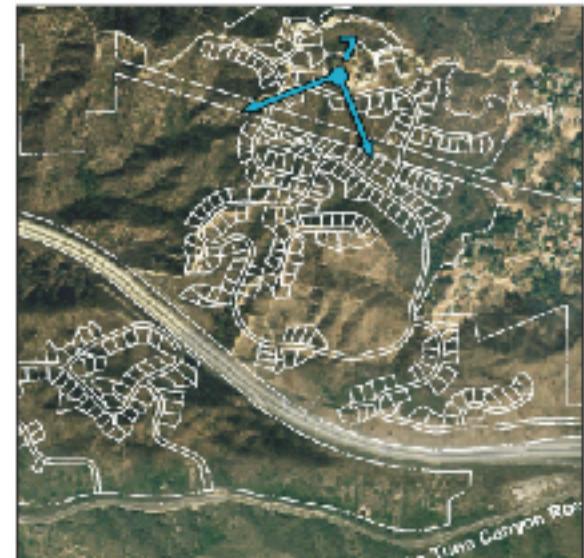




Existing view from the Verdugo Crest Fire Trail which lies along the northern edge of the project site, looking south from this existing unpaved public roadway south toward the proposed northerly Development Area A.



Key Map



View of proposed development with landscape and fuel modification.

NOTE:

THIS VISUAL SIMULATION UTILIZES COMPUTER MODELING TECHNOLOGY INCLUDING 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 DEPICT THE GENERAL APPEARANCE OF THE PROJECT FROM ROADWAYS AND OTHER PUBLIC LOCATIONS. THE PURPOSE OF THIS IMAGE IS TO PROVIDE AN EASILY UNDERSTOOD COMPARISON OF A 'BEFORE' VIEW WITH A REASONABLY ACCURATE SIMULATION OF THAT SAMEVIEW 'AFTER' PROJECT DEVELOPMENT. THIS COMPARISON WILL HELP PROJECT STAFF, THE PUBLIC, AND DECISIONMAKERS IN THE EVALUATION OF SITE PLANNING AND DESIGN CONCERN'S REGARDING LOCATIONS, THE JUXTAPOSITION OF BUILDING HEIGHTS AND MASSING, AND THE OVERALL IMPRESSION OF PROJECT LANDSCAPING, INCORPORATION, AND FUEL MODIFICATION ACTS, 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 ARE BEEN USED TO PREPARE THE PHOTOGRAPH AND VISUAL SIMULATION FOR THE LAND USE AND ZONING ORDINANCES BEING ENFORCED FOR THE PROJECT, IT SHOULD BE VIEWED AS A CONCEPTUAL DESCRIPTION OF THE PROPOSED DEVELOPMENT. PROJECT SITE 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.



CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research

Figure IV.N-19
Visual Simulation #7