

Figure 7. Grading Plan

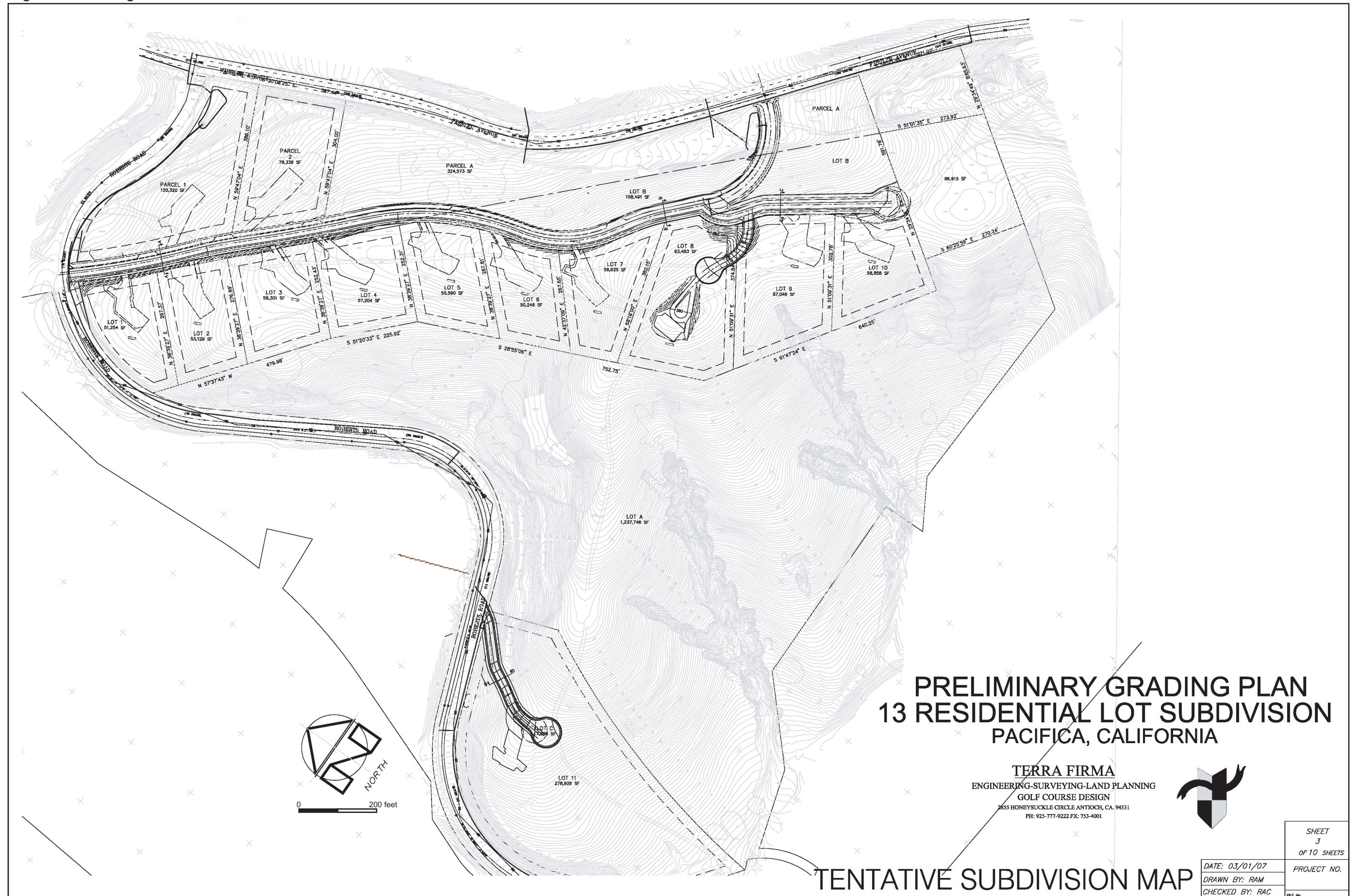
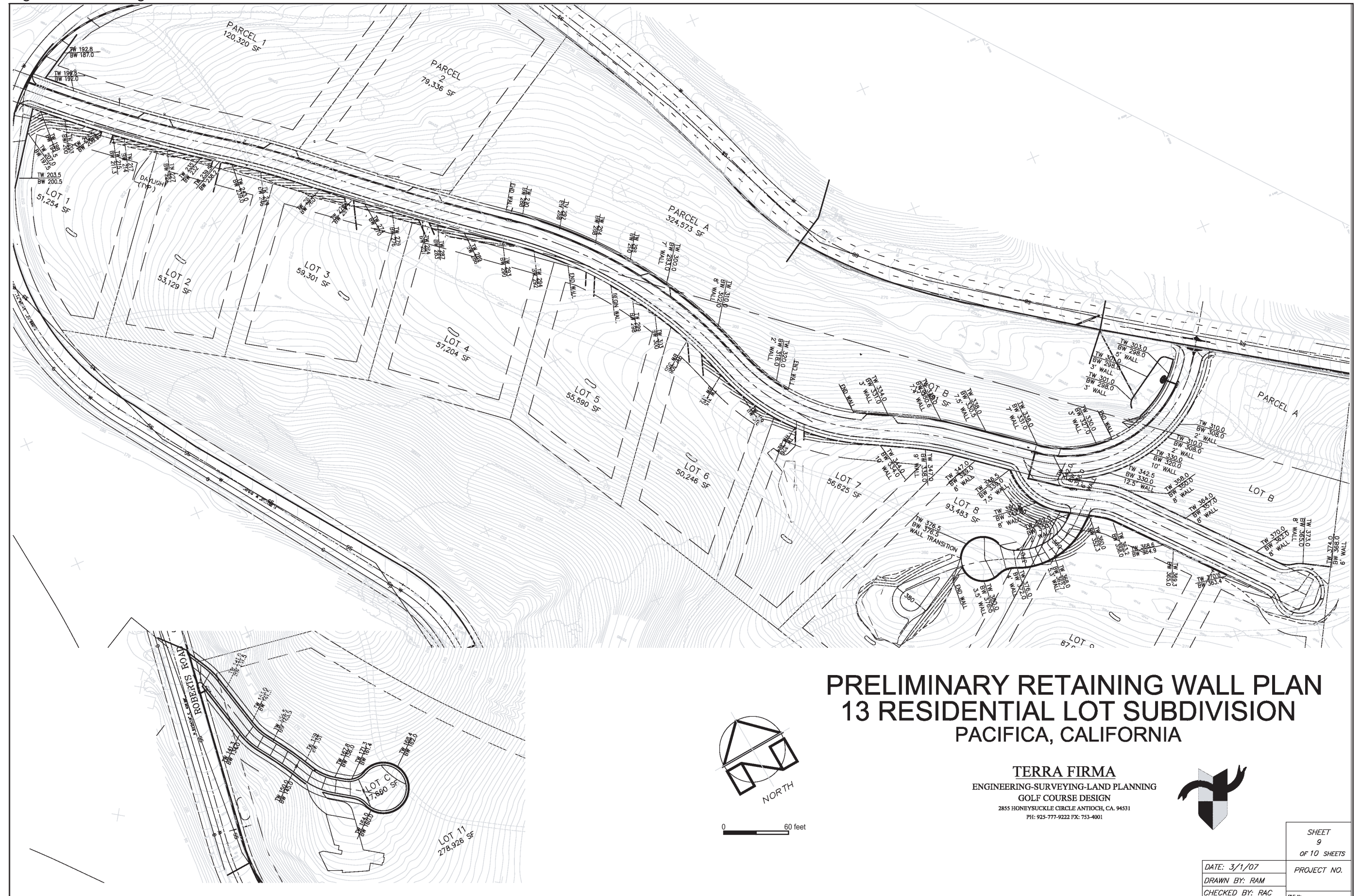


Figure 8. Retaining Wall Plan



**PRELIMINARY RETAINING WALL PLAN
13 RESIDENTIAL LOT SUBDIVISION
PACIFICA, CALIFORNIA**

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DATE: 3/1/07	SHEET 9 OF 10 SHEETS
DRAWN BY: RAM	PROJECT NO.
CHECKED BY: RAC	FILE NO.

Figure 9. Land Use Map

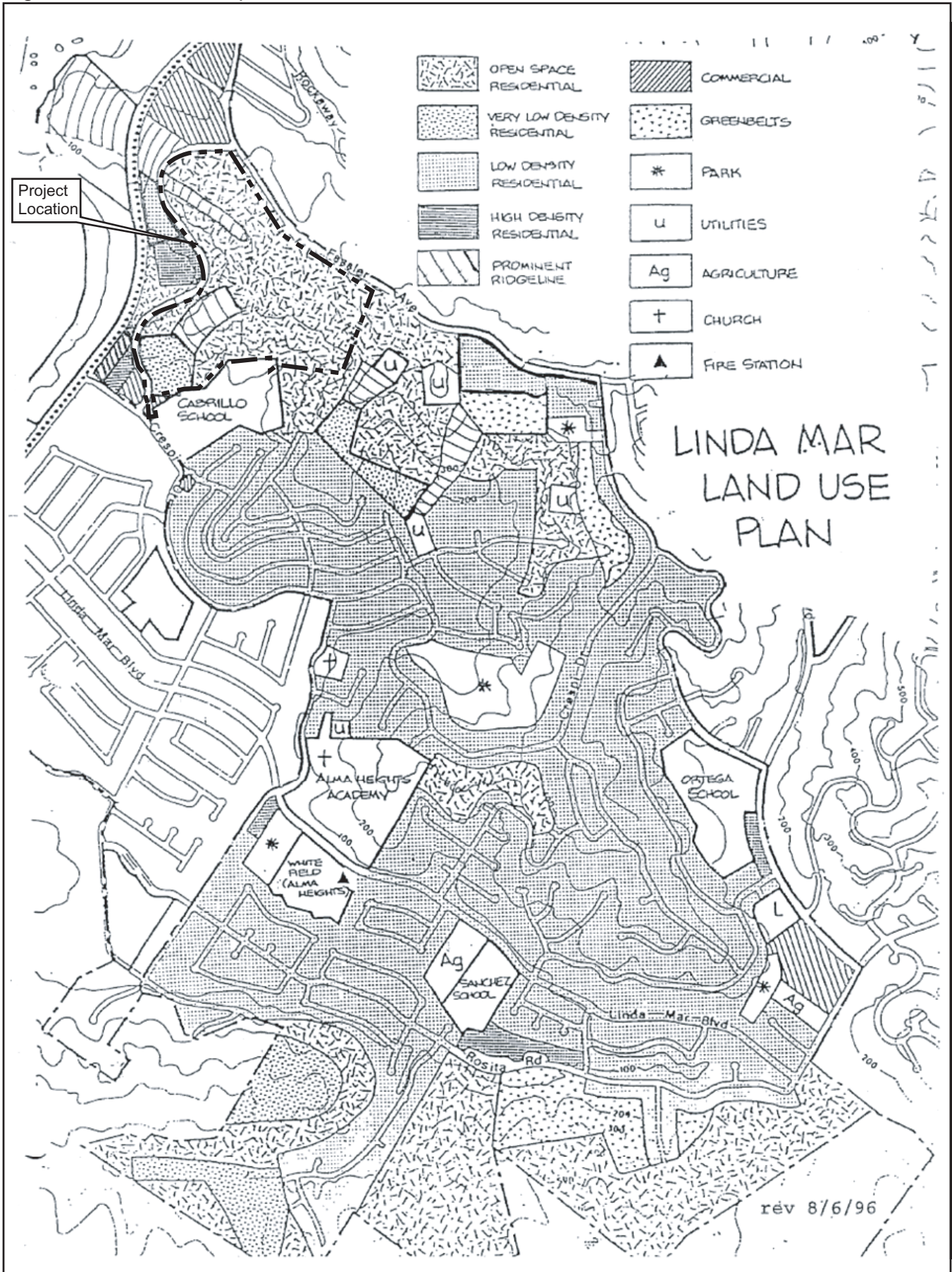
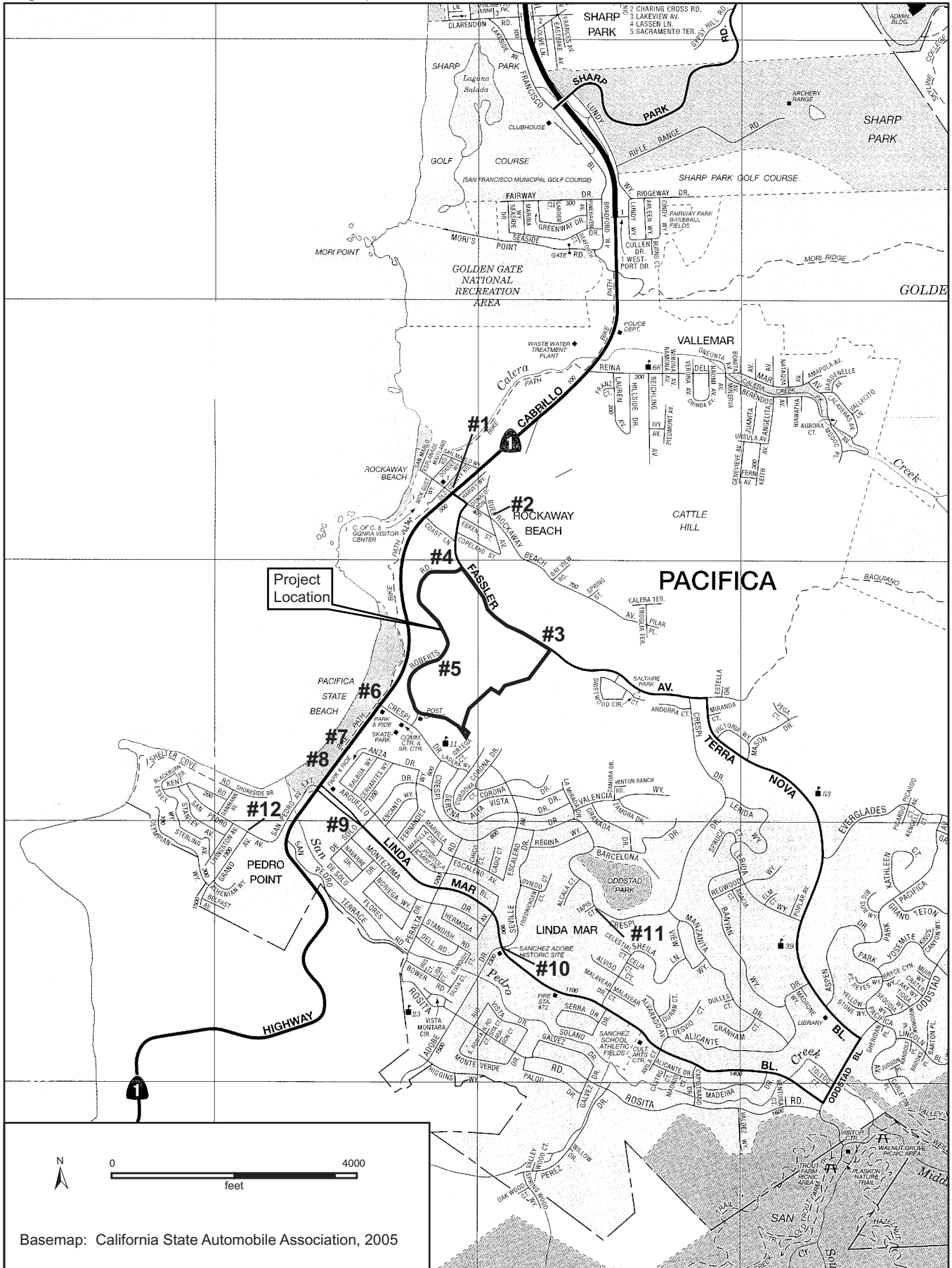


Figure 10. Prominent Ridgelines



Figure 11. View Point Locations Map



Basemap: California State Automobile Association, 2005

Figure 12. Viewpoint Photos



Photo 1 –Highway 1 by Rockaway Beach Avenue. This photograph was taken on Highway 1 near the intersection or Rockaway Beach Avenue and looks northeast towards Fassler Avenue. Fassler Avenue is visible just above the gas station roof. The ridgeline above Fassler Avenue is the northwest corner of the site near Roberts Road. Portions of the homes on Lots 1 and 2 maybe visible from this stretch of Highway 1.



Photo 2 – Rockaway Beach Avenue at Buel Avenue. This photograph was taken near the intersection of Rockaway Beach Avenue and Buel Avenue and looks south towards the project site. A portion of the ridgeline on the project site is visible from this area above the existing rooftops and utility lines. Depending on the location of the viewer and intervening objects, some of the homes will be visible from the Rockaway Beach neighborhood.



Photo 3—Fassler Avenue Looking West. This photograph was taken from Fassler Avenue and looks west. The project is on the left in the photo. The proposed site for the Prospects Residential Project is out of the photograph to the right. From this vantage point, the new intersection with Fassler Road and the detention basins would be visible to motorists. The houses located along the ridgeline will be towards the interior of the site and not easily visible from Fassler Avenue.



Photo 4—Fassler Avenue Looking East. This photograph was taken from Fassler Avenue and looks east. The project site is on the right in the photograph. The proposed Prospects Residential Project is out of the photo on the left. As in Photo 3, motorists along this stretch of Fassler Avenue will see the new intersection at Fassler and the two detention basins. From this viewpoint, some of the houses, or the night lighting for the houses, may be visible depending on the exact design and location of the homes and new landscaping planted by the new residents. The homes will be located towards the interior of the site, rather along the margins of Fassler Avenue.



Photo 5—Roberts Road Looking North. This photograph was taken from Roberts Road and looks north. The project site is in the center and on the right in the photo. The existing town home development is visible on the left in the photo. Lots 3 – 7 will be located slightly below the ridgeline in the center of the photo, on the north side of the ridge. Berms of soil and concrete will be constructed in Lots 1 -5 to provide screening of these lots. Lot 11 will be off the photo to the right. The driveway entrance for Lot 11 would intersect Roberts Road in this area. Lot 11 will be fully visible from Roberts Road. Most of the project site along this curve of Roberts Road will be permanent open space.



Photo 6 – Highway 1 and Crespi Drive. This picture was taken from the commercial development at the corner of Crespi Drive and shows the ridgeline and knoll of the project site. The prominent knoll in the center of the photo will be the location of Lot 8 and Lots 9 and 10 will be to the right. Homes on these lots will be visible from this viewpoint. Most of the hillside visible from this location will be permanent open space.



Photo 7 – Highway 1 South of Crespi Drive. The entire project site is visible from this location. The homes along the ridgeline will be slightly below the crest, on the far side of the ridge. Lots 1 – 5 will have screening berms which will help screen the homes from view. Lot 8 will be located on the knoll in the center of the site. Portions of Lot 11 will be visible above the red rooftops on the lower slopes of the hillside. Project night lighting will be visible along the ridgeline. Most of the hillside and lower slopes will either be portions of lots left in an undeveloped state (areas outside the designated building envelope) or permanent open space.



Photo 8 – Pacifica State Beach Parking Lot. As in Photo 7, the entire site is visible from the parking lot of Pacifica State Beach. The distance between this viewpoint and the project site reduces the visibility of the homes; however, portions of some of the homes will be visible. Project night lighting will also be visible. Most of the hillside and lower slopes will either be portions of lots left in an undeveloped state (areas outside the designated building envelope) or permanent open space.



Photo 9 – Linda Mar Blvd at De Solo Drive. This photo taken from Linda Mar Blvd. shows the project ridgeline and the erosional gullies as a prominent feature in the distance. Portions of some of the homes and night lighting will be visible from the Linda Mar neighborhood. The distance between the site and intervening development reduces the visibility of the project homes. Most of the project site visible from this location will be permanent open space.



Photo 10 – Linda Mar Blvd. at Seville. The prominent knoll on the project site is visible in the distance from the intersection of Linda Mar Blvd and Seville Drive. Portions of some of the homes and night lighting will be visible from this area of the Linda Mar neighborhood.



Photo 11 – Crespi Drive at Tapis Court. The prominent knoll and the ridgeline extending south of the knoll are visible from this area of the Linda Mar neighborhood. Most of the site that is visible from this area will be permanent open space. The homes located near the knoll will be partially visible. The distance between this viewpoint and the project site will reduce the visual prominence of the project.



Photo 12 – San Pedro Avenue. This photograph was taken from San Pedro Avenue and shows the project site and surrounding ridgelines in the distance. The town home development on Roberts Road is visible below the project site. The red roof of the commercial development at the corner of Highway 1 and Crespi Drive is also visible. The driveway and home on Lot 11 will be visible on the lower slopes of the project site. Portions of the other homes may be visible along the ridgeline depending on the location of the lot and the amount the home extends above the ridgeline. Lots 1 -5 will have screening berms constructed out of soil and concrete to help screen these homes from view from south of the site. Night lighting from the project will be visible.