



September 28, 2017

Pico Canyon, LLC
1435 Reynolds Court
Thousand Oaks, CA 91362

Attn: Mr. Jonathan Friedman

Subj: Visibility Analysis for Canyon View Estates

Dear Mr. Friedman

Per your request, Envicom has prepared an analysis to evaluate the potential visibility of the Canyon View Estates project from Pico Canyon Road. The following provides a description of our methodology and the results of the analysis.

Methodology

The analysis was performed using ESRI ArcGIS software. A CAD dataset of the proposed grading plan including the “z” or elevation values was imported into ArcGIS. As the exact location and configuration of the residences on the pad is not known at this time, 28 feet of additional elevation was added to each of the housing pads to emulate the worst case or maximum allowable height of the structures for all potential locations within the proposed pads. From this, a three-dimensional layer was created for the housing pads, which was then merged with a USGS surface elevation layer (Digital Elevation Model, or DEM). This created one continuous elevation surface, integrating the pads (with their height addition) into the surrounding topography. A series of sixteen observation points were then placed along Pico Canyon Road, including one at the intersection of Stevenson Ranch Parkway. These observations and the continuous elevation surface were used as inputs for the Visibility Analysis tools in ArcGIS. The product of the Visibility analysis tools is the attached Figure 1, which illustrates (in red) a combined overlay of all areas that are visible from the sixteen observation points. This result is based on the terrain included in the USGS DEM and does not take into consideration vegetation, which may provide additional obstructions to visibility.

Results

The results of our analysis illustrate that only a corner of one pad (#23) is visible from one observation point (highlighted in yellow of Figure 1). The pad is 2,041 feet from the observation point, and has an elevation increase of 170 feet. The visible area of the pad is 2,864 sq. ft., and comprises one corner. Pad 23 has a stretch of visibility along Pico Canyon Road that is approximately 130 feet in length. When traveling in a northeasterly direction on Pico Canyon



Road, the line of sight to the pad would approximate a right angle to the path of travel on the driver's right. Traveling at a speed of 40 miles per hour, the corner of the pad would be visible for less than 3 seconds if viewed from the optimum angle (i.e. looking at it directly). When traveling southwest, a driver would have to look back over his or her shoulder for a line of sight to the pad due to the positioning of the canyon.

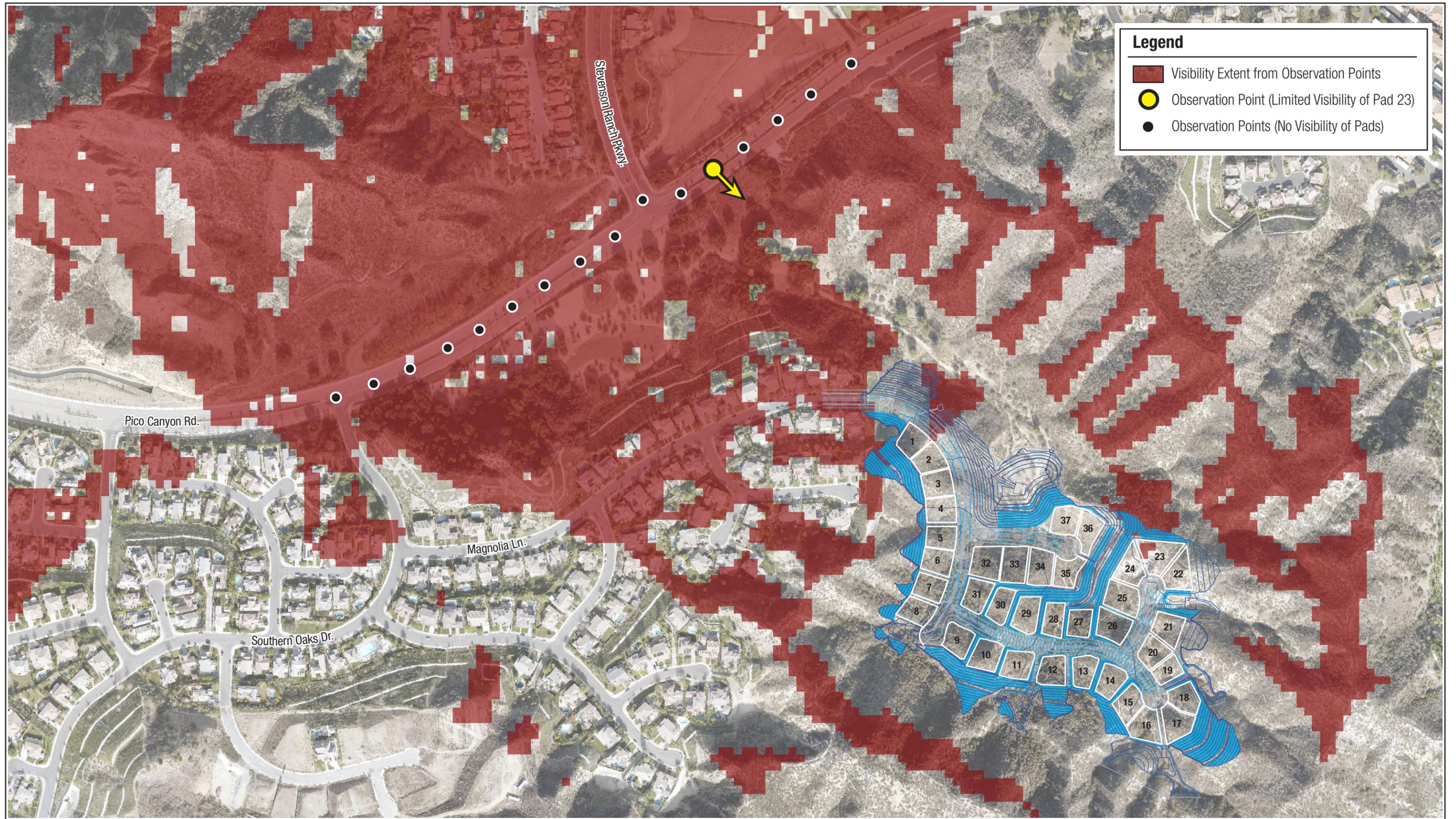
The visibility of Pad 23 is based on a worst-case scenario. Though the entirety of the pad was elevated by 28ft to emulate a two-story home, in reality, only a portion of the pad will be filled by the structure. Given the usual placement of new homes on their lots, the house on pad 23 will likely be positioned closer to the road (in this case a cul-de-sac) and the piece of the pad that is visible will most likely be used as back yard space. Depending on the location of the home on Lot 23, it may not be visible. Initially, there may be some limited visibility of grade slopes from Pico Canyon Road, but these will be revegetated and will blend with the landscape once plants mature.

Based upon these results, our conclusion is that the Canyon View Estates project will have a less than significant impact on views from Pico Canyon Road including the intersection with Stevenson Ranch Parkway.

Sincerely,

A handwritten signature in black ink, appearing to read "Amanda Miner". The signature is fluid and cursive, with a prominent initial "A" and a long, sweeping tail.

Amanda Miner
Environmental/GIS Analyst



Legend

- Visibility Extent from Observation Points
- Observation Point (Limited Visibility of Pad 23)
- Observation Points (No Visibility of Pads)

Source: USGS High Resolution Orthoimagery: <http://viewer.nationalmap.gov/basic>, 2013.

Graphic Revised: Sept. 28, 2017.