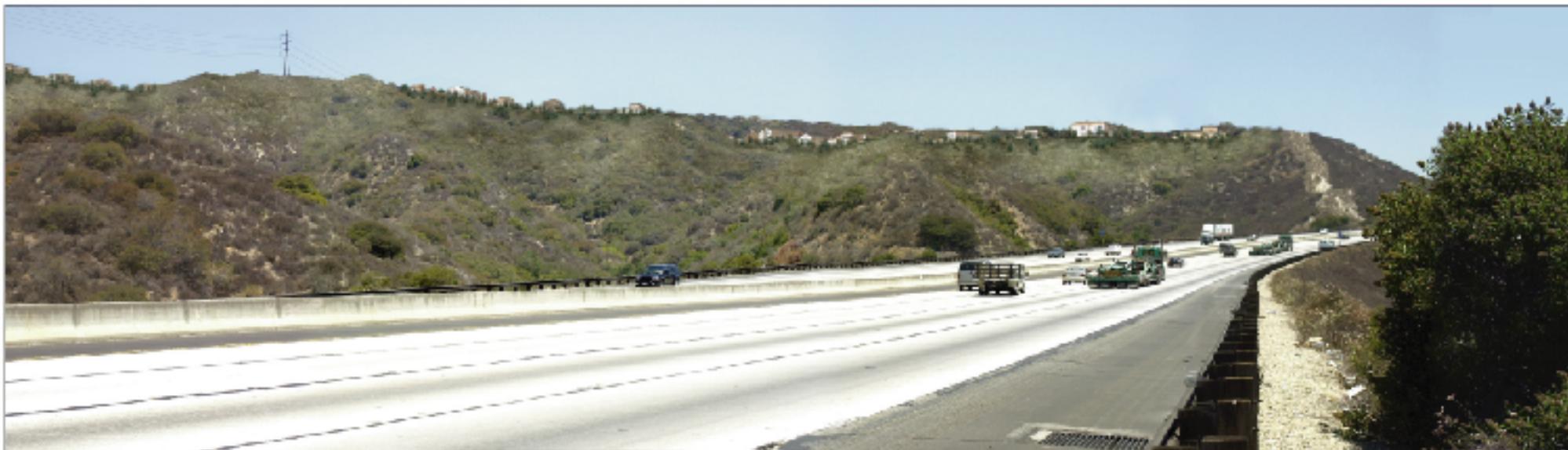




Existing view from the shoulders of Interstate 210 looking northeast toward the proposed Development Area A.



Key Map



View of proposed development with landscape and fuel modification.

NOTE:

THIS VISUAL SIMULATION UTILIZES COMPUTER MODELLING CAPABILITY COMBINING AUTOCAD, 3-D MAX, AND PHOTOSHOP® PROGRAMS TO TRANSLATE 2-D DIMENSIONAL SITE PLANS AND ARCHITECTURE INTO A COMPOSITE 3-DIMENSIONAL IMAGE. IN ORDER TO DISPLAY THE GENERAL APPEARANCE OF THE PROJECT FROM ROADWAYS AND OTHER PUBLIC LOCATIONS, THE PURPOSE OF THIS SIMULATION IS TO PROVIDE AN EASILY UNDERSTOOD COMPARISON OF A "BEFORE" VIEW WITH A REASONABLY ACCURATE "AFTER" VIEW. THAT SAMEVIEW "AFTER" PROJECT DEVELOPMENT. THIS COMPARISON WILL HELP AGENT STAFF THE PUBLIC, AND DECISIONMAKERS IN THE EVALUATION OF SITE PLANNING AND DESIGN CONCEPTS, ROADWAY LOCATIONS, THE JUNCTURE POSITION OF BUILDING HEIGHTS AND MASSING, AND THE OVERALL IMPACT ON PROJECT LANDSCAPING, FOLIATION, AND FUEL MODIFICATION AREAS, ESPECIALLY AS THEY RELATE TO THE GENERAL IMPACT OF PROPOSED DEVELOPMENT ON EXISTING AESTHETICS AND VIEWS OF THE PROJECT AREA.

ALTHOUGH REASONABLE PROFESSIONAL CARE, RECOGNIZED COMPUTER PROGRAMS, AND COMMONLY ACCEPTED GRAPHIC TECHNIQUES HAVE BEEN USED TO PREPARE THE PHOTOGRAPHIC AND VISUAL SIMULATOR FOR THE LAND USE AND ZONING ORDINANCES BEING CONSIDERED FOR THE PROJECT, IT SHOULD BE VIEWED AS A CONCEPTUAL DESCRIPTION OF THE PROPOSED DEVELOPMENT PROJECT THAT IS BASED UPON THE CURRENT LEVEL OF SITE PLANNING AND DESIGN. THIS PLANNING AND DESIGN IS SUBJECT TO FUTURE AND MORE DETAILED CONSTRUCTION-LEVEL ENGINEERING, TRACT MAPS, ARCHITECTURAL AND LANDSCAPE ARCHITECTURAL PLANS, AS WELL AS TO FUTURE PUBLIC AGENCY CONDITIONS OF APPROVAL AND ENVIRONMENTAL MITIGATIONS THAT MAY ALSO AFFECT THE ULTIMATE APPEARANCE OF THE CONSTRUCTED PROJECT.

Source: FORMA Systems, April 28 ,2003.



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Figure IV.N-16
Visual Simulation #4