

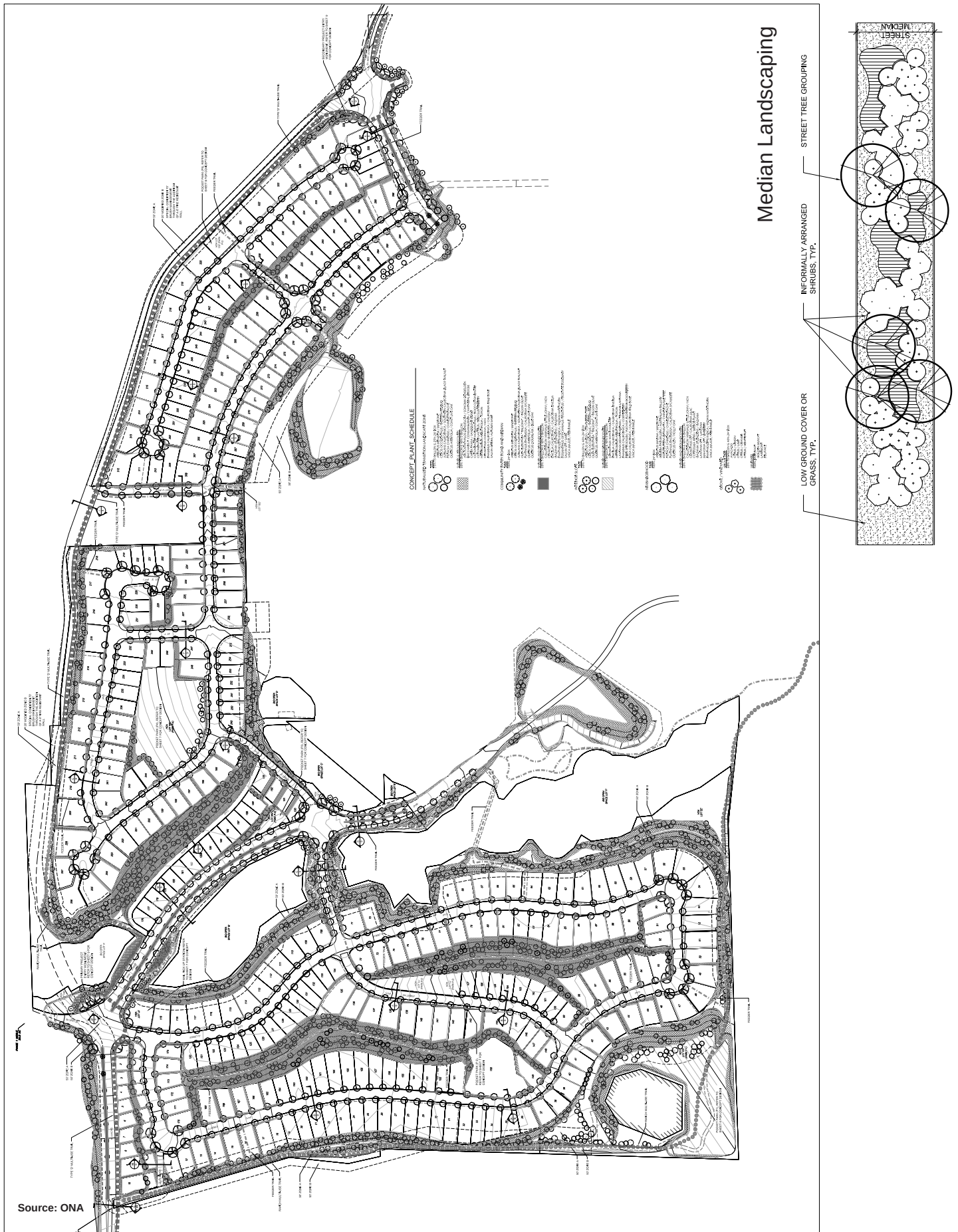
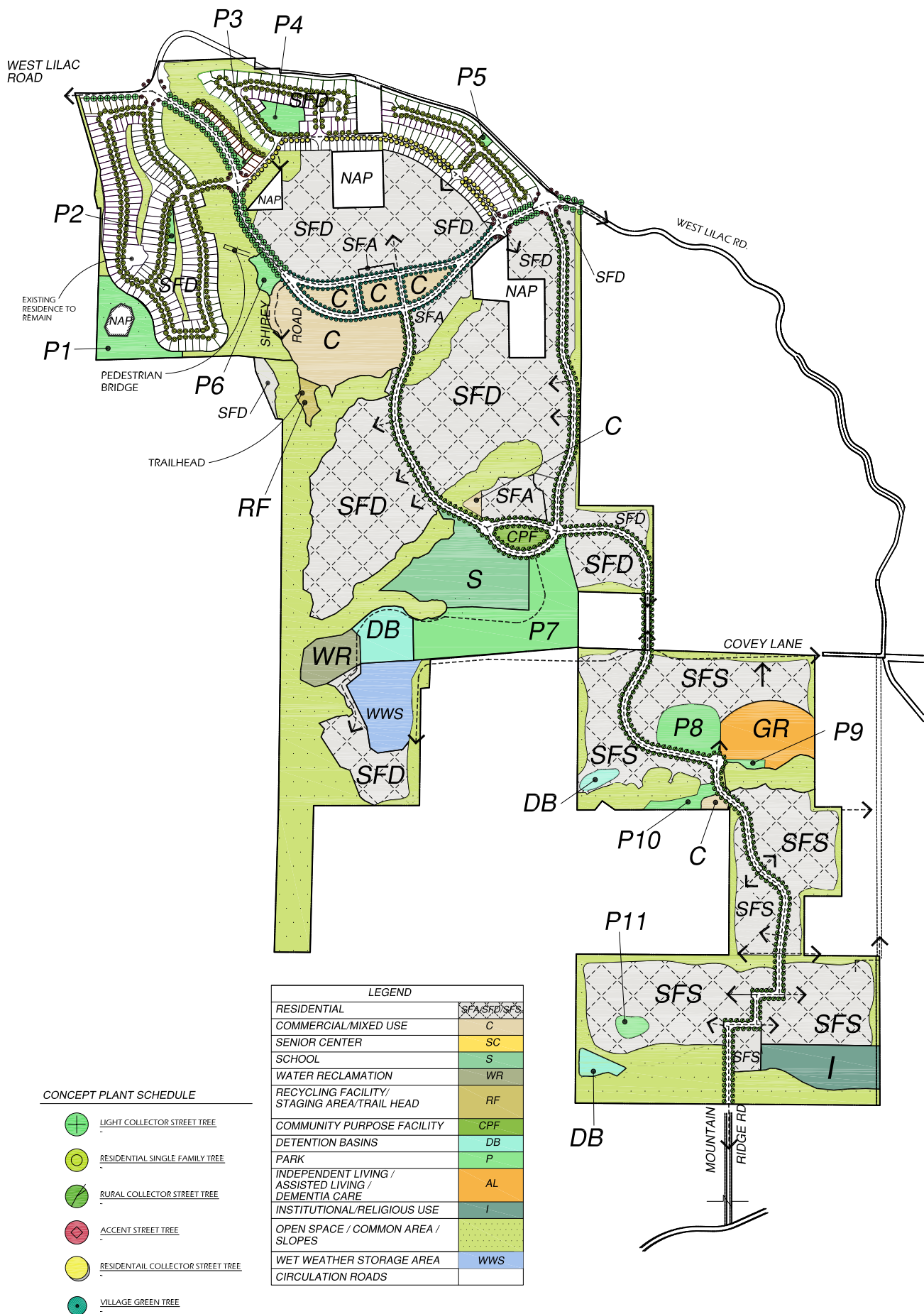


FIGURE 11

Landscape Concept Plan
Implementing Tentative Map



Source: ONA

FIGURE 12
Landscape Concept Plan

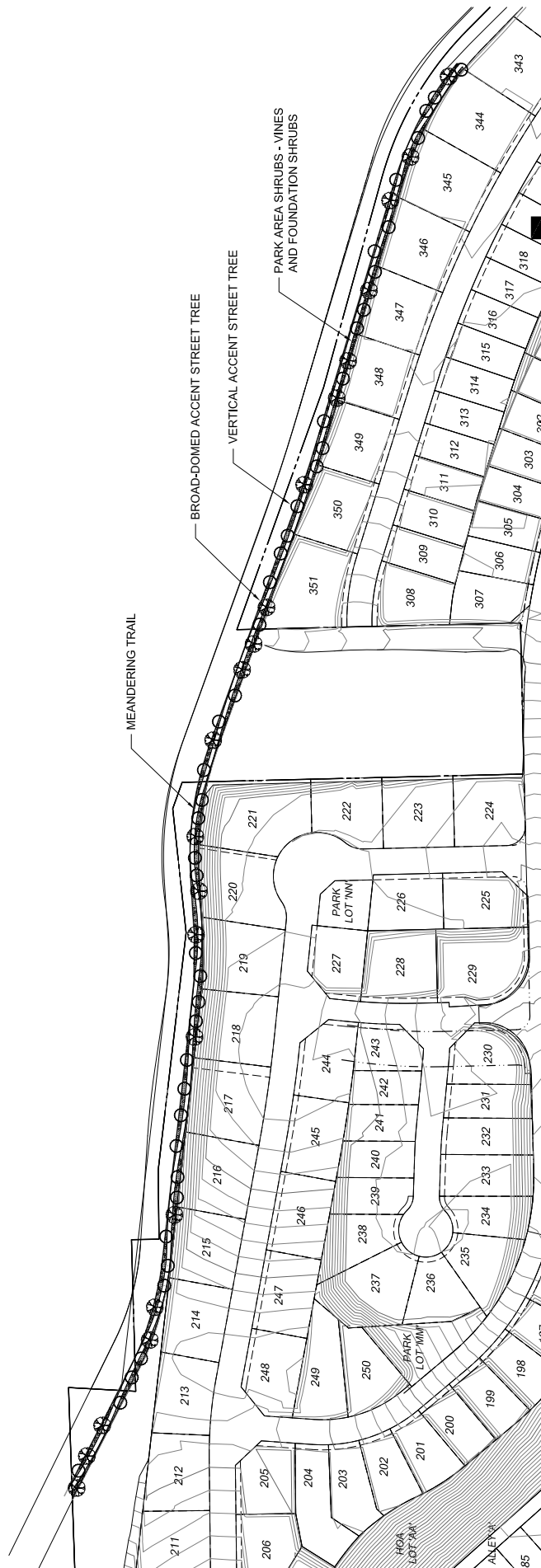
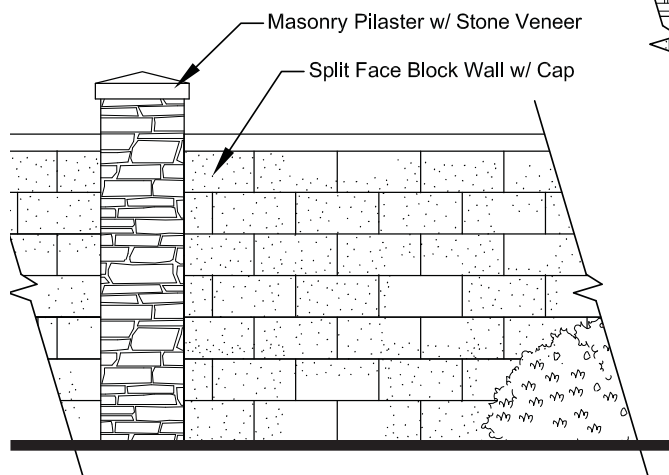
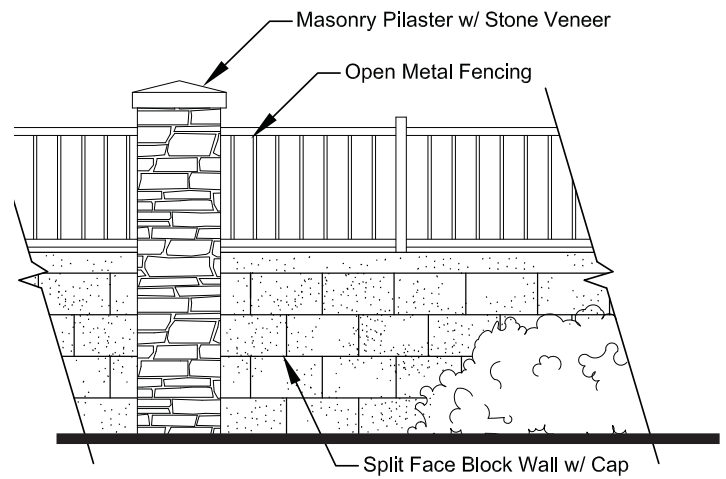


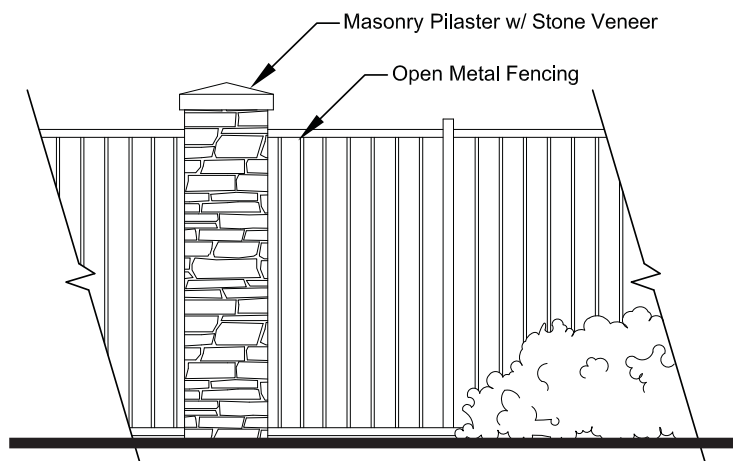
FIGURE 13
 West Lilac Road Corridor Landscape Concept Plan



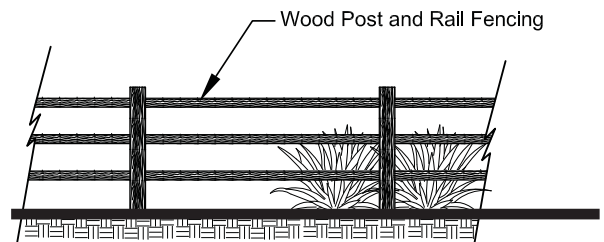
Masonry Project Theme Wall
no scale



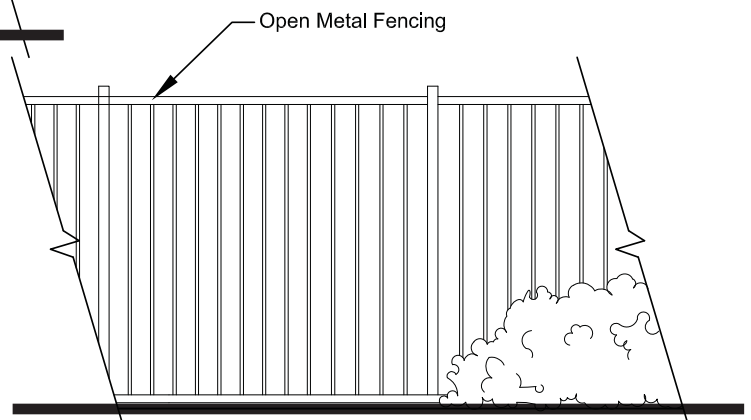
Masonry Wall w/ Open Metal Fencing Above
no scale



Open View Fence
no scale



Wood Post & Rail Fencing
no scale



Open View Fencing
no scale

Source: ONA



Water Reclamation Plant
Operations / Headworks Building



Water Reclamation Plant
Process Control / Dewatering Building

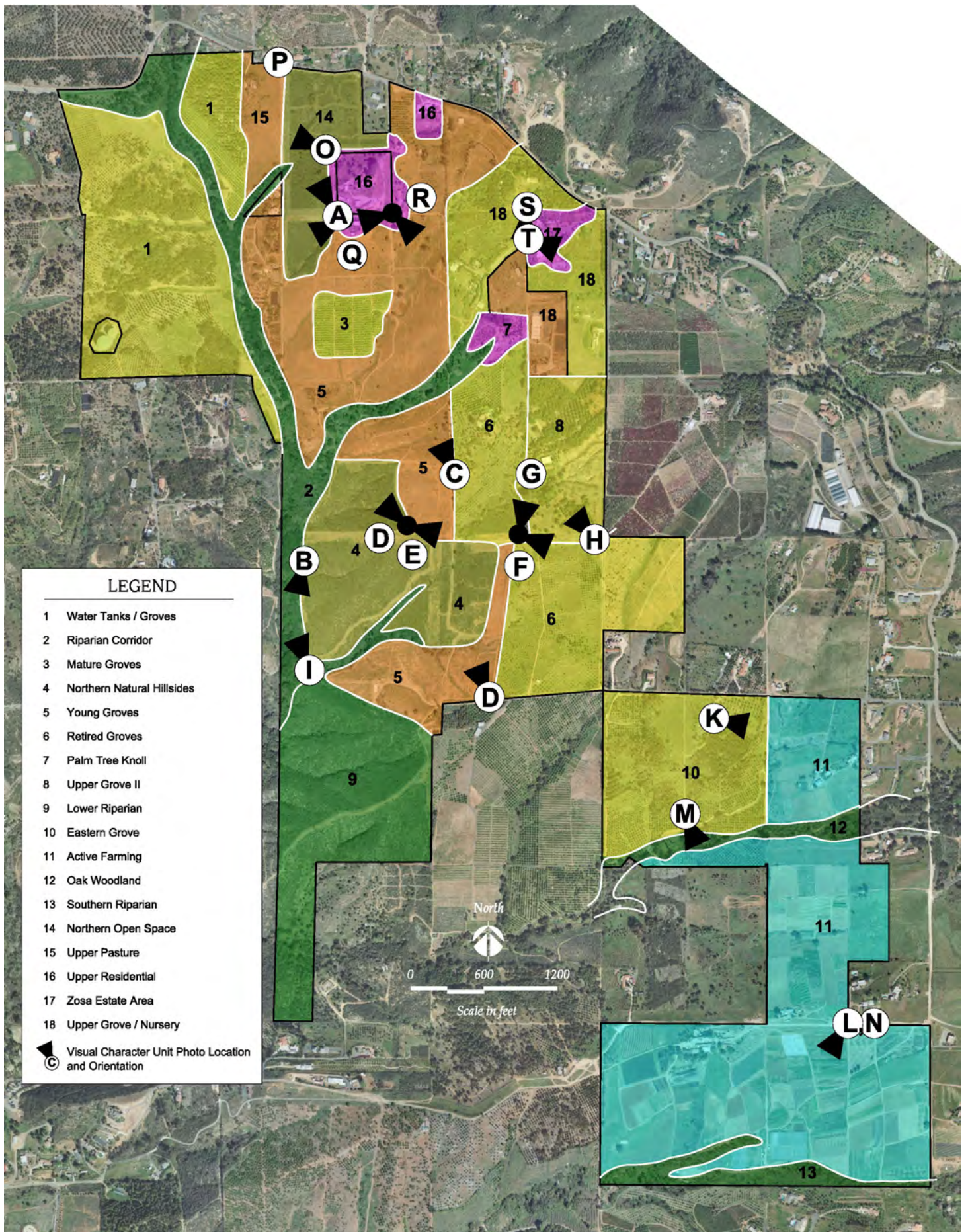


FIGURE 16
Visual Character Units



Photo A
Unit 1 : Water Tower/Upper Groves



Photo B
Unit 2 : Riparian Zone



Photo C
Unit 3 : Mature Groves



Photo D
Unit 4 : Northern Natural Hillside



Photo E
Unit 5 : Young Groves



Photo F
Unit 6 : Retired Groves



Photo G
Unit 7 : Palm Knoll



Photo H
Unit 8 : Upper Grove II



Photo I
Unit 9 : Lower Riparian



Photo J
Unit 10 : Eastern Grove



Photo K
Unit 11 : Active Farming



Photo L
Unit 12 : Active Farming II



Photo M
Unit 12 : Oak Woodland



Photo N
Unit 13 : Southern Riparian



Photo O
Unit 14 : Northern Open Space



Photo P
Unit 15 : Upper Pasture



Photo Q
Unit 16 : Upper Residential



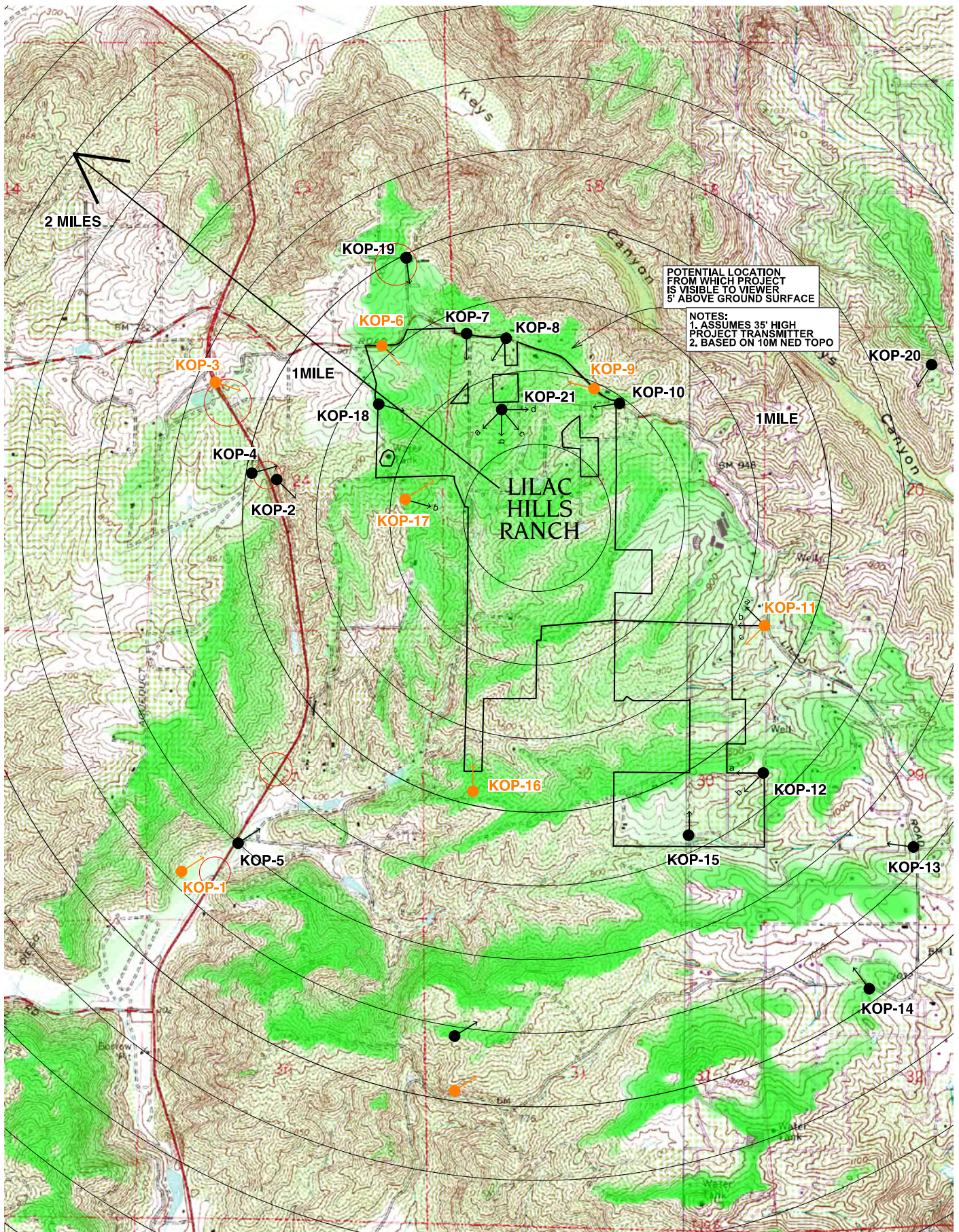
Photo R
Unit 16 : Upper Residential



Photo S
Unit 17 : Zosa Estate Area

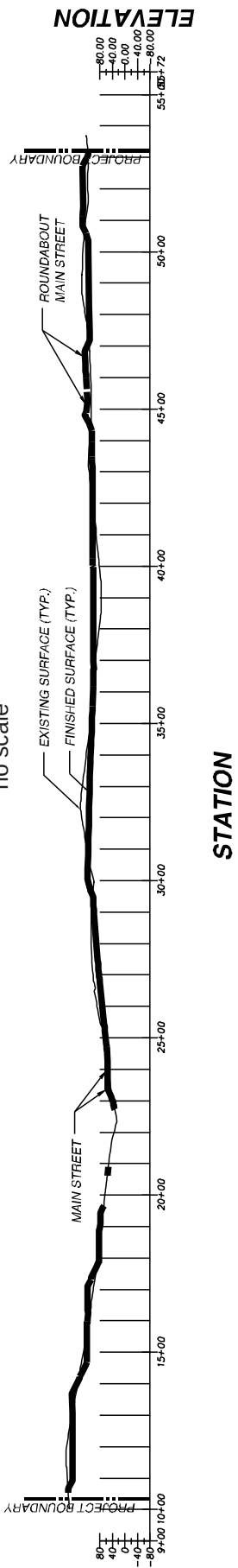


Photo T
Unit 18 : Upper Grove/Nursery



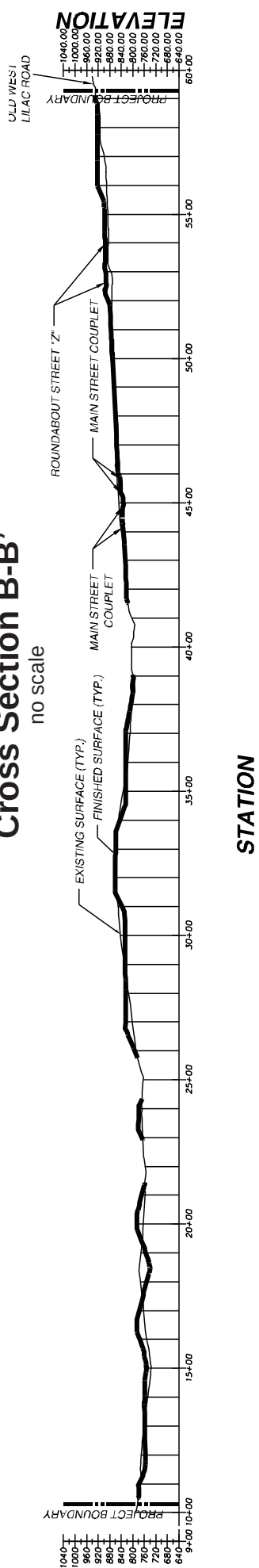
Cross Section A-A'

no scale



Cross Section B-B'

no scale



Cross Section C-C'

no scale

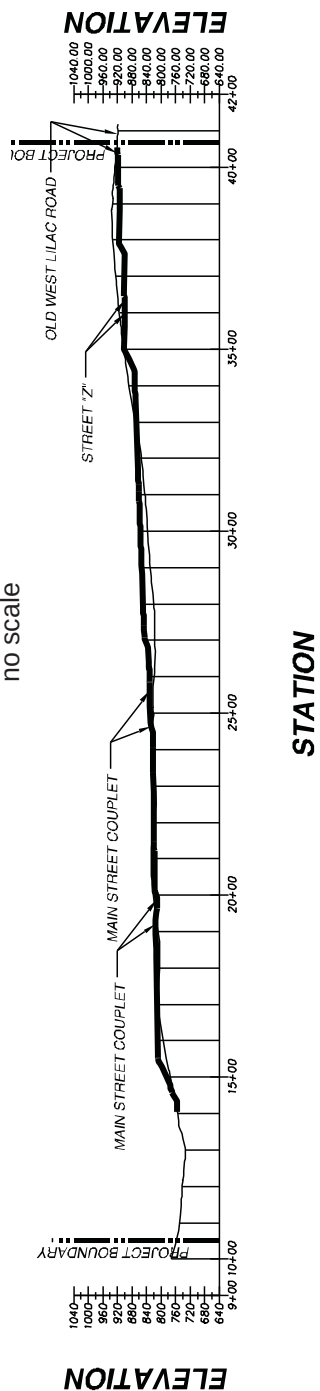
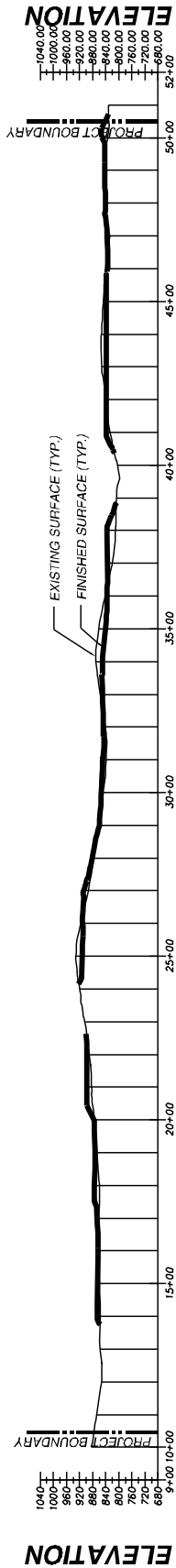


FIGURE 22
 Project Cross Sections

Cross Section D-D'

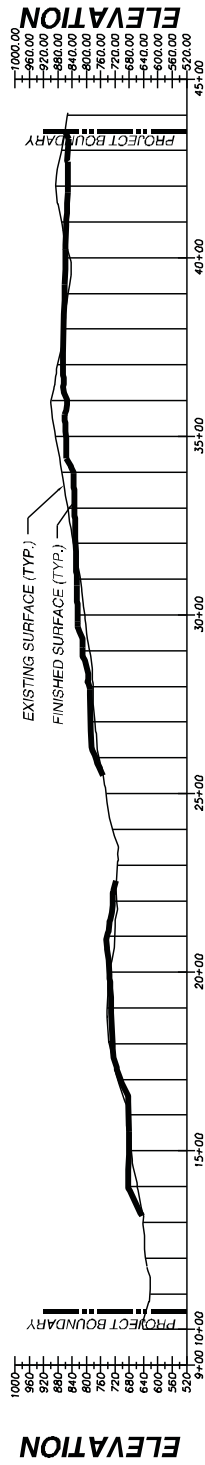
no scale



STATION

Cross Section E-E'

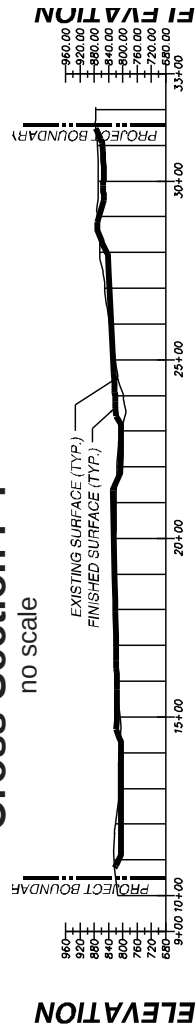
no scale



STATION

Cross Section F-F'

no scale



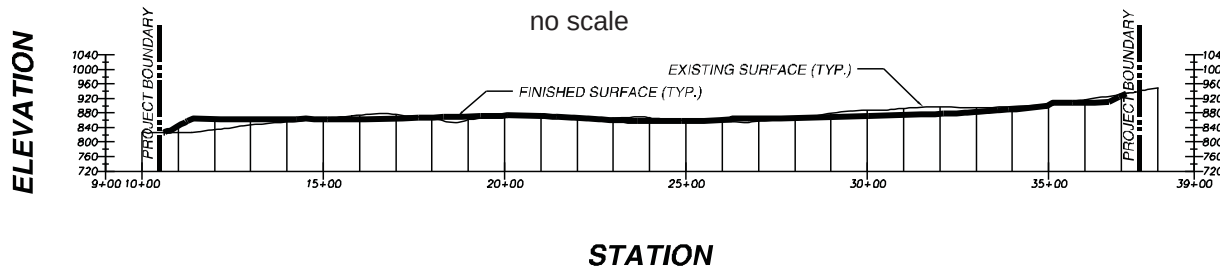
STATION

FIGURE 23

 Project Cross Sections

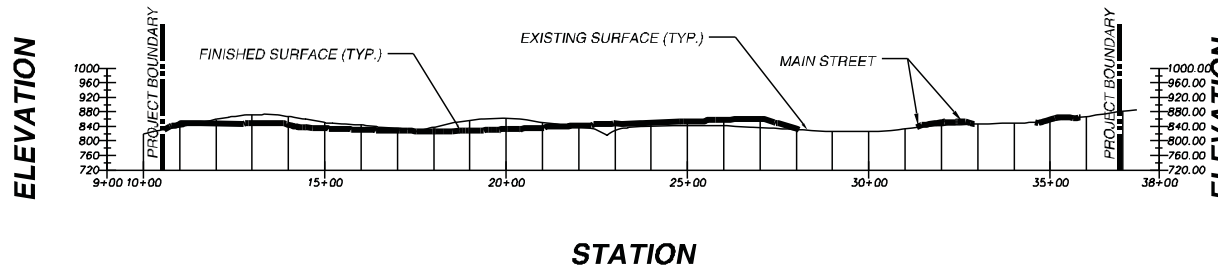
Cross Section G-G'

no scale



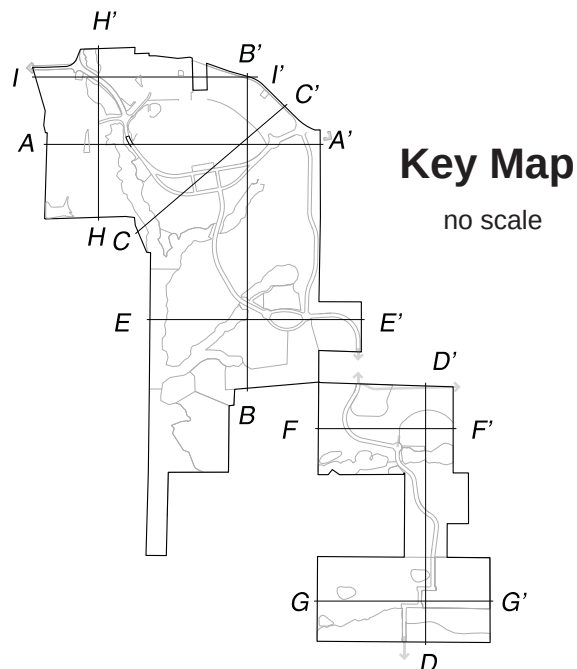
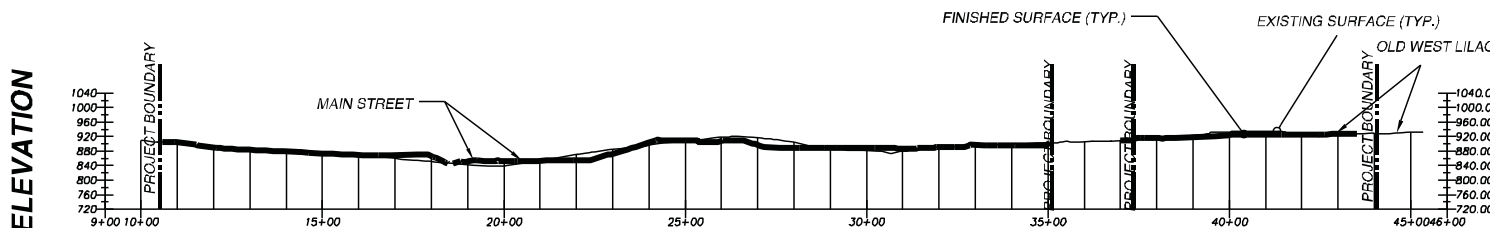
Cross Section H-H'

no scale



Cross Section I-I'

no scale



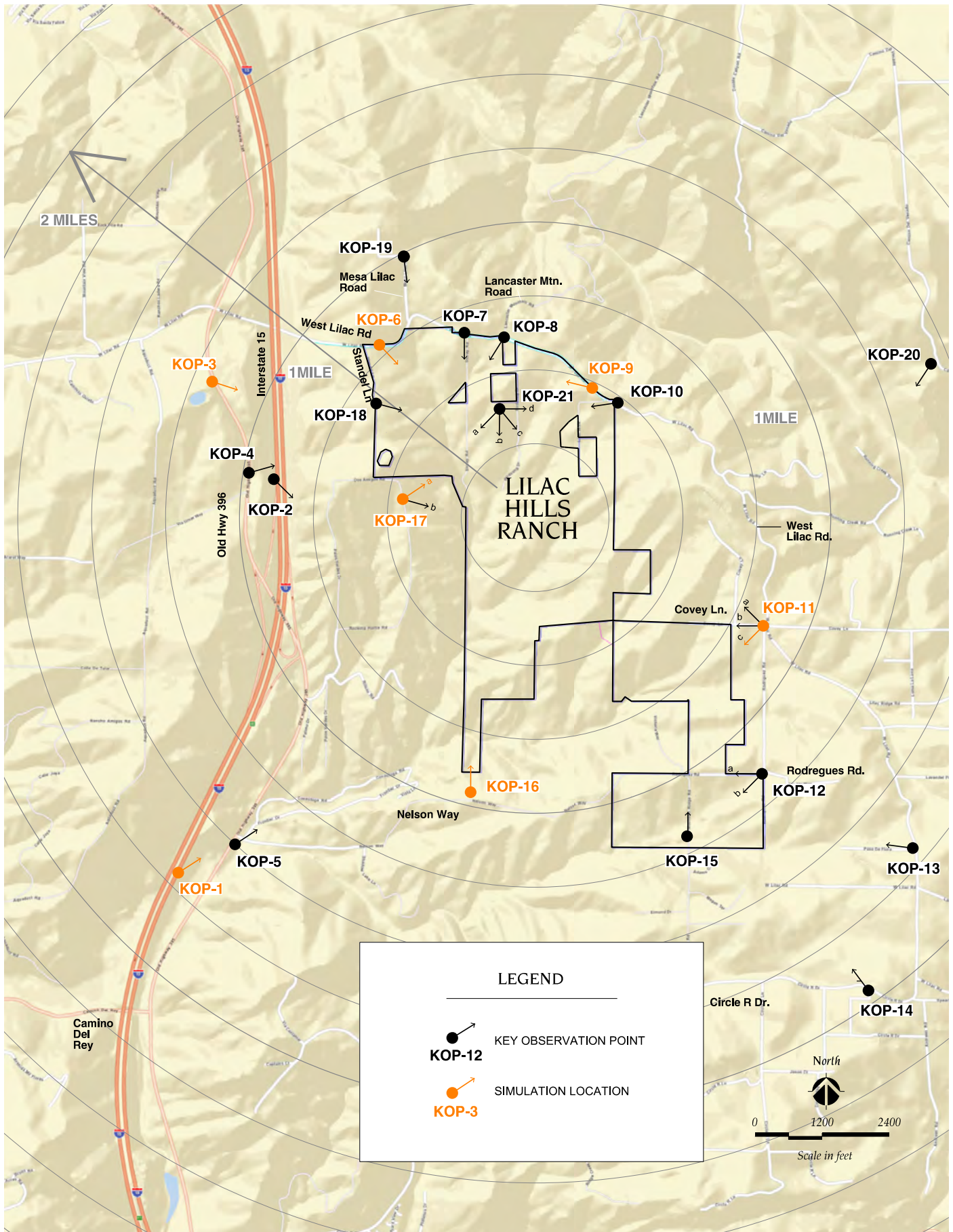


FIGURE 25
Key Observation Points



Existing Condition

KOP 1 - Zoomed view from a location on Interstate 15 looking northeast from a location approximately .6 miles from Project.



Proposed Condition

Note: This simulation represents approximate project conditions based on information available at time of study.



KOP 2 - View from a location on Interstate 15 looking southeast from a location approximately .4 miles from Project.

Existing Condition

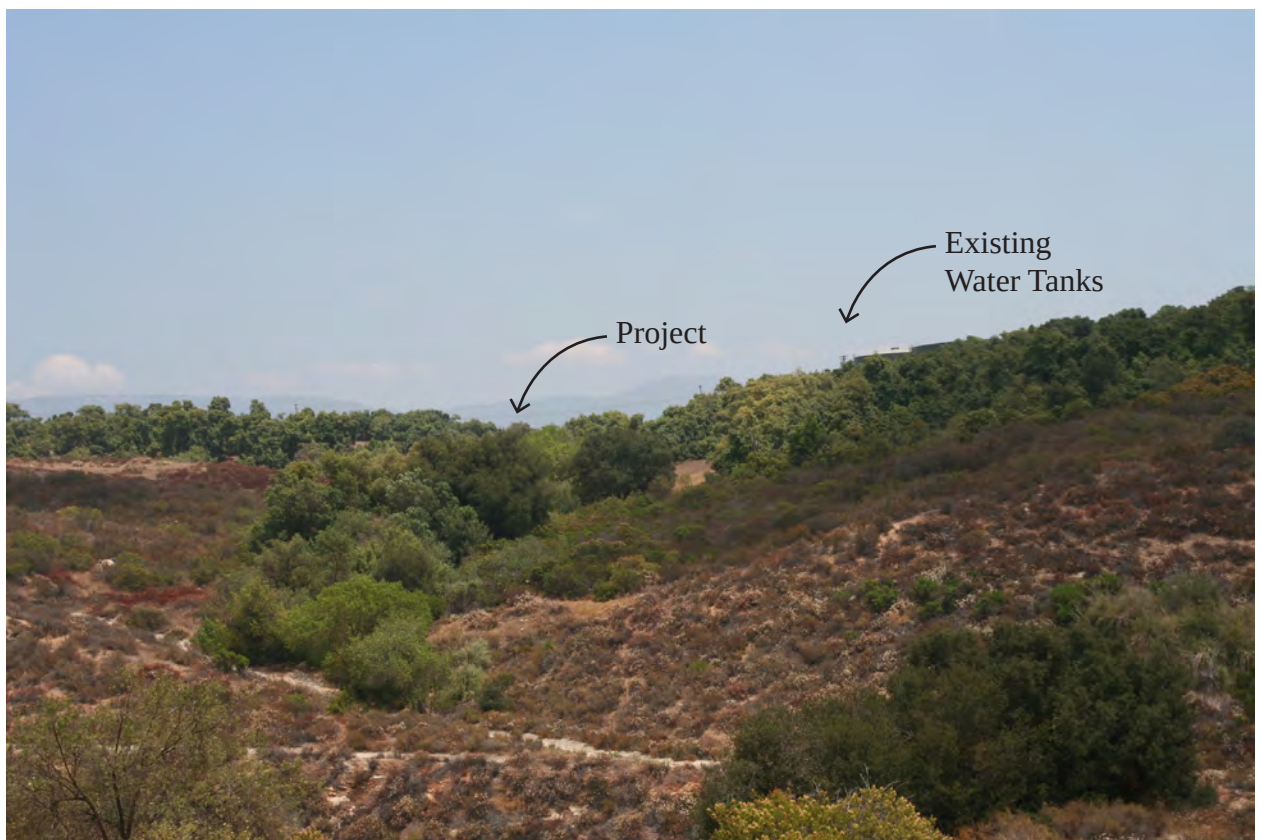


KOP 3 - Zoomed view from a location on Old Highway 395 looking southeast from a location approximately .5 miles from Project.

Proposed Condition



Note: This simulation represents approximate project conditions based on information available at time of study.



KOP 4 - View from Old Highway 395 looking northeast from a location approximately .4 miles from Project.



KOP 5 - View from Old Highway 395 looking northeast from a location approximately .6 miles from Project.



KOP 6 - View looking southeast from a location on West Lilac Road near the northwestern Project boundary.



Proposed Condition

Note: This simulation represents approximate project conditions based on information available at time of study.



KOP 7 - View from a location on West Lilac Road looking south toward Project.. Note biological open space and NAP parcel in middle ground.



KOP 8 - View from a location on West Lilac Road looking southwest toward Project.