



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.

Source: FORMA Systems, April 28 ,2003.

**NOTE:**

THIS VISUAL SIMULATION UTILIZES COMPUTER MODELING TECHNOLOGY (COMBINING AUTOCAD, GIS, 3-D MAX, AND PHOTOSHOP PROGRAMS) TO TRANSLATE 2-DIMENSIONAL SITE PLANS AND ARCHITECTURAL INTO A COMPOSITE 3-DIMENSIONAL SPACE, IN ORDER TO DERIVE THE GENERAL APPEARANCE OF THE PROJECT FROM ROADWAYS AND OTHER PUBLIC LOCATIONS. THE PURPOSE OF THIS SIMULATION IS TO PROVIDE AN EARLY UNDERSTANDING OF THE "BEFORE" VIEW WITH A REASONABLY ACCURATE SIMULATION OF THE "AFTER" PROJECT DEVELOPMENT. THE COMPARISON WILL HELP AGENCY STAFF, THE PUBLIC, AND DECISIONMAKERS IN THE EVALUATION OF SITE PLANNING AND DESIGN CONCEPTS, ROADWAY LOCATIONS, THE Juxtaposition OF BUILDING HEIGHTS AND MASSING, AND THE OVERALL IMPRESSION OF PROJECT LANDSCAPING, ECOSYSTEMS, 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 PHOTOGRAPH AND VISUAL SIMULATION FOR THE LAND USE AND ZONING CONCEPTS BEING PROPOSED 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 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.