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Consultants, Inc.

January 12, 2015

Beth Ehsan
County of San Diego
Planning & Development Services
5501 Overland Avenue, Suite 310
San Diego, CA 92123

Subject: Visual Analysis Letter Report for Lake Jennings Park Road Project
PDS2013-TM-5578, PDS2013-ER-13-14

Dear Ms. Ehsan:

This report serves to analyze and discuss the visual impact of the proposed project to surrounding communities and roadways.

Project Location

The Lake Jennings Park Road project site (APN 395-220-11-00) is located east of Highway 67, south of Lake Jennings and north of Interstate 8 along Lake Jennings Park Road in Lakeside, San Diego County, California (Figures 1 and 2). This site is located on the El Cajon USGS 7.5' quadrangle map, Range 1 East and Township 15 South.

The elevation of the site ranges from approximately 700 – 780 feet above mean sea level and slopes upward toward the southeastern tip of the site.

The 5.16 acre site is bordered on all sides by residential and commercial development. Single family residences occur to the east and west of the project site. A mobile home park abuts the northern boundary of the site. Retail development is adjacent to the site's southwest corner in the form of an Arco AM/PM mini market and Jack in the Box. A Park and Ride facility is located to the south of the proposed project on the opposite side of Blossom Valley Road. Major roadways border the south (Blossom Valley Road) and west (Lake Jennings Park Road) sides of the site. See Figure 3 for an aerial photo of the site and surrounding land uses.

The intersection of Lake Jennings Park Road / Olde Highway 80 is a major access point to the community of Lakeside from Interstate 8. Single family homes and several large mobile home parks exist on rising topography surrounding the project site. To the north is the Lake Jennings County Park and additional open space areas. The area surrounding the project is topographically diverse with varied land uses. See Figure 3 for an aerial view of the project site and key viewpoint locations to be discussed in this letter report.

**SDC PDS RCVD 06-18-15
TM5578**

Project Description and Environmental Setting

The proposed 5.16 acre project consists of 20 lots including 18 residential units and two private streets. Lot sizes range from 10,010 s.f. gross (Lots 2, 14 through 16) to 18,903 s.f. gross (Lot 11). Access to the project is from Jennings Vista Road. The project is not phased. See Figure 4 for a site / grading plan of the proposed project.

Project grading will involve 8,800 cubic yards of balanced cut and fill. Manufactured slopes up to approximately 18 feet in height are proposed. Retaining walls up to 5'4" in height are proposed along Lots 7, 10, 12, 13, 14 and 15, as well as along Lots 4 and 5 adjacent to Lake Jennings Park Road. Noise barrier walls of 8' in height are proposed along Lots 5, 6, 7, 9, 10 and 11. Noise barrier walls of 6' in height are proposed along Lots 3, 4 and 5. All slopes will be landscaped and treated with hydroseed as part of the project's erosion control Best Management Practices (BMPs). Landscaping of slopes and lots will buffer the project from offsite views. See Attachment 1 to this letter for the Landscape Concept Plan.

The viewshed of the project encompasses the nearby commercial / retail development near the Lake Jennings Park Road and Blossom Valley Road intersection, single family residences to the northwest and northeast, and a few mobile home parks, particularly Lake Jennings Park Estates, located at 9500 Harritt Road, on a large hill to the northwest of the project site. Approximately 27 mobile home coaches within Lake Jennings Park Estates have very limited views of the southeastern portion of the project site from above, as they are situated on a sizeable hill with a water tank at the top.

The project site is most visible from surrounding residential development, particularly homes on Palomino Ridge Drive, that back on to the eastern boundary of the project and are situated upslope of the property. The majority of areas that have may have limited views of the site support undeveloped land such as the Crestridge Mitigation Bank located south of the project site on the south side of Interstate 8.

Regulatory Framework

The following section outlines the State and local laws, policies, and regulations which apply to the study area and were considered in the analysis of this visual analysis letter report.

State of California

According to Appendix G of the State California Environmental Quality Act (CEQA) Guidelines, visual quality and aesthetics impacts are considered potentially significant if the project would:

- Have a substantial adverse impact on a scenic vista;
- Substantially damage to scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway;

- Substantially degrade the existing visual character or quality of the site and its surroundings; and/or
- Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area.

San Diego County General Plan

The San Diego County General Plan outlines and designates planned uses that are considered appropriate for each portion of the County. The project site falls within the County's Residential (5) designation and is zoned single family residential (RS), with a designation of VR 4.3 Village Residential. The project as designed is consistent with the County's adopted General Plan.

San Diego County Zoning Ordinance

The County Zoning Ordinance identifies the permitted uses of a site, consistent with the land use designations of the General Plan. The project site is currently zoned single family residential (RS) allowing 4.3 dwelling units per acre. The zoning provides for a minimum lot size of 10,000 square feet. The proposed development meets this minimum lot size and is consistent with the Zoning Ordinance.

Lakeside Community Plan

The purpose of the Lakeside Community Plan is to implement the policies and goals of the Regional Land Use Element. The Plan sets forth objectives and policies to guide community development. Certain element sections of the Plan contain applicable criteria pertaining to visual quality. These include Community Character, Land Use and Scenic Highways.

Community Character Element

- Protect Lakeside's unique natural environment; and preserve its rural way of life and cultural heritage.

The community character of the area that surrounds the proposed project site is highly varied and consists of commercial / retail establishments, single family residences and mobile homes. The proposed project does not deviate from the existing community character and would provide entry-level housing for Lakeside residents.

Land Use Element

- Encourage a mixture of housing styles and types to create a more varied and interesting environment and to provide larger units of usable open space for the enjoyment of the residents.

The proposed project provides single family detached housing units in an existing and varied development environment.

- Preserve the rural atmosphere of the community by blending roads into the natural terrain and minimizing urban improvements such as curbs, gutters and sidewalks.

The proposed project would utilize the natural terrain as much as possible. Curbs, gutters and sidewalks are provided only as required by the County due to road improvements.

- Confine higher density residential development to areas that: a) have all necessary public facilities; b) are within the existing sewer districts; and c) are adjacent to major roads and commercial areas.

The proposed project would create similar residential density to nearby existing development in an area that supports all of the necessary public facilities including sewer, water, electricity, gas, and telephone services.

- Provide for the preservation of open space areas such as steep slopes and canyons, floodplains, agricultural lands and unique scenic views and vistas which serve to reinforce Lakeside’s rural identity by locating residential development away from such areas through the provisions of Land Use Element Policies LU-6.3 and LU-6.4.

The proposed project does not contain steep slopes, canyons, floodplains, agricultural lands or unique scenic views or vistas. The project site is considered infill and surrounded by various types of development.

- Provide for street tree planting and landscaping, as well as the preservation of indigenous plant life.

The proposed project will include landscaping around the perimeter and within the development.

Scenic Highways Element

The project is located near Interstate 8 which is currently eligible to be designated as a scenic highway. The goal of this specific element is to “establish a network of scenic highway corridors where scenic, historical and recreational resources are protected and enhanced.” Applicable provisions include:

- Apply Scenic Area regulations to those scenic highway corridors identified in the General Plan.
- Do not permit development which will detract from those unique environmental features which are intended to be protected by virtue of being located within or in clear view of a designated scenic corridor.

As discussed below, the proposed project site is not visible from Interstate 8 due to an intervening hillside.

Guidelines for Determination of Significance and Analysis of Impacts

Project visual effects are considered significant impacts if they result in a degradation of an identified visual resource or if effects result in an inconsistency with goals, policies or standards concerning visual effects as outlined in the San Diego County General Plan and the Lakeside Community Plan as discussed above.

Visual impacts were analyzed by assessing the project's visual change to views from surrounding neighborhoods, sensitive public roadways, and public use areas. Key views of the project are based on how the project could be viewed as a prominent feature. Elements of key views include the type of view, whether it is public or private, the breadth of the view, view distance, view duration, the number of viewers exposed and whether or not the project adversely impacts scenic highways and / or vistas.

The overall viewshed delineates areas within which the project is visible from other locations without intervening topography. This is based on USGS topographical and Google Earth terrain information. When determining a project's specific viewshed, intervening structures, topography and vegetation must be taken into consideration.

Key viewpoint locations are shown on Figure 5. A total of six key viewpoint locations were selected for analysis. These key viewpoints are detailed in Figures 6 through 11.

The viewshed for the proposed project includes the Interstate 8 corridor. The topography of the viewshed includes valleys, steep hills, and ridges. Views of the proposed project are afforded to the localized single family homes, including those located above the project site on Palomino Ridge Road, the Lake Jennings Park Estates mobile homes on Harritt Road, and to a much more limited extent from adjacent commercial / retail areas along the nearby major road intersections.

Key Viewpoint #1 – Pony Express Circle, Lake Jennings Park Estates Mobile Home Park, 9500 Harritt Road (Figure 6)

Key viewpoint 1 was taken facing the southeast towards the project site. Limited views of the southern / southeastern portion of the property are afforded to approximately 27 mobile home coaches or fewer located within Lake Jennings Park Estates Mobile Home Park to the north of the project site. Lake Jennings Park Estates Mobile Home Park is located on a prominent hill with a large water tank at the top. The most prominent visual feature from this key viewpoint is the other mobile home park located to the immediate north of the project site on Jennings Vista Drive. It is not anticipated that the views of the project site from this location will be significantly impacted by the proposed project as a variety of residential uses are visible from the north. Views of the project site from this location are consistent with surrounding residential development with similar orientation, scale and landscaping.

Localized views of the project from the north are from Jennings Vista Drive directly adjacent to the proposed project. Passing motorists will have views of the project site that will include the access road entry and a few residences. The mobile home park

across Jennings Vista Drive from the project maintains a tall chain link fence with screening. Direct views by those mobile home coaches onto the site are not available.

From the north, the project will contribute to moderate changes within this viewshed; however, no significant adverse impacts to views will result.

Key Viewpoint #2 – Jennings Vista Road and Palomino Ridge Drive (Figure 7)

The single family residential homes located directly to the east of the project site, on Palomino Ridge Road and Attisha Way, have views of the project site as they back directly onto the property. Views are localized in this area and affect approximately nine or fewer residences on Palomino Ridge Road. As indicated by key viewpoint #2, no further expansive views of the project site are afforded to the single family homes off Jennings Vista Drive.

While the project will contribute to moderate changes within this viewshed, it is anticipated that no significant adverse impacts to views will result from the project. The single family residences located in this area have varied views of the surrounding area including commercial and retail development and mobile home parks.

Key Viewpoint #3 – Westbound Interstate 8 (Figure 8)

Key Viewpoint #4 – Eastbound Interstate 8 (Figure 9)

State scenic highways are officially designated through an application process through the California Department of Transportation (Caltrans) by a local jurisdiction when it adopts a scenic corridor protection program. Caltrans provides the notification that the highway has been designated as an official Scenic Highway. Caltrans does not currently designate Interstate 8 as a scenic corridor. However, a portion of Interstate 8, from SR-67 to the Imperial County border has been identified as an eligible State Scenic Highway. Within the Scenic Highway Element of the San Diego County General Plan, the segment of Interstate 8 from the El Cajon city limits to State Route 79 is designated as a second priority scenic route. In addition, Interstate 8 is designated by the Lakeside Community Plan as a Second Priority Scenic Route. The preservation of the visual integrity of this corridor is recommended.

Views from Interstate 8 include extensive residential (single family and mobile homes) and commercial development, prominent knolls, and steep slopes. Within a very wide visual orientation, there are a great variety of visible landforms and limited habitats interspersed with varying developed land uses. This variety and the wider orientation diminish the visual importance of any one particular feature within the viewshed.

The project site itself cannot be viewed by traveling either east or west along Interstate 8. The only notable visual feature is the offsite southwest-facing hillside vegetated with coastal sage scrub vegetation that sits above the Park and Ride facility on Blossom Valley Road. Existing vegetation and topography creates blockages to any view of the project site.

The project was also viewed from Ridge Hill Road, facing northeast approximately 0.6 mile from the project site above Interstate 8. Interstate 8 and the Lake Jennings Park Road exit ramp are visible in the foreground. Although the project site is not visible from this location, the offsite hillside above the Park and Ride, covered with coastal sage scrub vegetation is clearly visible. With the development of the project, only a limited portion of a second story and roofline may be visible briefly from Ridge Hill Road and Interstate 8.

Key Viewpoint #5 – I-8 Business Route (Figure 10)

From this location on Business Route 8, looking northeast towards the project site, portions of the southwestern corner of the site are visible. Again, the most prominent visual feature is the offsite hillside above the Park and Ride facility on Blossom Valley Road. Limited views of second story rooflines, landscaping and the 8' noise barrier wall may be anticipated from this location.

The project is not visible from Olde Highway 80, to the south of Interstate 8.

Therefore, it is anticipated that the change in visual character due to this project will not be a significant adverse impact to Interstate 8, Business Route 8 or Olde Highway 80.

Key Viewpoint #6 – Lake Jennings Park Road from the northwest (Figure 11)

From this location on Lake Jennings Park Road, looking southeast towards the project site, limited views of the site are available.

A large condominium complex further to the northwest located off Business Route 8 at Pinkard Way, called The Knolls, may have very limited views of the project site that are similar to those from Interstate 8. It is anticipated that a limited portion of a second story or roofline may be visible to this area. However, The Knolls contains mature landscaping and is located at least 0.5 mile away from the project site. Intervening varied development and landscaping will prevent any adverse visual impacts to this area.

Localized views of the project from the west are from Lake Jennings Park Road adjacent to the proposed project. Passing motorists will have views of the project site that will include five residential units and an access road.

From the west, the project will not contribute to any change within this viewshed; no significant adverse impacts to view will result.

Finally, Rios Canyon Road and associated single family residential development exists to the south of the site. Crestridge Ecological Reserve and other open space areas are located beyond the residential area to the south. Mature riparian vegetation, landscaping and intervening topography do not allow any sustained views of the project site from the south. From the south, the project will not contribute to any change within this viewshed; no significant adverse impacts to views will result.

Cumulative Impacts

Cumulative impacts to visual resources may occur due to the implementation of numerous projects within the same region or viewshed. When considered together, the impacts of past and present projects, along with foreseeable future projects, may significantly impact the region’s visual resources. In order to further understand the cumulative impacts of this project, a cumulative study of discretionary permits near the project was conducted by utilizing the County’s Discretionary Projects Layer. The following table summarizes the visual impacts of the identified projects based on a review of environmental documents within County project processing files. These 12 projects represented the most likely of the 48 projects reviewed to result in cumulative visual impacts. Please see Figure 12 for the mapping of these projects as they correspond to the numbers in the first column of the table.

**TABLE 1
CUMULATIVE STUDY FINDINGS – LAKE JENNINGS PARK ROAD
PROJECT AREA**

Project No.	Permit No.	Project Name	Impact	Notes
1	AD Permit 97-058	The Knolls / Summer Glen III	LS	Condominium project. No visual analysis.
2	BA 02-0041	Boundary Adjustment	LS	No environmental file.
3	MUP 72-023	East Valley Christian Fellowship	LS	No environmental file, no visual analyzed.
4	Site Plan 97-041	Light Fixtures – Commercial	LS	File cannot be located at County.
5	TPM 20617	Storrs Ranch	LS	3 lot subdivision of single family residences on 3.96 acres. No visual analyzed.
6	TPM 20974	Black Gold	LS	Gas station / carwash. No visual analysis.
7	TM 5009	Old Oak Hills/ Green Hills Ranch	LS	9 lot subdivision of single family residences on 4.6 acres. Visual impacts mitigated by vegetative screening and landscaping.

8	TM 5106	Summer Glen	LS	14 lot subdivision of single family residences on 6.61 acres. Visual impacts mitigated by vegetative screening, landscaping and following natural contours.
9	TM 5112	Gateway View	LS	29 lot residential subdivision on 4.33 acres.
10	TM 5153	Cheryl Valley Estates	LS	Residential subdivision on 24.63 acres. Open space easement onsite.
11	TM 5179	Lake Jennings Market Place	Unk	Environmental files unavailable for review.
12	TM 5444	Lake Jennings Village	LS	8 buildings with 190 condo units on 13 acres. Visual impacts mitigated with setbacks, vegetative screening and landscaping.

NA = Not applicable LS = Less than significant PS = Potentially significant
 SM = Potentially significant unless mitigated Unk = Unknown

The proposed project and projects identified as potentially cumulatively significant are similar to existing development patterns in this area. These development patterns are in conformance with the County’s adopted General Plan and are in accordance with the approved land uses within the area surrounding the project.

Many of the surrounding discretionary projects did not propose development resulting in any visual impacts. Only three projects of a total of 48 projects reviewed analyzed required a CEQA-level analysis of visual impacts. These projects were limited to large residential subdivisions.

The orientation and form of the project is consistent with existing and proposed development. Larger projects proposed for this area such as Lake Jennings Village at the corner of Old Highway 80 and Lake Jennings Park Road will mitigate for visual impacts with setbacks, landscaping and appropriate screening within the viewshed. The majority of smaller projects have a less than significant impact on visual resources in the area.

It is not anticipated that the project will result in cumulatively significant visual character impacts as the community of Lakeside already supports denser residential development to the north and west. Therefore, the project and cumulative development within this area will not substantially degrade the existing visual character or quality of the site and its surroundings.

Mitigation

It is anticipated that landscaping shall be used by the proposed residential development to mitigate for adverse visual impacts, including natural-appearing masses of vegetation, groundcover, shrub and canopy. See Attachment 1 for the Landscape Concept Plan. Landscaping will soften angles of the slopes and provide adequate screening. Views of landscaped graded slopes will appear consistent with other steep natural and manufactured slopes from within the viewshed.

Visual impacts will be reduced by project design which will closely follow the existing topography, thereby reducing visual impacts within the local viewshed. The majority of the development will only be visible in close proximity to the property, such as from surrounding adjacent roads. The grading associated with the proposed project will be largely compatible with the existing visual character of the varied surrounding land uses.

Conclusion

Implementation of this project will contribute to a moderate overall change in the visual character of the project area with the conversion of an undeveloped, sloped property into 18 single family homes with associated infrastructure, including landscaping. However, this project is consistent with existing patterns of development and the visual character of the surrounding community which includes commercial / retail development, single family homes and mobile home parks built on and around existing sloping topography. The project will not create a new source of substantial light or glare, it will not have a substantial adverse effect on a scenic vista and will not substantially damage scenic resources within an eligible state scenic highway corridor. The project is consistent with County policies regarding visual impacts. In addition, there are no cumulatively significant visual character impacts associated with this project. The potential visual impacts do not meet threshold of significance and as such, the project as proposed will not cause a substantial negative visual effect to views from surrounding areas and roadways.

This concludes the visual analysis letter report for the Lake Jennings Park Road project. Please contact me if you have any questions. Thank you.

Sincerely,



Hedy Levine
Director of Environmental Division

Figures and Attachments

- Figure 1. Regional Location Map
- Figure 2. Vicinity Map
- Figure 3. Aerial Map of the Project Site

Figure 4. Grading Plan

Figure 5. Key Viewpoint Locations

Figure 6. Key Viewpoint #1

Figure 7. Key Viewpoint #2

Figure 8. Key Viewpoint #3

Figure 9. Key Viewpoint #4

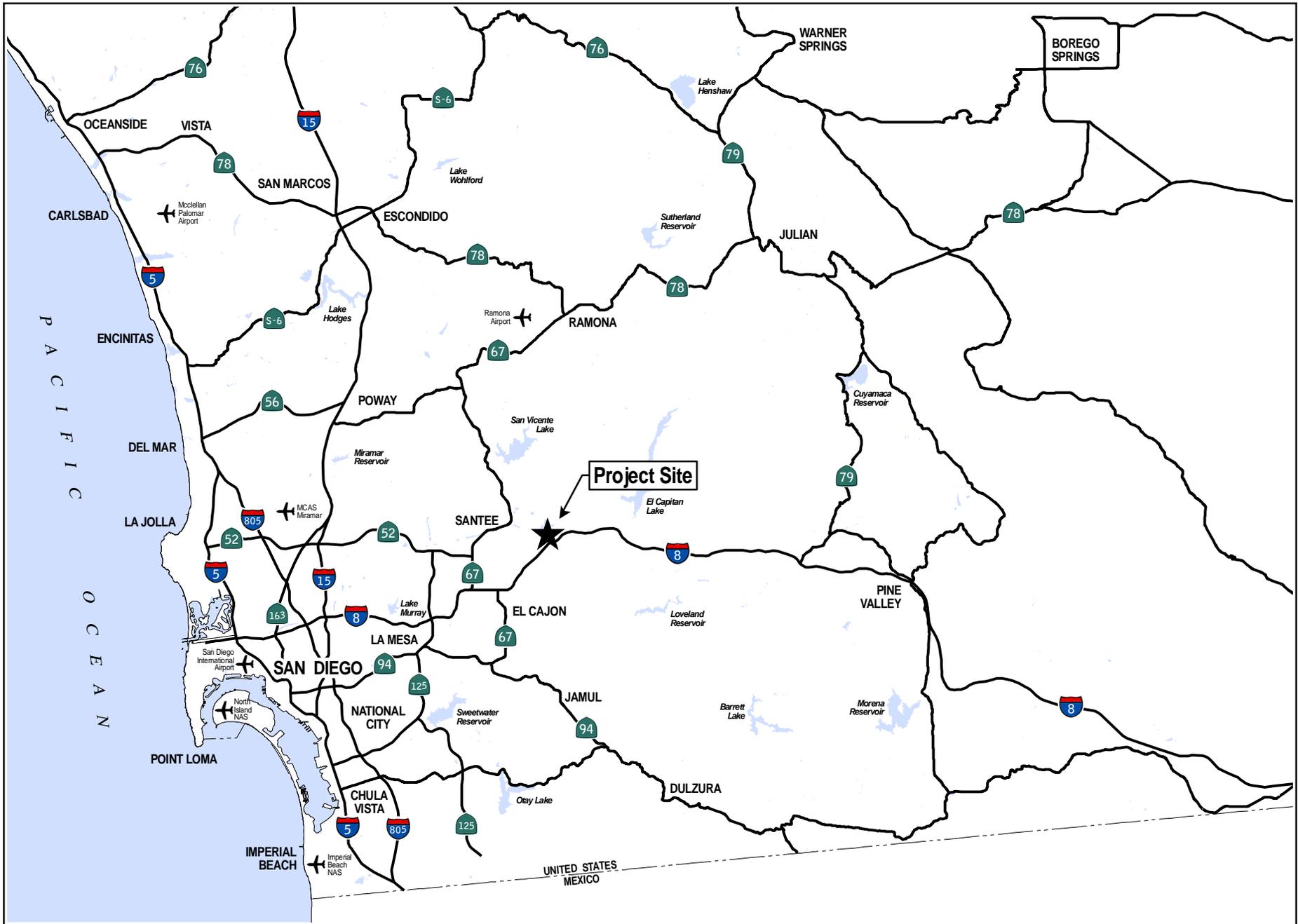
Figure 10. Key Viewpoint #5

Figure 11. Key Viewpoint #6

Figure 12. Discretionary Permits (Cumulative Analysis)

Attachment 1. Landscape Concept Plan prepared by Howard Associates, July 2014

FIGURES



REC Regional Location Map

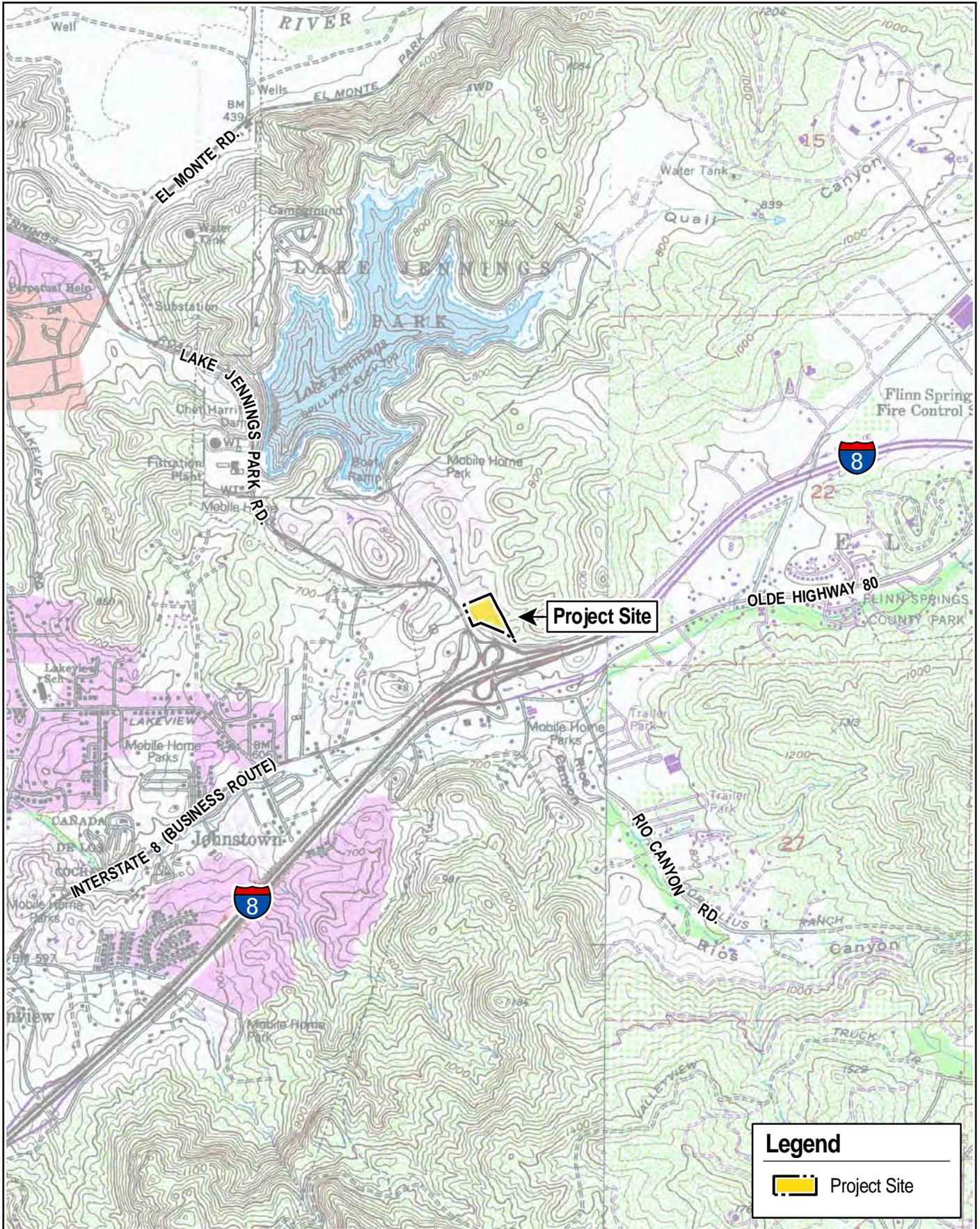
Consultants, Inc. LAKE JENNINGS PARK ROAD



FIGURE 1

Source: SANGIS Land Use GIS Database, 2011.

July 2014

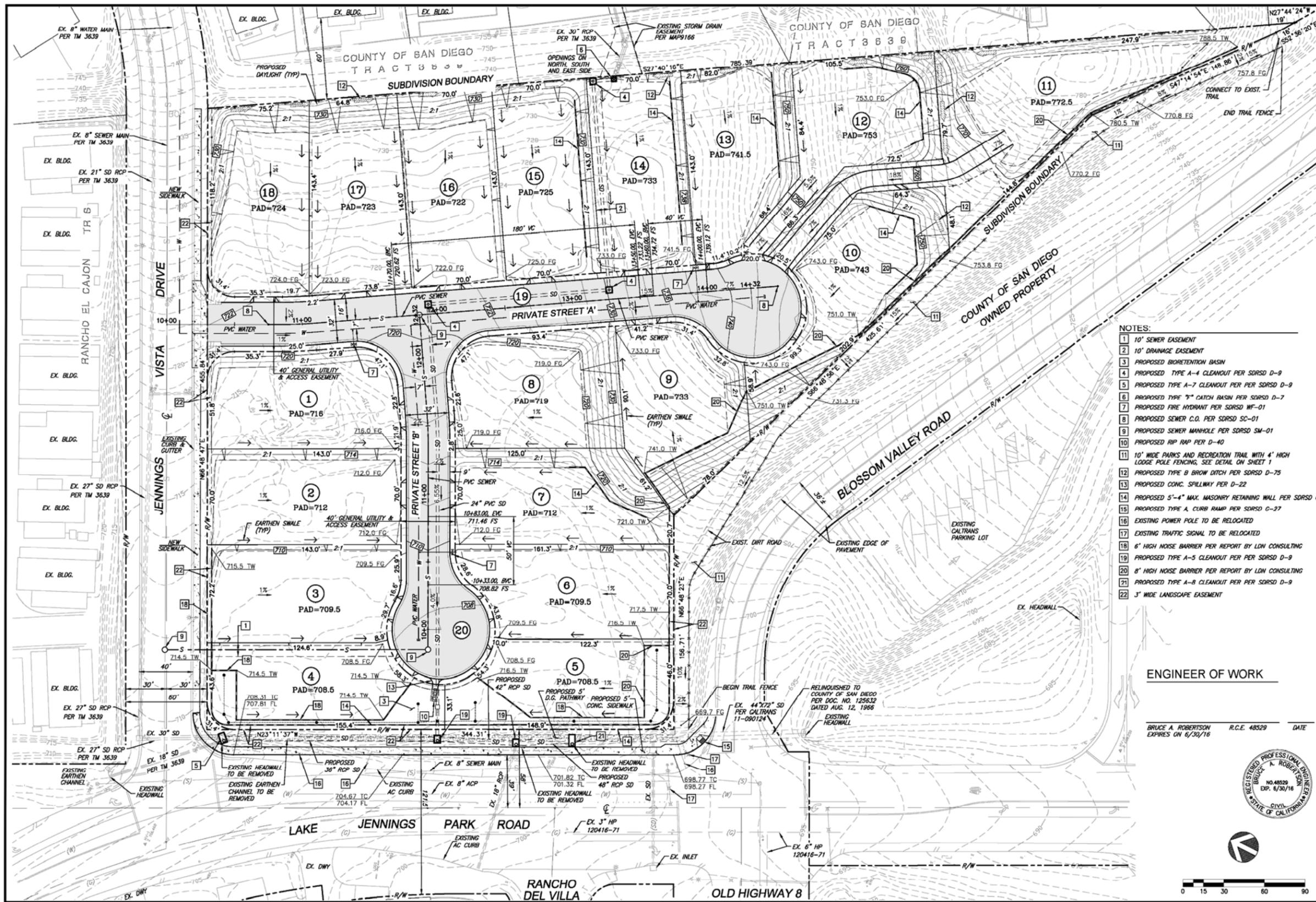


Legend

-  Project Site



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- NOTES:**
- 1 10' SEWER EASEMENT
 - 2 10' DRAINAGE EASEMENT
 - 3 PROPOSED BIORETENTION BASIN
 - 4 PROPOSED TYPE A-4 CLEANOUT PER SDRSD D-9
 - 5 PROPOSED TYPE A-7 CLEANOUT PER PER SDRSD D-9
 - 6 PROPOSED TYPE "T" CATCH BASIN PER SDRSD D-7
 - 7 PROPOSED FIRE HYDRANT PER SDRSD WF-01
 - 8 PROPOSED SEWER C.O. PER SDRSD SC-01
 - 9 PROPOSED SEWER MANHOLE PER SDRSD SM-01
 - 10 PROPOSED RIP RAP PER D-40
 - 11 10' WIDE PARKS AND RECREATION TRAIL WITH 4' HIGH LODGE POLE FENCING, SEE DETAIL ON SHEET 1
 - 12 PROPOSED TYPE B BROW DITCH PER SDRSD D-75
 - 13 PROPOSED CONC. SPILLWAY PER D-22
 - 14 PROPOSED 5'-4" MAX. MASONRY RETAINING WALL PER SDRSD C-4
 - 15 PROPOSED TYPE A CURB RAMP PER SDRSD C-27
 - 16 EXISTING POWER POLE TO BE RELOCATED
 - 17 EXISTING TRAFFIC SIGNAL TO BE RELOCATED
 - 18 6' HIGH NOISE BARRIER PER REPORT BY LDN CONSULTING
 - 19 PROPOSED TYPE A-5 CLEANOUT PER PER SDRSD D-9
 - 20 8' HIGH NOISE BARRIER PER REPORT BY LDN CONSULTING
 - 21 PROPOSED TYPE A-8 CLEANOUT PER PER SDRSD D-9
 - 22 3' WIDE LANDSCAPE EASEMENT

ENGINEER OF WORK

BRUCE A. ROBERTSON R.C.E. 48529 DATE
 EXPRES ON 6/30/16



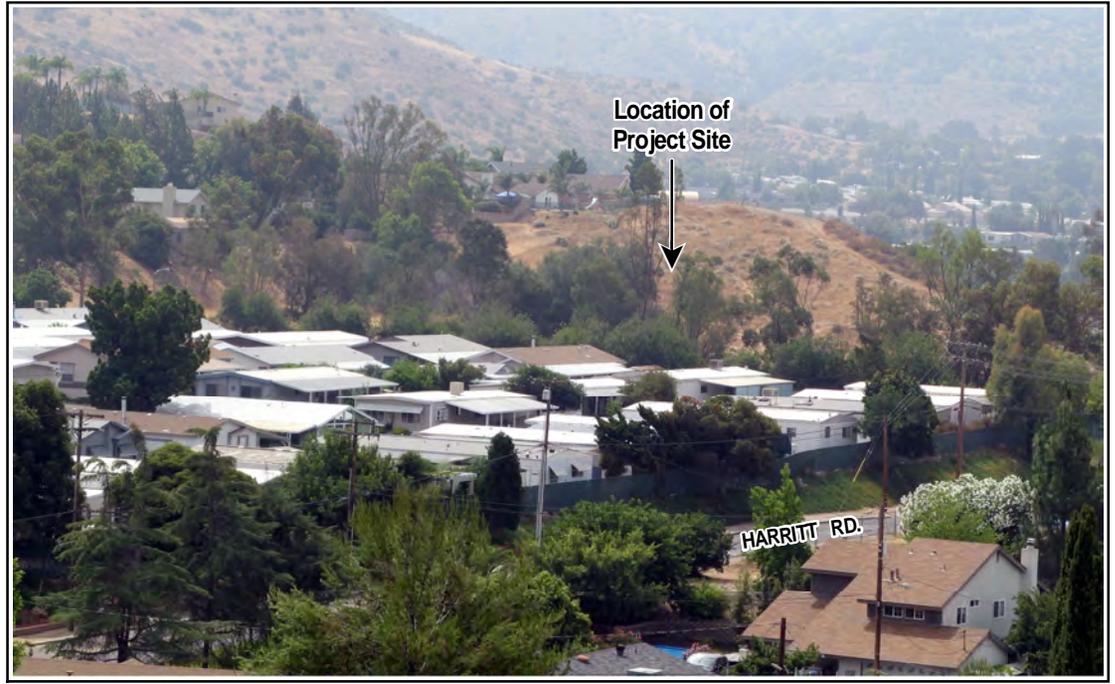
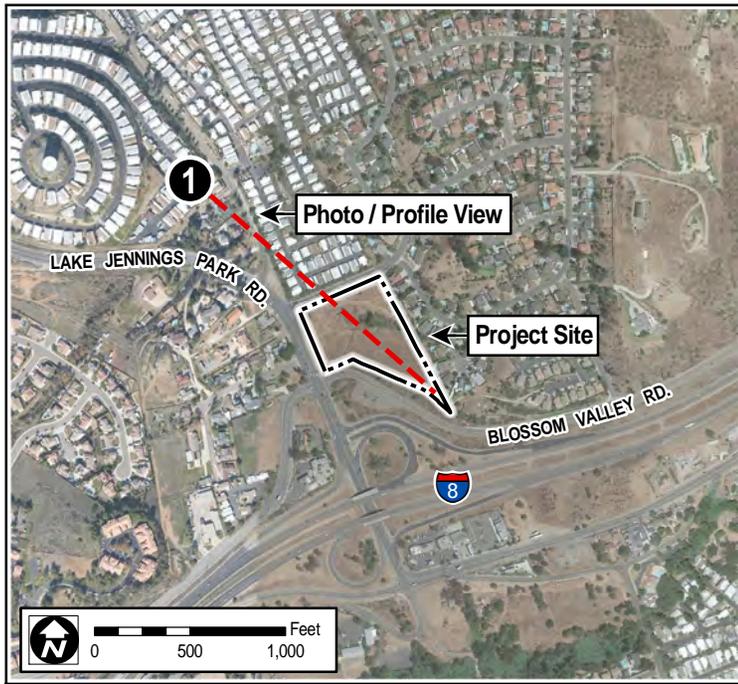
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REVISIONS	BY	DATE	DESCRIPTION

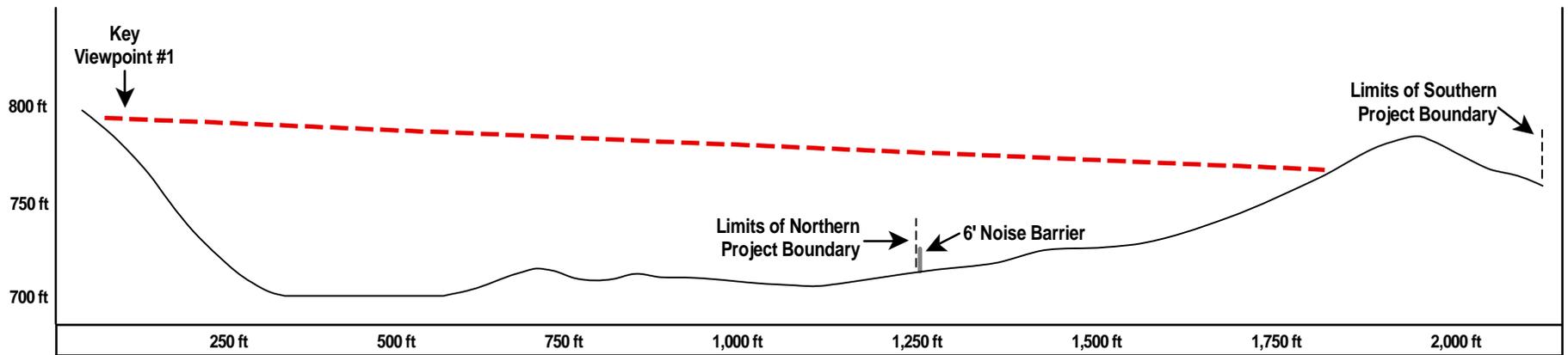
PRELIMINARY GRADING PLAN
"LAKE JENNINGS PARK ROAD"
 COUNTY OF SAN DIEGO TRACT NO. 5578
 County of San Diego, California





A. Map of Key Viewpoint #1 location and direction of Photo / Profile Views in relationship to the Project Site.

B. Photo of the Project Site from Key Viewpoint #1 looking southeast from Pony Express Circle in the Lake Jennings Park Estates Mobile Home Park towards the Project Site.



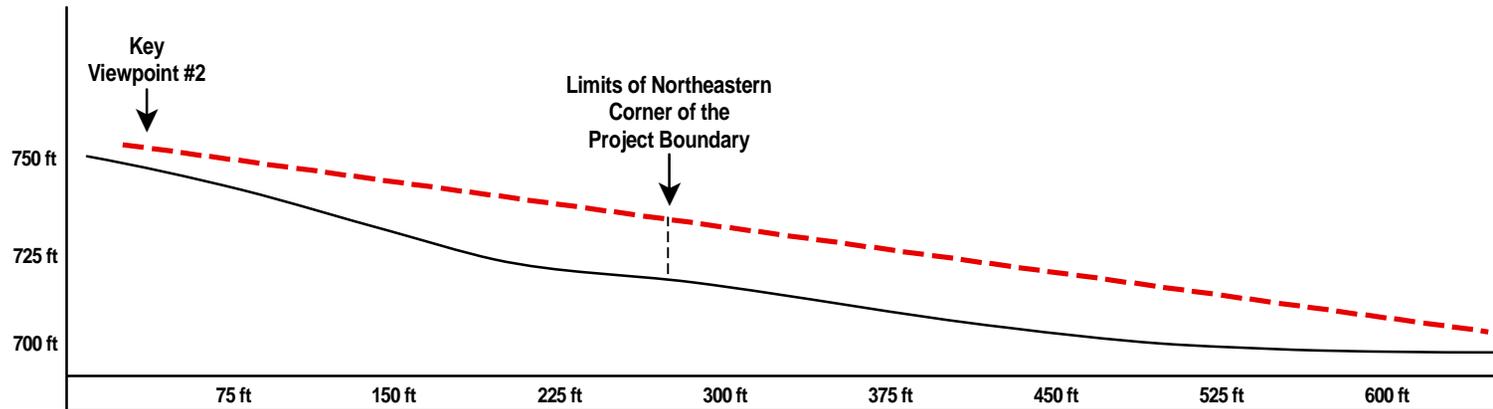
C. Profile of Key Viewpoint #1 looking southeast from Pony Express Circle in the Lake Jennings Park Estates Mobile Home Park towards the Project Site.



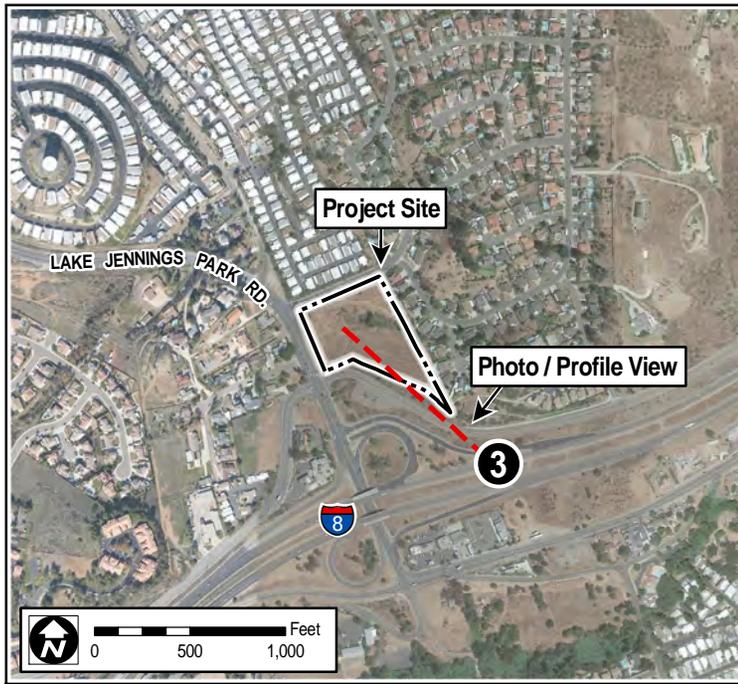
A. Map of Key Viewpoint #2 location and direction of Photo / Profile Views in relationship to the Project Site.



B. Photo of the Project Site looking southwest from Key Viewpoint #2 located on Jennings Vista Road.



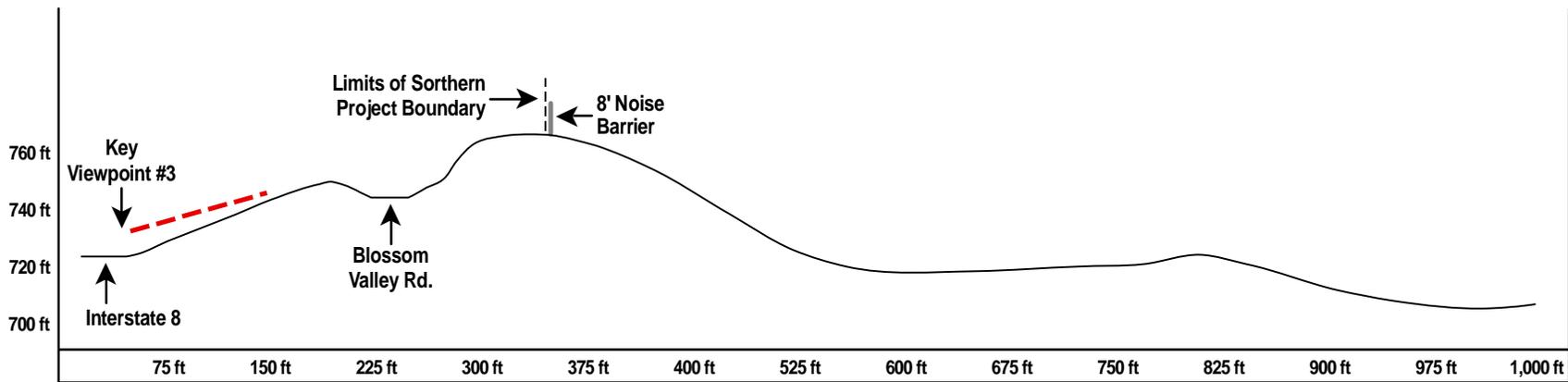
C. Profile of Key Viewpoint #2 looking southwest from the intersection of Jennings Vista Road and Palomino Ridge Drive towards the Project Site.



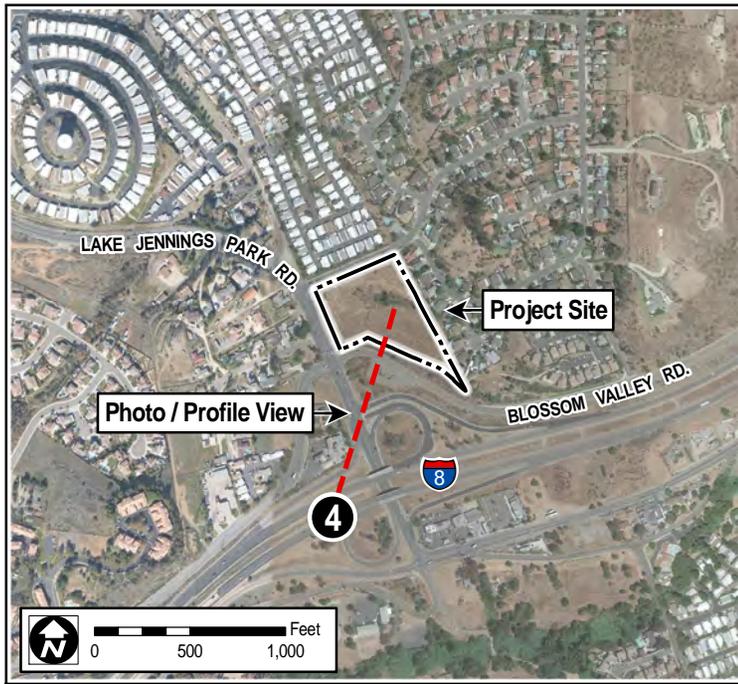
A. Map of Key Viewpoint #3 location and direction of Photo / Profile Views in relationship to the Project Site.



B. Photo of the Project Site from Key Viewpoint #3 on westbound Interstate 8 looking northwest towards the Project Site.



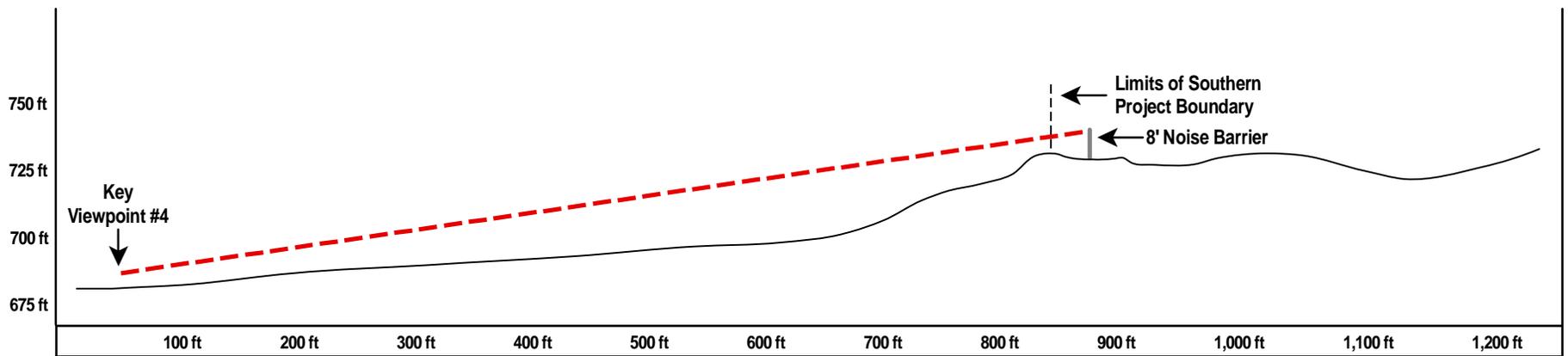
C. Profile of Key Viewpoint #3 looking northwest from westbound Interstate 8 towards the Project Site. The Project Site is not visible from Viewpoint #3.



A. Map of Key Viewpoint #4 location and direction of Photo / Profile Views in relationship to the Project Site.



B. Photo of the Project Site from Key Viewpoint #4 looking northeast from eastbound Interstate 8 towards the Project Site.

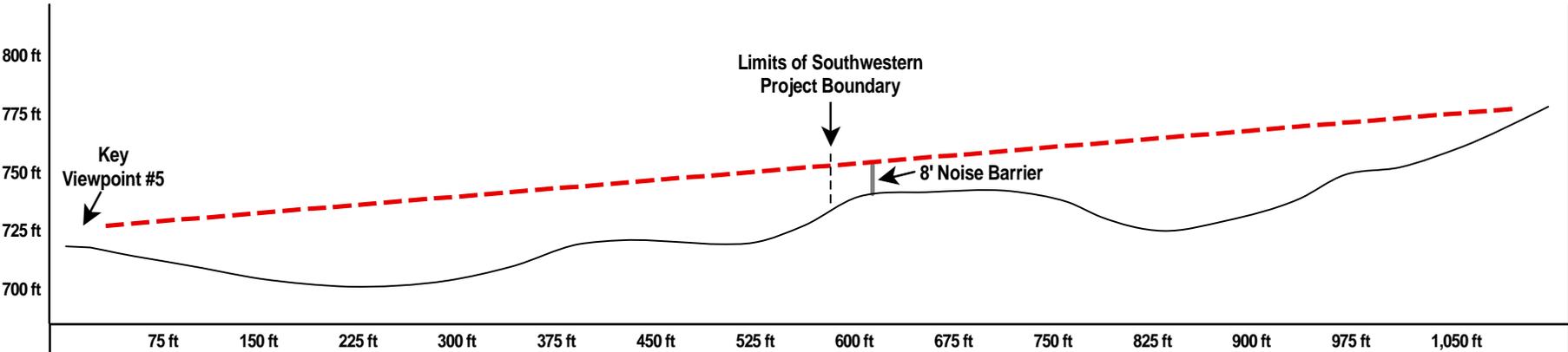


C. Profile of Key Viewpoint #4 looking northeast from eastbound Interstate 8 towards the Project Site.

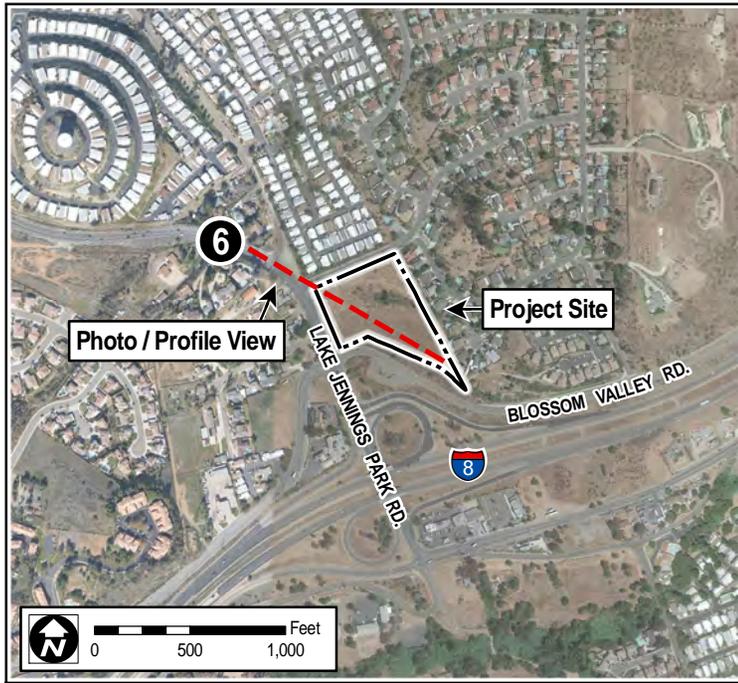


A. Map of Key Viewpoint #5 location and direction of Photo / Profile Views in relationship to the Project Site.

B. Photo of the Project Site from Key Viewpoint #5 looking northeast from I-8 Business Route towards the Project Site.

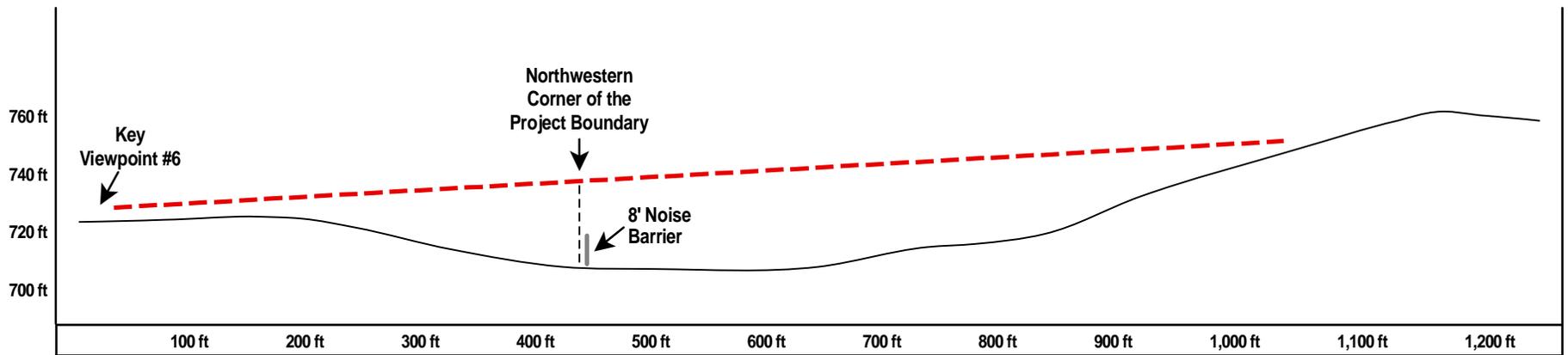


C. Profile of Key Viewpoint #5 looking northeast from I-8 Business Route towards the Project Site.

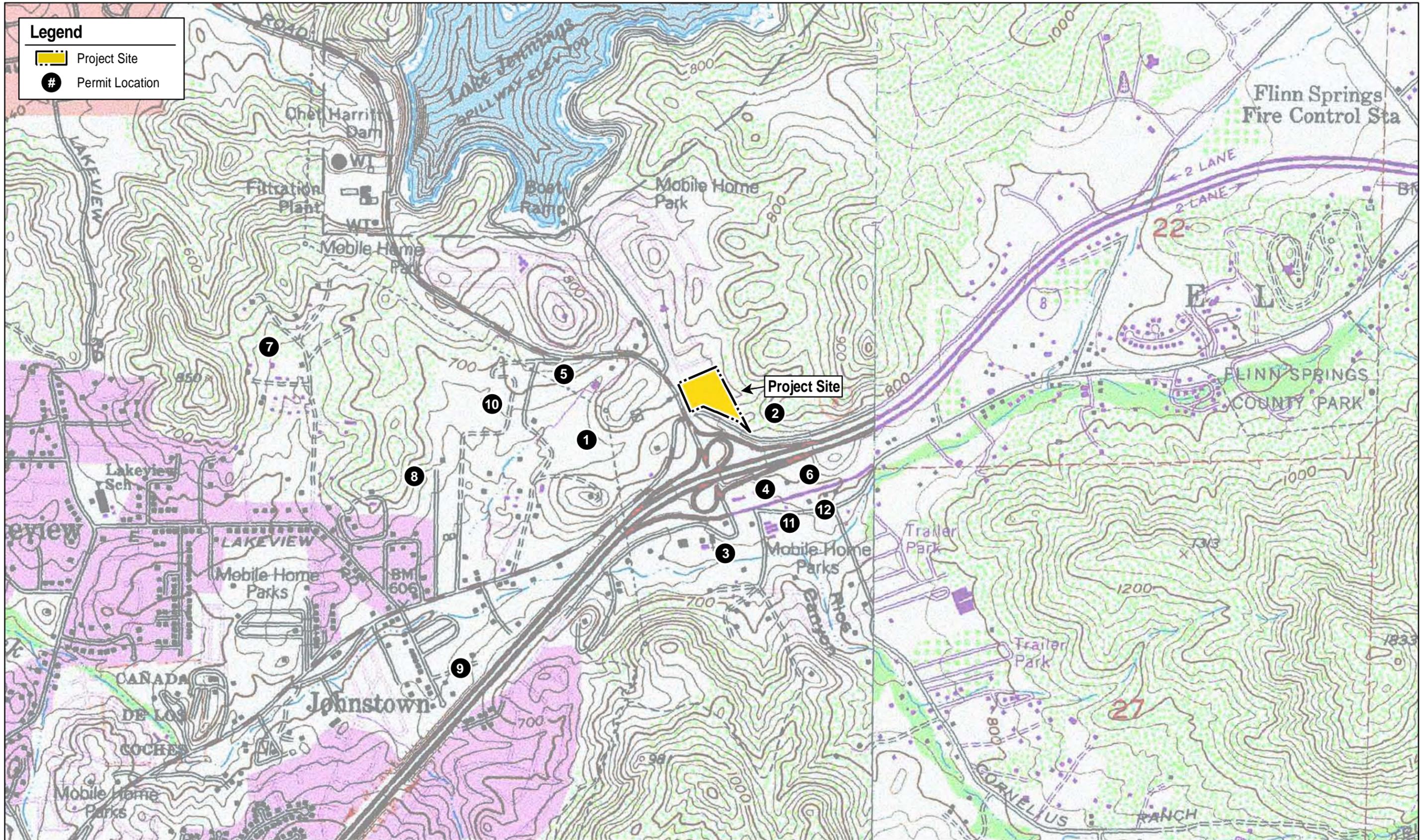


A. Map of Key Viewpoint #6 location and direction of Photo / Profile Views in relationship to the Project Site.

B. Photo of the Project Site from Key Viewpoint #6 looking southeast from Lake Jennings Park Road towards the Project Site.



C. Profile of Key Viewpoint #6 looking northeast from I-8 Business Route towards the Project Site.

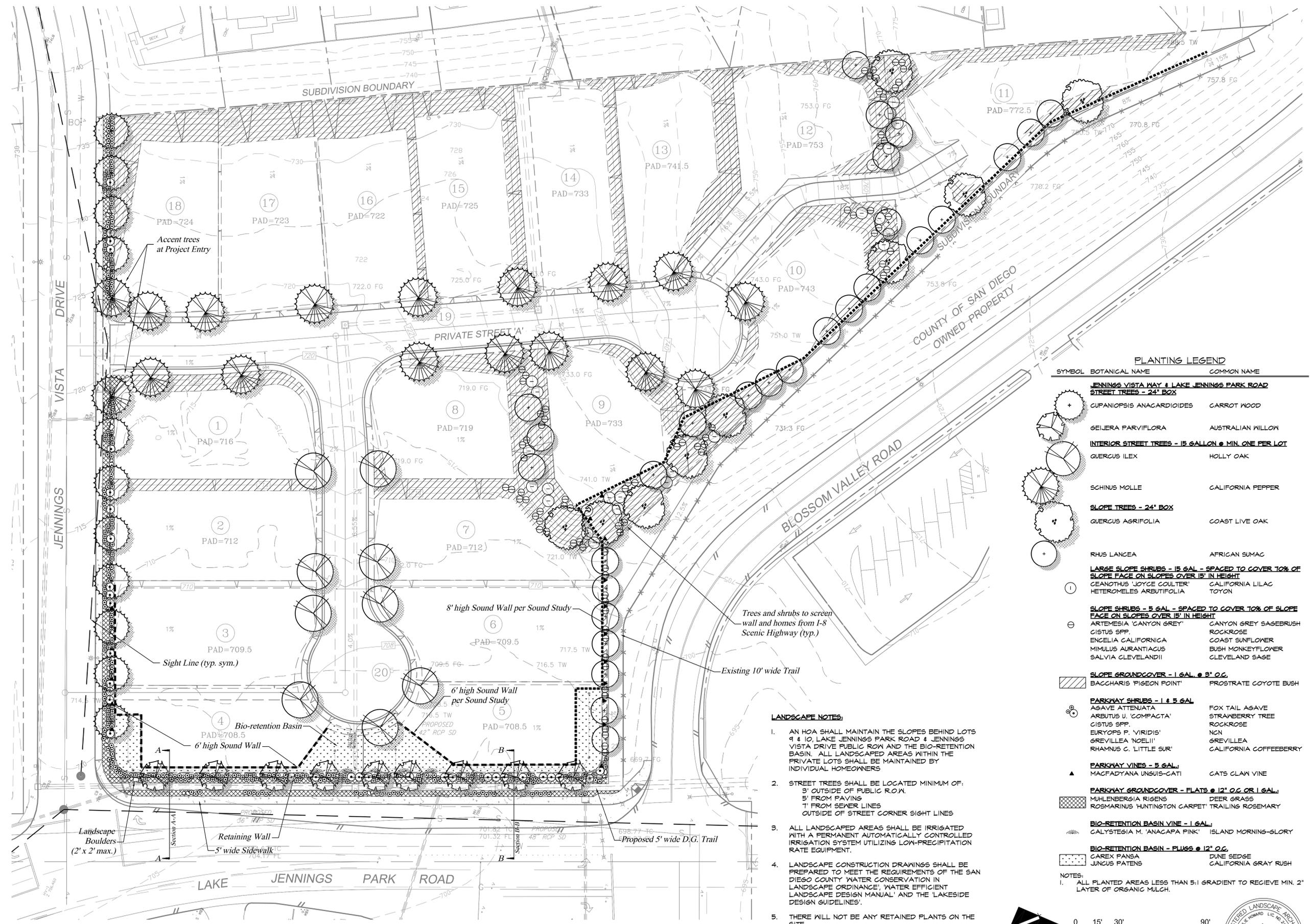


ATTACHMENT

SHEET TITLE
LANDSCAPE CONCEPT PLAN

PROJECT NAME
LAKE JENNINGS PARK ROAD
 COUNTY OF SAN DIEGO TRACT NO. 5578
 County of San Diego, California

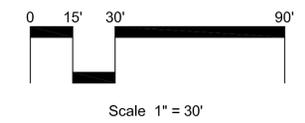
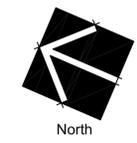
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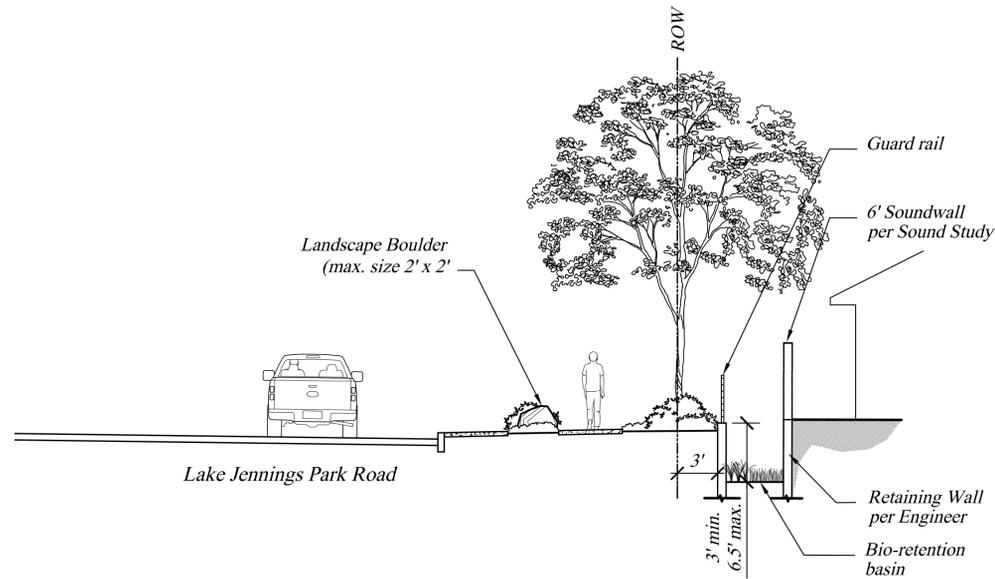


PLANTING LEGEND

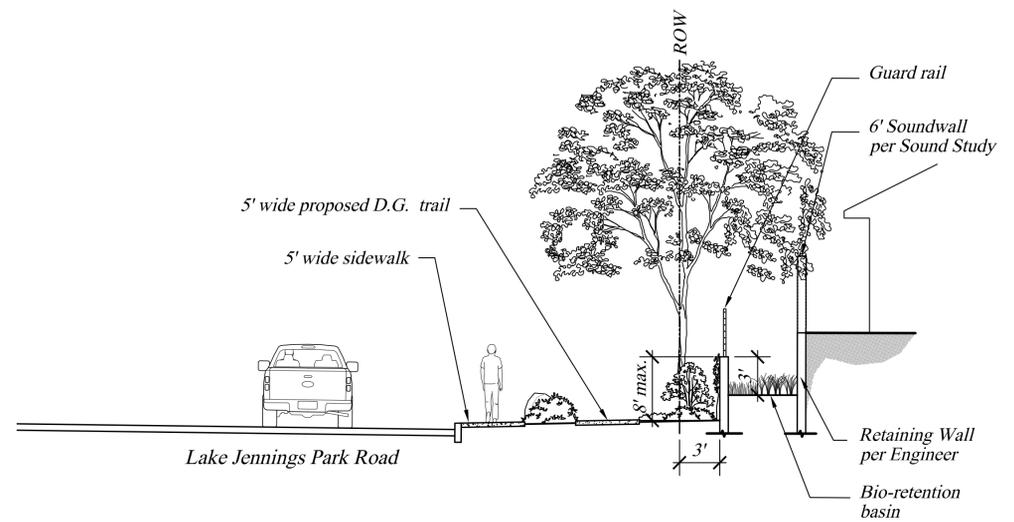
SYMBOL	BOTANICAL NAME	COMMON NAME
JENNINGS VISTA WAY & LAKE JENNINGS PARK ROAD STREET TREES - 24" BOX		
+	CUPANIOPSIS ANACARDIODES	CARROT WOOD
+	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW
INTERIOR STREET TREES - 15 GALLON @ MIN. ONE PER LOT		
○	QUERCUS ILEX	HOLLY OAK
○	SCHINUS MOLLE	CALIFORNIA PEPPER
SLOPE TREES - 24" BOX		
○	QUERCUS AGRIFOLIA	COAST LIVE OAK
SLOPE SHRUBS - 5 GAL - SPACED TO COVER 10% OF SLOPE FACE ON SLOPES OVER 15% IN HEIGHT		
○	RHUS LANCEA	AFRICAN SUMAC
○	ARTESIMIA 'CANYON GREY'	CANYON GREY SAGEBRUSH
○	CISTUS SPP.	ROCKROSE
○	ENCELIA CALIFORNICA	COAST SUNFLOWER
○	MIMULUS AURANTIACUS	BUSH MONKEYFLOWER
○	SALVIA CLEVELANDII	CLEVELAND SAGE
SLOPE GROUNDCOVER - 1 GAL @ 3' OC		
▨	BACCHARIS 'PIGEON POINT'	PROSTRATE COYOTE BUSH
PARKWAY SHRUBS - 1 & 5 GAL		
○	ASAVE ATTENUATA	FOX TAIL AGAVE
○	ARBUSUS U. 'COMFACTA'	STRAWBERRY TREE
○	CISTUS SPP.	ROCKROSE
○	EURYOPS P. 'VIRIDIS'	NCH
○	GREVILLEA 'NOELII'	GREVILLEA
○	RHAMNUS C. 'LITTLE SUR'	CALIFORNIA COFFEEBERRY
PARKWAY VINES - 5 GAL		
▲	MACFADYANA UNSUIS-CATI	CATS CLAW VINE
PARKWAY GROUNDCOVER - FLATS @ 12" OC OR 1 GAL		
▨	MULLENBERGIA RIGENS	DEER GRASS
▨	ROSMARINUS 'HUNTINGTON CARPET'	TRAILING ROSEMARY
BIO-RETENTION BASIN VINE - 1 GAL		
○	CALYSTEGIA M. 'ANACAPA PINK'	ISLAND MORNING-GLORY
BIO-RETENTION BASIN - FLATS @ 12" OC		
▨	CAREX PANSA	DUNE SEDGE
▨	JUNCUS PATENS	CALIFORNIA GRAY RUSH

- LANDSCAPE NOTES:**
- AN HOA SHALL MAINTAIN THE SLOPES BEHIND LOTS 4 & 10, LAKE JENNINGS PARK ROAD & JENNINGS VISTA DRIVE PUBLIC ROW AND THE BIO-RETENTION BASIN. ALL LANDSCAPED AREAS WITHIN THE PRIVATE LOTS SHALL BE MAINTAINED BY INDIVIDUAL HOMEOWNERS.
 - STREET TREES SHALL BE LOCATED MINIMUM OF:
 - 3' OUTSIDE OF PUBLIC R.O.W.
 - 5' FROM PAVING
 - 1' FROM SEWER LINES
 OUTSIDE OF STREET CORNER SIGHT LINES
 - ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH A PERMANENT AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM UTILIZING LOW-PRECIPITATION RATE EQUIPMENT.
 - LANDSCAPE CONSTRUCTION DRAWINGS SHALL BE PREPARED TO MEET THE REQUIREMENTS OF THE SAN DIEGO COUNTY 'WATER CONSERVATION IN LANDSCAPE ORDINANCE', 'WATER EFFICIENT LANDSCAPE DESIGN MANUAL' AND THE 'LAKESIDE DESIGN GUIDELINES'.
 - THERE WILL NOT BE ANY RETAINED PLANTS ON THE SITE.

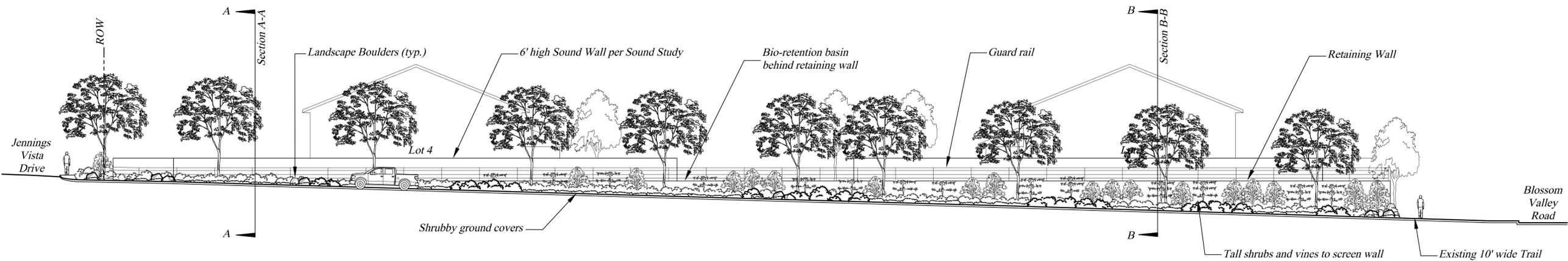




Section A-A
NTS



Section B-B
NTS



Elevation
Lake Jennings Park Road ROW
NTS

SHEET TITLE
LANDSCAPE CONCEPT PLAN

PROJECT NAME
LAKE JENNINGS PARK ROAD
COUNTY OF SAN DIEGO TRACT NO. 5578
County of San Diego, California

DATE: 9/30/2014
DRAWN BY: B6
JOB NUMBER: 14032.01
FILE:
REVISIONS:

