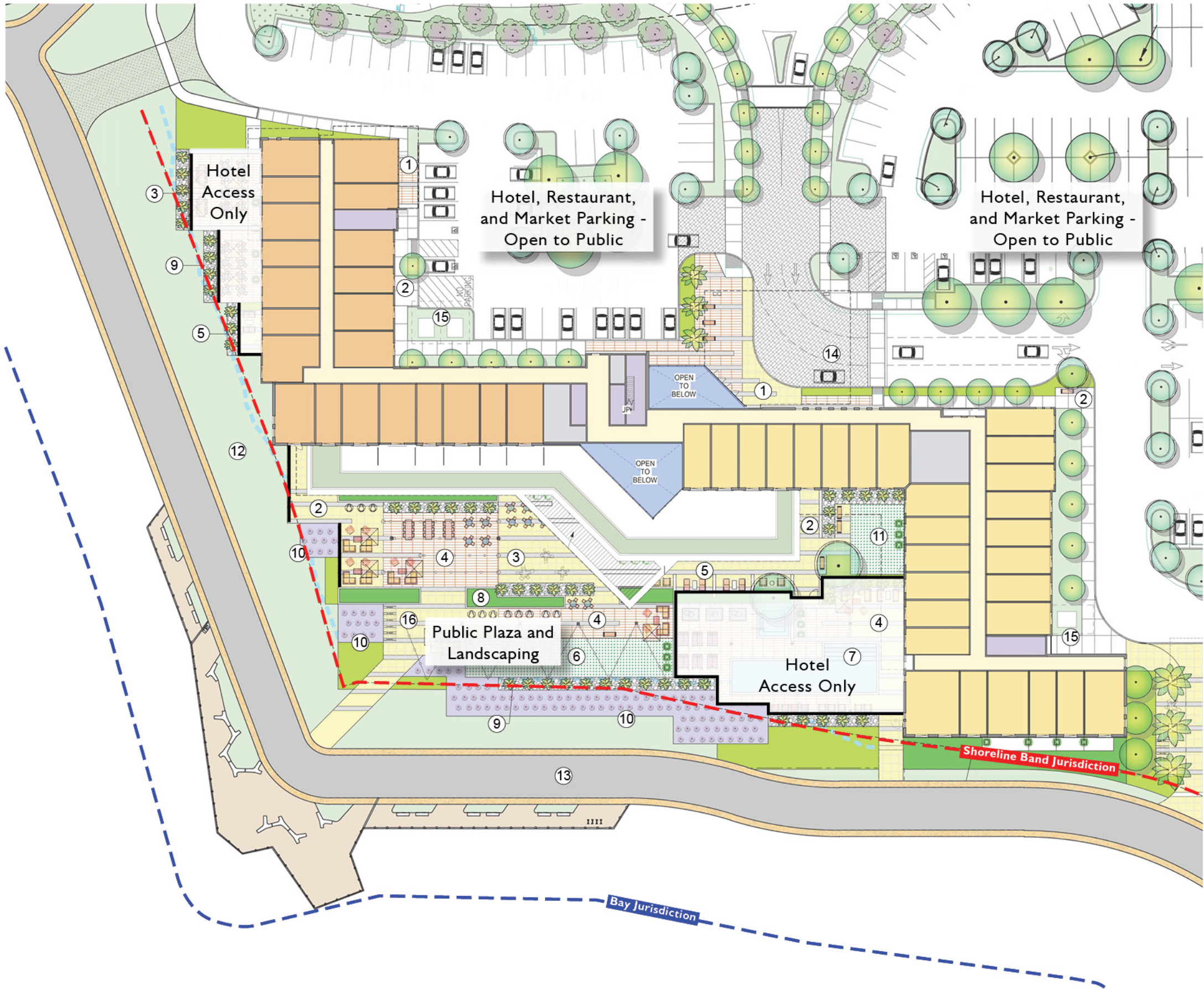




# SHORELINE DEVELOPMENT







#### LEGEND

- Common Area
- Vertical Circulation/Cores
- Gross Building Area
- Long-Term Stay
- Short-Term Stay
- Building Utilities "MEP"
- Fence

- ① Arrival Plaza
- ② Access Walk
- ③ Dining Plaza
- ④ Lounge Plaza
- ⑤ Work Plaza
- ⑥ Open Lawn
- ⑦ Pool & Spa
- ⑧ Raised Planter
- ⑨ Accent Planting Band
- ⑩ Lavender Butterfly Garden
- ⑪ Outdoor Fitness
- ⑫ Planting within Limit of Work
- ⑬ Bay Trail
- ⑭ Accent Vehicular Paving
- ⑮ Transformer
- ⑯ Bike Parking (12 spaces)

#### HOTEL WITH ATTACHED RESTAURANT

- Amenities: bar, dining buffet, meeting rooms, fitness center, business center, outdoor seating, and roof deck
- 209 rooms
- 5 stories
- 158,334 SF







FLOOR I



ROOF PLAN



LEGEND

- Market Rate Residential Gross
- Vertical Circulation/Cores
- Commercial Retail Restaurant
- Building Utilities "MEP"

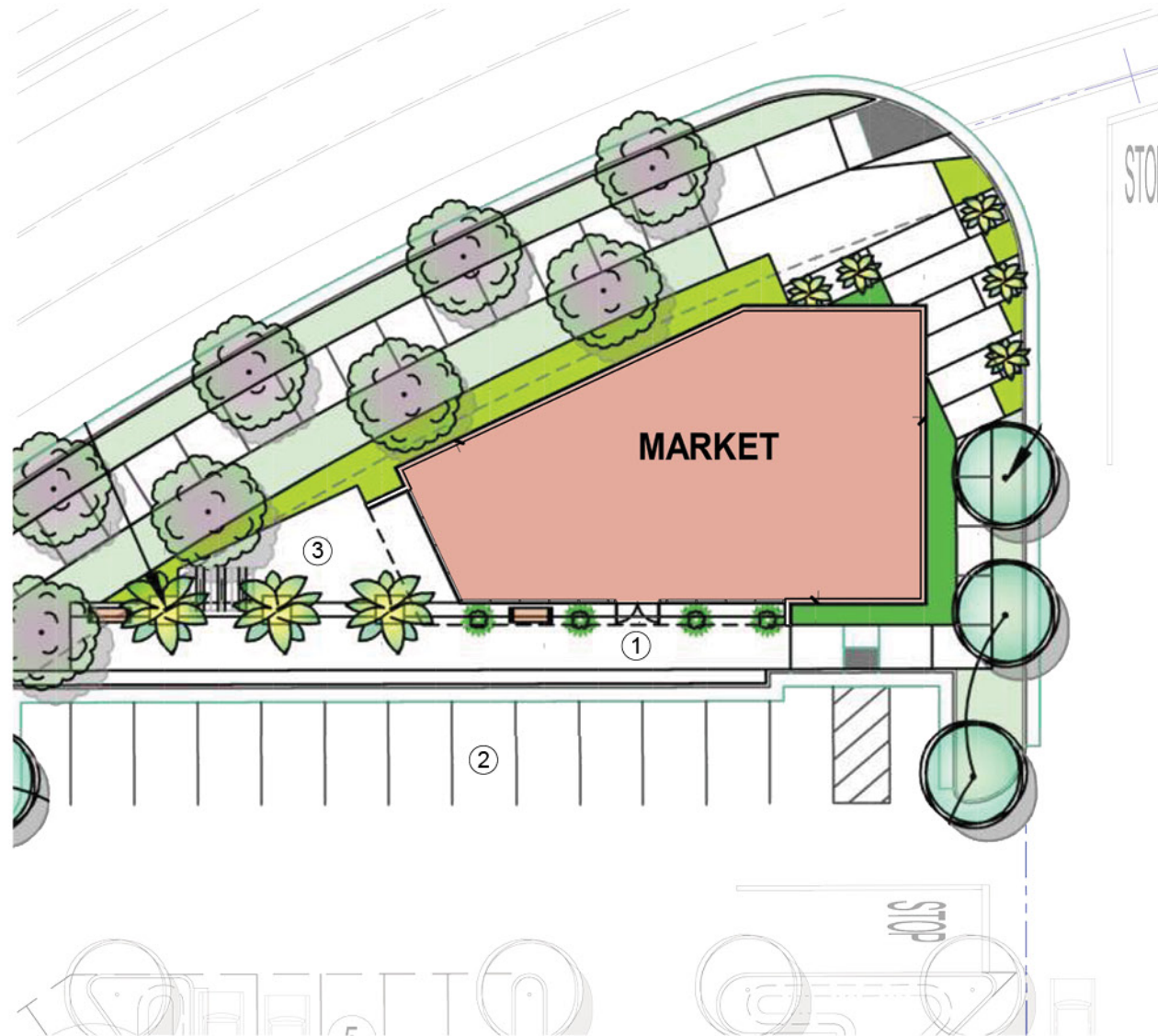
- ① Building Entry
- ② Parking
- ③ Outdoor Seating
- ④ Landscaping
- ⑤ Walkway
- ⑥ Loading
- ⑦ Transformer
- ⑧ Bay Trail / Emergency Vehicle Access for Hotel & Restaurants
- ⑨ Bay Trail

RESTAURANT/BANQUET FACILITY

- Amenity: roof deck
- 2 stories
- 16,024 SF







#### LEGEND

Commercial Retail

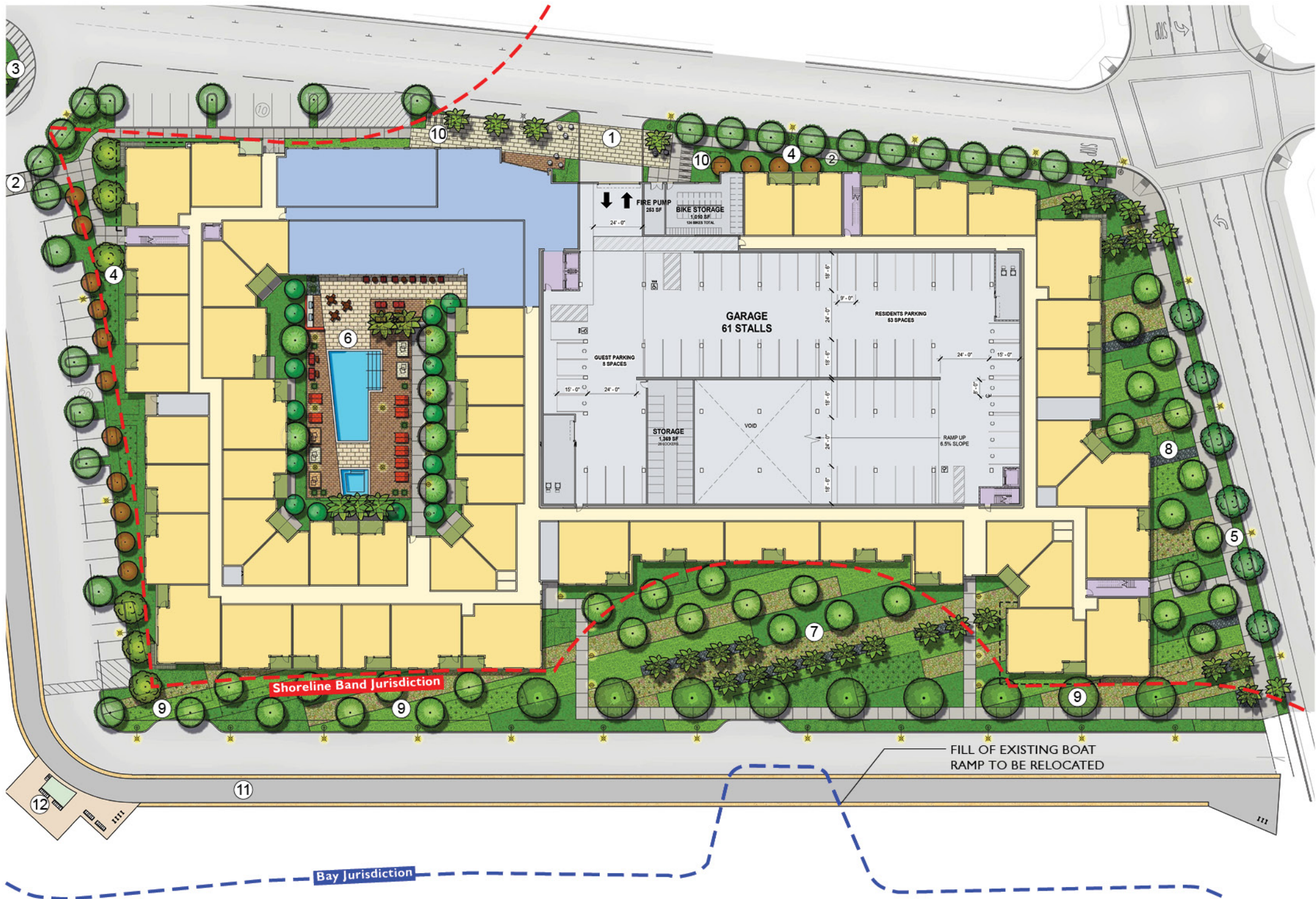
- ① Building Entry
- ② Parking
- ③ Outdoor Seating

#### FLEXIBILITY COMMERCIAL SPACE

- Amenities: market/cafe/retail and outdoor dining space
- 1 story
- 2,500 SF







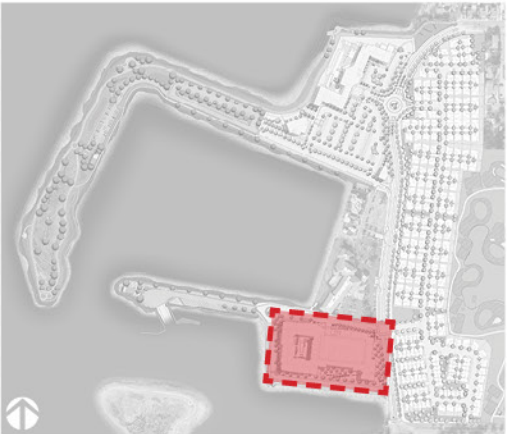
# LEGEND

- Market Rate Residential Gross/Net
- Vertical Circulation/Cores
- Leasing & Residential Amenity
- Open Space
- Building Utilities "MEP"

- ① Arrival Plaza
- ② Neighborhood Sidewalk Connections
- ③ Roundabout with Planting
- ④ Buffer Planting
- ⑤ City Sidewalk
- ⑥ Dining Courtyard
- ⑦ Courtyard
- ⑧ Decorative Planting
- ⑨ Low Planting
- ⑩ Bike Parking (20 spaces)
- ⑪ Bay Trail
- ⑫ Outlook

# APARTMENTS

- Amenities: pool, fitness center, club room, and roof deck
- 285 units
  - 183 1BR units
  - 102 2BR units
- 5 stories





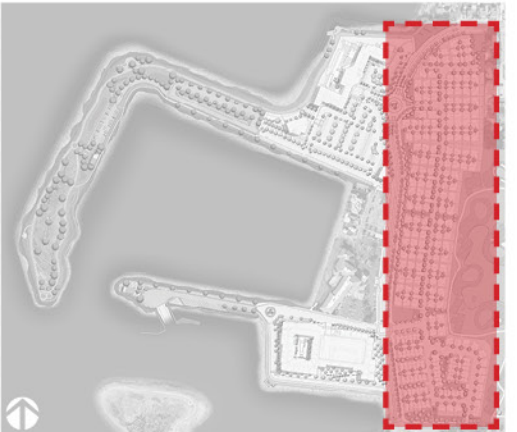


# **SINGLE-FAMILY / TOWNHOMES**

- Each home will have a standard two-car garage
- 206 “For-Sale” homes
  - 144 detached single-family homes
    - 4 plans
    - 3-4 bedrooms/ 2.5-3 bathrooms
    - 2,150 - 2,620 SF
  - 62 townhomes
    - 3 plans
    - 3-4 bedrooms/ 3.5 bathrooms
    - 1,820 - 2,200 SF

## **PEDESTRIAN CIRCULATION LEGEND**

- Bay Trail
- Private Access Pedestrian Path
- Marked Crosswalk





# SHORELINE PARK







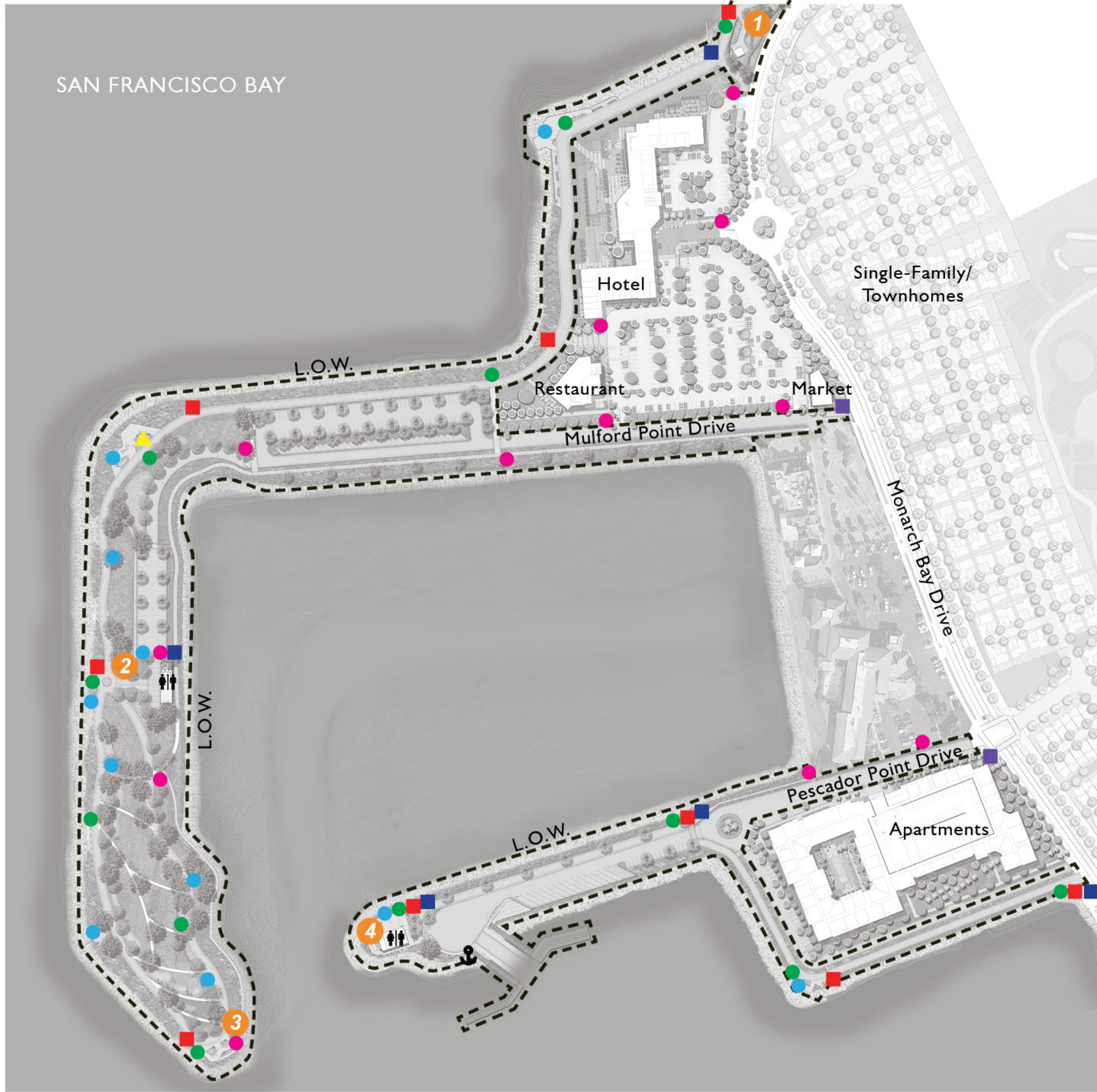
# LEGEND

- 1 Bay Trail
- 2 Overlook
- 3 Vehicular Parking
- 4 Restroom / Maintenance / Storage (2,000sf)
- 5 Water Quality Area
- 6 Pollinator Gardens
- 7 Cultural Reflection Outlook
- 8 Boat Launch
- 9 Recreational Equipment Rental / Restroom
- 10 Native Grass Passive Recreation Areas
- 11 Lower Basin Trail
- 12 Seating Nodes
- 13 On Shore Storage
- 14 Existing Pump Station to remain
- 15 Kayak / Paddle Board Storage & Launch

----- Limit of Work







# LEGEND

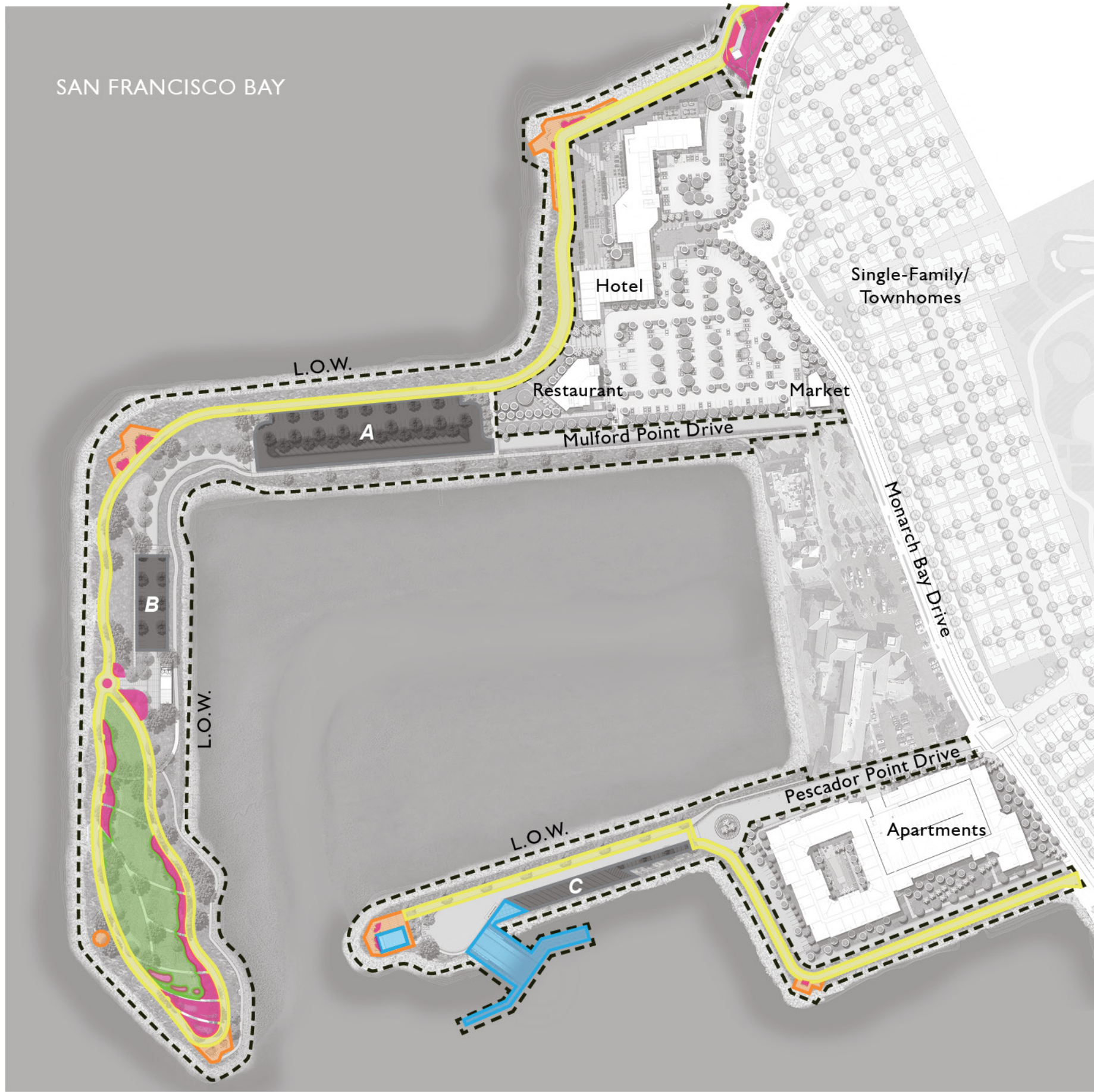
- 1 Gateway Sign
- 2 Relocation of Existing Lost Boat Memorial
- 3 Relocation of Existing San Leandro Oyster Beds Mosaic
- 4 Relocation of Existing Jack D. Maltester Channel Commemoration

- Park Sign
- Public Shore Sign
- Bay Trail Sign
- Mile Marker
- Directional Sign
- Area Maps & Interpretive Sign
- Art Piece
- Restroom Sign
- Public Dock Sign

Note: Signage to be multilingual







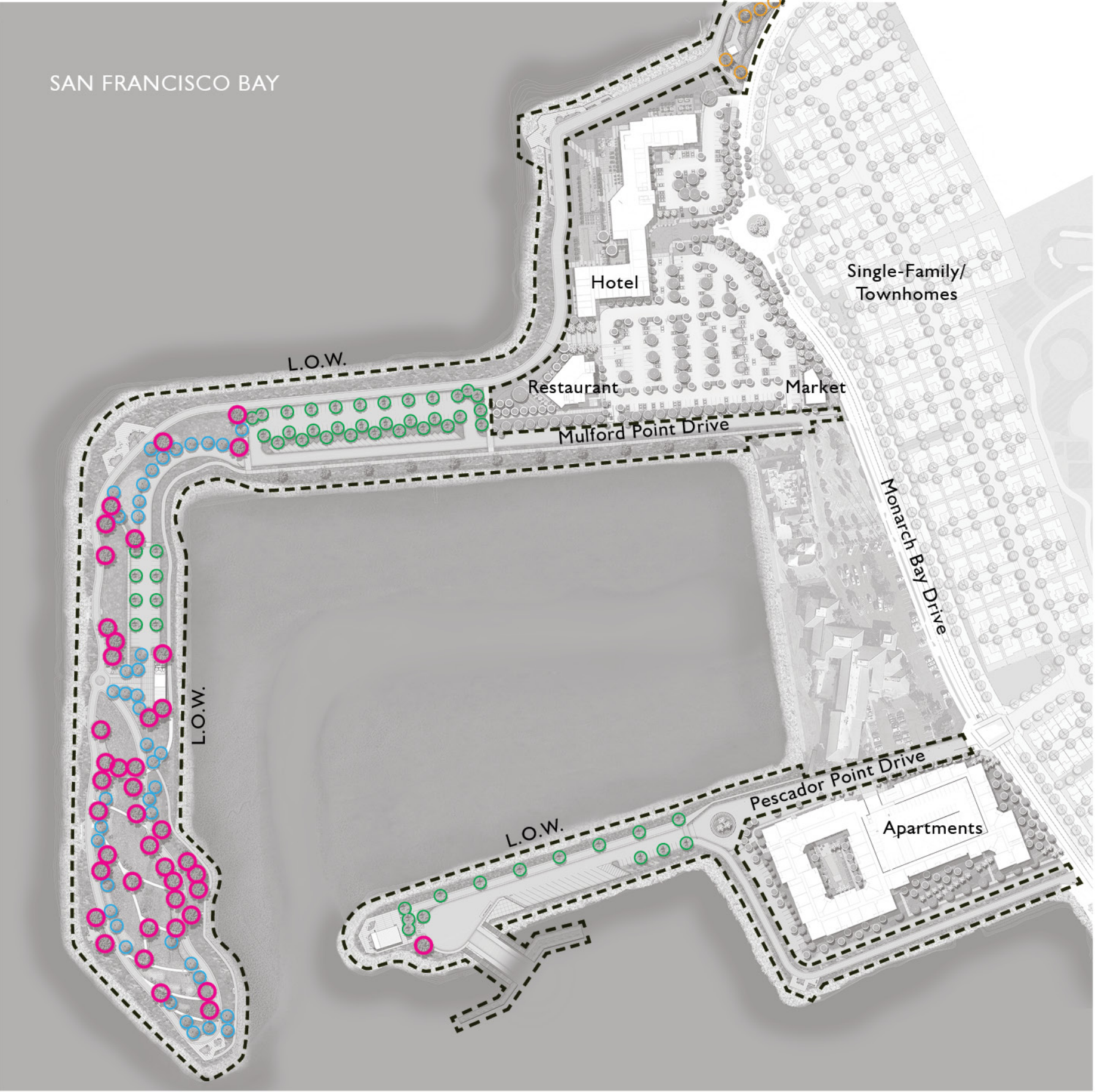
# LEGEND

- Bay Trail
- Native Grass Passive Recreation Areas
- Pollinator Gardens
- Overlook Plaza
- Boat Launching
- Vehicular Parking - Open to Public
  - Lot A: 111 Spaces
  - Lot B: 40 Spaces
  - Lot C: 15 Spaces
  - 14 Boat Trailer Spaces

Parking Reduction from Existing Conditions: 1,637 Spaces



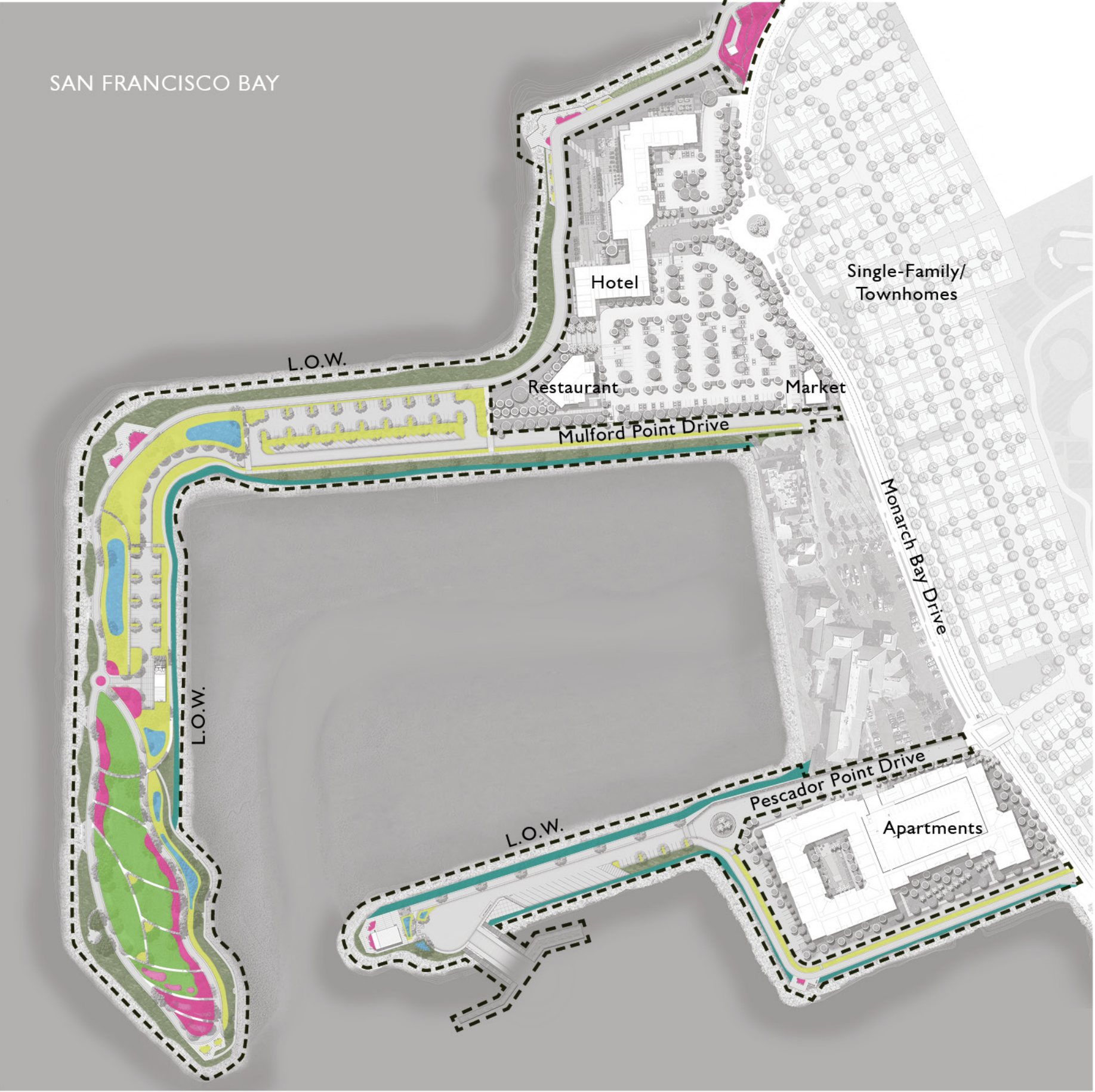




- LEGEND
- Shade Trees
  - Windrow/Promenade Trees
  - Perimeter/Parking Trees
  - Palm Trees







- LEGEND**
- Interior Basin Bank Planting
  - Coastal Edge Planting
  - Adapted Low Water Use Coastal Shrubs and Groundcovers
  - Water Quality Planting
  - Native Grass Passive Recreation Areas
  - Pollinator Gardens





TREES



*Arbutus x 'Marina'*  
Strawberry Tree



*Cercis occidentalis*  
Western Redbud



*Melaleuca nesophila*  
Pink Melaleuca Low Branch



*Metrosideros excelsa*  
New Zealand Christmas Tree



*Quercus agrifolia*  
Coast Live Oak



*Quercus wislizeni*  
Interior Live Oak



*Tristaniaopsis laurina*  
Water Gum

SHRUBS



*Agave x 'Blue Glow'*  
Blue Glow Agave



*Aloe cameronii*  
Red Aloe



*Anigozanthos x 'Big Red'*  
Big Red Kangaroo Paw



*Frangula californica 'Eve Case'*  
Coffeeberry 'Eve Case'



*Baccharis pilularis*  
Coyote Bush



*Dietes grandiflora 'Variegata'*  
Striped Fortnight Lily



*Baccharis salicifolia*  
Mule Fat



*Ribes sanguineum 'King Edward VII'*  
Red Flowering Currant



*Salvia clevelandii*  
Cleveland Sage



*Teucrium Fruticans 'Compactum'*  
Compact Bush Germander



*Yucca filamentosa 'Color Guard'*  
Color Guard Adam's Needle



*Heteromeles arbutifolia*  
Toyon



**GROUNDCOVERS**



*Achillea millefolium*  
Common Yarrow



*Arctostaphylos* x 'Pacific Mist'  
Pacific Mist Manzanita



*Ceanothus* x 'Centennial'  
Centennial Wild Lilac



*Diplacus aurantiacus*  
Sticky Monkeyflower



*Erigeron glaucus*  
Seaside fleabain



*Senecio mandraliscae*  
Blue Fingers



*Solidago velutina* ssp. *californica*  
Goldenrod

**GRASSES**



*Agrostis pallens*  
Dune Bent Grass



*Deschampsia cespitosa*  
California Hairgrass



*Elymus glaucus*  
Blue Wildrye



*Festuca rubra*  
Red Fescue



*Muhlenbergia capillaris*  
Pink Muhly Grass



*Muhlenbergia rigens*  
Deer Grass



*Sisyrinchium bellum*  
Blue-Eyed Grass



**BLUE SEED MIX**



*Dipterostemon capitatus*  
Blue Dicks



*Gilia capitata*  
Blue Field Gilia



*Nemophila menziesii*  
Baby Blue Eyes



*Sisyrinchium bellum*  
Blue-Eyed Grass

**PURPLE SEED MIX**



*Lupinus bicolor*  
Lupine



*Trichostema lanceolatum*  
Vinegarweed

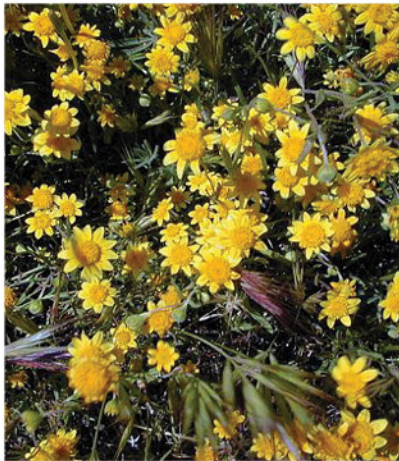


*Verbena lasiostachys*  
Western Verbena

**YELLOW SEED MIX**



*Heterotheca grandiflora*  
Telegraph Weed



*Lasthenia californica*  
Goldfields



*Layia platyglossa*  
Tidytips



*Lupinus microcarpus* var.  
*densiflorus* Golden Lupine



*Pseudognaphalium stramineum*  
Cottonbatting Plant

**PINK SEED MIX**



*Clarkia rubicunda*  
Clarkia "Farwell to Spring"



*Clarkia unguiculata*  
Woodland Clarkia

**ORANGE SEED MIX**



*Amsinckia intermedia*  
Common Fiddleneck



*Eschscholzia californica*  
California Poppy

**WHITE SEED MIX**



*Achillea millefolium*  
Common Yarrow



In its existing condition, approximately 4 acres (18%) of the approximately 22-acre Basin is currently shaded by existing, dilapidated pier structures, many of which are composed of creosote which is known to affect water quality and impact species. The piers are supported by many pilings that are likely dominated by non-native species. In addition, the existing pier structures are likely used as predator perches by hawks, reducing use of the existing mudflats by shorebirds.

Removal of the existing pier structures will substantially improve the habitat quality provided by the Basin, particularly the Basin's ability to provide high-quality foraging habitat for shorebirds that feed on the invertebrates within the mudflat. There's potential for the existing cordgrass to expand following project implementation; however the cordgrass is likely the invasive species and will need to be eradicated.



**SPECIES COMMONLY FOUND**

**Birds**



*Actitis macularius*  
Spotted Sandpiper



*Bucephala clangula*  
Common Goldeneye



*Calidris alpina*  
Dunlin



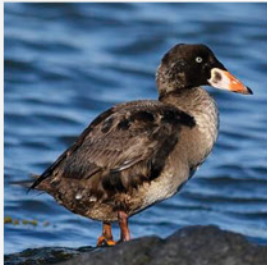
*Calidris mauri*  
Western Sandpiper



*Haematopus bachmani*\*  
Black Oystercatcher



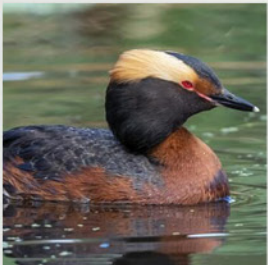
*Limosa fedoa*  
Marbled Godwit



*Melanitta perspicillata*  
Surf Scoter



*Pluvialis squatarola*  
Black-Bellied Plover



*Podiceps auritus*  
Horned Grebe



*Recurvirostra americana*  
American Avocet



*Sterna forsteri*  
Forster's Tern



*Sternula antillarum*\*\*  
Least Tern

\* A U.S. Fish and Wildlife Service Bird of Conservation Concern (BCC)

\*\* Federally endangered species with two nesting colonies nearby – the Alameda Naval Station about 9 miles to the north and Hayward Marsh about 5 miles to the south.

**Fishes, Ray, and Shark**



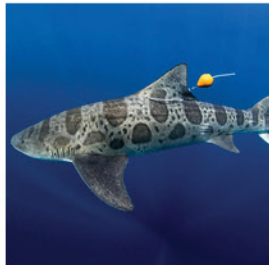
*Atherinops affinis*  
Topsmelt



*Atherinopsis californiensis*  
Jacksmelt



*Myliobatis californica*  
Bat Ray



*Triakis semifasciata*  
Leopard Shark

Sources: EBRPD, CDFW, USGS



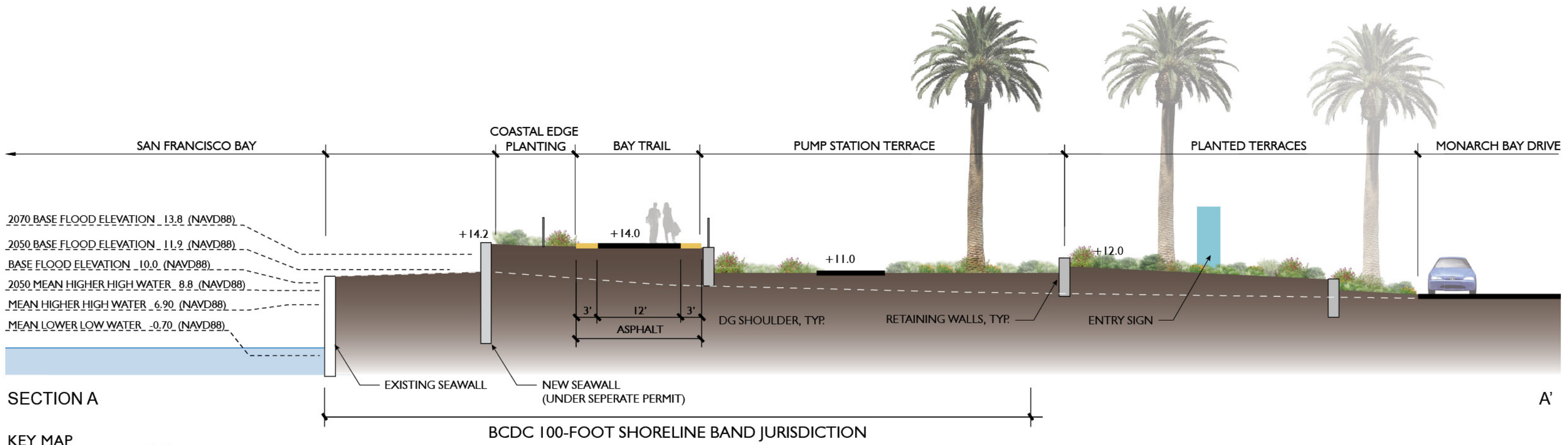


#### LEGEND

- 1 Bay Trail / Emergency Vehicle Access for Hotel & Restaurants
- 2 Existing Pump Station
- 3 Gateway Signage
- 4 Terraced Planted Retaining Walls
- 5 Bay Trail Sign & Mile Marker
- 6 Coastal Edge Planting
- 7 Seawall (Under Separate Permit)
- 8 Relocated Palm Trees









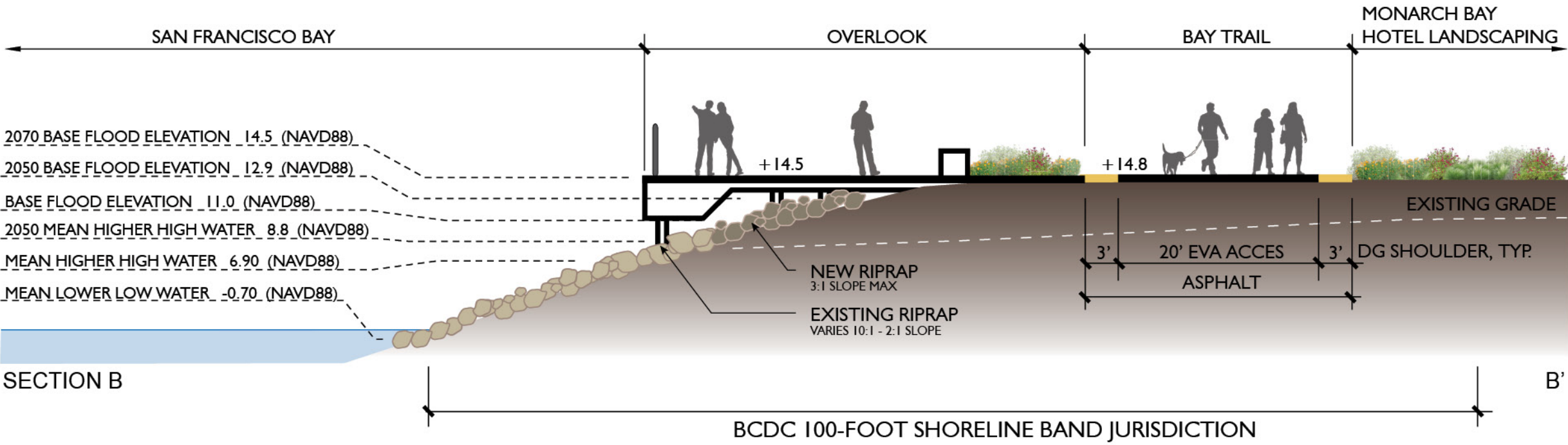


- LEGEND**
- 1 Bay Trail / Emergency Vehicle Access for Hotel & Restaurants
  - 2 Public Overlook with Specialty Paving
  - 3 Bench with Companion Seating
  - 4 Native & Ornamental Grasses Planter
  - 5 Interpretative Signage
  - 6 Bike Racks
  - 7 Trash & Recycle Receptacles
  - 8 Mile Marker
  - 9 Coastal Edge Planting
  - 10 Monarch Bay Hotel Plaza and Landscaping (Publicly Accessible)
  - 11 Perimeter Railing



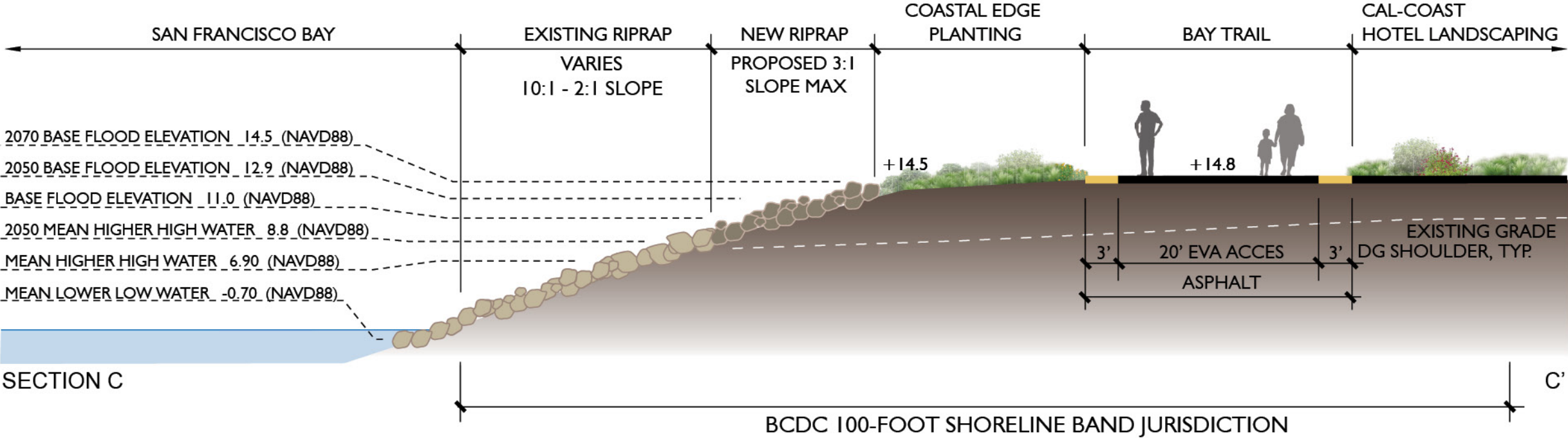


KEY MAP





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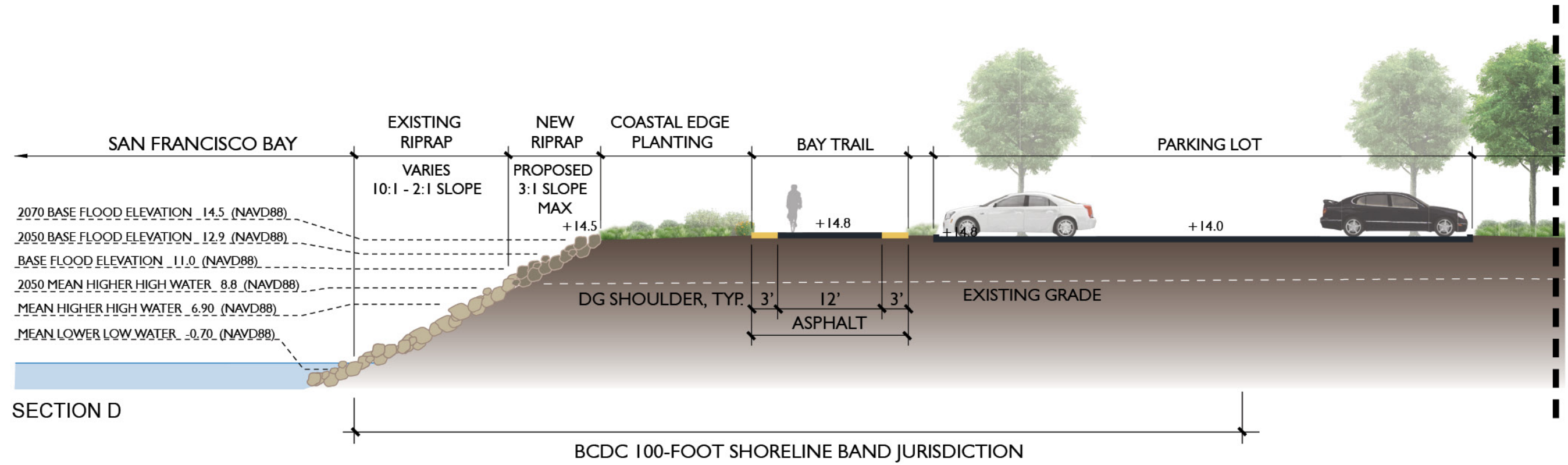




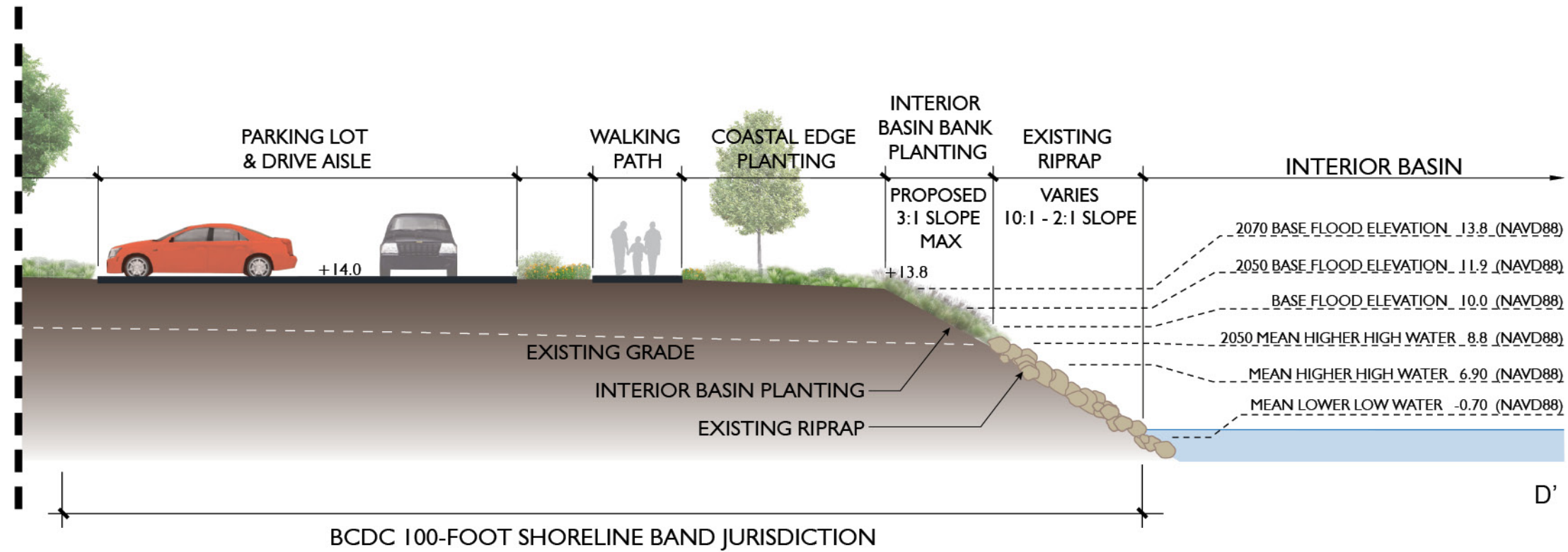
- LEGEND**
- 1 Bay Trail
  - 2 Vehicular Parking (111 spaces)
  - 3 After Hour Security Gate (Open Sunrise to Sunset)
  - 4 Water Quality Area
  - 5 Mile Marker
  - 6 Coastal Edge Planting
  - 7 Interior Basin Bank Planting



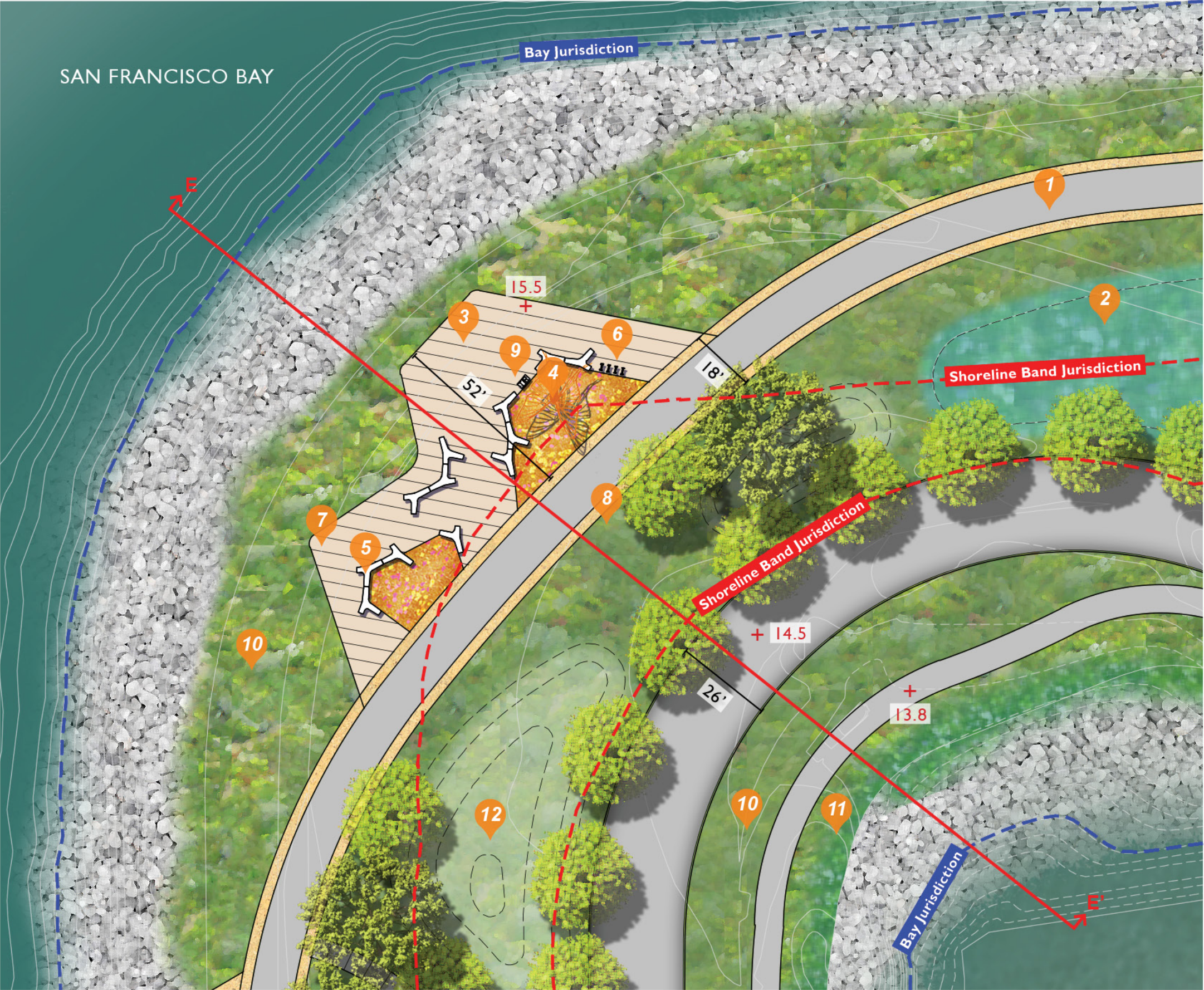




KEY MAP



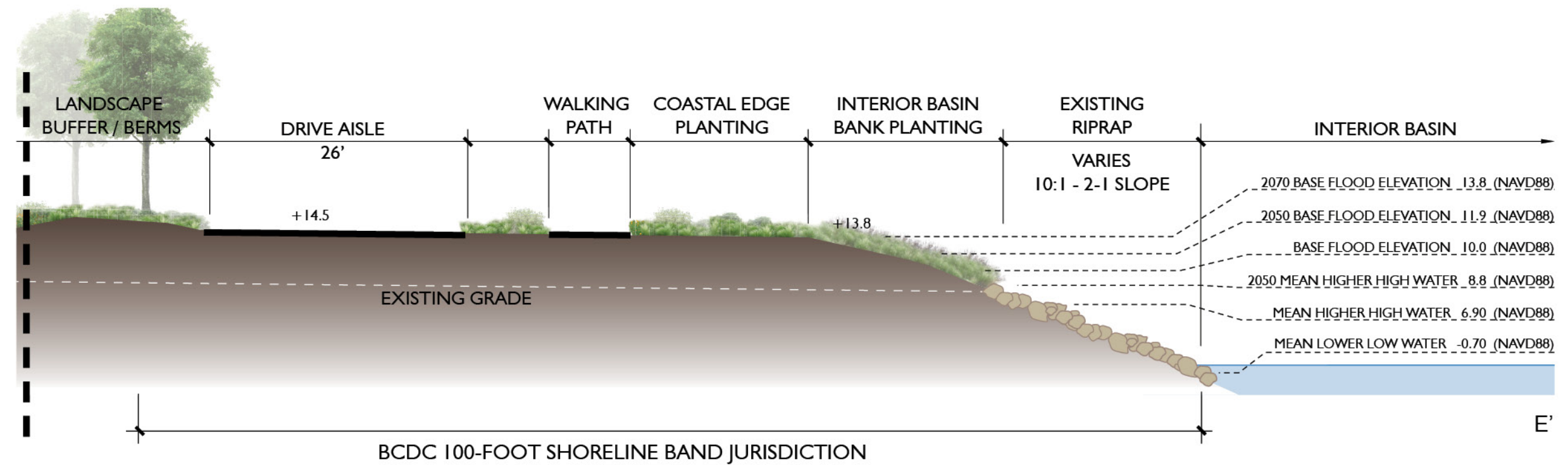
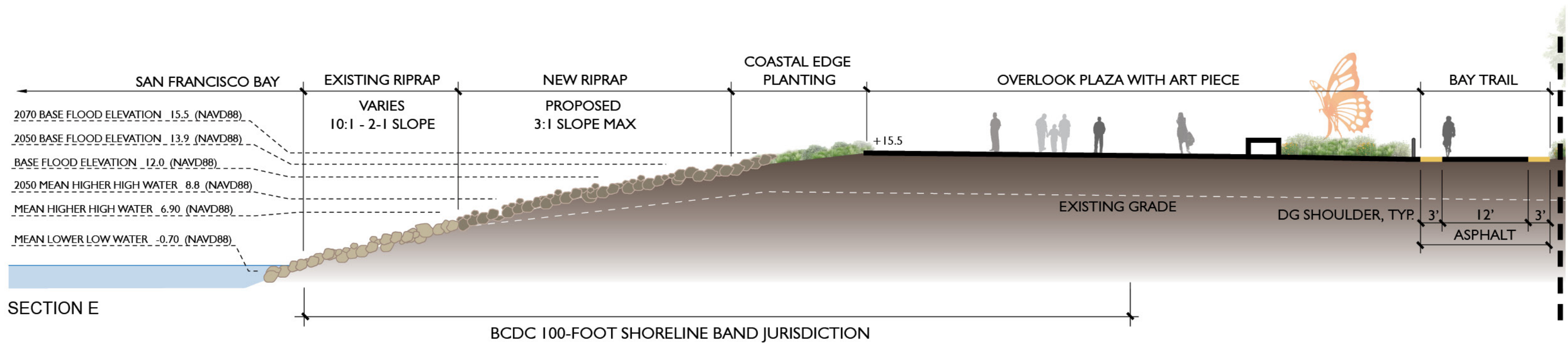




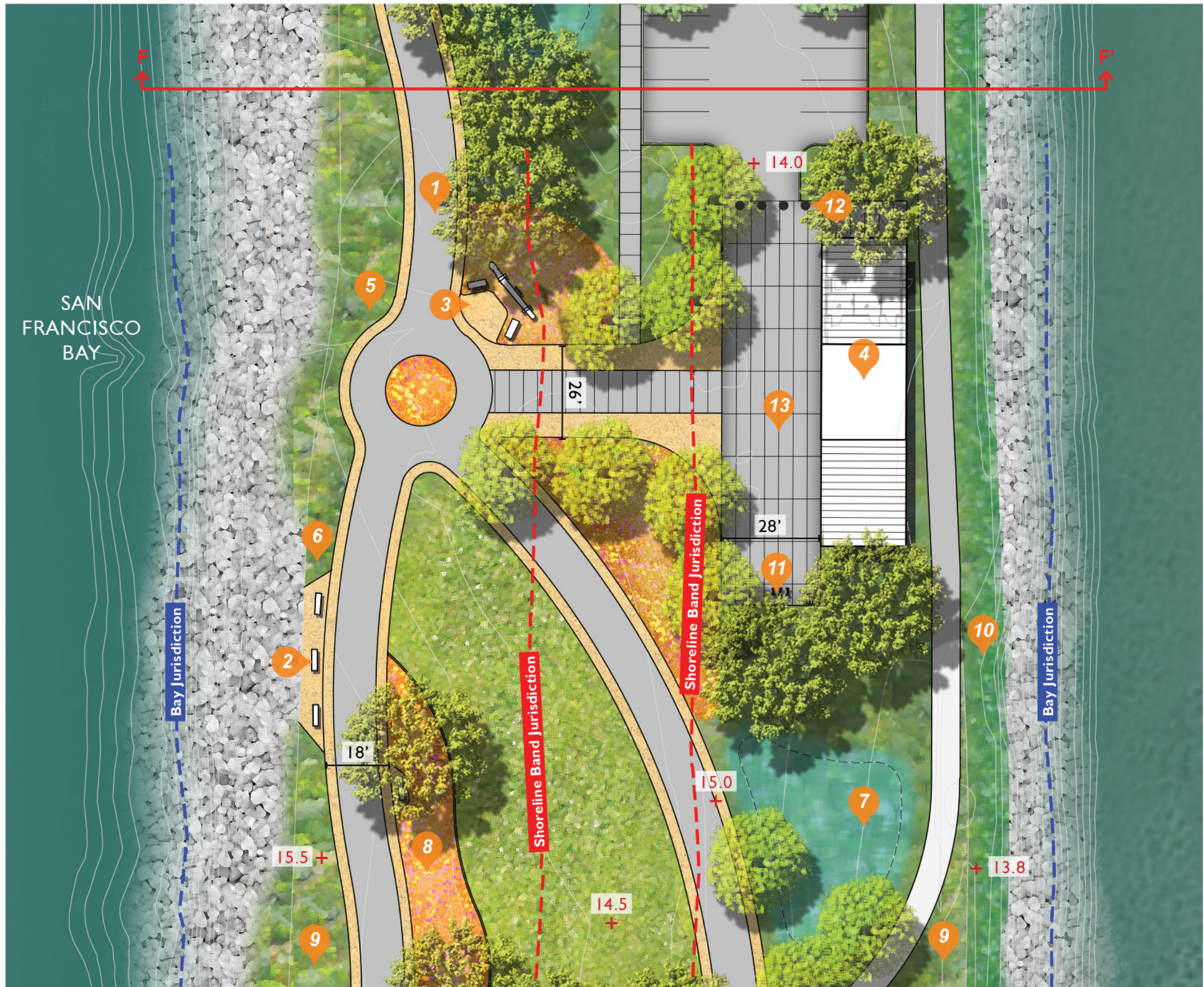
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- 1 Bay Trail
  - 2 Water Quality Area
  - 3 Outlook with Specialty Paving
  - 4 Potential Location for Future Art Piece
  - 5 Bench with Companion Seating
  - 6 Bike Racks
  - 7 Interpretative Signage
  - 8 Mile Markers
  - 9 Trash & Recycle Receptacles
  - 10 Coastal Edge Planting
  - 11 Interior Basin Bank Planting
  - 12 Landscape Berm





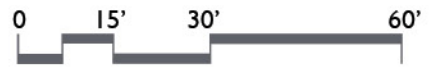




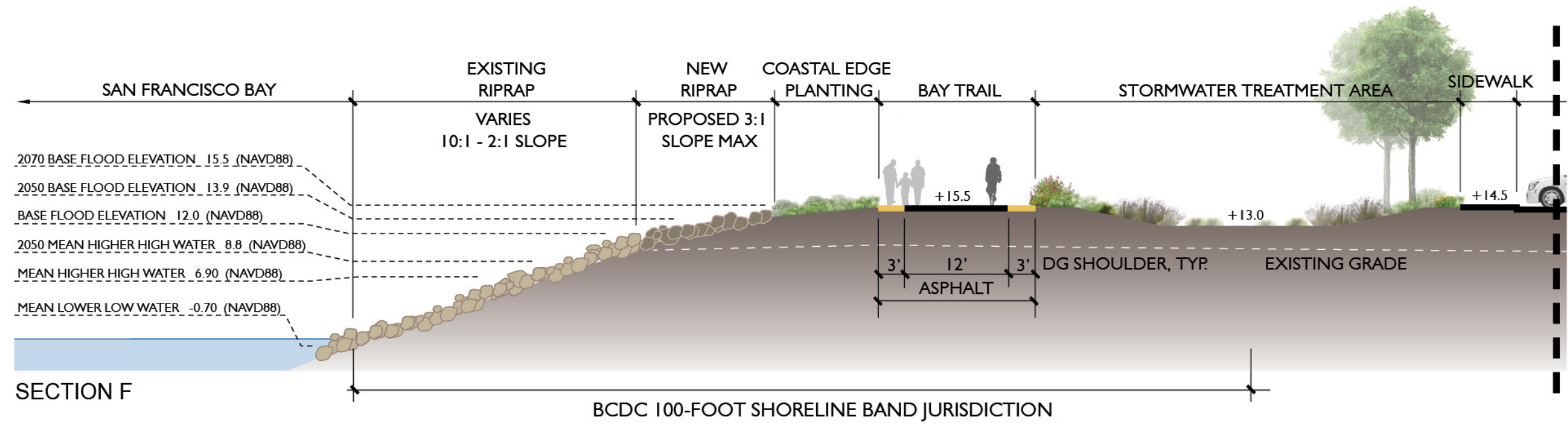


#### LEGEND

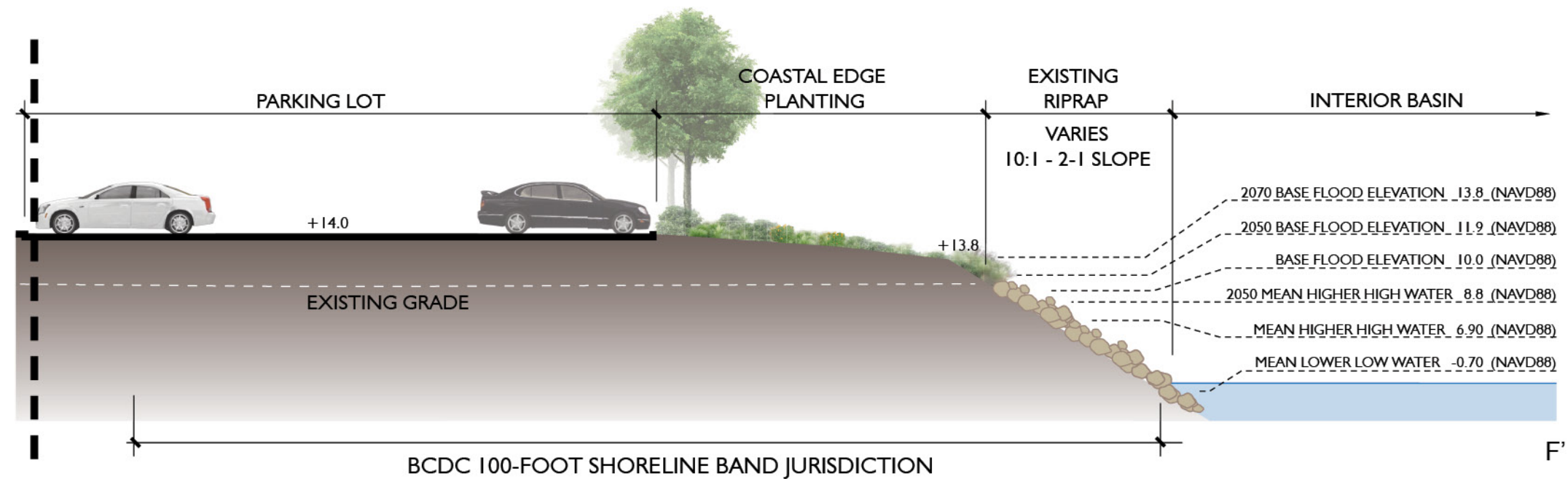
- 1 Bay Trail
- 2 Seating Node
- 3 Relocation of Existing Lost Boat Memorial
- 4 Restroom, Maintenance, & Storage Building (2,000sf)
- 5 Bay Trail Sign & Mile Marker
- 6 Interpretative Signage
- 7 Water Quality Area
- 8 Pollinator Garden
- 9 Coastal Edge Planting
- 10 Interior Basin Bank Planting
- 11 Bike Racks
- 12 Removable Bollards
- 13 Pedestrian Plaza to accommodate EVA turn around



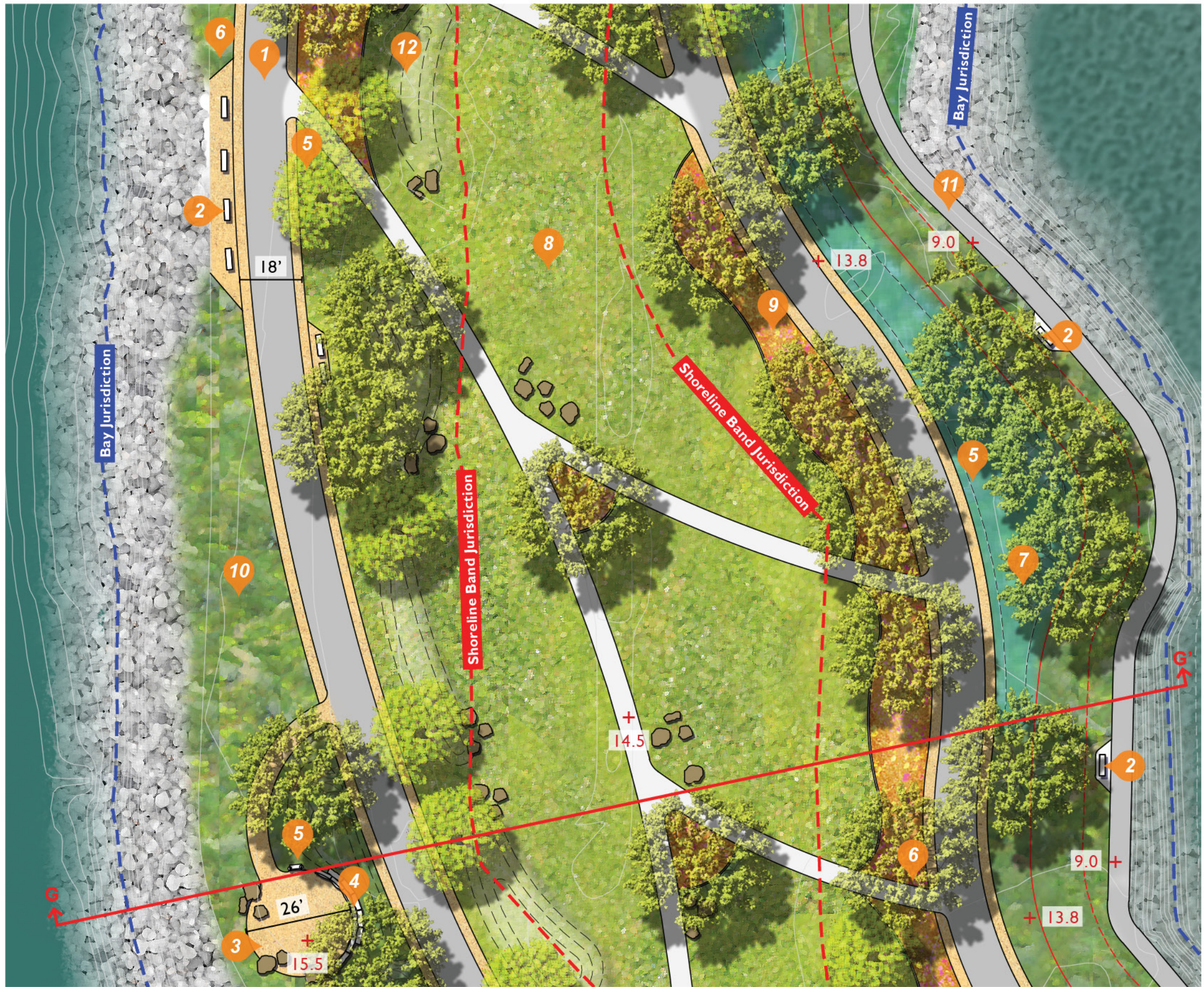




KEY MAP



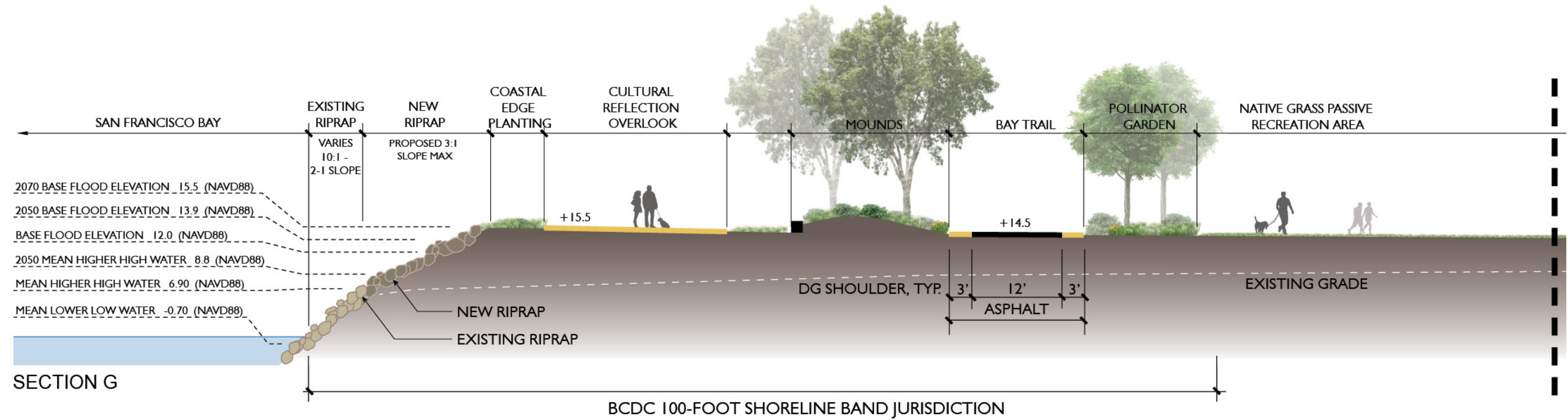




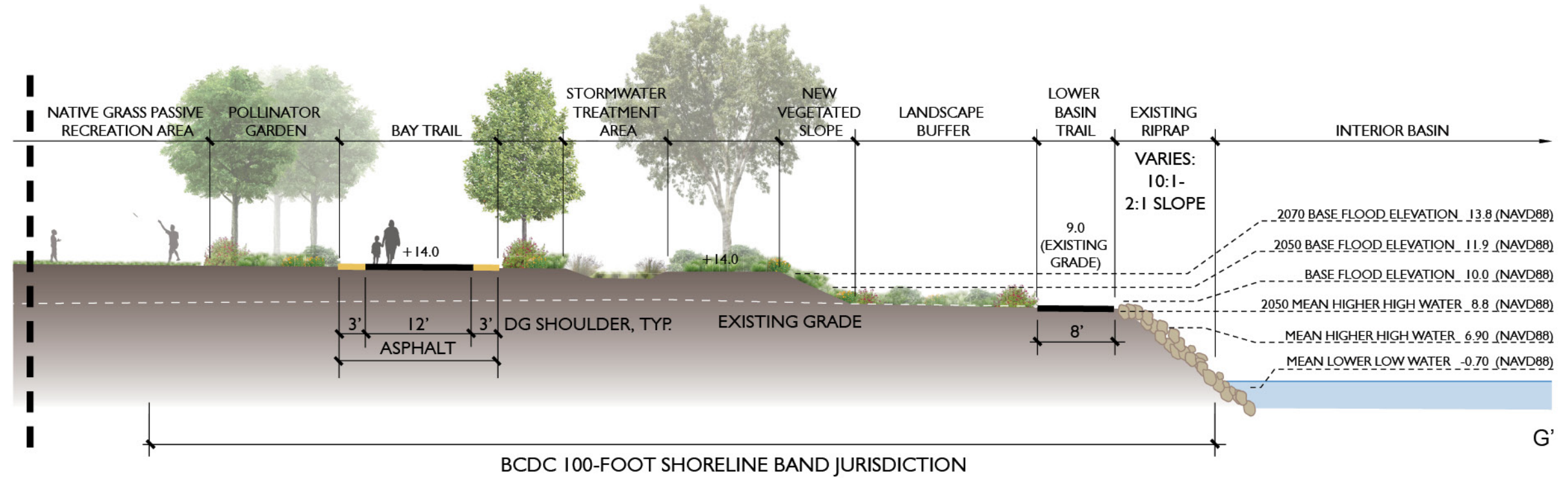
- LEGEND**
- 1 Bay Trail
  - 2 Seating Node
  - 3 Cultural Reflection Outlook
  - 4 Stepped Seatwall
  - 5 Interpretative Signage
  - 6 Mile Marker
  - 7 Water Quality Area
  - 8 Passive Recreation Native Grasses
  - 9 Pollinator Garden
  - 10 Coastal Edge Planting
  - 11 Lower Basin Trail
  - 12 Landscape Berm







KEY MAP







#### LEGEND

- 1 Bay Trail
- 2 Seating Node
- 3 Landscape Berm
- 4 Overlook with Seating
- 5 Relocation of Existing San Leandro Oyster Beds Mosaic
- 6 Interpretative Signage
- 7 Bay Trail Sign & Mile Marker
- 8 Passive Recreation Native Grasses
- 9 Pollinator Garden
- 10 Bike Racks
- 11 Trash & Recycle Receptacles
- 12 Coastal Edge Planting
- 13 Lower Basin Trail



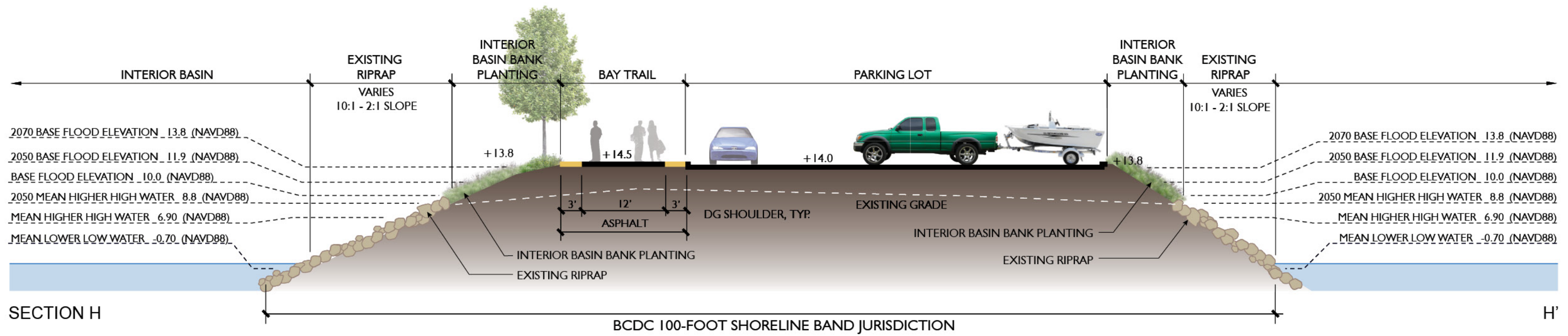




- LEGEND**
- 1 Bay Trail
  - 2 Recreational Equipment Rental / Restroom
  - 3 Boat Launch
  - 4 Kayak / Paddle Board Storage & Launch
  - 5 On Shore Storage
  - 6 Boat Launch Parking (14 spaces)
  - 7 Water Quality Area
  - 8 Relocation of Existing Jack D. Maltester Channel Commemoration
  - 9 Interior Basin Bank Planting
  - 10 Pescador Overlook
  - 11 Public Access Parking







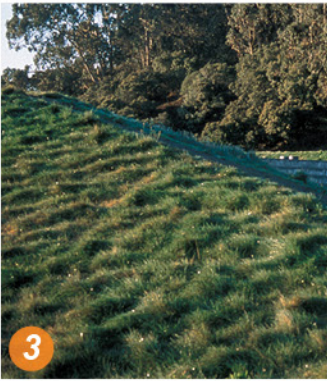
KEY MAP



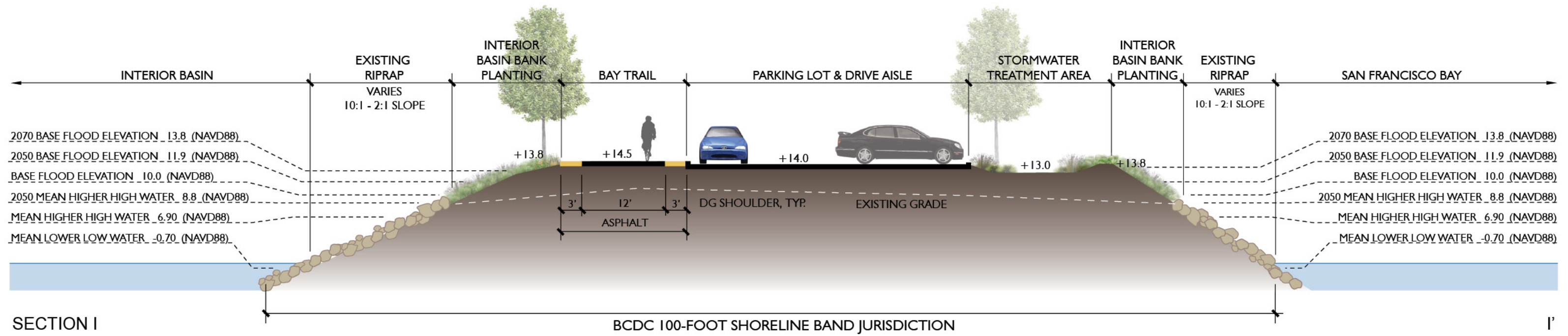




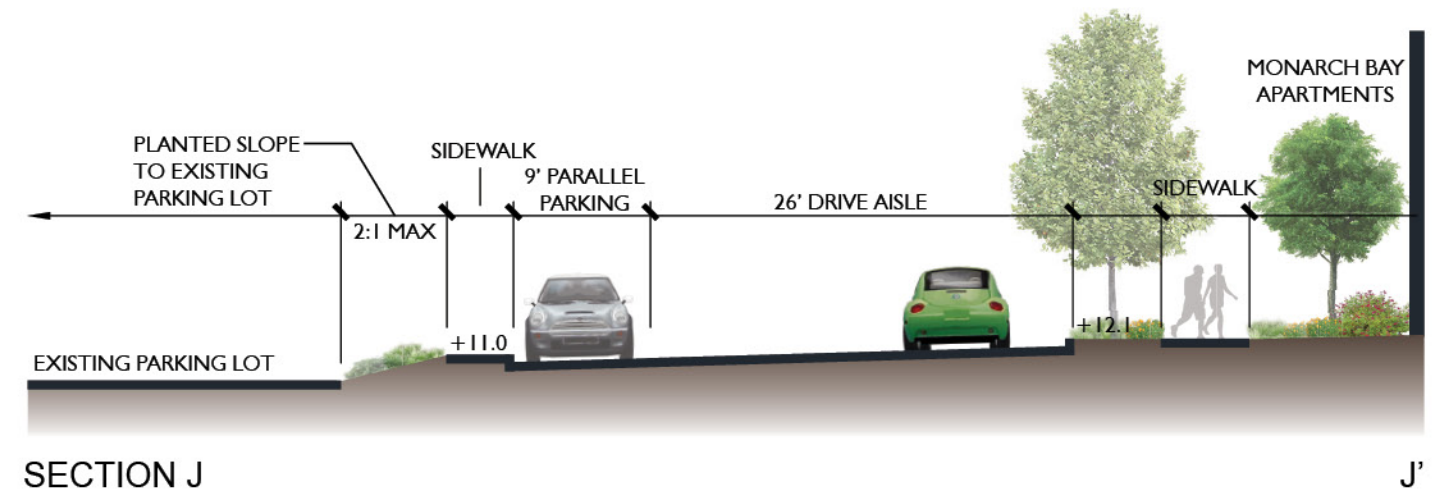
- LEGEND**
- 1 Bay Trail
  - 2 Public Access Parking (29 spaces)
  - 3 Interior Basin Bank Planting
  - 4 Stormwater Treatment
  - 5 Screen/Buffer Planting
  - 6 After Hour Security Gate (Open Sunrise to Sunset)







#### KEY MAP







- LEGEND**
- 1 Bay Trail
  - 2 Overlook
  - 3 Bench with Companion Seating
  - 4 Bike Racks
  - 5 Interior Basin Bank Planting
  - 6 Interpretive Signage
  - 7 CA coastal native groundcover and shrub mass planting in accent bands





PAVING



Standard Concrete Paving



Colored Concrete Paving



Asphalt Paving



Stabilized Decomposed Granite

SEATING



ART PIECE TBD by Arts Commission



FENCING



RECEPTACLES

