

3.1.1 Aesthetics/Visual Impact

This section analyzes visual impacts associated with the proposed project. The proposed project is a residential development of 28 single-family lots ranging in size from 2.1 to 5.9 acres on a 92.8-acre site located in the Bonsall Community Planning Area. Most of the project site is presently being used for citrus and avocado farming as well as cut flowers. Paved grove roads transect the project site. A drainage traverses the western side of the project site and a large stand of oaks occurs in the northeast corner of the project site. Approximately 84,000 cubic yards (cy) of grading will occur in conjunction with the project to accommodate building pads and related infrastructure. The analysis generally follows the *County of San Diego Guidelines for Determining Significance for Visual Resources* (July 30, 2007).

3.1.1.1 Existing Conditions

The project site is located south of West Lilac Road and northeasterly of the intersection of Via Ararat Drive and Mt. Ararat Way. Topography of the Bonsall area is characterized by a series of hills, valleys and drainage areas. Elevation in the Bonsall area varies from 170 feet to over 800 feet above mean sea level (AMSL). The area surrounding the project site consists of agricultural operations mixed with rural residential dwellings. The median lot size of parcels within the 727-acre area surrounding the project site is 3.7 acres per parcel, which is consistent with the proposed project median lot size of 3.3 acres per parcel. The Bonsall Community Plan area encompasses approximately 32.8 square miles or approximately 21,042 acres. It is located in the foothills of the Peninsular Mountain Range in the unincorporated area of northern San Diego County. The Bonsall Planning Area is bordered by the community of Fallbrook to the north, the City of Oceanside to the west, the community of Valley Center to the west, and the North County Metropolitan Subregion and City of Vista to the south. The community of Bonsall is characterized by a series of hills, valleys, and drainage areas. The hill and valley topography has resulted in a predominance of low density estate type residential lots and agricultural land uses. The Bonsall area also includes a number of golf courses and equestrian facilities. The predominant land uses in the Bonsall Community Planning Area are agriculture and estate lot rural residential. Unique land forms in the Bonsall Community Planning area include Mount Ararat and the view of Sleeping Indian.

Surrounding areas visible from the project site are shown on Figure 3.1.1-1. Figure 3.1.1-1 also shows other cumulative projects proposed within a 4.5-mile radius around the project site. As indicated in Figure 3.1.1-1, views of the project site are limited within the 4.5-mile radius surrounding the project site due to the relatively flat topography of the project site and most of this viewshed exists south of Via Uerner Way and at more distant locations extending around the perimeter of the 4.5-mile radius. The following cumulative projects are visible and also have limited views of the site: Stehly (Caminito Quieto), McNulty, Woodhead, Dabbs, Pfaff, Hukari, Rancho Lilac, Marquart Ranch, Fritz, Dienhart, Biernacki and Choi. Also, portions of the Goodnight Ranchos, Nichols-Whitman and Fitzpatrick projects may also be visible, depending on the exact location of development.

Interstate 15 (I-15) is located approximately 1 mile east of the project site. Due to the intervening topography the project site is not visible from I-15.

The topography of the project site is relatively flat ranging in elevation from 680 to 880 feet AMSL. The areas around the project site are also within this same elevation as demonstrated by the topography graphic shown on Figure 3.1.1-2. The relatively flat topography of the project site and the surrounding area tends to limit views of the project site from surrounding areas as indicated on Figure 3.1.1-1. Typical viewsheds in the area consist of mixed agricultural uses combined with residential homes with a median lot size of 3.7 acres.

On Site Views

The project site presently consists of on-going agricultural operations including orchards and cut flowers. Views of the project site have been taken from various locations as shown on Figure 3.1.1-3. Existing views of the project site from the locations shown on Figure 3.1.1-1 are shown on Figures 3.1.1-4 through 3.1.1-7. Disturbances on the project site include a variety of paved grove roads. Topography of the site is relatively flat with no scenic resources located on the project site.

Visual Policies and Plans

San Diego County Scenic Highway Element

Only two San Diego County highways have been officially designated by the State as “scenic” and are included as scenic highways in the Scenic Highway Element of the San Diego County General Plan: SR-78, from the western to the eastern boundary of the Anza-Borrego Desert State Park; and SR-125, from SR-94 north to I-8. Both of these highways are located many miles east and south of the project site and are not visible from the project site.

I-15 is included as a third-priority scenic route from SR-76 north to the Riverside County line. The project site is located approximately one mile west of I-15 at the intersection with West Lilac Road and is not included as a scenic route in the Scenic Highway Element of the San Diego County General Plan. The project site is not visible from I-15 due to intervening topography.

San Diego County Dark Skies Ordinance

The County of San Diego Light Pollution Code (Division 9) applies to the proposed project and is intended to restrict the permitted use of outdoor light fixtures emitting undesirable light into the night sky that have a detrimental effect on astronomical research.

San Diego County Resource Protection Ordinance

The Resource Protection Ordinance (RPO) protects sensitive lands and prevents their degradation and loss. This ordinance also preserves the ability of property owners to make reasonable use of their land subject to the conditions of the RPO to increase the preservation and protection of the County’s unique topography, natural beauty, diversity, and natural resources.

The RPO generally requires that parcels be created in a manner which minimizes encroachment onto steep slope lands. The RPO defines “steep slope lands” as all lands having a slope with natural grading of 25 percent or greater and a minimum rise of 50 feet. A slope analysis completed for the project site indicates the site is relatively flat and contains no steep slope lands.

Bonsall Community Plan

The project site is located within the Bonsall Community Plan Area. The Bonsall Community Plan describes the community as having a rural atmosphere consisting primarily of low-density estate type residential and agricultural uses. Unique landforms of special concern to the community include Mount Ararat and the view of the Sleeping Indian and the San Luis Rey River, wetlands, and floodplains. Important visual resources include low-density residential development coupled with agricultural uses consistent with the community character.

Visual Resources Policies and Recommendations of the Bonsall Community Plan are as follows:

- Minimize grading to preserve natural landforms, major rock outcroppings, and areas of existing mature trees.
- Hillside development shall be integrated with existing topography and landforms.
- Preserve ridgelines by siting buildings below ridges or setback with sufficient distance to minimize visual impacts, whenever feasible.
- Visual impacts to disturbed slopes should be reduced by dense landscaping utilizing native plants and other naturalized drought-tolerant plants.
- Encourage floodplains, water courses, and drainages to be protected and maintained in or, if necessary, restored to their natural, dynamic functional condition with appropriate buffer zones provided.
- All cut-and-fill slopes should be contour-graded and/or rock-sculpted in such a way as to visually blend manufactured slopes with the natural landscape. Slope roundings should be a minimum of 100-foot radius.

3.1.1.2 Analysis of Project Effects and Determination of Significance

Guidelines for Determining Significance

A significant aesthetic impact would occur if the project results in:

1. A substantial adverse effect on a scenic vista;
2. Substantially damages scenic resources, including, but not limited to, trees, rockout croppings, and historic buildings within a state scenic highway;
3. Substantially degrades the existing visual character or quality of the site and surroundings;
4. Creates a substantial change that will be incompatible with the existing visual character in the area in terms of dominance and scale;
5. Creates a new source of substantial light or glare which would adversely affect day or nighttime views in the area; and
6. Creates significant visual impacts as a result of conflicts with the goals, standards, or policies related to visual effects outlined in the Scenic Highway Element, or the Bonsall Community Plan.

Rationale for Selection of Guidelines

Guidelines 1, 2, 3, 5 and 6 for aesthetics and visual resources are consistent with State *CEQA Guidelines* Appendix G. Guideline 4 was added to address visual change on the project site as it relates to changes in community character.

Analysis (Guideline 1 - Substantial Adverse Effect On A Scenic Vista)

The project will result in the development of 28 single family homes ranging in size from 2.1 to 5.9 acres on the 92.8-acre site. The proposed parcel sizes allow the accommodation of agricultural uses on site in conjunction with the rural residential home sites proposed. Under the project, 22.6 acres of existing on-site agricultural operations will be maintained in perpetuity within an Agricultural Open Space easement. The Agricultural Open Space easement areas are presented in Figure 2.2-1, and are located throughout the project area.

In addition to the 22.6 acres of land preserved within the Agricultural Open Space easement, an additional 35.9 acres will not be disturbed due to project grading or construction. This 35.9-acre area also contains agriculture of primarily tree crops. While there is no guarantee that future owners will retain this agriculture on site, there is a long record of successful estate residential and agricultural activities successfully occurring on large-lot subdivisions in this portion of San Diego County. In addition, the project includes several features which will encourage the continuation of agriculture on the 35.9 acres. This includes the use of the five existing wells and the existing irrigation systems to serve water to the agricultural preserve area and other agriculture retained outside the agricultural preserve area. The trees provide a visual buffer between proposed residences as well as off-site residences.

The type of development proposed by the project (residential with agriculture) is generally consistent with the visual character of the surrounding Bonsall area which consists principally of low-density residential uses combined with agricultural operations. Home sites proposed as part of the project have been located in the interior of the project site with agricultural areas remaining around its perimeter thereby shielding off-site views of homes, driveways and pads included as part of the project. The agricultural character of the area is discussed in more detail in Section 3.1.8.1 of this EIR.

Due to the relatively flat topography of the project site and the surrounding areas, views of the project site from off-site uses remain limited as shown on Figures 3.1.1-4 through 3.1.1-7. The predominant visual feature of the project site following completion will remain agricultural with some limited views of the estate lots as a result of the 22.6-acre Agricultural Open Space easement and the additional 35.9 acres of orchards that will not be impacted during project grading and construction and are anticipated to be retained due to the factors noted above, including the maintenance of the five wells and irrigation systems.

Designated Scenic Vistas

Scenic vistas designated in the Bonsall Planning Area include Mount Ararat, the view of the Sleeping Indian and the San Luis Rey River and its associated wetlands and floodplains. Mount Ararat is located approximately 0.5 miles southwest of the project site and portions of the project site would be visible from Mount Ararat. At present, views from Mount Ararat consist of the combined estate lots and agricultural uses located throughout the project area. The project will not result in a substantial effect on the views from Mount Ararat, since the project includes combined agricultural uses and estate lots consistent with the existing viewshed from Mount Ararat. When viewed from Mount Ararat, the project site upon completion of construction will appear visually as a continuation of the agricultural and rural residential uses that are part of the current views from Mount Ararat. Due to the 22.6-acre Agricultural Open Space easement, as well as the 35.9 acres of mature orchards not disturbed by project development which are anticipated to continue in agricultural production for the reasons discussed above, the predominant visual feature of the project site will remain the mature orchards with estate lots interspersed

among these agricultural uses. Thus, the project would have a less than significant impact to views associated with Mount Ararat.

Sleeping Indian, a topographic feature in the Bonsall community, is located approximately 3 miles northwest of the project site. Due to the distance between the project site and Sleeping Indian, as well as intervening topography, the project would not result in an impact to the views associated with Sleeping Indian.

The project site is located approximately 1.5 miles south of the San Luis Rey River. The project would not result in any direct impacts to the San Luis Rey River. Additionally, due to intervening topography, the project site is not visible from the San Luis Rey River. Therefore, the project would not result in an impact to the views associated with the San Luis Rey River.

Analysis (Guideline 2 - Substantially Damage Scenic Resources)

The project site does not contain any rock outcroppings or historic buildings. The project site does contain trees, which are associated with the avocado and citrus orchard on the project site. Only two San Diego County highways have been officially designated by the State as “scenic” and are included as scenic highways in the Scenic Highway Element of the San Diego County General Plan. These are SR-78 from the western to the eastern boundary of the Anza-Borrego Desert State Park and SR-125, from SR-94 north to I-8. Both of these highways are located many miles from the project site and the project site is not visible from either scenic highway. Accordingly, the project would not damage any scenic resources, and no visual impact to any scenic resources will occur from the project.

Analysis (Guideline 3 -Substantially Degrade the Existing Visual Character or Quality of the Site and Its Surroundings)

Due to the relatively flat topography of the project site and the surrounding area, the viewshed of the project site is very limited as shown on Figures 3.1.1-1 through 3.1.1-7. The project has been redesigned to minimize visual impacts by reducing both the number of dwelling units otherwise permitted by the County Zoning Ordinance and by reducing the on-site area needed for pads, driveways, and roads. As a result of the redesign, 58.5 acres of the existing agricultural uses on-site will not be disturbed by project grading or construction, and 22.6 acres of the 58.5 acres will be preserved in perpetuity within the Agricultural Open Space easement. In addition to the 22.6 acres of land preserved within Agricultural Open Space easement, an additional 35.9 acres will be not be disturbed due to project grading or construction. This 35.9-acre area contains agriculture. While there is no guarantee that future owners will retain this agriculture on site, the project includes several features which will encourage the continuation of agriculture on the 35.9 acres. Home sites have been located within the interior of the site surrounded by the mature groves and orchards. With development of the project, agricultural uses represented by the mature orchards and groves will remain the dominant visual feature of the site.

Project Grading

Views of the project site in its present condition consist principally of the mature orchards and groves with some views of existing roads and facilities as shown on Figures 3.1.1-3 through 3.1.1-7. 22.6 acres of these mature orchards and groves will be preserved in perpetuity within the Agricultural Open Space easement on site. In addition to the 22.6 acres of land preserved within the Agricultural Open Space easement, an additional 35.9 acres will be not be disturbed due to project grading or construction. This 35.9-acre area contains agriculture. While there is no guarantee that future owners will retain this

agriculture on site, the project includes several features which will encourage the continuation of agriculture on the 35.9 acres. The predominant visual character of the site will therefore remain agricultural following completion of the project with some limited views of the estate lots located within the interior of the site. The visual character of the area surrounding the project site consists of views of agricultural uses in combination with estate lots. The visual character of the site will be partially altered by the approximately 84,000 cubic yards (cy) of grading to create the roads, pads, and driveways for the project. The maximum height of the fill slopes will be 10.5 feet with a 2:1 ratio, and the maximum height of the cut slope will be 15 feet, with a 2:1 ratio.

Based upon a construction analysis completed by J.T. Krueer & Company on November 25, 2008, the finished grading for infrastructure improvements will be completed in approximately 31 days. The on-site roads will then be paved. Given this grading schedule, visual impacts associated with the actual grading operations will be temporary and most of this grading will occur within the interior of the site not visible from most off-site locations. Due to the limited time grading will occur on-site (31 days) and the fact most of this grading will not be visible from off-site uses, visual impacts from grading are less than significant and no mitigation is required.

The proposed grading is presented in Figures 1-5 and 1-6. Areas shown in brown on Figures 1-5 and 1-6 represent the location of slopes over 10 feet in height. While the project would alter the site, the views of these changes from adjacent private roadways would not be significant. From Via Ararat Drive, future homes and associated graded slopes associated with Lots 6, 7, and 8 may be visible. The amount of visibility will depend on the specific location of the future homes within the proposed pad areas. However, the views to these homes will be broken up with orchards, including avocado and citrus trees, which will be retained on site. From Mt. Ararat Way, the predominate view post-project development will be of orchards, with the exception of the future home on Lot 1, which will be located adjacent to, and visible from, Mt. Ararat Way. The future home on Lot 2 may also be visible from Mt. Ararat Way. A small portion of the project site is adjacent to Aqueduct Road and the future homes on Lots 24 and 25, and associated pad grading would be visible from Aqueduct Road. The majority of the proposed grading will be in the interior of the site to create the roads. The project site is buffered from West Lilac Road by other residential development and agricultural operations. Additionally, the portion of the project site closest to West Lilac Road will have an Agricultural Open Space easement, which will retain agricultural operations, thus further buffering views of the development from West Lilac Road. Due to the distance from West Lilac Road (approximately 600 feet), the intervening mixed use agricultural and rural residential uses in the area and the mature orchards that will be preserved within the Agricultural Open Space, it is not anticipated that any on-site residences would be visible from West Lilac Road. The combined rural residential home sites and agricultural uses on the project site are consistent with the visual character of both surrounding land uses consisting of combined agricultural and rural residential uses and with the mixed use rural residential and agricultural developments within the Bonsall area. Accordingly, the project grading will not degrade the existing visual character or quality of the site or its surroundings and no mitigation is required.

Figure 3.1.1-4 shows Key Views 1 and 2. With implementation of the project, change to Key Views 1 and 2 would include graded slopes and future residences associated with Lots 5 and 6.

Figure 3.1.1-5 shows Key Views 3 and 4. With implementation of the project, Key View 3 would change to include views of graded slopes associated with the residential pad for Lot 1, as well as the future home on Lot 1. Grading and development on Lot 2 is also likely to be visible. On Key View 4, implementation of the project would not result in a visual change, due to the topography of the site and proposed grading.

3.1.1 Aesthetics/Visual Impact

Figure 3.1.1-6 shows Key Views 5 and 6. On Key View 5, implementation of the project would not result in a visual change, due to the topography of the site and proposed grading. Key View 6 is located in the area of future Lots 23, 24, 25 and 26, within the project. Minor grading would be required for preparation of building pads on these lots and the view would change. One of the access roads would occur in this area. Specifically Lots 24 and 25 would be visible from Key View 6. Figure 3.1.1-7 shows Key Views 7 and 8, which are also taken in the same area as Key View 6, but facing a different direction. Key View 7, which is on-site, would change too as grading and the future home on Lot 23 would be visible. Key View 8 would change, due to grading and the future home on Lot 26.

Analysis (Guideline 4 – Substantial Change–Dominance and Scale)

The project proposes a level of development that is less intense than the maximum which could be allowed under the current General Plan and zoning. The current General Plan and zoning would allow for the development of 41 residences, whereas the project proposes 28 lots, which represents a 32 percent reduction. Additionally, the project has been designed to preserve 22.6 acres of agricultural use within an Agricultural Open Space easement. In addition to the 22.6 acres of land preserved within the Agricultural Open Space easement, an additional 35.9 acres will be not be disturbed due to project grading or construction. This 35.9-acre area contains agriculture. While there is no guarantee that future owners will retain this agriculture on site, the project includes several features which will encourage the continuation of agriculture on the 35.9 acres. Preservation of agriculture within the Agricultural Open Space easement, as well as the use of the five existing wells for agricultural water will encourage on going agricultural activity on the other 35.9 acres and will preserve the dominant visual features on the project site, which is agricultural production.

In addition, the parcel sizes proposed ranging in size from 2.1 to 5.9 acres allows the accommodation of additional agricultural uses on site in conjunction with the rural residential home sites proposed. This is consistent with the visual character of the surrounding areas and the Bonsall community which consists principally of low-density residential uses combined with agricultural operations. Home sites proposed as part of the project have been located in the interior of the project site so the agricultural uses may remain around their perimeter. The agricultural uses would mostly shield views of homes, driveways and pads included as part of the project. Thus the project does not result in a substantial visual change, related to dominance and scale, and impacts would be less than significant.

Analysis (Guideline 5 - Create a New Source of Substantial Light or Glare Which Would Adversely Affect Day or Nighttime Views in the Area)

The County of San Diego Light Pollution Code (Division 9) applies to the proposed project and is intended to restrict the permitted use of outdoor light fixtures emitting undesirable light into the night sky that have a detrimental effect on astronomical research. The project site is located within Zone B of the San Diego County Light Pollution Code and is therefore required to conform to the Light Pollution Code (Section 59.101-59.115) including the Zone B lamp type and shielding requirements per fixture and hours of operation limitations for outdoor lighting and searchlights. Accordingly, the project will not create any new source of substantial light or glare which would adversely affect day or nighttime views in the area.

Analysis (Guideline 6 - Consistency with Bonsall Community Plan and County General Plan Visual Requirements)

The applicable visual resource policies contained in the Bonsall Community Plan and the project's consistency with them are described in Table 3.1.1-1.

As described in Table 3.1.1-1, the project is compatible with the visual resource policies and recommendations of the Bonsall Community Plan and with the visual character of the Bonsall community. The project is therefore consistent with the Bonsall Community Plan visual requirements.

3.1.1.3 Cumulative Analysis

As noted previously, the project will include 28 home sites ranging in size from 2.1 to 5.9 acres. Up to 58.5 acres of agricultural production will remain on the project site, with at least 22.6 of these acres maintained in perpetuity within an Agricultural Open Space easement. The project's visual character is consistent with the visual character of the surrounding area and the Bonsall community since it proposes estate residential lots in combination with retained agricultural uses. Thus, the project will not result in any significant visual impacts. The cumulative study area consists of the viewshed of the project.

The proposed projects within a 4.5 mile radius of the project site are shown on Figure 3.1.1-1. Most of these cumulative projects are not visible from the project site, due to the relatively flat topography of both the project site and the surrounding areas. However, of the 33 projects considered, the following 15 cumulative projects share the same viewshed as the project: Stehly (Caminito Quieto) (#1), McNulty (#2), Woodhead (#3), Dabbs (#4), Pfaff (#5), Hukari (#6), Marquart Ranch (#11), Fritz (#12), Dienhart (#17), Biernacki (#19) and Choi (#26). Also, portions of the Goodnight Ranchos (#20), Nichols-Whitman (#23) Fitzpatrick (#24) and Accretive (#33) projects may also be visible, depending on the exact location of development. These 15 projects are considered for the cumulative impact analysis for aesthetics. Table 3.1.1-2 provides a summary of each of these cumulative projects, as well as a brief discussion of their level of visual change on an individual basis.

Of these 16 cumulative projects considered in this analysis (the 15 project noted in the previous paragraph, as well as the proposed project), several of the cumulative projects are at such a distance from the proposed project that they would not add to any kind of cumulative visual impacts. Specifically, the, Woodhead (#3), Hukari (#6), Marquart Ranch (#11) and Fritz (#12) projects are located approximately three-quarters of a mile from the project site and are too distant to result in any cumulatively significant visual impact. This is also true for the Dienhart (#17), Biernacki (#19), Goodnight Ranchos (#20), Nichols-Whitman (#23), Fitzpatrick (#24) and Choi (#26) projects which are located approximately two miles from the project site and are too distant to have any cumulatively significant visual impact. The Accretive project (#33) is located one mile east of the project site and is visually separated from the project site by both Old Highway 395 and I-15. The Accretive project is visually screened from the project site as a result of Old Highway 395 and I-15 and is located too far from the project site to have any cumulatively significant visual impact.

Cumulative projects that are in the immediate vicinity of the proposed project include: Stehly (Camino Quieto) (#1), McNulty (#2), Dabbs (#4), and Pfaff (#5). These projects all propose large-lot estate-style residential development and retain agricultural uses on-site. The Stehly project includes the subdivision of 11.7 acres into four parcels with a minimum of two acres of grove remaining on each parcel. The McNulty project will divide a 4.8-acre parcel into two lots and will retain existing orchards and vineyards on each parcel. The Dabbs project proposes to subdivide 38.4 acres into nine residential parcels having a minimum size of 4 acres each. Agricultural uses will be retained in conjunction with each of these parcels. The Pfaff project proposes a minor subdivision of 7.79 acres into two single family residences. The existing avocado grove on-site is to remain on both parcels and the existing agricultural use located within the proposed biological open space area will also be preserved. This type of development is consistent in bulk, scale and density with the mixed use agricultural and estate lot uses in the surrounding area. Therefore, these projects will not result in a significant visual change.

In summary, when the proposed project and cumulative projects are considered, each of the projects within the area have proposed large parcel sizes and have been required to mitigate their agricultural impacts to a level of insignificance by retaining agricultural uses on-site. These cumulative projects are each consistent with the mixed rural residential and agricultural uses that presently exist within the study area and cumulative visual impacts are, therefore, less than cumulatively considerable and not significant.

As previously noted, scenic vistas designated in the Bonsall Planning Area include Mount Ararat, the view of the Sleeping Indian and the San Luis Rey River and its associated wetlands and floodplains. Due to the project's distance from the Sleeping Indian feature and the San Luis Rey River, the project would not have the potential to add to a cumulative visual impact to these scenic resources. The project site is within 0.5 mile of Mount Ararat, and other cumulative projects are proposed within the vicinity of Mount Ararat, including: Stehly (Camino Quieto) (#1) and Woodhead (#3). The Stehly project is a subdivision of 11.7 acres into four parcels and an existing avocado and citrus grove. A minimum of two acres of grove will remain on each parcel. The Woodhead project is a subdivision of 12.5 acres into four lots plus one remainder parcel. Approximately 200 trees will be retained per lot. Both the Stehly and the Woodhead projects propose development consistent with the existing visual environment of rural residential lots in combination with agricultural uses. When considered in combination with the proposed project, all three projects adhere to the existing visual environment and no cumulative impacts to views of Mount Ararat will therefore occur from the project in combination with the Stehly and Woodhead projects.

The Bonsall area surrounding the project site is designated as part of the Estate Development Area (EDA) in the County General Plan. This EDA designation generally requires parcel sizes of 2 to 20 acres or larger, depending on slope. Areas surrounding the project site are also designated Intensive Agriculture (19) in the County General Plan which generally limits parcel sizes to a 2-acre minimum and then only when certain findings are made limiting this smaller parcel size to parcels with existing agricultural uses, less steep slopes and where the 2-acre parcels will not have a significant adverse environmental impact which cannot be mitigated. Policies and goals contained in the Bonsall Community Plan also require preservation of the rural community character of Bonsall by maintaining its predominant land uses consisting of agricultural production and rural residences on larger lots. The Bonsall Community Plan provides that no future lot created in Bonsall may be smaller than 2 acres in a 4-acre zone or smaller than 1.5 acres in a 2-acre zone. If there are any adverse impacts to community character, the Bonsall Community Plan requires that the number of proposed lots be reduced or the subdivision be redesigned to minimize these impacts to community character. From a cumulative standpoint, these requirements contained in the County General Plan and the Bonsall Community Plan ensure preservation of the existing visual environment of the Bonsall area by mandating the preservation of agricultural uses in combination with rural residential uses on larger lots. Therefore the project and the 15 cumulative projects within the viewshed would have cumulative impacts regarding consistency with the visual goals of the Bonsall Community Plan that are less than cumulatively considerable. These cumulative visual impacts are also less than significant.

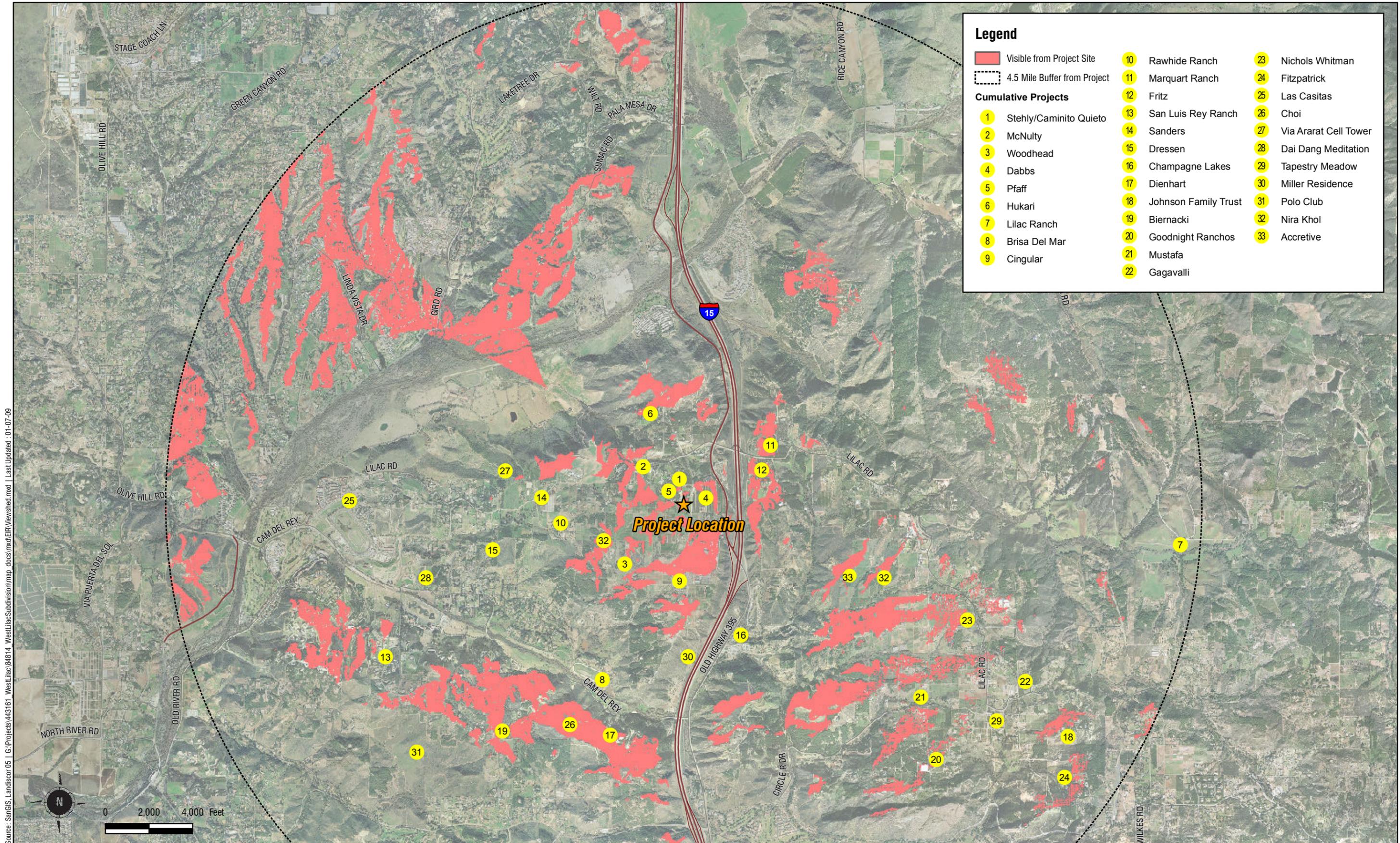
3.1.1.4 Significance of Impacts Prior to Mitigation

Based upon the analysis presented in Section 3.1.1.2 and 3.1.1.3, project- and cumulative-level aesthetics/visual impacts are less than significant and no mitigation is required.

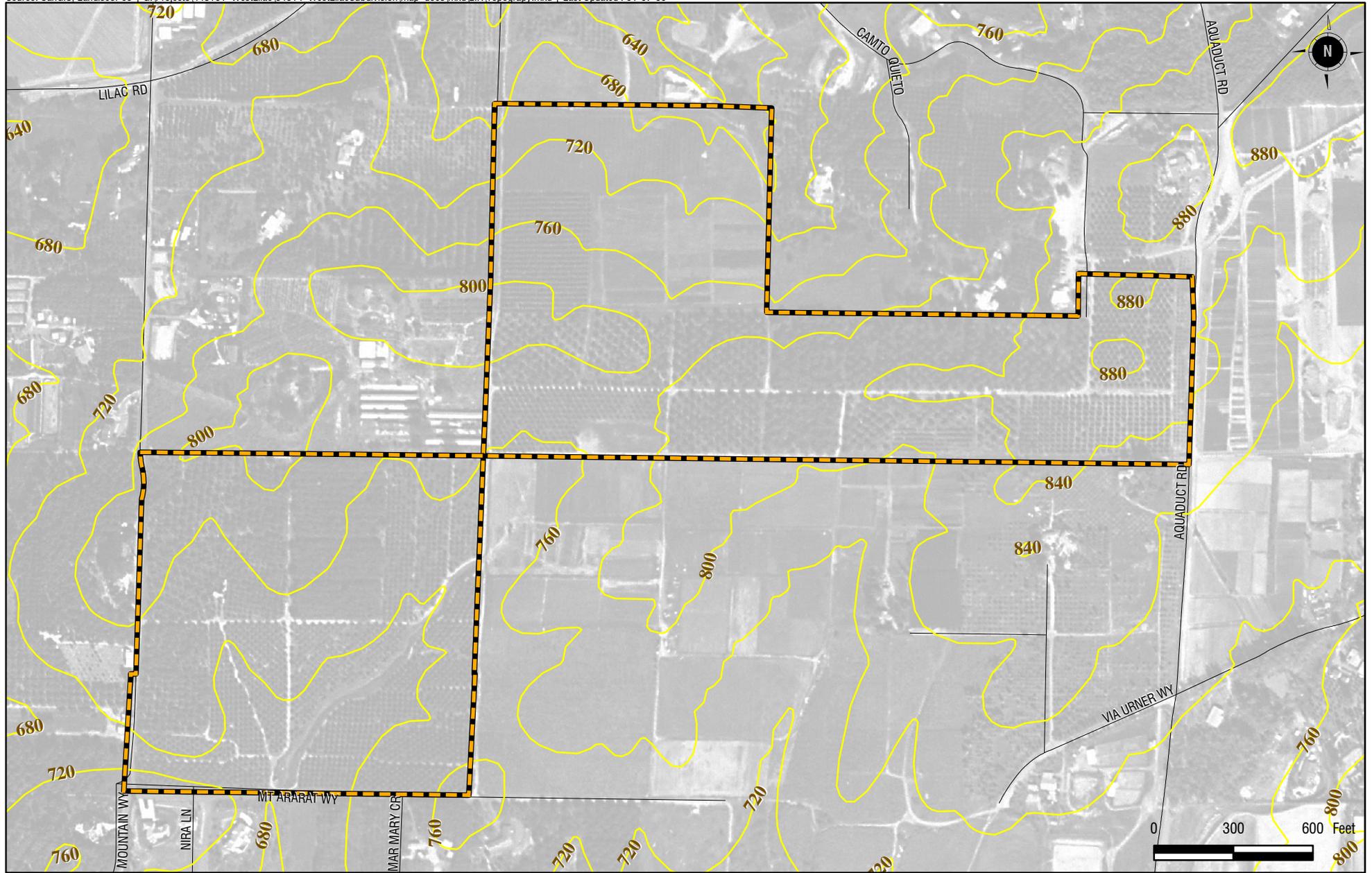
3.1.1.5 Conclusion

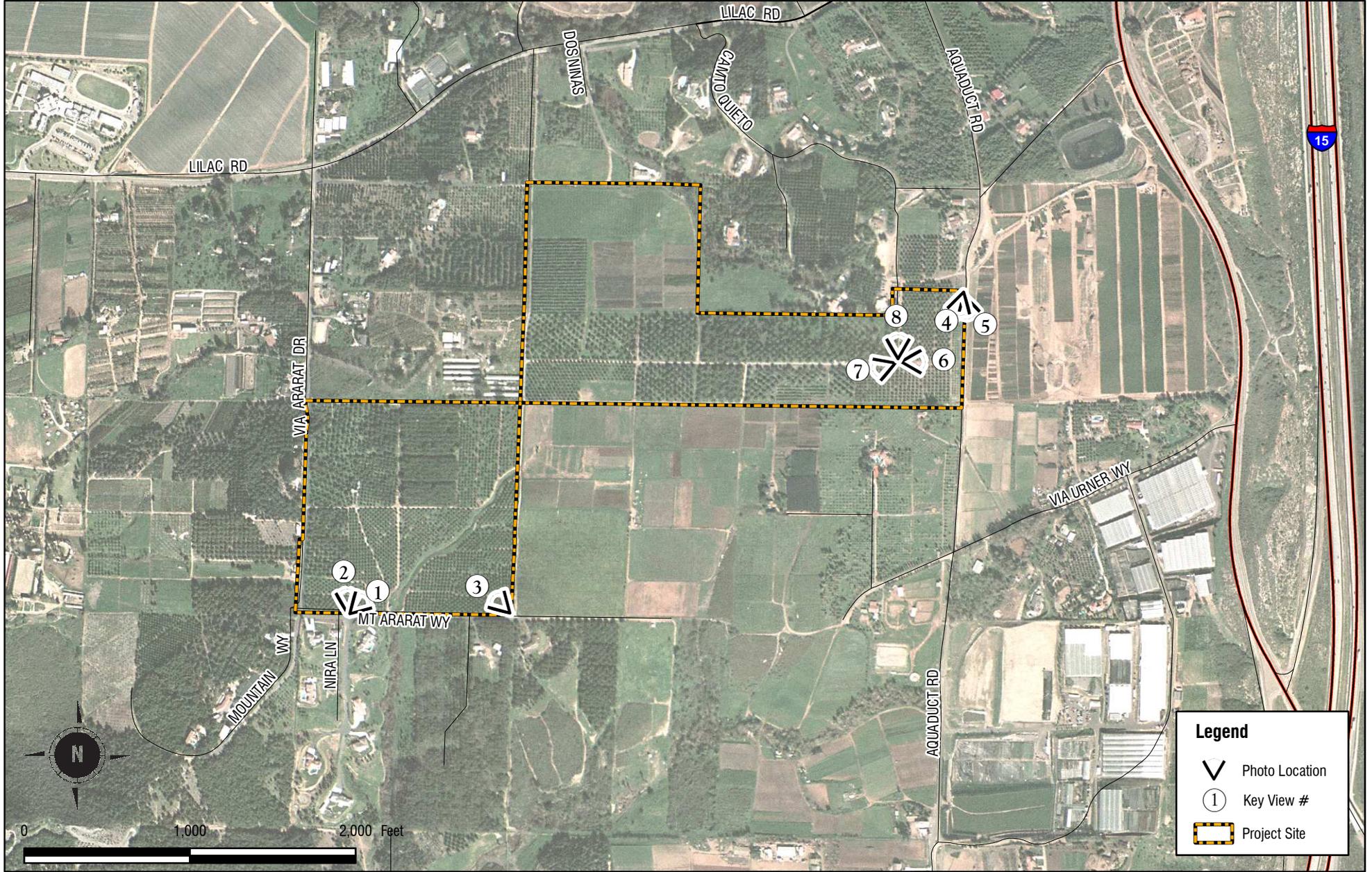
Based upon the analysis presented in Section 3.1.1.2 and 3.1.1.3, both project-level and cumulative-level visual impacts are less than significant and no mitigation is required.

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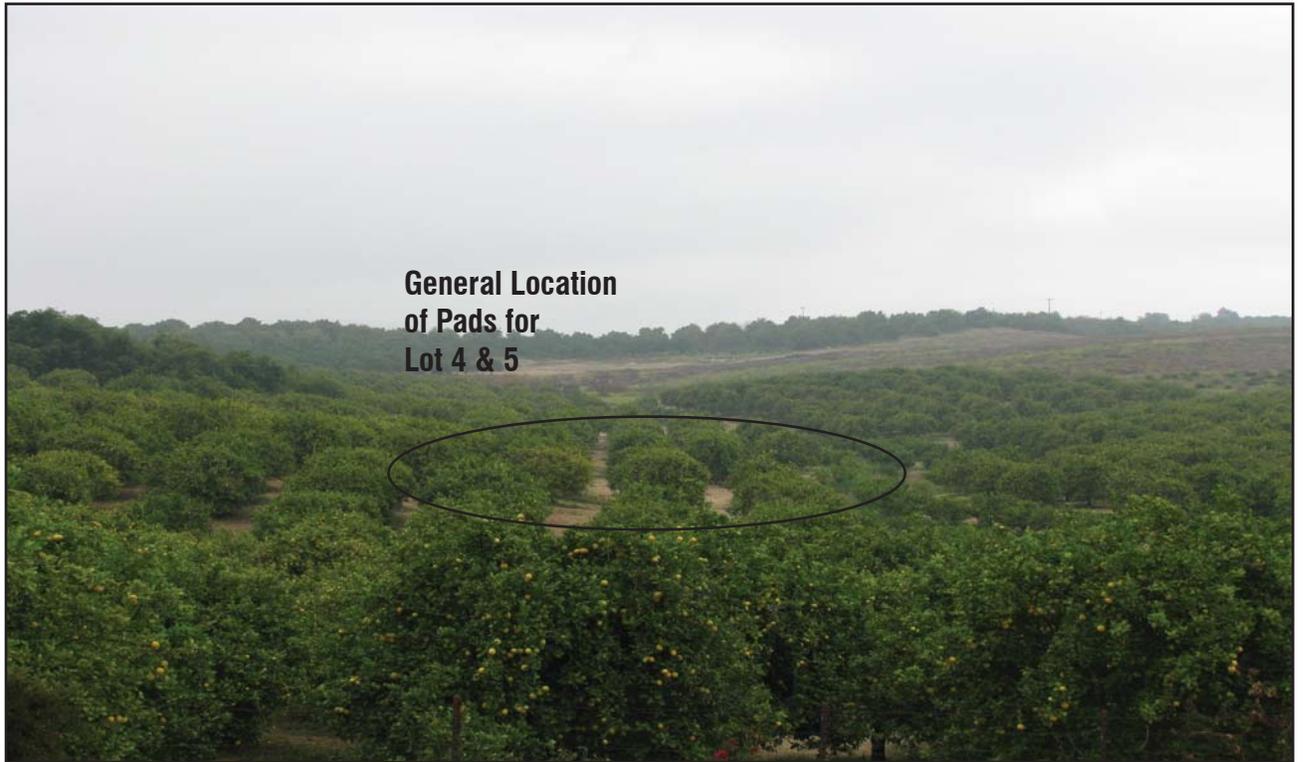




Photograph Location Map

FIGURE 3.1.1-3

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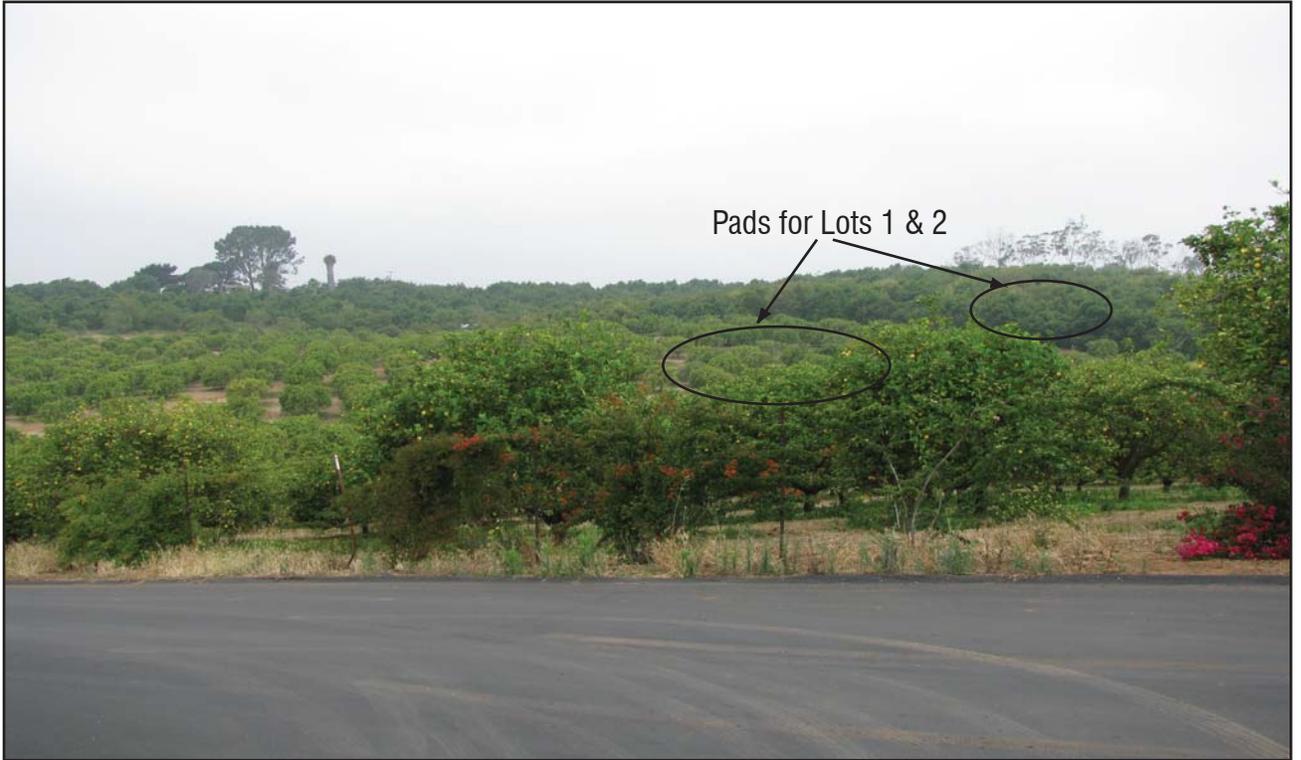


Key View 1: View from intersection of Nira Lane and Mt. Ararat Way facing northeast onto project site.



Key View 2: View from intersection of Nira Lane and Mt. Ararat Way facing north onto project site.

Key View 1 and 2
FIGURE 3.1.1-4



Key View 3: View from Mt. Ararat Way adjacent to project's southeastern border facing northwest.



Key View 4: View from Aquaduct Road at project's northeastern corner facing south onto project site. Pad for lot 24 would be located behind the trees.

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Key View 3 and 4
FIGURE 3.1.1-5



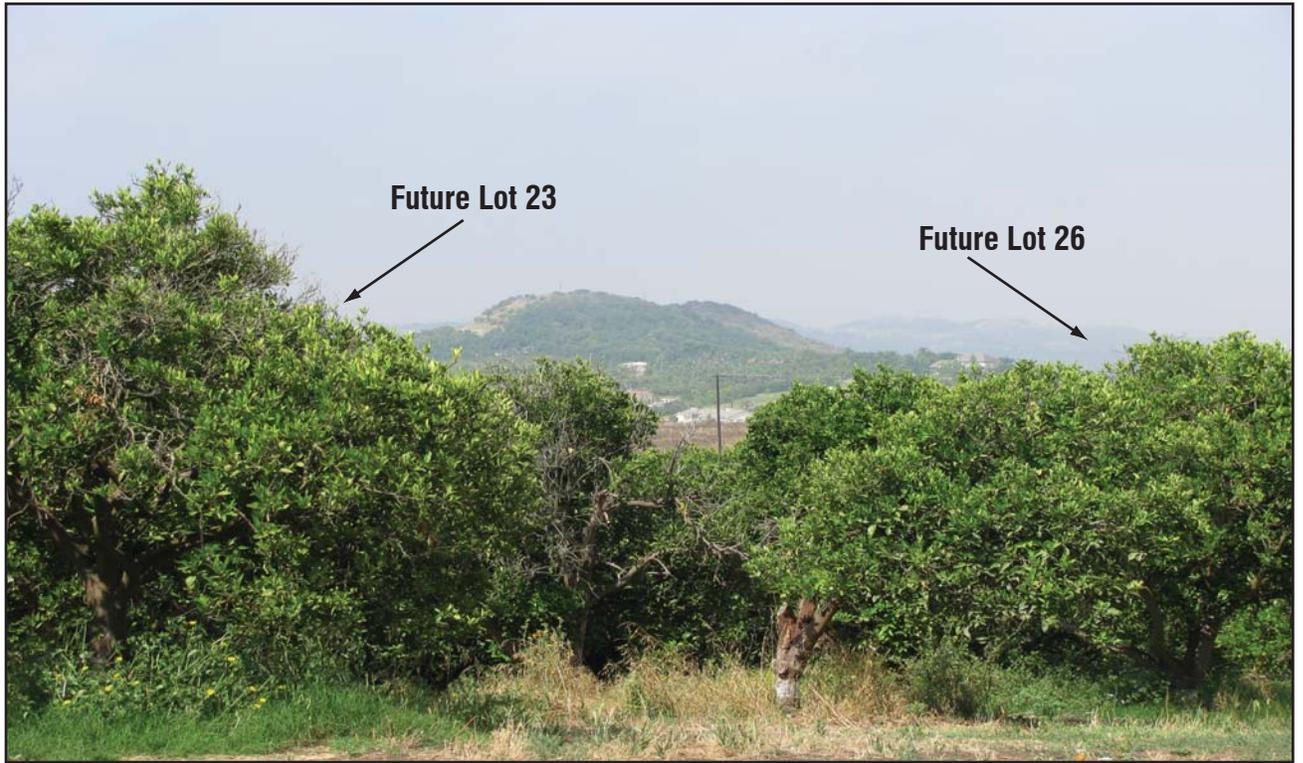
Key View 5: View from Aquaduct Road at project's northeastern corner facing south onto Aquaduct Road.



Key View 6: View from the middle of lots 23, 24, 25, and 26 facing east onto project site.

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Key View 5 and 6
FIGURE 3.1.1-6



Key View 7: View from the middle of lots 23, 24, 25, and 26 facing southwest.



Key View 8: View from the middle of proposed lots 23, 24, 25, and 26, facing north. Structure is located off-site.

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Key View 7 and 8
FIGURE 3.1.1-7

**TABLE 3.1.1-1
Aesthetics Conditions/Policies Consistency Evaluation**

Visual Resources Policy	Project Compatibility
1. Minimize grading to preserve natural landforms, major rock outcroppings, and areas of existing mature trees.	The project has been designed to minimize grading and to retain existing agricultural uses that exist on the project site. There are no major rock outcroppings or native mature trees on the project site.
2. Hillside development shall be integrated with existing topography and landforms.	The project has relatively flat on-site topography. No hillside development is proposed.
3. Preserve ridgelines by siting buildings below ridges or set back with sufficient distance to minimize visual impacts, whenever feasible.	No ridgelines are located on the project site and the project site will not impact any ridgelines.
4. Visual impacts to disturbed slopes should be reduced by dense landscaping utilizing native plants and other naturalized drought-tolerant plants.	The project will be required to submit landscape plans to the County for approval consistent with regulations. Slopes have been minimized and the maximum cut slope is 15 feet and fill slope is 10.5 feet high.
5. Encourage floodplains, watercourses, and drainages to be protected and maintained in or, if necessary, restored to their natural, dynamic functional condition with appropriate buffer zones provided.	No natural floodplains, watercourses or drainages are on site. Several agricultural drainages support the existing tree crop agriculture.
6. All cut-and-fill slopes should be contour-graded and/or rock-sculpted in such a way as to visually blend manufactured slopes with the natural landscape. Slope rounding should be a minimum of 100-foot radius.	All cut-and-fill slopes will be contour-graded in a way to visually blend manufactured slopes with the natural landscape.

**TABLE 3.1.1-2
Cumulative Projects Visual Change Summary**

Map ID #⁽¹⁾	Project Name/ Number	Project Description	Level of Visual Change
1	Stehly (Caminito Quieto) TPM 20799	Minor subdivision to create four parcels on an 11.69-acre parcel.	Project is consistent with General Plan and zoning designations. Proposes estate residential and retains agricultural resources on the project site. This is consistent with the visual character in the vicinity of the Stehly project. It should be noted this project is currently inactive.
2	McNulty Minor Subdivision TPM 20763	Minor subdivision of a 5.19-acre parcel into two lots. An existing single family dwelling on one parcel will remain.	Project is consistent with General Plan and zoning designations. Proposes estate residential and retains agricultural resources on the project site. This is consistent with the visual character in the vicinity of the McNulty project.
3	Woodhead TPM 20541	Minor subdivision of 12.54 acres into four parcels plus a designated remainder parcel for a single-family residence. Lot sizes range from 2.19 to 3.23 acres. Access is provided by Mt. Ararat Way.	Project is consistent with General Plan and zoning designations. Proposes estate residential and retains agricultural resources on the project site. This is consistent with the visual character in the vicinity of the Woodhead project.
4	Dabbs TM 5346	Division of 38.37-acre of residential land into nine parcels with 4 acres minimum in size.	Project is consistent with General Plan and zoning designations. Proposes estate residential and retains agricultural resources on the project site. This is consistent with the visual character in the vicinity of the Dabbs project.
5	Pfaff TPM 21016	Division of existing 7.8-acre parcel into two parcels.	Project is consistent with General Plan and zoning designations. Proposes estate residential, which is consistent with visual character of the vicinity of the Pfaff project.
6	Hukari TPM 20830	Minor subdivision of 30 acres into four lots with an 8-acre remainder parcel.	Project is consistent with General Plan and zoning designations. Proposes estate residential, which is consistent with the visual character in the vicinity of the Hukari project.
11	Marquart Ranch TM 5410	44-acre subdivision into nine lots.	Project is consistent with General Plan and zoning designations. Proposes estate residential, which is consistent with the visual character in the vicinity of the Marquart Ranch project.

3.1.1 Aesthetics/Visual Impact

Map ID # ⁽¹⁾	Project Name/ Number	Project Description	Level of Visual Change
12	Fritz TPM 20685	Subdivision of 9.1 acres into four parcels.	Project is consistent with General Plan and zoning designations. Proposes estate residential, which is consistent with the visual character in the vicinity of the Fritz project.
20	Goodnight Ranchos TPM 21001	Minor subdivision of 5 acres into two parcels.	Project is consistent with General Plan and zoning designations. Proposes estate residential, which is consistent with the visual character in the vicinity of the Goodnight Ranchos project.
23	Nichols Whitman TPM 20950	GPA and Rezone for 4-lot subdivision.	Small-scale subdivisions.
24	Fitzpatrick TPM 20842	Minor subdivision of 10.8 acres into four residential lots.	Project is consistent with General Plan and zoning designations. Proposes estate residential, which is consistent with the visual character in the vicinity of the Fitzpatrick project.
33	Accretive Plan Amendment PAA-09-007	1,746 dwelling units, two schools, neighborhood serving commercial, park and transit center.	Project is not consistent with the General Plan and zoning designations. At this time, the project is in the conceptual stages and specific information regarding grading/landform modification and building heights is not available.

⁽¹⁾ See Figure 1-7 for a location of the cumulative projects.

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