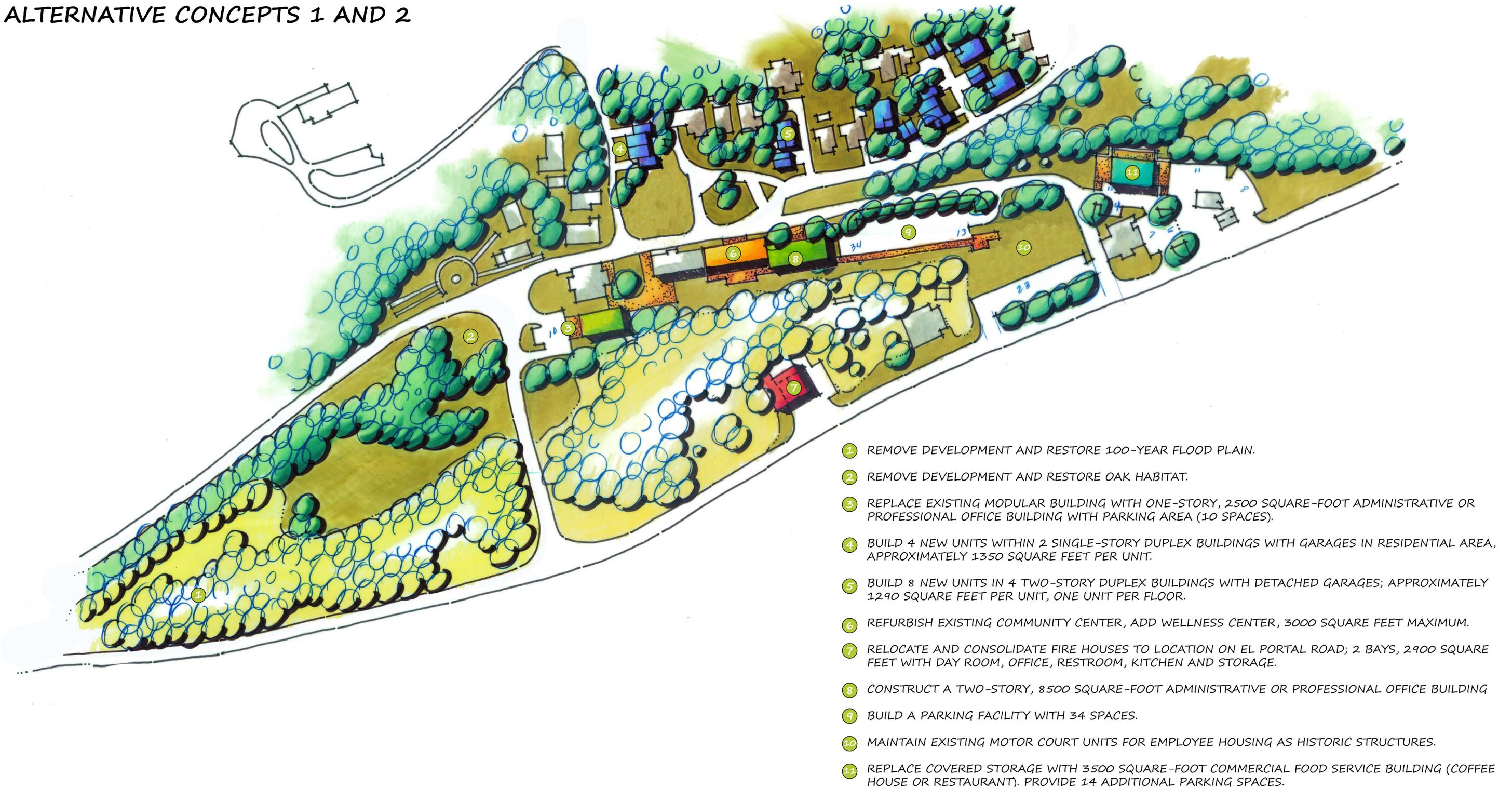




SITE PLAN CONCEPTS FOR EL PORTAL VILLAGE CENTER

THIS PLAN IS PROVIDED TO ILLUSTRATE CONCEPTS MORE FULLY DETAILED BY PROJECT ALTERNATIVES. THESE EXHIBITS ARE NOT INTENDED AS DEVELOPMENT PROPOSALS AT THIS TIME.

ALTERNATIVE CONCEPTS 1 AND 2



- 1 REMOVE DEVELOPMENT AND RESTORE 100-YEAR FLOOD PLAIN.
- 2 REMOVE DEVELOPMENT AND RESTORE OAK HABITAT.
- 3 REPLACE EXISTING MODULAR BUILDING WITH ONE-STORY, 2,500 SQUARE-FOOT ADMINISTRATIVE OR PROFESSIONAL OFFICE BUILDING WITH PARKING AREA (10 SPACES).
- 4 BUILD 4 NEW UNITS WITHIN 2 SINGLE-STORY DUPLEX BUILDINGS WITH GARAGES IN RESIDENTIAL AREA, APPROXIMATELY 1,350 SQUARE FEET PER UNIT.
- 5 BUILD 8 NEW UNITS IN 4 TWO-STORY DUPLEX BUILDINGS WITH DETACHED GARAGES; APPROXIMATELY 1,290 SQUARE FEET PER UNIT, ONE UNIT PER FLOOR.
- 6 REFURBISH EXISTING COMMUNITY CENTER, ADD WELLNESS CENTER, 3,000 SQUARE FEET MAXIMUM.
- 7 RELOCATE AND CONSOLIDATE FIRE HOUSES TO LOCATION ON EL PORTAL ROAD; 2 BAYS, 2,900 SQUARE FEET WITH DAY ROOM, OFFICE, RESTROOM, KITCHEN AND STORAGE.
- 8 CONSTRUCT A TWO-STORY, 8,500 SQUARE-FOOT ADMINISTRATIVE OR PROFESSIONAL OFFICE BUILDING
- 9 BUILD A PARKING FACILITY WITH 34 SPACES.
- 10 MAINTAIN EXISTING MOTOR COURT UNITS FOR EMPLOYEE HOUSING AS HISTORIC STRUCTURES.
- 11 REPLACE COVERED STORAGE WITH 3,500 SQUARE-FOOT COMMERCIAL FOOD SERVICE BUILDING (COFFEE HOUSE OR RESTAURANT). PROVIDE 14 ADDITIONAL PARKING SPACES.