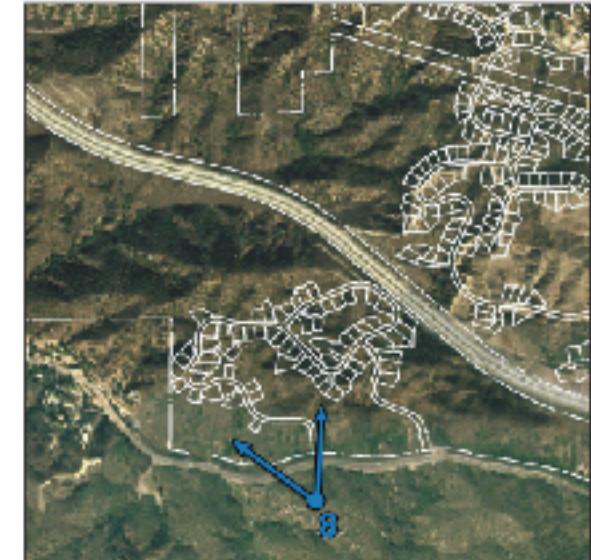




Existing view from a public scenic hiking trail south of La Tuna Canyon Road, looking north to the proposed southerly Development Area B.



Key Map



View of proposed development with landscape and fuel modification.

Source: FORMA Systems, April 28, 2003.

NOTE:

THIS VISUAL SIMULATION UTILIZES COMPUTER MODELING TECHNOLOGY (COMBINING AUTOCAD, C-G, 3-D MAX, AND PHOTOSHOP PROGRAMS) TO TRANSLATE 3-DIMENSIONAL SITE PLANS AND INCORPORATE 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 SIMULATION OF THAT SAME VIEW AFTER PROJECT DEVELOPMENT. THIS COMPARISON WILL HELP SUBJECT STAFF, THE PUBLIC, AND DECISION MAKERS IN THE EVALUATION OF SITE PLANNING AND GRADING CONCERN, ROADWAY LOCATIONS, THE JUNCTURE POSITION OF BUILDING HEIGHTS AND MASSING, AND THE OVERALL IMPRESSION OF PROJECT LANDSCAPE, INCODITION, AND FUEL MODIFICATION WORKS, ESPECIALLY AS THEY RELATED TO THE GENERAL IMPACT OF PROPOSED DEVELOPMENT ON EXISTING AESTHETICS AND WORKS OF THE PROJECT WORK.

ALTHOUGH REASONABLE, PROFESSIONAL CARE, RECOGNIZED COMPUTER PROGRAMS, AND COMMONLY ACCEPTED GRAPHIC TECHNIQUES HAVE BEEN USED TO PREPARE THE PHOTOGRAPH AND VISUAL SIMULATOR FOR THE LAND USE AND ZONING CHANGES BEING REQUESTED FOR THE PROJECT, IT SHOULD BE VIEWED AS A CONCEPTUAL DEFINITION 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 TWO-MILE DETAILED CONSTRUCTION-LEVEL ENGINEERING, TRACTOR, 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.



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Figure IV.N-20  
Visual Simulation #8