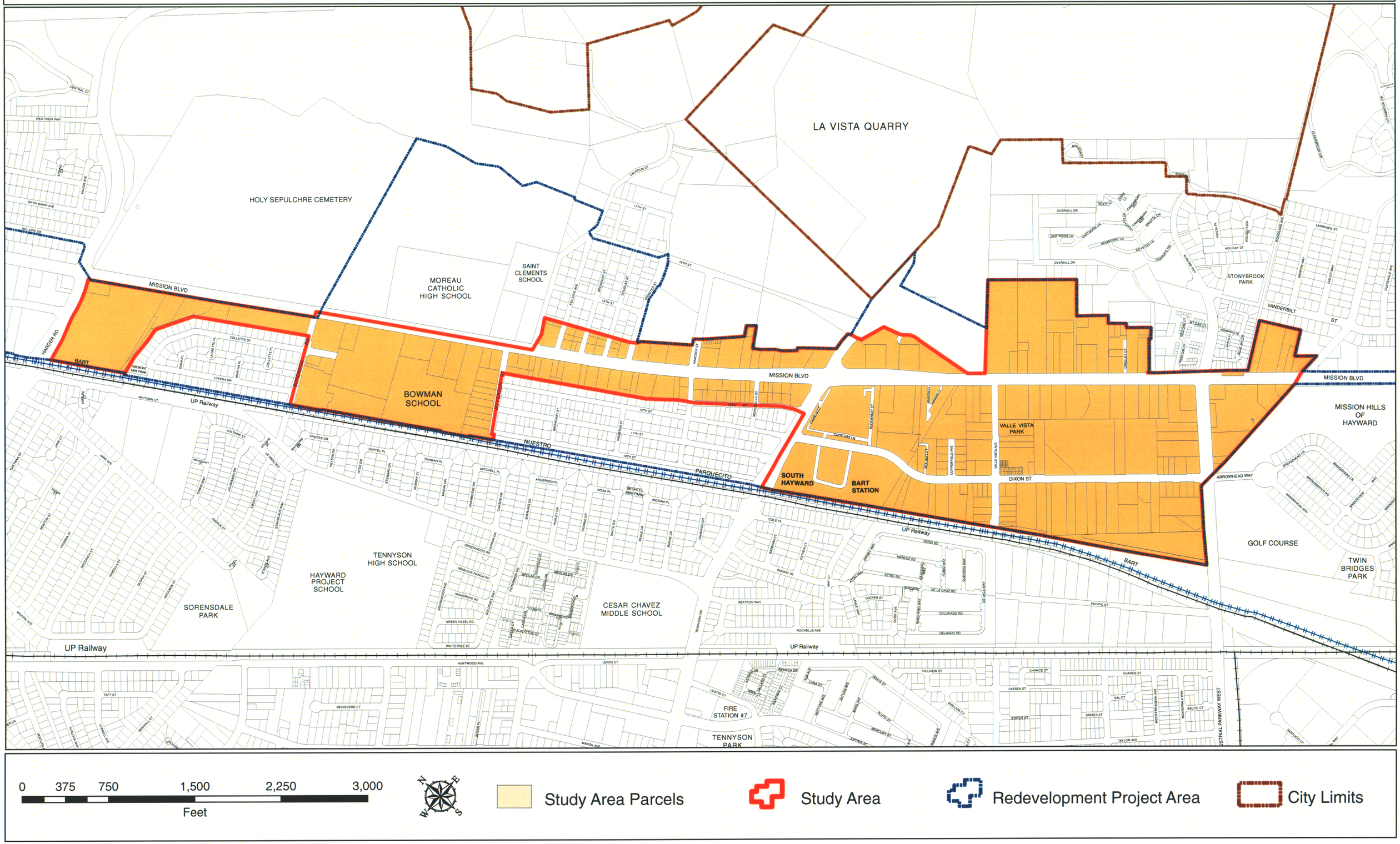South Hayward BART/Mission Boulevard Concept Plan