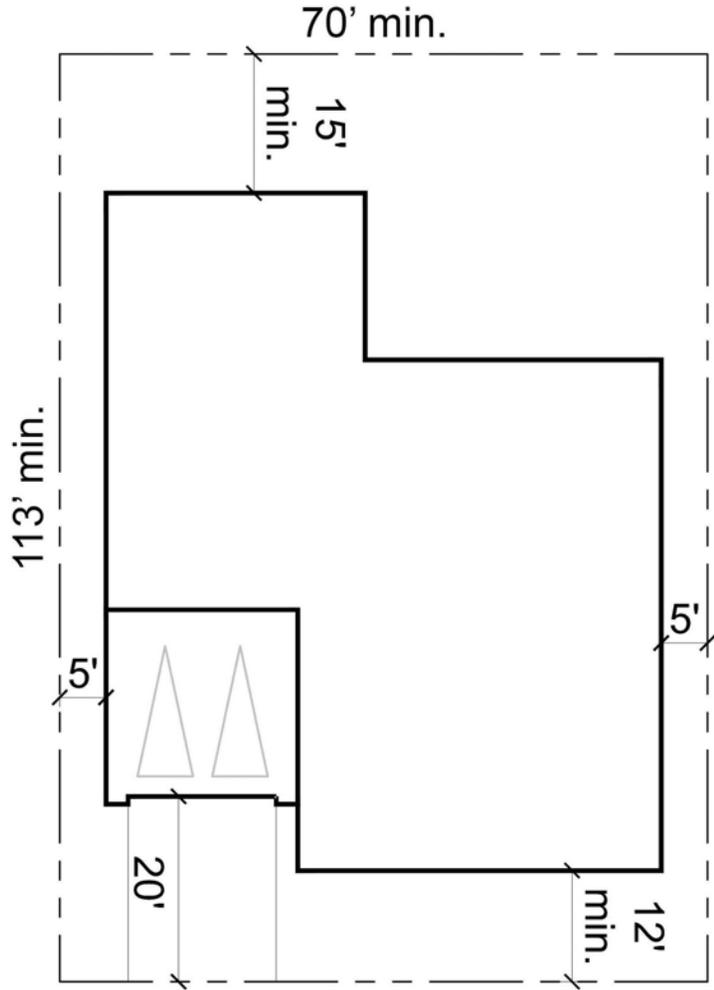
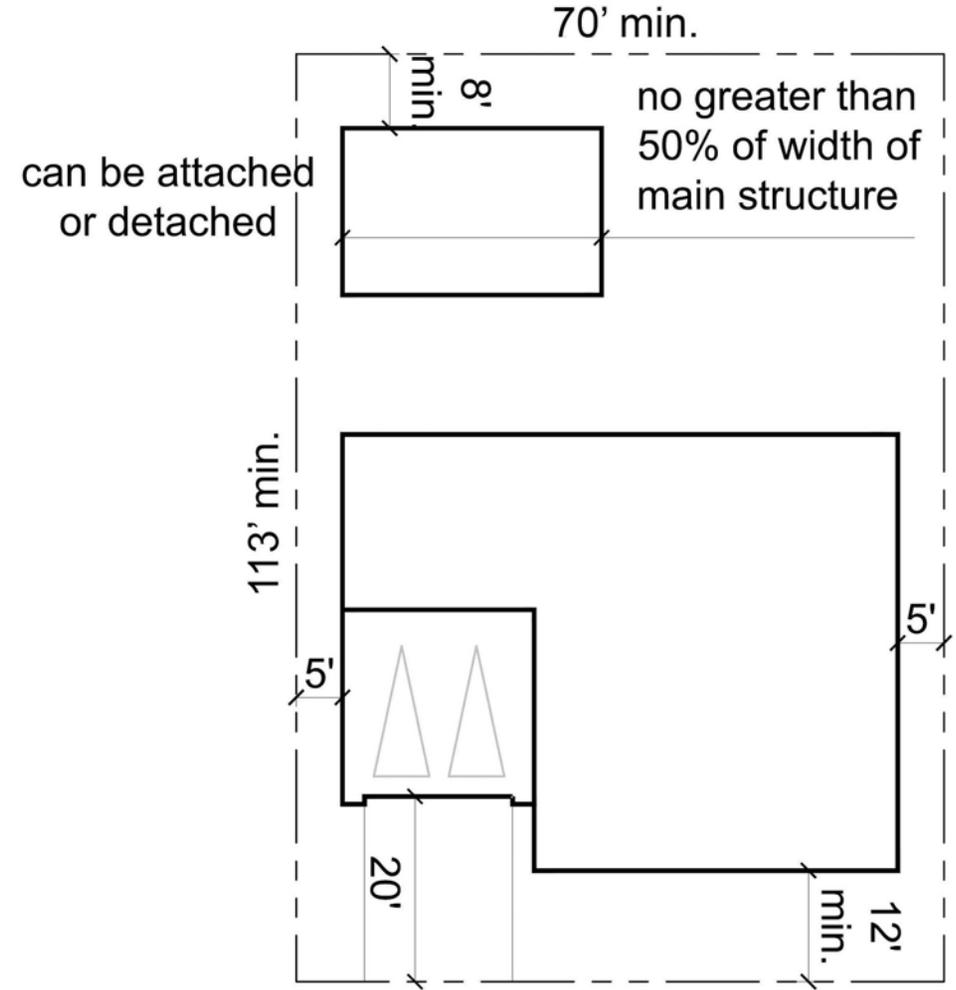


E:\PROJECTS\IPQ-08_ValianoMap\ENV\ER\Fig.1-7_Neighborhoods_2-3.indd IPQ-11 12/03/14-RK



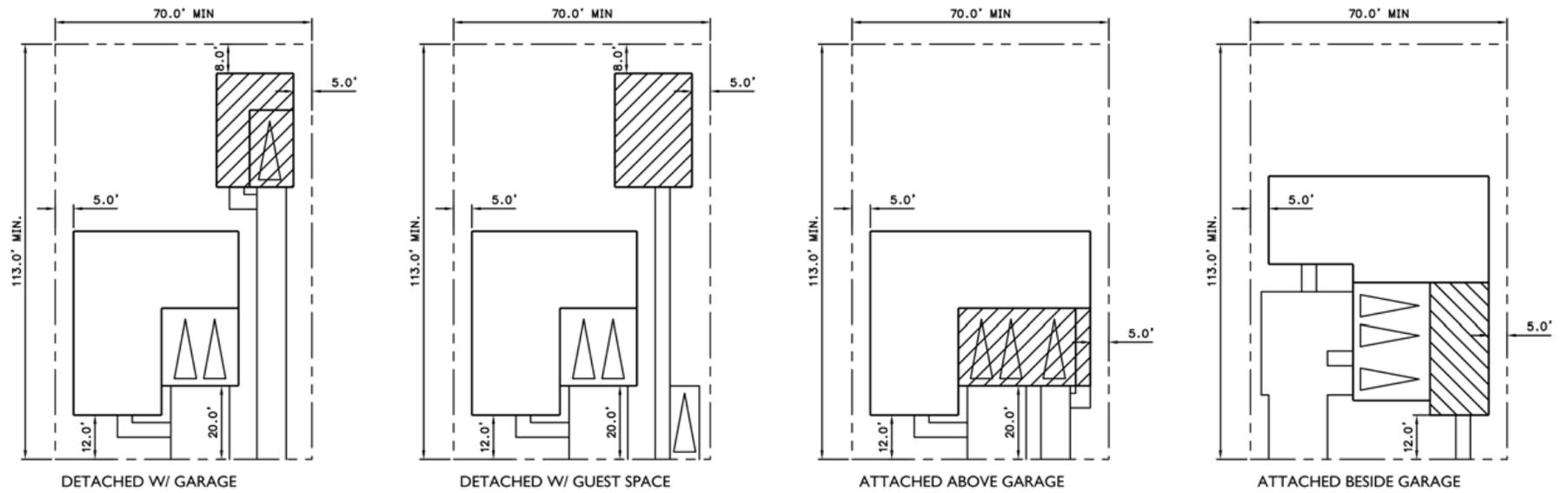
NEIGHBORHOODS 2 AND 3



**NEIGHBORHOODS 2 AND 3
SECONDARY UNIT SETBACK**

Source: Robert Hidey Architects

Neighborhoods 2 and 3 - Typical Lot Configuration

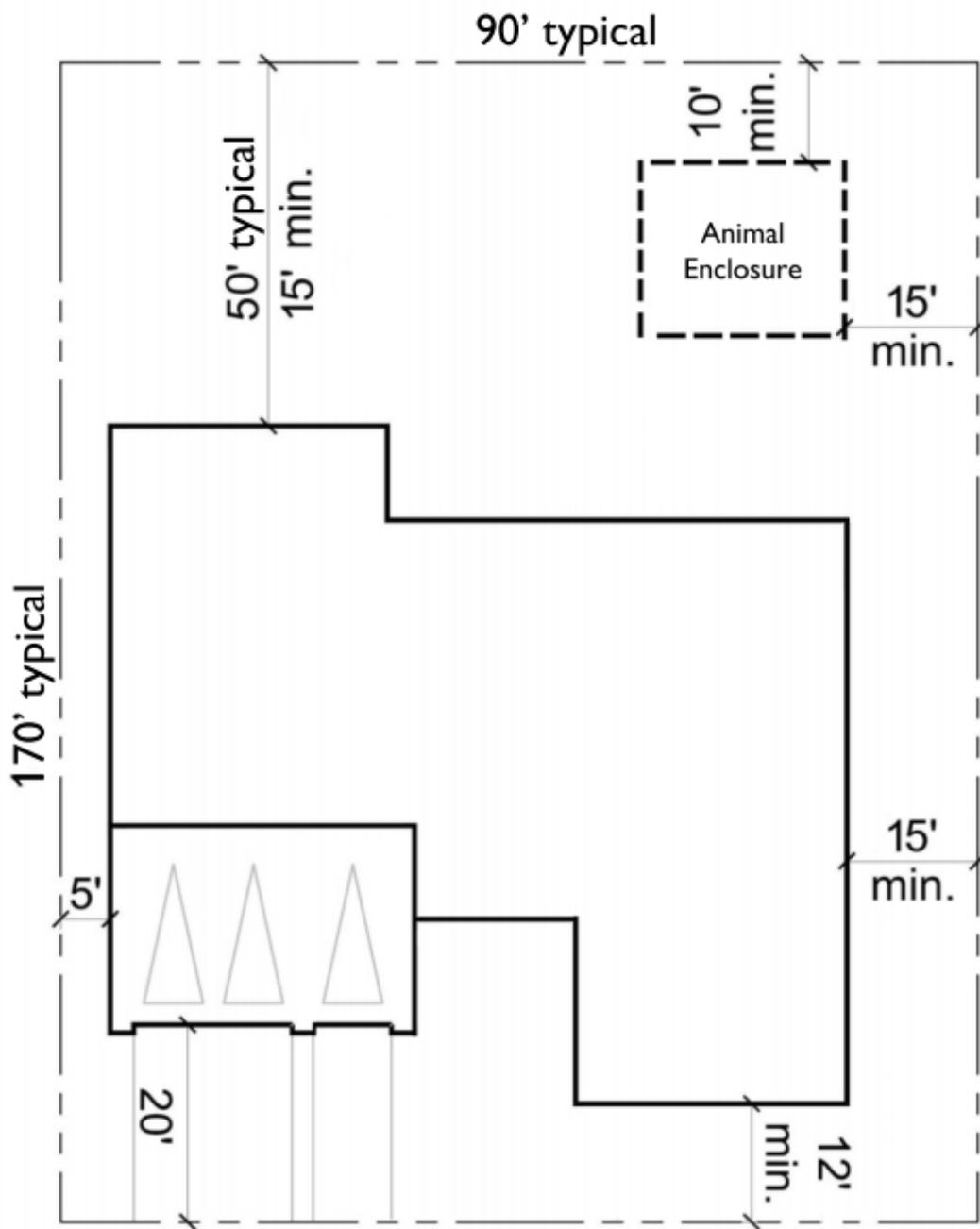


Source: Robert Hidey Architects

Examples of Second Unit Configurations

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Figure 1-8



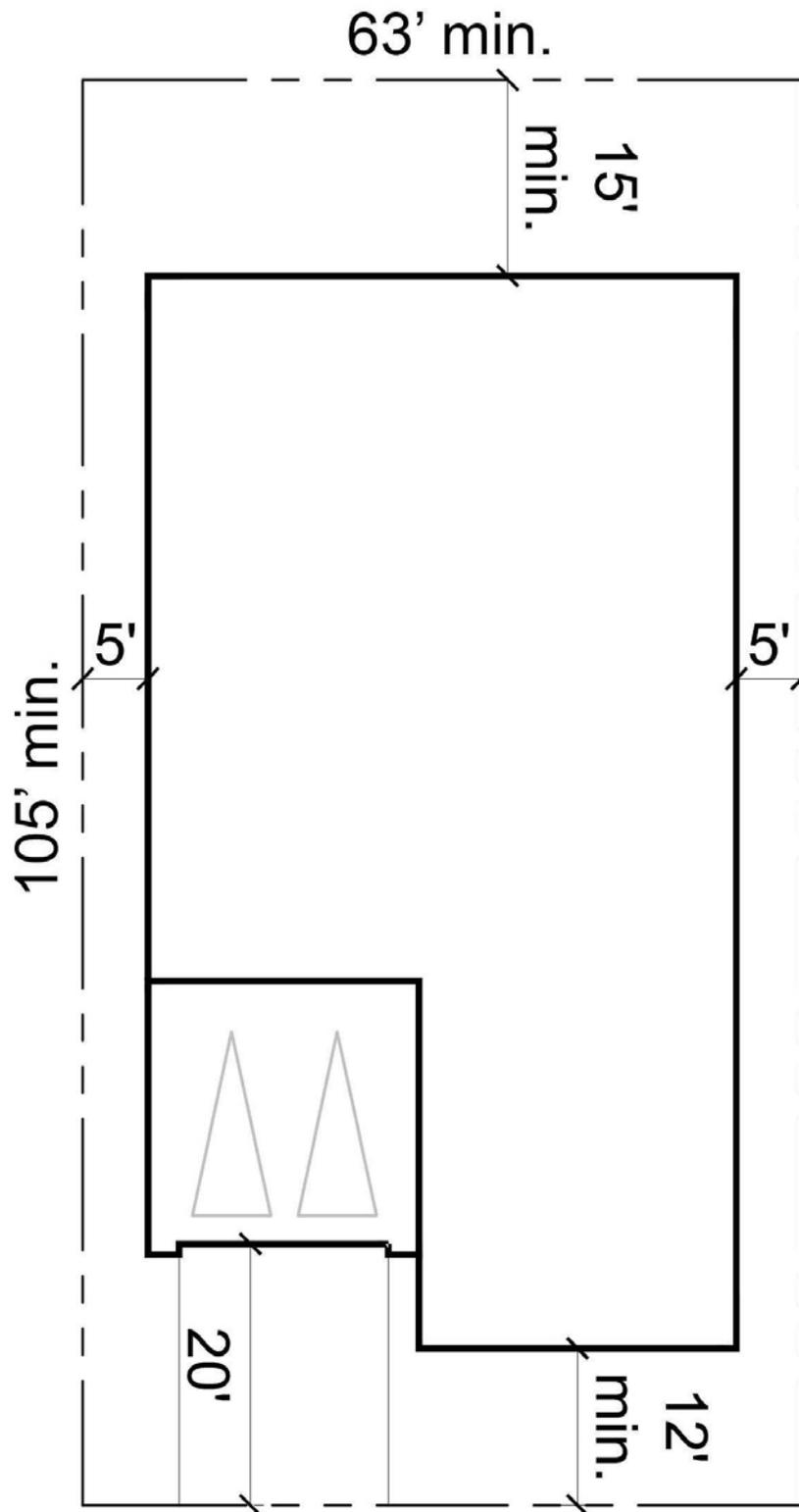
I:\PROJECTS\IPO\IPO-08_Valiano\Map\ENV\EIR\Fig_9_Neighborhood_3_5.mxd IPO-11 12/03/14-RRK

Source: Robert Hidey Architects

Neighborhoods 3 and 5 - Typical Lot Configuration

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Figure 1-9



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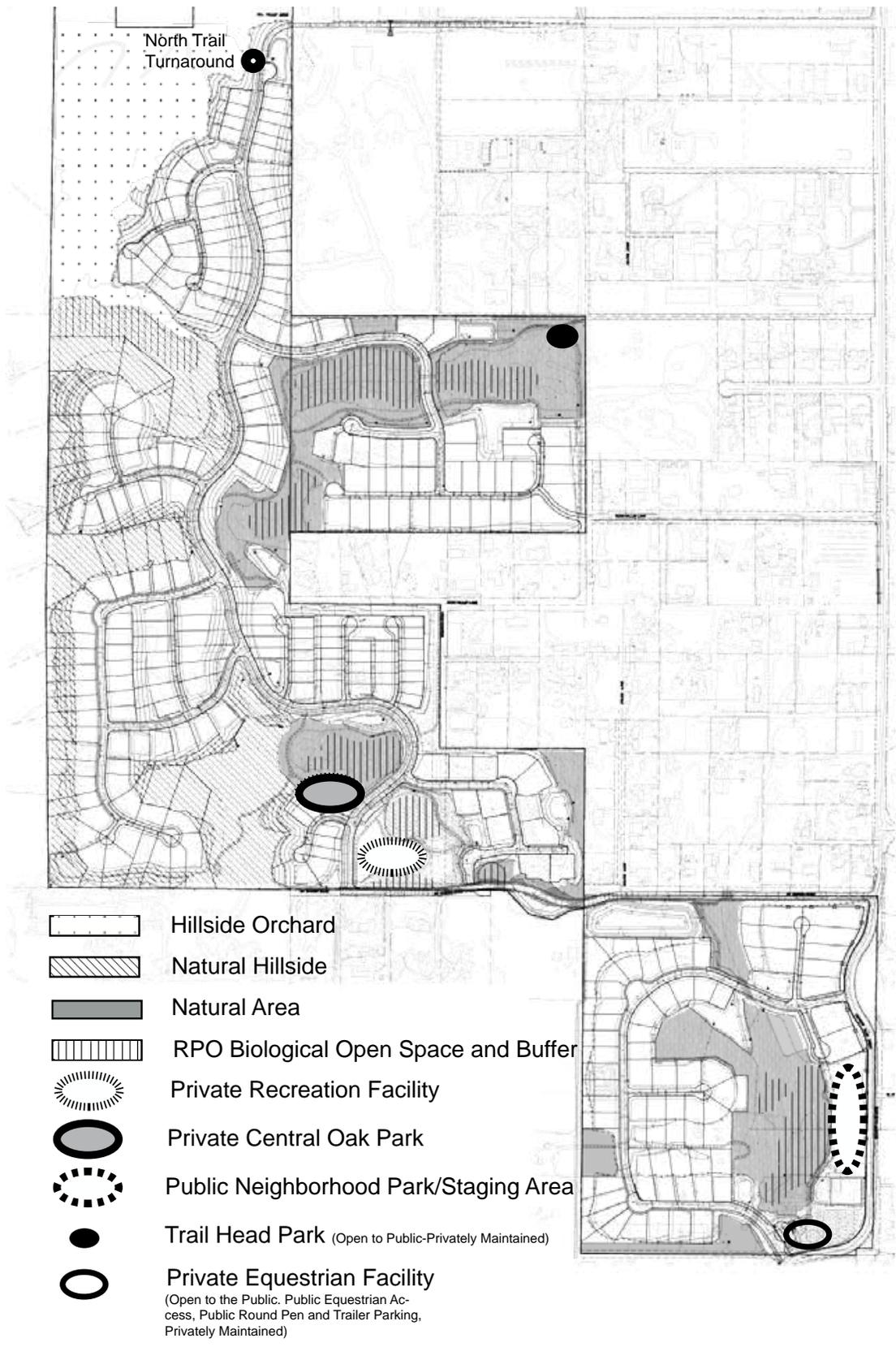
Source: Robert Hidey Architects

Neighborhood 4 - Typical Lot Configuration

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Figure 1-10

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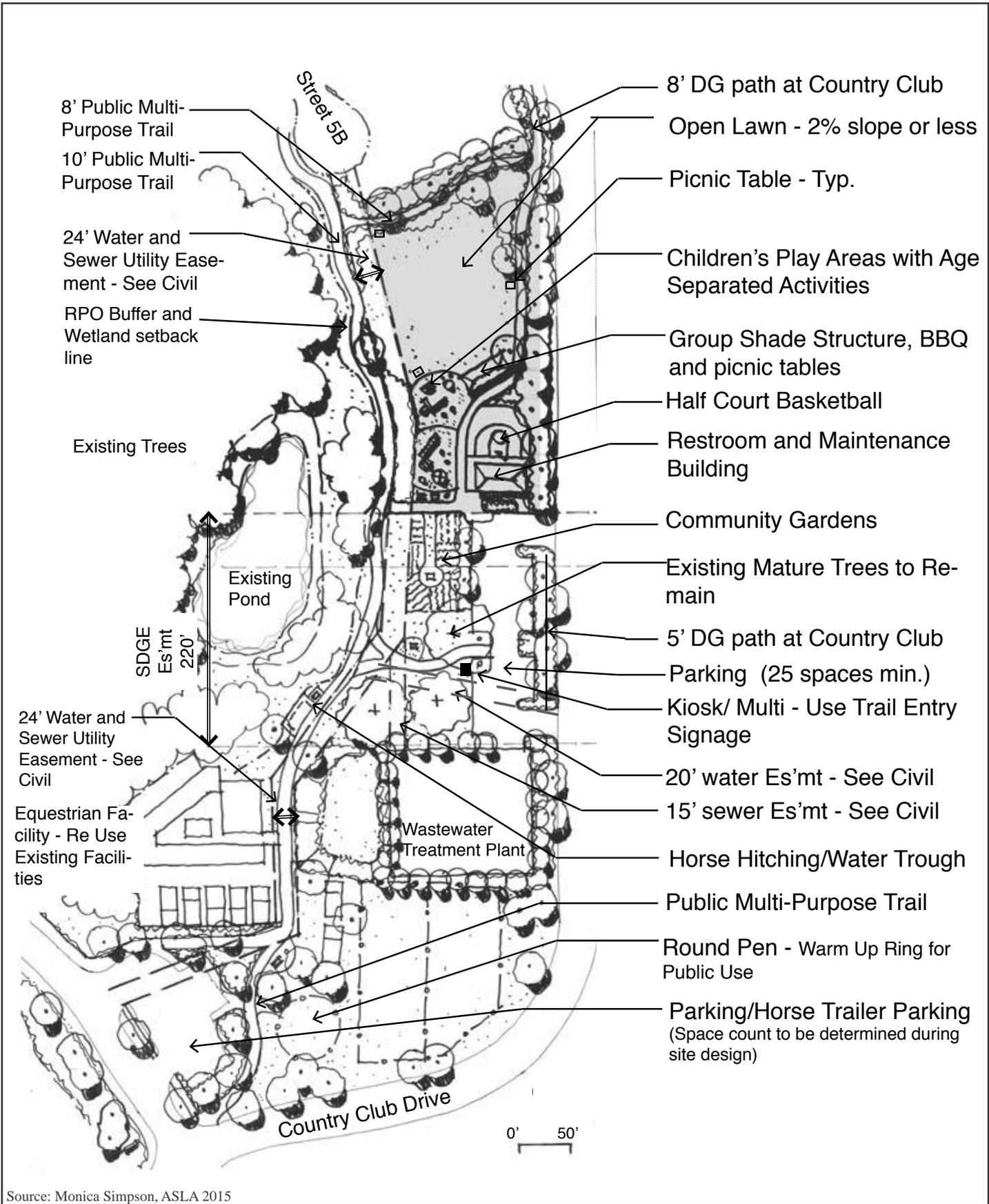
Not To Scale

Source: Monica Simpson, ASLA 2015

Open Space and Recreation

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Figure 1-11



F:\PROJECTS\I\PO\08_Valiano\Map\ENV\ER\Fig 1-12_PublicNPark.mxd IPQ-11 03/17/15-RK

Source: Monica Simpson, ASLA 2015

Public Neighborhood Park Concept Plan

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Figure 1-12

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LIMITED BUILDING ZONE

RPO STEEP SLOPE EASEMENT

RPO STEEP SLOPE EASEMENT

RPO STEEP SLOPE EASEMENT

LIMITED BUILDING ZONE

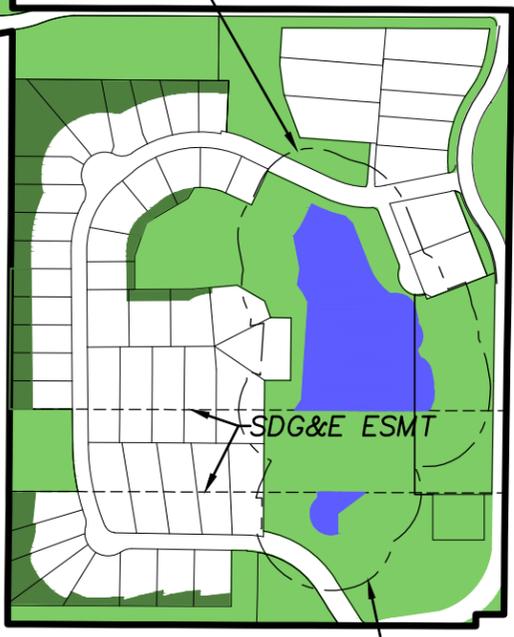
LIMITED BUILDING ZONE

LIMITED BUILDING ZONE

LIMITED BUILDING ZONE

LEGEND

BIOLOGICAL OPEN SPACE	28.2 ACRES	11.8%	
AGRICULTURAL EASEMENT	36.5 ACRES	15.3%	
COMMON AREAS	56.4 ACRES	23.6%	
LANDSCAPE EASEMENTS	25.4 ACRES	10.6%	
TOTAL OPEN SPACE	146.5 ACRES	61.3%	
DEVELOPED AREA	92.3 ACRES	38.7%	
TOTAL PROJECT AREA	238.8 ACRES		

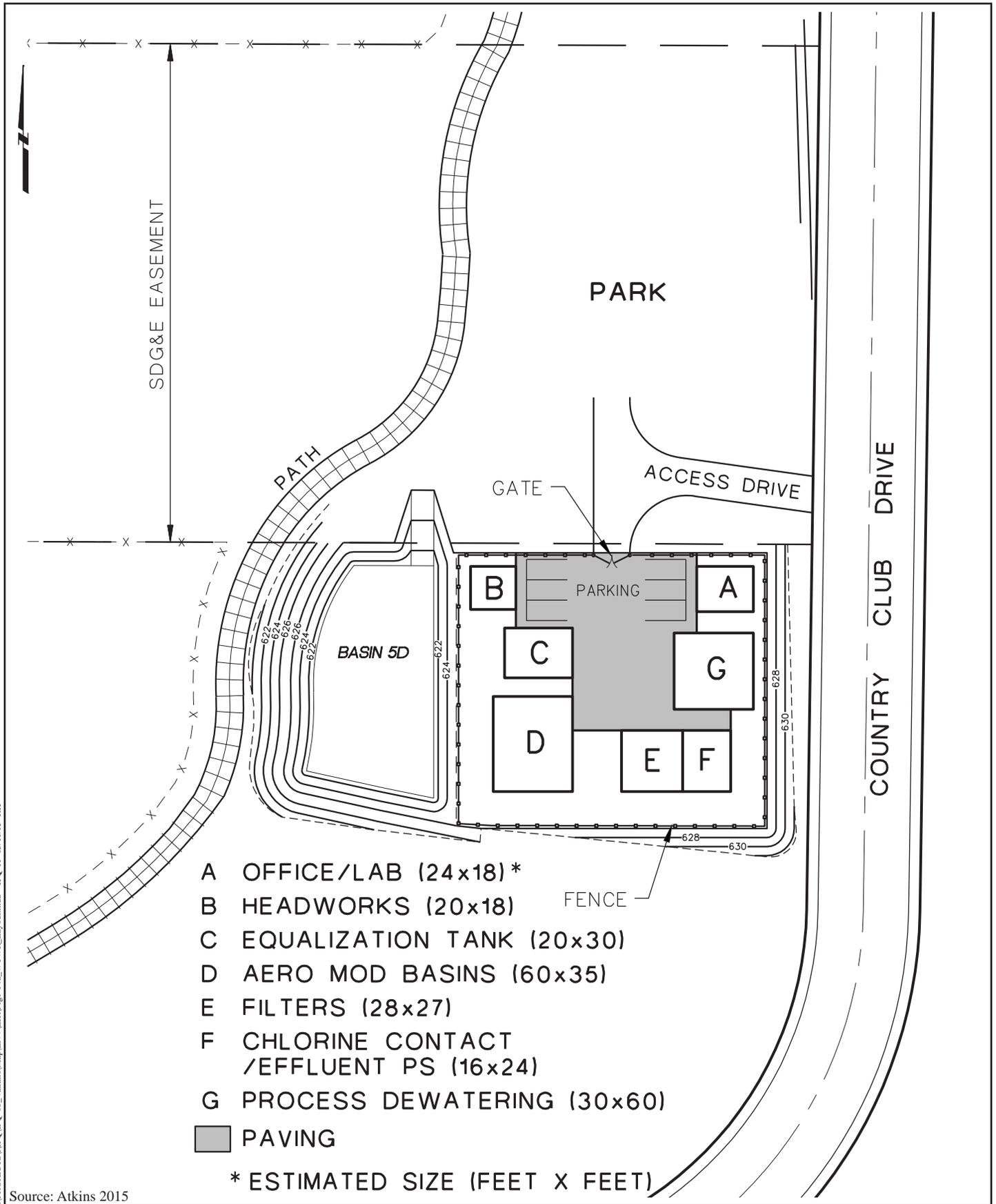


LIMITED BUILDING ZONE

Source: Fuscoe Engineering 2015

Open Space Areas

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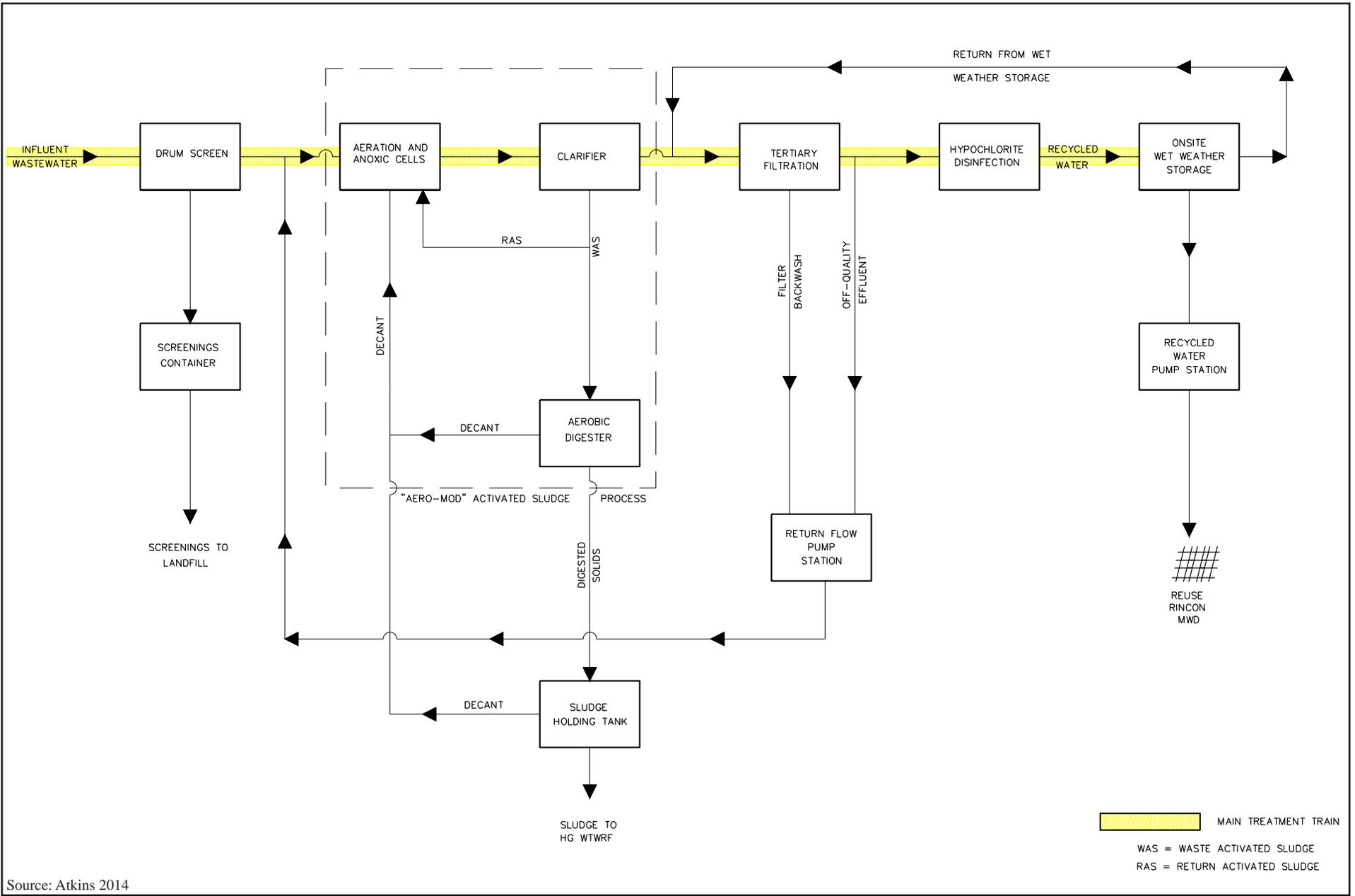
Wastewater Treatment and Water Reclamation Facility Layout

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Figure 1-14a

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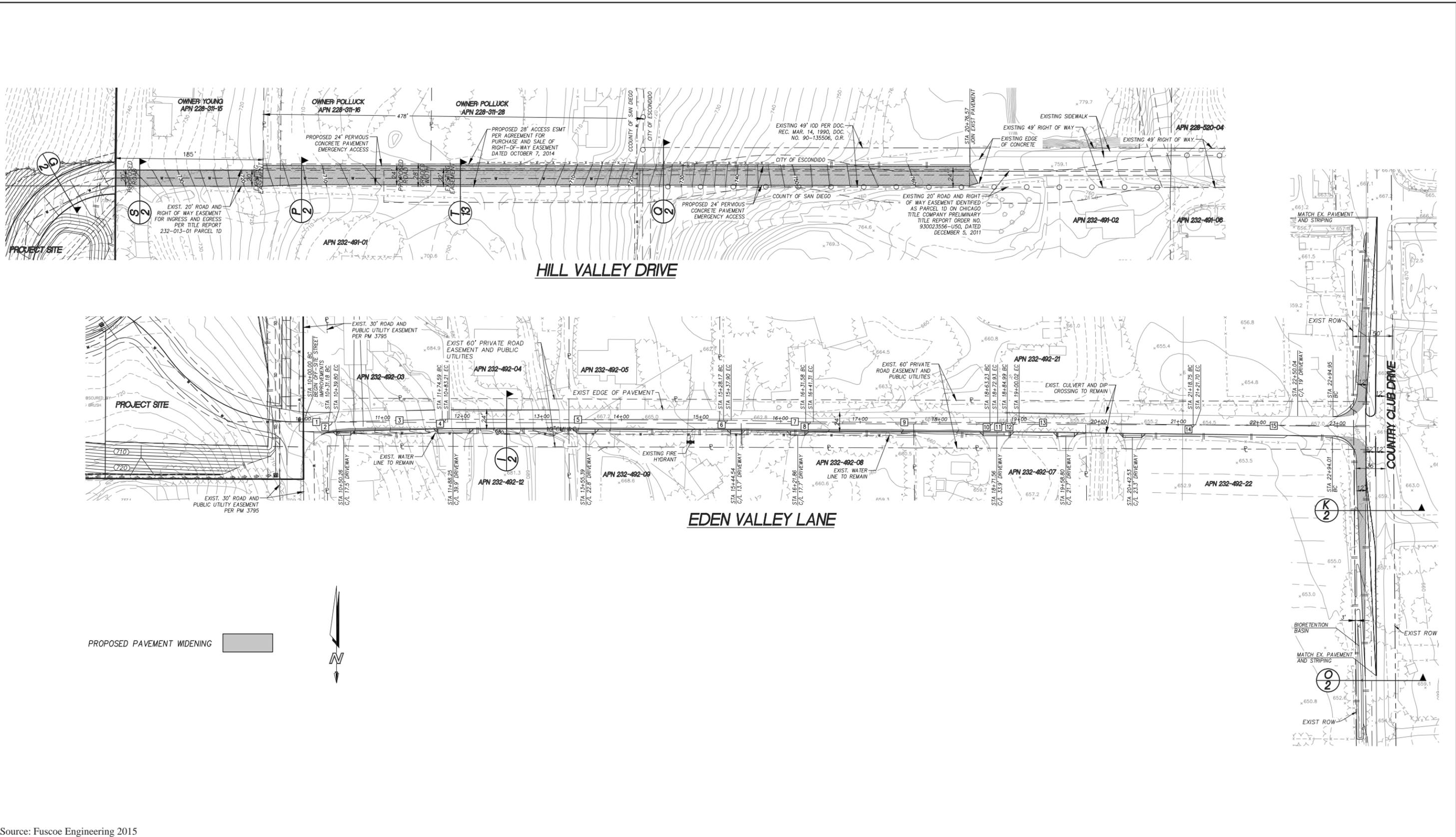
Source: Atkins 2014



Wastewater Treatment and Water Reclamation Facility Process Schematic

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Figure 1-14b



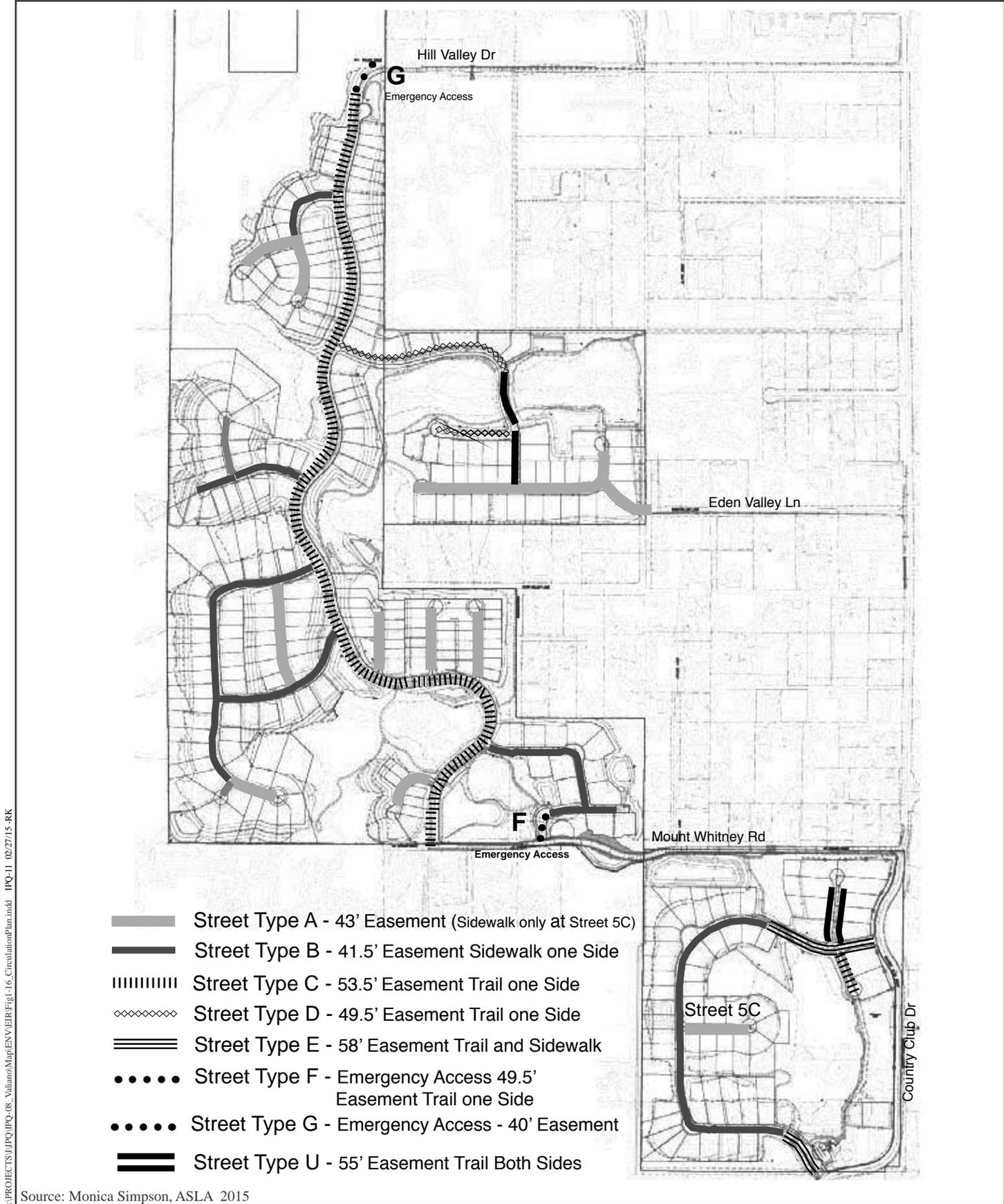
L:\PROJECTS\1\IPQ\IPQ-08_ValianoMap\ENV\ER\Fig-1-15a_OffSiteRoadImprovements.mxd IPQ-11_030515 -RK

Source: Fuscoe Engineering 2015

Off-site Road Improvements

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Figure 1-15a



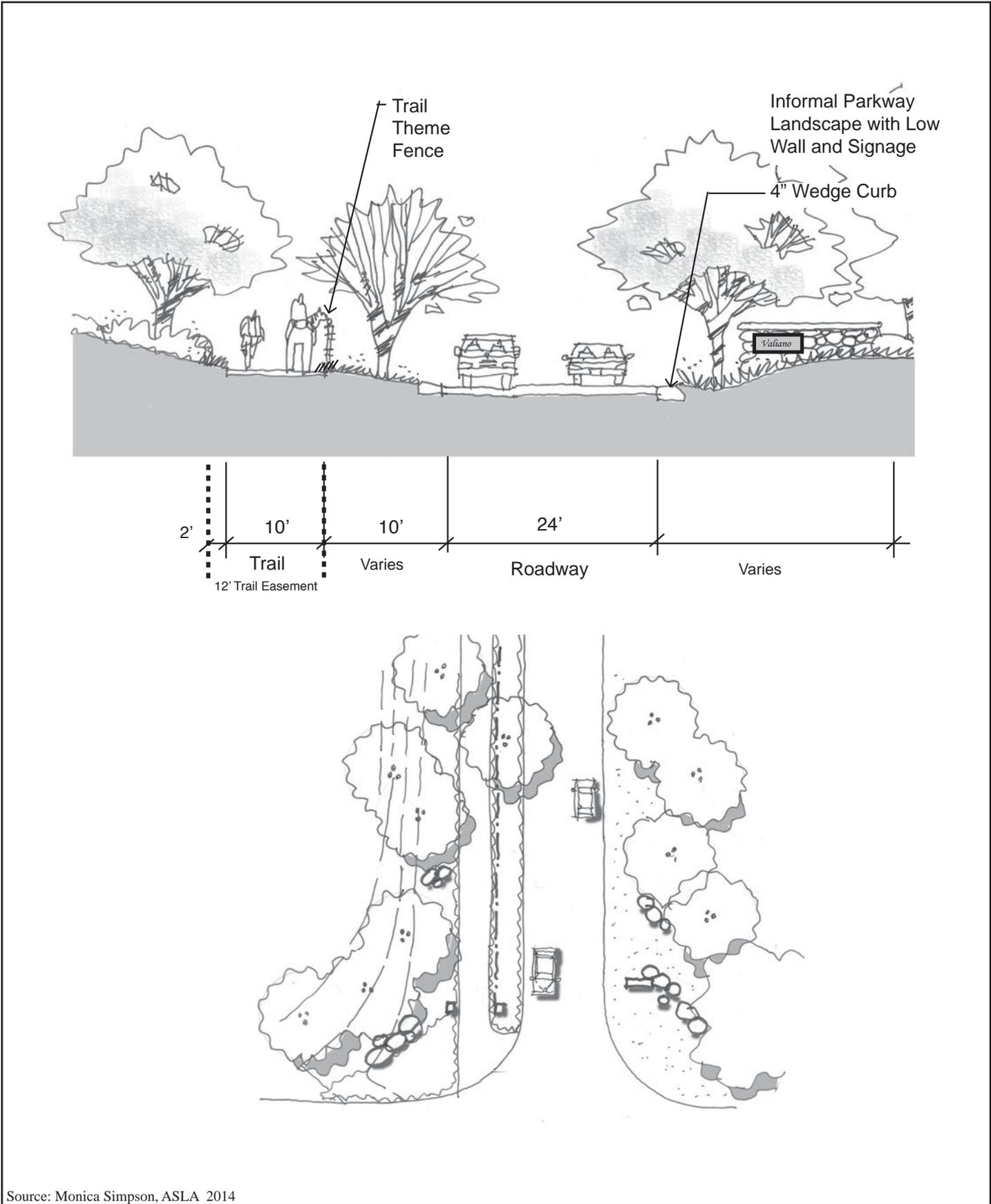
E:\PROJECTS\I\PO\08_Valiano\Map\ENV\EIR\Fig-16_CirculationPlan.mxd IPQ-11 02/27/15-RK

Source: Monica Simpson, ASLA 2015

Circulation Plan

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Figure 1-16



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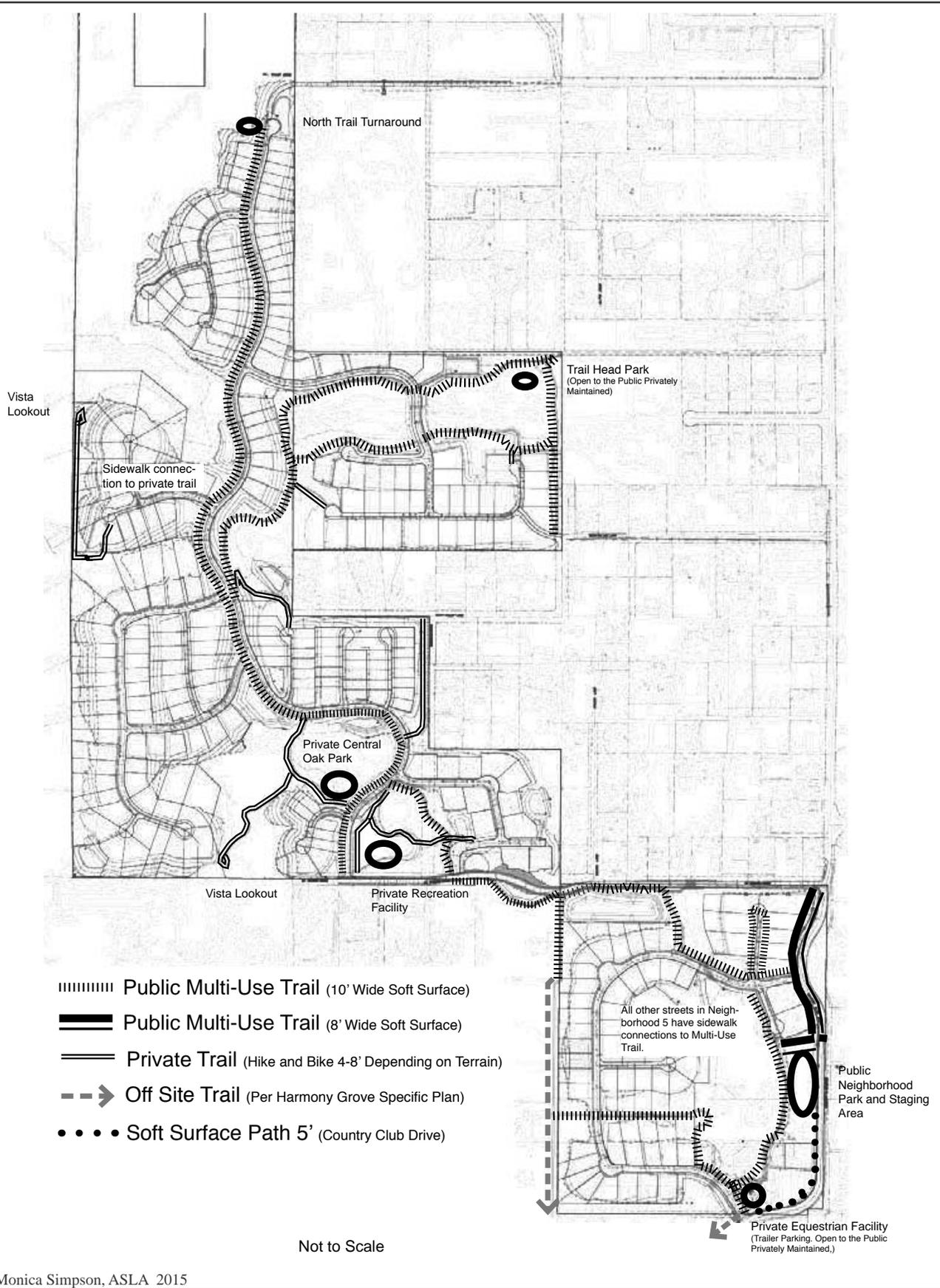
Source: Monica Simpson, ASLA 2014

Entry Concept

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Figure 1-17

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- ||||| Public Multi-Use Trail (10' Wide Soft Surface)
- ==== Public Multi-Use Trail (8' Wide Soft Surface)
- ==== Private Trail (Hike and Bike 4-8' Depending on Terrain)
- > Off Site Trail (Per Harmony Grove Specific Plan)
- Soft Surface Path 5' (Country Club Drive)

Conceptual Trail Plan

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Figure 1-18