

THE PINES AT SUNRISE VILLAGE

FULLERTON, CA



VISUAL IMPACT ANALYSIS

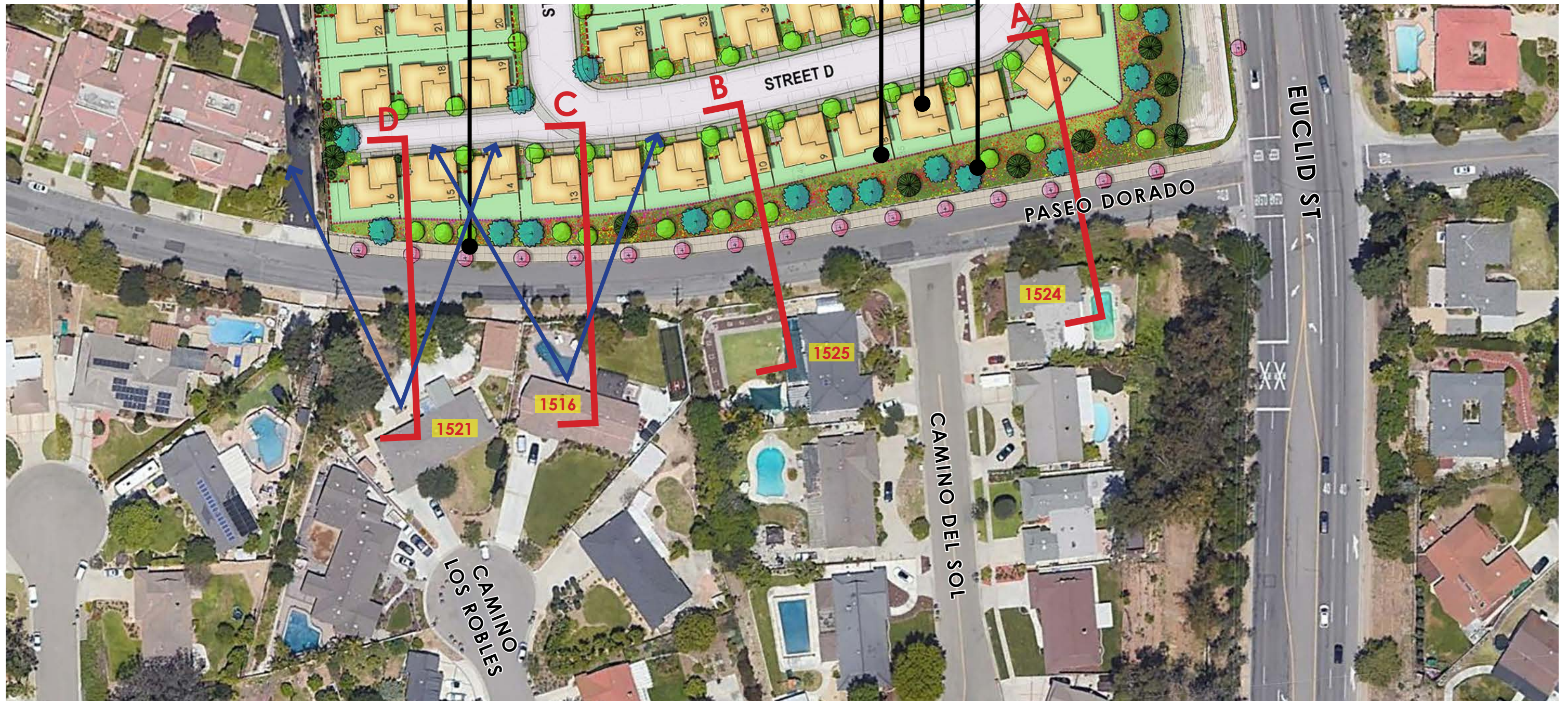
1524 CAMINO DEL SOL
1525 CAMINO DEL SOL
1516 CAMINO LOS ROBLES
1521 CAMINO LOS ROBLES

STREET TREES PROVIDE ENHANCED STREET IMAGE WITH ROAD IMPROVEMENTS PLACED BY DEVELOPER

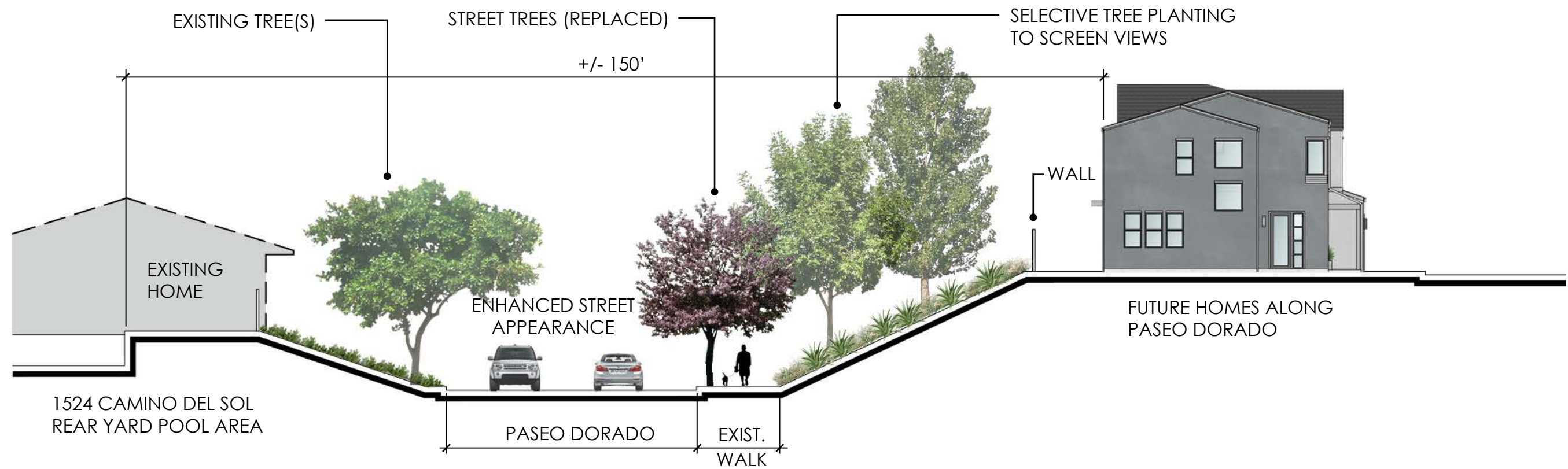
REAR AND SIDE YARD ENHANCED ARCHITECTURAL ELEVATIONS

ALL 2 STORY HOMES ON PASEO DORADO EDGE

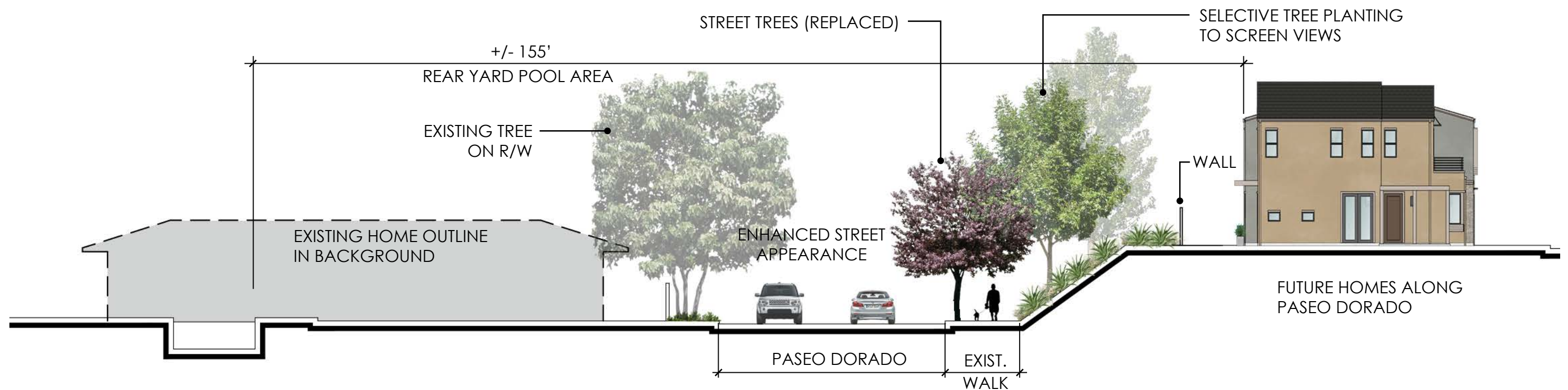
SUBSTANTIALLY IMPROVED SLOPE APPEARANCE WITH RICH AND COLORFUL NATIVE LANDSCAPE TREATMENT



CROSS SECTION & VIEW PHOTO INDEX MAP

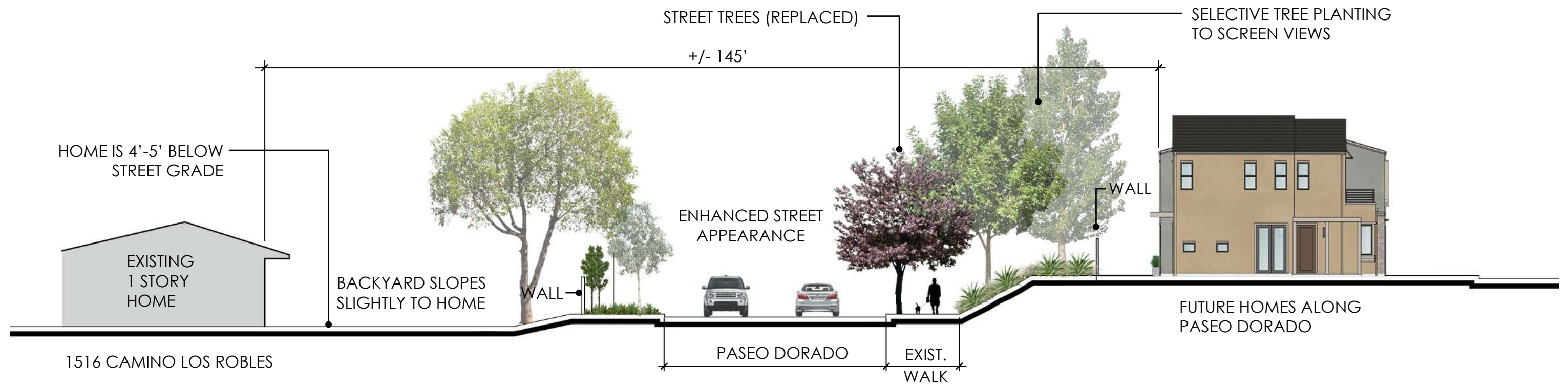


SECTION A

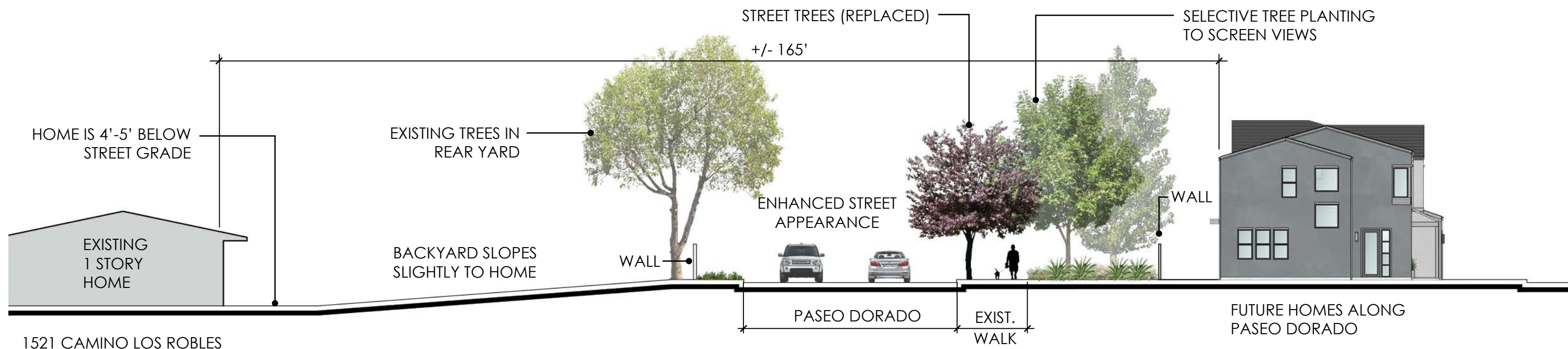


SECTION B

CROSS SECTIONS 1524 & 1525 CAMINO DEL SOL



SECTION C



SECTION D

CROSS SECTIONS 1516 & 1521 CAMINO LOS ROBLES



1516 CAMINO LOS ROBLES REAR YARD VIEW LOOKING TOWARD DEVELOPMENT - CURRENT CONDITION



1516 CAMINO LOS ROBLES REAR YARD VIEW LOOKING TOWARD DEVELOPMENT - PROPOSED CONDITION

BEFORE/AFTER VIEWS



1521 CAMINO LOS ROBLES REAR YARD VIEW LOOKING TOWARD DEVELOPMENT - CURRENT CONDITION



1521 CAMINO LOS ROBLES REAR YARD VIEW LOOKING TOWARD DEVELOPMENT - PROPOSED CONDITION

BEFORE/AFTER VIEWS

PROJECT FACTS:

- NO EXISTING HOME IS WITHIN 120' OF THE NEW DEVELOPMENT. CAMINO LOS ROBLES HOMES ARE EVEN FURTHER AWAY. THE NEW HOMES ARE A COMPLETELY SEPARATED NEIGHBORHOOD, AND NOT "ADJACENT".
- CAMINO LOS ROBLES HOMES BACKING ONTO PASEO DORADO ARE BELOW THE ROAD GRADE APPROXIMATELY 4'-5' AND ALSO HAVE LANDSCAPE AND FENCING THAT SCREEN VIEWS.
- EXISTING TREE LANDSCAPE ALONG PASEO DORADO SCREENS MUCH OF THE NEW DEVELOPMENT. NEW TREES WILL BE SELECTIVELY LOCATED TO PROVIDE ADDITIONAL SCREENING.
- NEW LANDSCAPE ALONG SLOPE BANKS WILL PROVIDE MUCH BETTER VISUAL IMAGE ALONG PASEO DORADO.
- NEW HOMES BORDERING PASEO DORADO ARE ALL ONLY 2 STORY IN HEIGHT. THIS IS VERY SIMILAR TO THE SAME EXISTING COMMERCIAL BUILDINGS HEIGHT.
- ROAD IMPROVEMENTS ALONG PASEO DORADO WILL CREATE A MUCH IMPROVED AESTHETIC ROAD CONDITION AND WILL REPLACE ALL STREET TREES ALONG THE STRETCH OF THE ROADWAY.
- SITE CROSS SECTIONS AND VIEW PHOTOS WERE TAKEN FROM A CENTRAL LOCATION OF REAR YARD ACTIVITY.