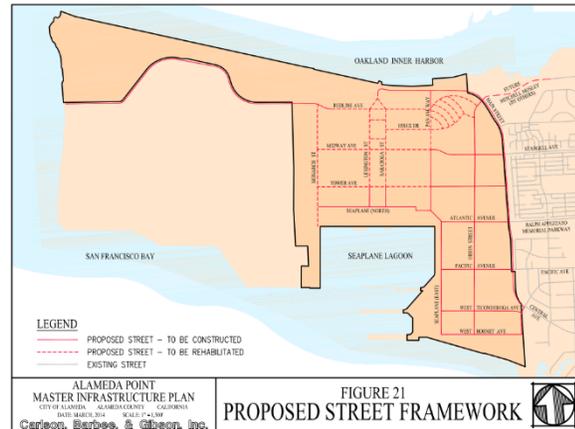
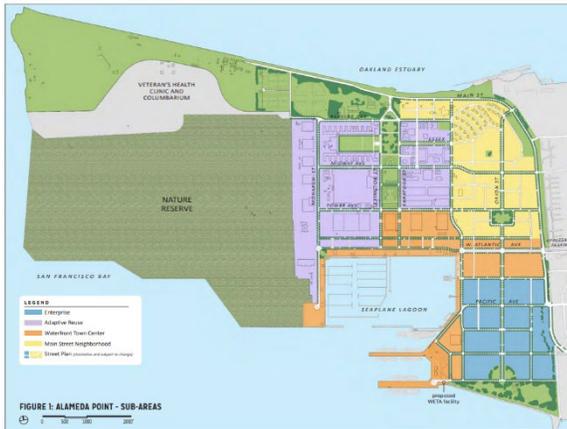


Exhibit 4 - View Corridors at Alameda Point: The Regulatory Framework.

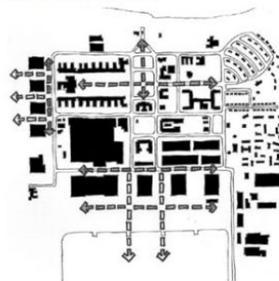
Master Infrastructure Plan. The Alameda Point Master Infrastructure Plan (MIP) establishes the grid network of public streets that provide access within Alameda Point and to the waterfront. This network is specifically designed to provide physical and visual access to the water. No new buildings or visual obstructions are permitted within the Public Right of Ways established in the MIP.



Waterfront and Town Center Specific Plan. The Waterfront and Town Center Specific Plan establishes specific guidelines regarding where new buildings may be constructed within the NAS Historic District lands within the Specific Plan area. These guidelines utilize the MIP street network as the foundation, and augment the MIP street network by identifying where new buildings may be constructed adjacent to the street network to preserve critical view corridors.

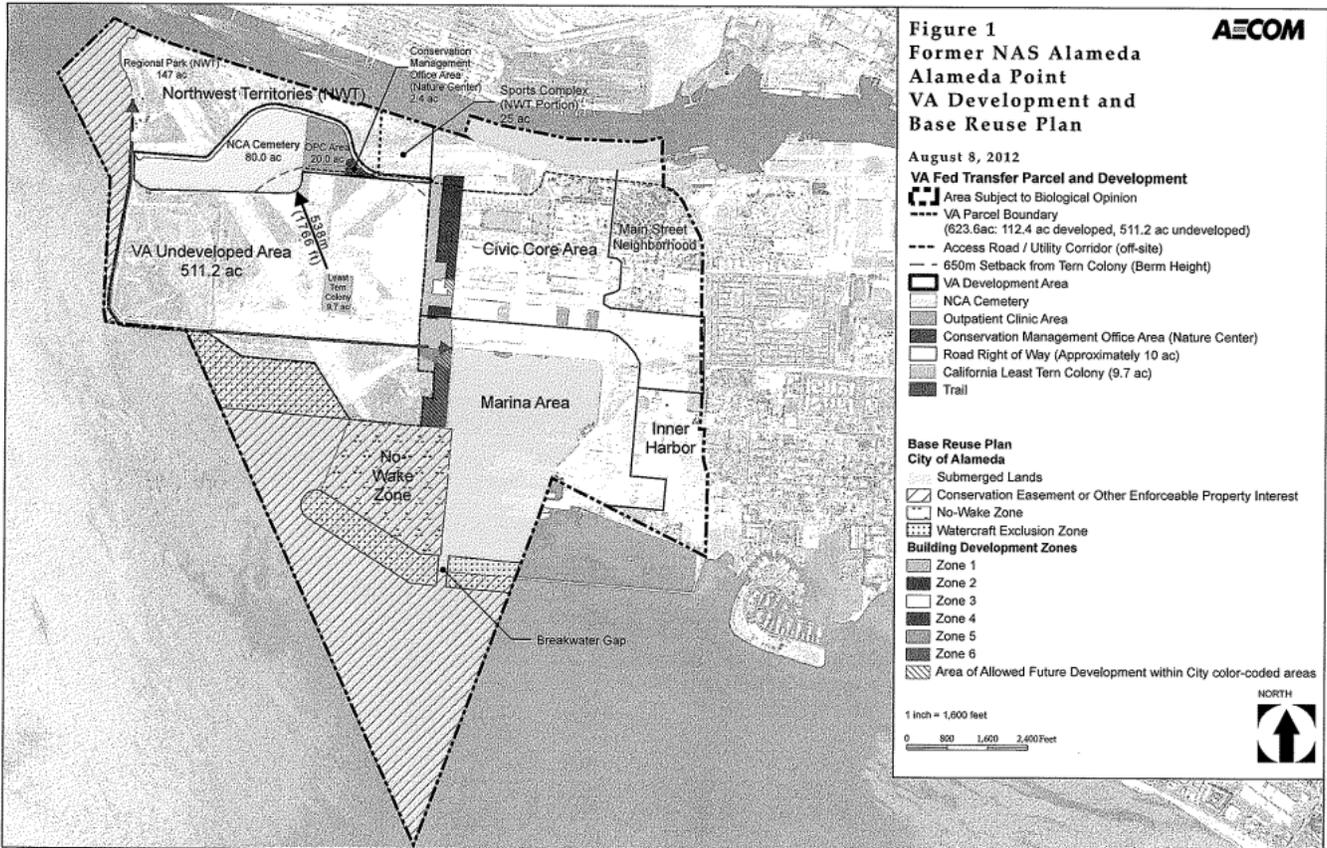
VIEW CORRIDORS AND STREET ALIGNMENT
A key concept for plan organization in the Taxiway Sub-Area is the maintenance of view corridors to the Seaplane Lagoon, as well as a continuous view parallel to its northern edge.

PAGE & TURNBULL, 2005



- - - Town Center Boundary
- - - Historic District Boundary
- - - Character Defining View
- - - Other View

Alameda Point Biological Opinion. The Biological Opinion established construction guidelines, height limits and landscaping limits along Monarch Street (Spirits Alley) to protect the Least Tern. Within the areas between the existing buildings, strict height limits regulate the height of structures and landscaping that may be introduced. Although these limitations are enforced to limit the construction or planting of trees that would provide convenient perching opportunities for raptors that prey upon the endangered least tern, they also serve to maintain visual access and views to the west from Monarch Street. The US Department of Wildlife does have the authority to waive the standards for specific proposals, as they did for the Rockwall Winery for the wine tasting dome.



Alameda Point Zoning District Regulations. The Alameda Municipal Code (AMC) establishes the regulations for outdoor storage and fencing at Alameda Point. The AMC requires a conditional use permit for outdoor storage on private property or on Lease Premises. Likewise, construction of a permanent chain link fence is also subject to review and approval of a conditional use permit (CUP). Through the public CUP process, the City can dictate the design of the fence (should it be solid to screen materials or transparent to preserve views), the size of the fenced area, and the height of the fence and the materials to be stored within the outdoor storage area.

NAS Historic District and Tidelands Trust Lands Regulations: Neither the NAS Historic District nor the Tidelands Trust Lands regulations prohibit the construction of fencing or the use of lands for secure storage of materials and equipment. This type of land use and fencing was and is consistent with the former use of the property by the U.S. Navy during the period of significance (1939 through 1945), and the need to secure property and limit public access to Tidelands Lands in support of maritime uses and other Tidelands compliant land uses is common throughout the State of California and the City of Alameda.