
PHOTO SIMULATION

Tentative Parcel Map

Los Coches Road (APN 397-060-80-00)

Lakeside, CA 91940

PREPARED BY:

Jim Magee

2718 Powhatan Avenue

San Diego CA 92117

PHONE: (619) 894-1057

Jim@JimMagee.com

FOR: Jonathan Webster

2445 Brant Street #511

San Diego, CA 92101

(310) 871-6806

Jim
Magee



3/5/2014

WO 6537

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**SDC PDS RCVD 05-06-14
TPM21204**

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PURPOSE:

The purpose of this attachment is to provide photographs of the project and surrounding area, as requested by County staff after their first review. The County staff requested additional photographs in order to assist them while they evaluated the project's visual impact compared with the surrounding homes. They requested a view looking east into the property from Los Coches Road. That photograph is now included in this report as picture 2.

Staff also requested additional photographs so that they could evaluate the project relative to other properties in the area. These photographs are also provided in this report and are divided into two sections as described below.

IMMEDIATE AREA:

These are photographs of homes in the area in the immediate vicinity of the project. They are meant to show a number of things. Primarily they demonstrate the common usage of retaining walls and topography such as the project. However they also demonstrate how cohesively the walls are incorporated into the visualization of the property. They are just a normal part of the neighborhood in this type of topography.

The only thing different about the project is that the walls in it are much further away from the neighbors and streets than those shown in these photographs. This is primarily because the developed density in the project is much smaller than the surrounding area. The project was also refined, after County review, to further minimize the size and scale of the retaining walls.

The last photograph is an overview of the area showing the location where these photographs were taken.

SIMILAR TOPOGRAPHY:

These photographs are of homes in **other areas of the county**. They're included in this report to demonstrate the common use of retaining walls throughout the county and topography similar to that of the project. However they also demonstrate the different types of materials from which retaining walls can be built and the degree to which they can blend into the surrounding soil and landscape. **Because these photographs were taken over a large area, no overview of these locations is provided.**

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PICTURES: VIEWS OF THE PROJECT

Picture 1: Looking southeast along Los Coches Road toward the project.

Before



After



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Picture 2: Looking east toward the project.

Before



After



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PICTURES: HOMES IN IMMEDIATE AREA OF THE PROJECT



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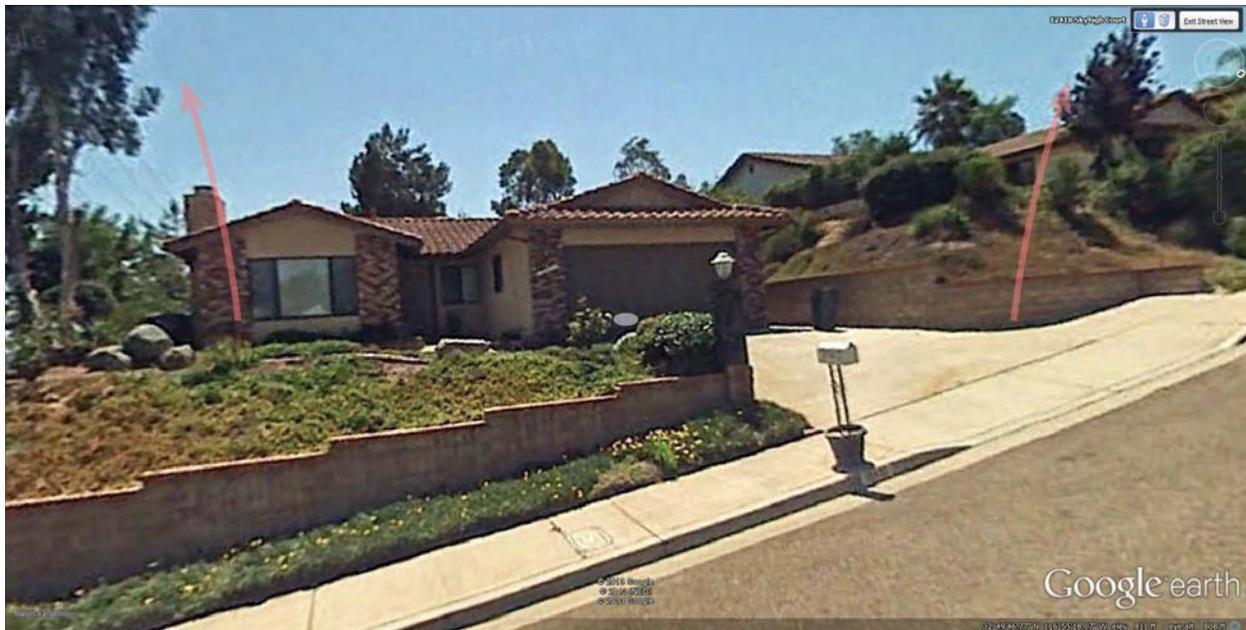
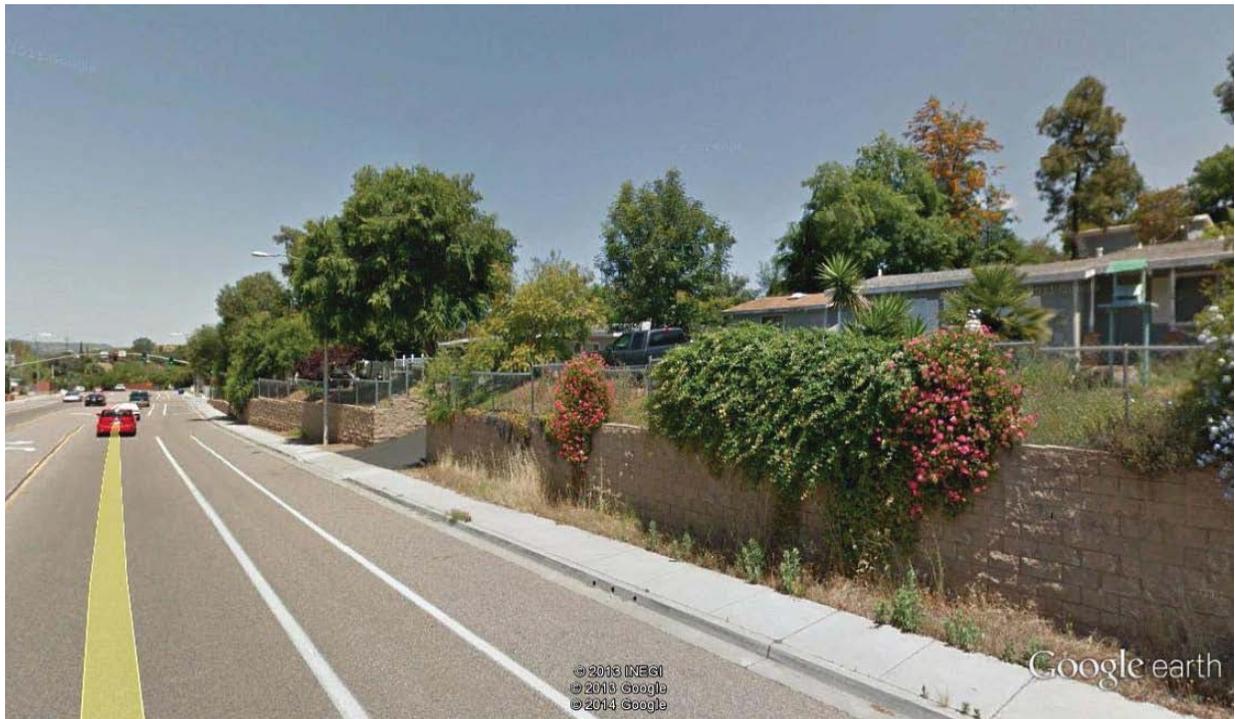
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PICTURES: HOMES IN OTHER AREAS WITH SIMILAR TOPOGRAPHIES



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