

Viejas Casino & Resort – Phase 3 Project Admin Draft TEIR

Appendix B

Visual Impact Analysis

Prepared by BRG Consulting, Inc.

July 2016

Visual Impact Analysis

for the

Viejas Casino & Resort – Phase 3 Project

prepared for the

Viejas Band of Kumeyaay Indians

5000 Willows Road

Alpine, CA 91901

prepared by

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July 2016

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1.0 INTRODUCTION

1.1 Purpose of this Report

The purpose of this analysis is to assess potential visual impacts associated with the new hotel construction component of the proposed Viejas Casino & Resort – Phase 3 Project (Project), to determine the significance of such impacts, and to propose measures to mitigate any identified significant impacts.

1.2 Key Issues

Key issues addressed include:

- the area from which the proposed hotel may be visible (viewshed);
- the presence of any documented sensitive viewpoints within the viewshed;
- the visibility of the proposed hotel from such sensitive viewpoints;
- visual character and visual quality of the existing view from sensitive viewpoints from which the hotel would be visible;
- anticipated viewer response to views from which the proposed hotel would be visible;
- anticipated changes in visual character and quality from visible viewpoints;
- anticipated viewer response to visible changes in visual character and quality.

1.3 Principal Viewpoints to be Covered

As described in Chapter 3 of this report, although the area within which the proposed hotel could be viewed is quite large, there are only a few public roads or trails identified as potentially sensitive visually within that area, including Willows Road and Interstate-8 (I-8). Specific viewpoints from which the proposed hotel would be visible are identified in Chapter 3 of this Visual Impact Analysis.

1.4 Visual Analytic Approach

The approach used in this analysis is generally consistent with County of San Diego Guidelines of Significance for Visual Resources (County of San Diego, 2007).

2.0 PROJECT DESCRIPTION

2.1 Proposed Project

The proposed project is for the construction and operation of a third hotel, the demolition and reconstruction in kind of a portion of the existing Casino and some interior renovations of the existing Casino. The new hotel is the subject of this analysis, as other project components will not result in a long-term change in visual resources. The regional map showing the project location is provided in Figure 1, while Figure 2 shows the project location relative to an aerial photo of Viejas Reservation and vicinity. The proposed hotel would be five-stories, or approximately 70 feet in height (2,385 feet above mean seal level [AMSL]) at its the highest point. The proposed hotel would be located immediately adjacent to and west of the existing Casino in an area currently used for surface parking. The proposed project site plan and hotel “footprint” is shown in Figure 3. The hotel exterior is a combination of a majority glass with stone and plaster veneer along with minor metal accents similar to the existing two hotels onsite. It would be lit at night, with lighting consistent with the County of San Diego Dark Sky Ordinance and the Alpine Community Plan.

2.2 Land Use Designations and Zoning

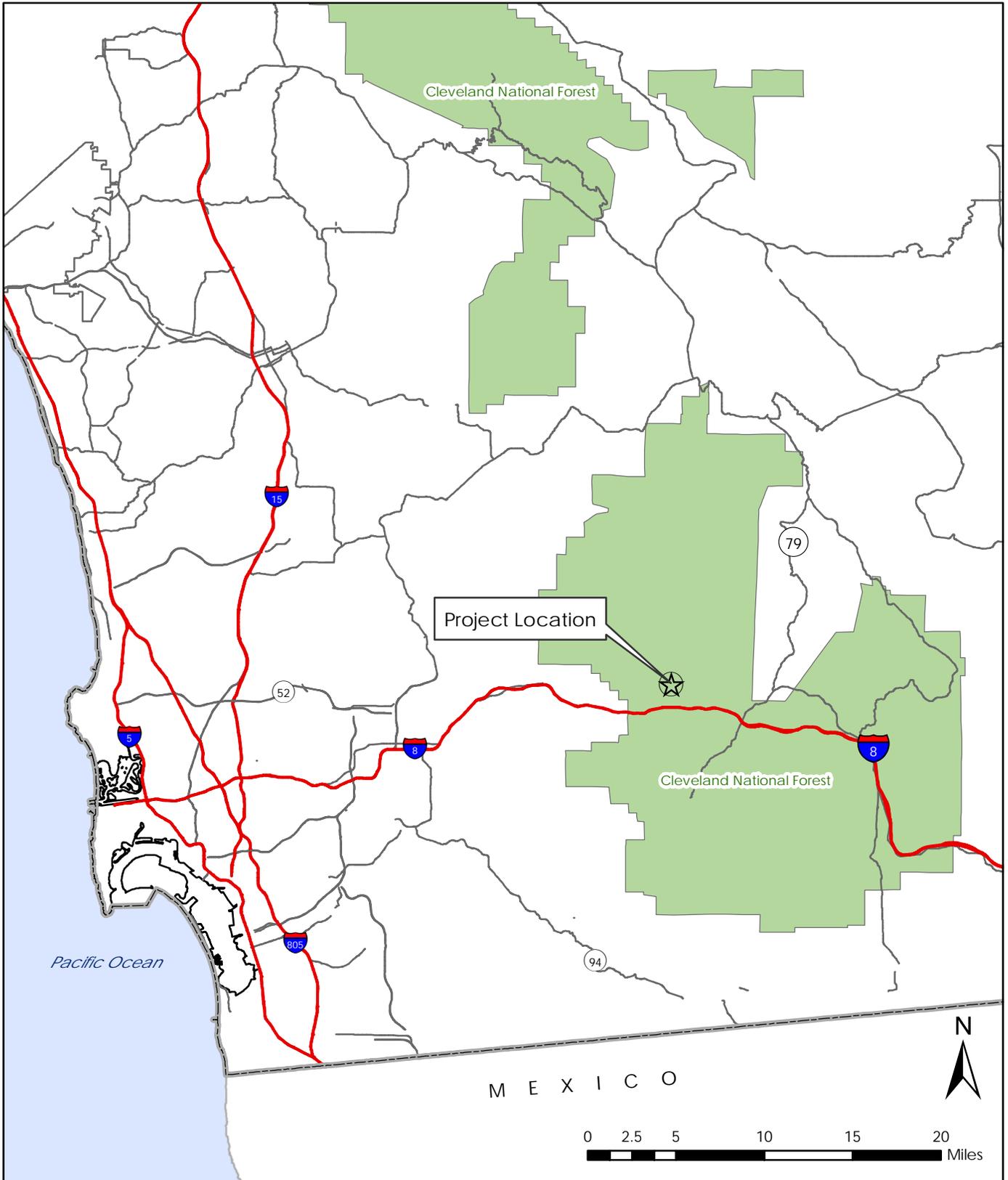
The proposed hotel location is within the Viejas Reservation commercial complex adjacent to Willows Road. The Reservation, being a sovereign entity, is not subject to County of San Diego land use or zoning designations.

2.3 Regulatory Framework

The primary regulatory document applicable to this project is the 2014 Amended and Restated Tribal-State Compact between the State of California and the Viejas Band of Kumeyaay Indians, and Exhibit B to that document.

2.4 Design Policies and Guidance

Given the sovereign nature of the Reservation, most local design policies and guidance are not applicable to this Project. However, aspects of the Alpine Community Plan, the Scenic Highway Element, and some nearby recreational trails listed in the County’s Community Trails and Pathways plan do apply to lands outside but near the Reservation and are therefore considered.



SOURCE: SanGIS, 2016

7/1/16



Viejas Casino & Resort - Phase 3

Project Location

FIGURE

1



SOURCE: Esri, 2016; SanGIS, 2016

7/1/16

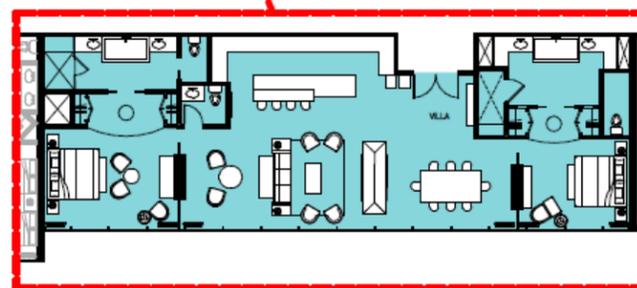
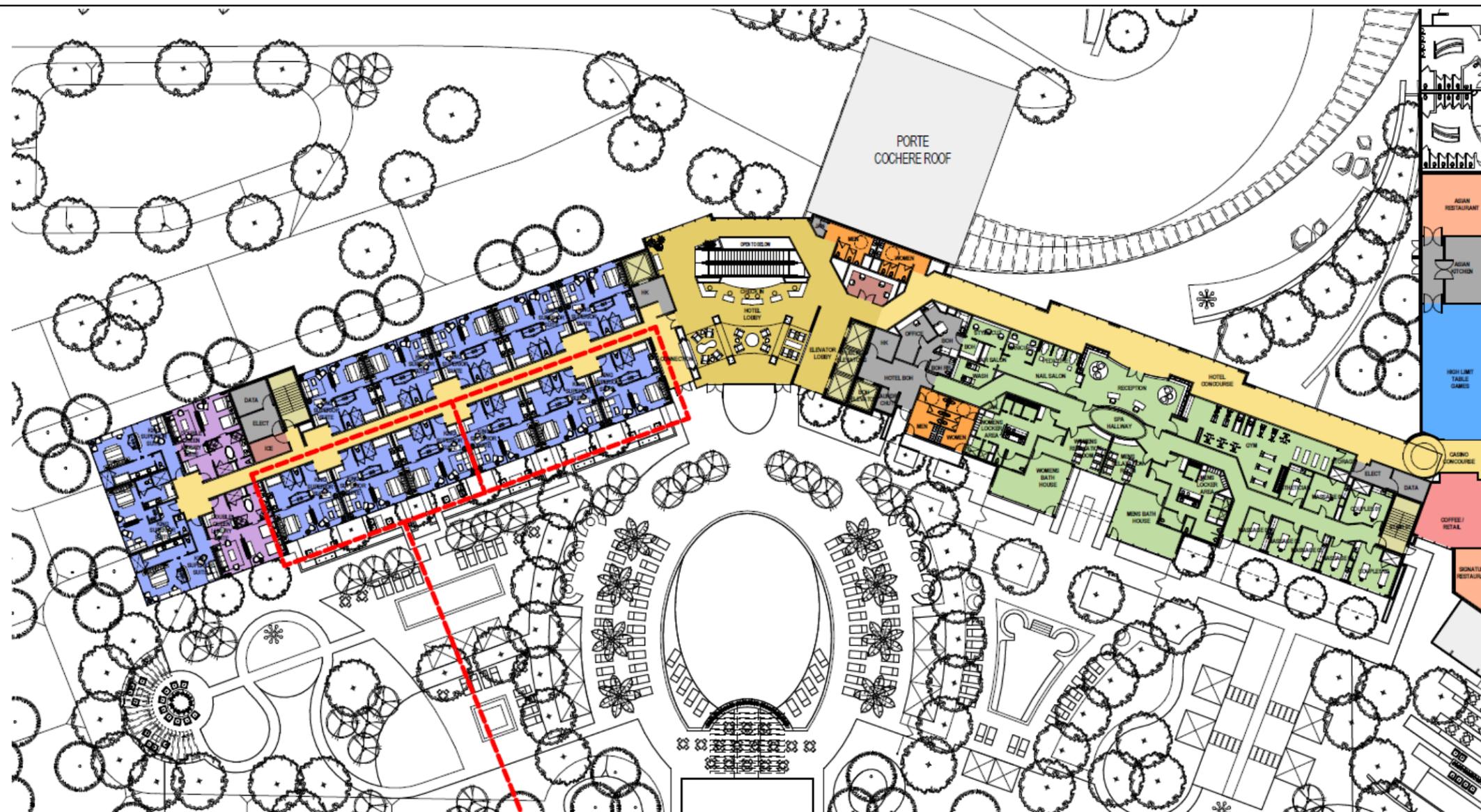


Viejas Casino & Resort - Phase 3

Local Vicinity

FIGURE

2



3 BAY VILLA ALTERNATE

VIEJAS PHASE 3 LEGEND

■ GAMING VENUE	■ BOH	■ SPA	■ RESTROOMS	■ KING B
■ FOOD & BEV	■ HOTEL LOBBY	■ CIRCULATION	■ PATIO	
■ RETAIL	■ HOTEL VENUE	■ VERT CIRC	■ DOUBLE QUEEN A	

SOURCE: Igroup Design, 2016

7/1/16



Viejas Casino & Resort - Phase 3
Proposed Site Plan

FIGURE
3

3.0 VISUAL ENVIRONMENT OF THE PROJECT

3.1 Project Setting

The majority of the Viejas Reservation is within the Viejas Valley surrounded by mountains of the Cleveland National Forest. The site for the proposed hotel is within Viejas Reservation (and Valley) west of and adjacent to the existing Casino north of Willows Road. An Outlet Center shopping complex is south of the Casino and Willows Road. The existing Casino & Resort and Outlet Center complex contains approximately 850,000 SF of developed space, in structures ranging from 30 to 65 feet in height. The existing buildings at the Casino and Outlet Center are painted a variety of earth-tone hues. Elevation of the proposed hotel site is at 2,315 feet AMSL.

Riparian lands associated with Viejas Creek are located to the north (on-Reservation) and west (off-Reservation) of the proposed hotel site. Beyond the creek are grasslands where cattle and horses owned by Tribal members graze. Viejas Grade Road passes through this area, from its intersection with Willows Road a few hundred feet west of the Reservation boundary. After leaving the north edge of the Reservation, Viejas Grade Road proceeds on to Descanso, and to Descanso Junction. The road is maintained by San Diego County as an unpaved road for six miles or more, and then as an asphalt-paved road to Descanso. Viejas Grade Road through the Reservation and beyond is a designated Riding and Hiking Trail per the Community Trails Master Plan for the Alpine Community (County of San Diego, 2015). Beyond Viejas Grade Road, and its tributary Browns Road, there are areas of Tribal member housing. Outside the Reservation, there are a few scattered private homes; many of them are currently owned by Viejas. Finally, beyond the Tribal and other private homes, the topography rises to Viejas Mountain to the northwest, with an elevation of 4,187 ft AMSL; to Poser Mountain to the northeast, elevation 3,917 ft; and Chiquito Peak to the east, elevation 4,127 ft. Most of these more rugged lands are under the jurisdiction of the U.S. Forest Service (Cleveland National Forest).

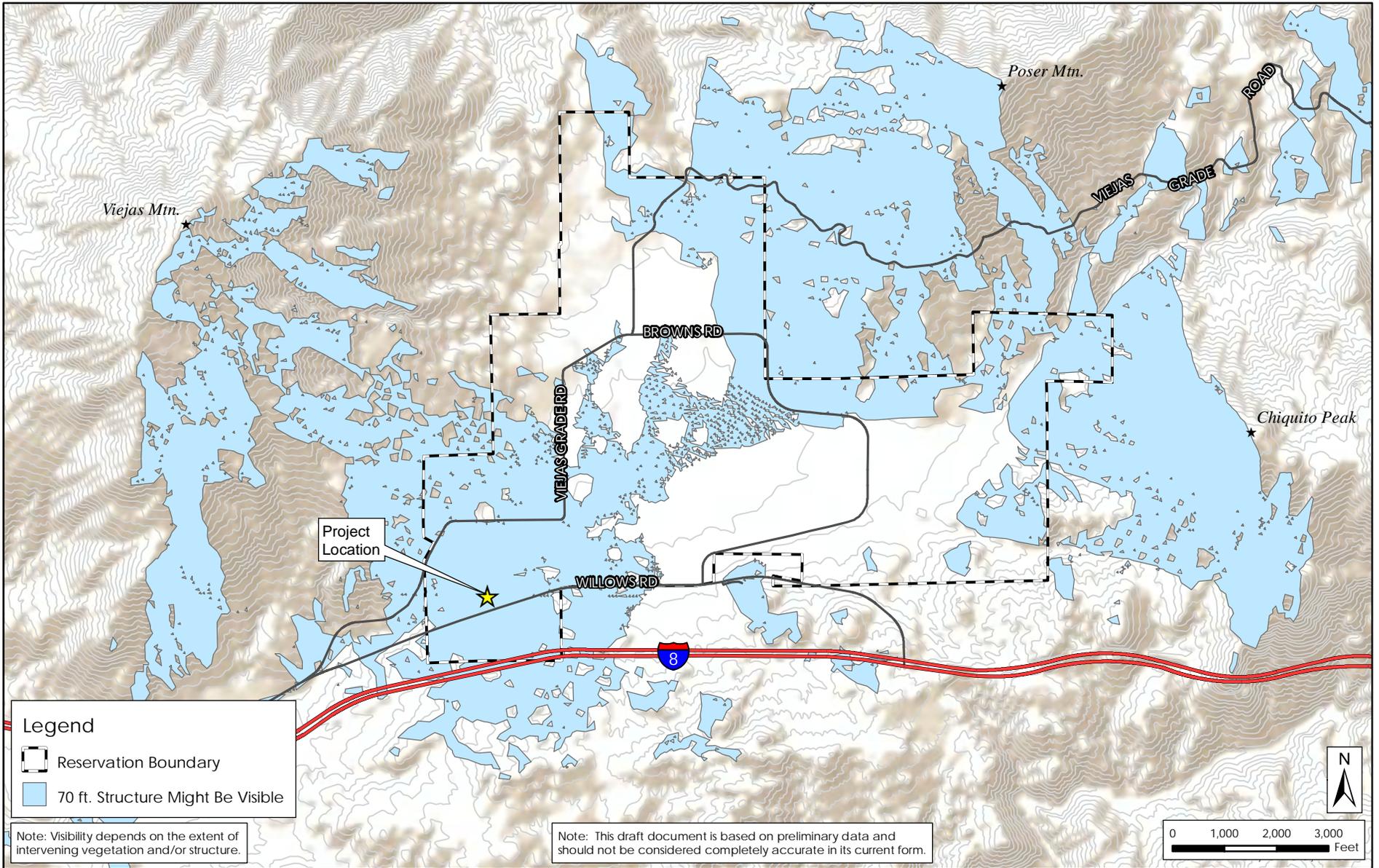
To the southeast of the site is the Outlet Center and then private residential properties on 5-10 acre parcels, as well as an existing commercial "Trading Post." The four-lane I-8 highway passes to the south approximately 1,500 feet from the site, and on the south side of I-8 are low-density residential lands. Farther south are additional lands that are part of Cleveland National Forest. I-8 is not designated as a state scenic highway, but has been identified in the Alpine Community Plan as a "Second-Priority Scenic Route," according to the San Diego County General Plan (2011).

3.2 Project Viewshed

The proposed hotel would be up to approximately 70 feet higher than the existing site grade. A visibility analysis of the proposed hotel was prepared, addressing the visibility of a structure that is 70 feet high. The analysis was prepared on the BRG GIS system, and utilized a digital elevation model (DEM) of the nearby topography, based on USGS quadrangle maps and topography with an interval of 40 feet. The analysis shows the maximum possible visibility of the proposed hotel, with no screening or blocking of views by existing vegetation or structures. The results are shown in Figure 4.

3.3 Landscape Units

Generalized landscape units within the viewshed are shown in Figure 5. Landscape units include commercial, valley, rural residential and mountains.



SOURCE: BRG Consulting, Inc., 2016

7/5/16

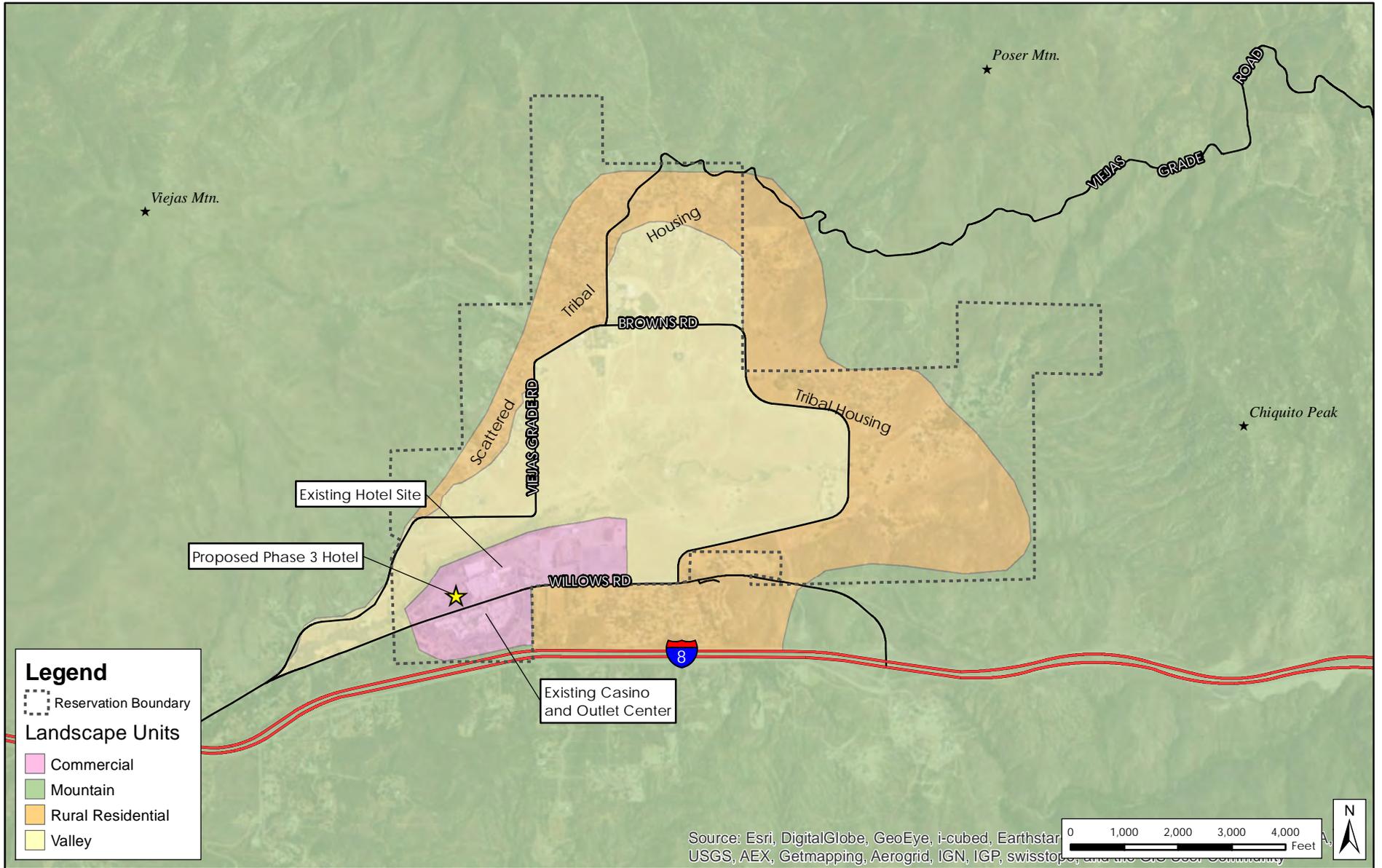
Viejas Casino & Resort - Phase 3

Visibility Analysis

FIGURE

4





SOURCE: SanGIS, 2016; BRG Consulting, Inc. 2016

7/5/16



Viejas Casino & Resort - Phase 3

Generalized Landscape Units Within Project Area

FIGURE
5

4.0 EXISTING VISUAL RESOURCES AND VIEWER RESPONSE

4.1 Existing Visual Resources

4.1.1 Visual Character

The visual character of the proposed hotel site is that of an existing commercial and hotel development, integrated visually by the scale of structures ranging in height from 30 to 78 feet, and displaying a palette of earth-tone colors. The structures themselves are surrounded by surface parking lots and a parking structure for visitors and employees, as shown in Figure 2. The landform at the site is flat (upper parking lot and lower parking lot), with no rock outcroppings or vegetation patterns other than landscape plantings. The site is south of the existing Viejas Creek, a riparian corridor.

The visual character of the general site vicinity is that of a grass-covered valley, surrounded by a circle of chaparral-covered hills and mountain slopes, presided over by Viejas Mountain to the northwest, Poser Mountain to the northeast, and Chiquito Peak to the east, as indicated in Figure 5. Adjacent to the grasslands are gentle slopes that contain oak woodlands and scattered residential areas for Tribal residents. Non-Tribal homes in the vicinity are concentrated along Willows Road west of the Reservation, and a small number of non-Tribal homes are located to the northeast of the Reservation and southeast of the Reservation both to the north and south of I-8.

4.1.2 Visual Quality

The visual quality of the project viewshed can be characterized as “representative” of the Lower Californian physiographic province, as described by Nevin Fenneman in 1946. The original granite uplands, intervening valleys, chaparral-covered hillsides, oak groves and grasslands remain, but there has been scattered human development in the area including I-8; various County roadways (Alpine Boulevard, Willows Road, Viejas Grade Road); both Tribal and non-Tribal residential development, most of the latter being located near I-8; and the Casino/Hotel/Parking Structure/Outlet Center development.

There are four well defined landscape units including mountains, valley, rural residential and commercial. The mountain landscape unit is a vivid, intact and unified landscape unit. The most distinctive natural visual element within this landscape unit and the overall viewshed is the presence of solitary Viejas Mountain. Additionally, the granitic boulders of Chiquito Peak east of the Reservation have their own local distinctiveness. For the valley landscape unit, it is mostly vivid and intact but its unification is interrupted by the commercial structures. The commercial landscape unit, the Viejas Casino & Resort (with two existing hotels), Parking Structure, and Outlet Center complex, is the most distinctive man-made visual element within the viewshed with the residential unit not being very distinctive. The commercial unit is unified in that structures are of similar height, material and color.

4.2 Viewer Response

4.2.1 Viewer Sensitivity

The Alpine Community Plan indicates that the visual quality of the landscape is important, especially protection of scenic ridgelines and natural oak groves. The Alpine Community Plan also indicates that it is the community intent to keep residential and agricultural areas of Alpine free from industrial and major commercial encroachments. The Resource Conservation appendix of the Alpine Community Plan indicates that lands at Viejas Mountain, Viejas Indian Reservation, and Poser Mountain, all in the vicinity of the proposed project, should be conserved in order to protect valuable resources. According to the appendix, Viejas Mountain is valuable as a local “aesthetic landmark”, for its undisturbed chaparral habitats, and three specific rare plants. Poser Mountain has similar resources, although it is not named as an “aesthetic landmark.” Finally, Viejas Indian Reservation is noted for its high concentration of known and other unknown archaeological sites. Viejas Creek, to the west of the Reservation, is identified for conservation of its perennial stream and aquatic ecosystems, adjacent to oak and riparian woodlands. In apparent contrast to the Alpine Community Plan, the County is processing a General Plan Amendment for the Forest Conservation Lands in the vicinity that would allow substantial new commercial and residential development.

No state-designated scenic highways are located in the Alpine Community Plan area, but I-8, which bisects the Community Plan area, is identified as a “second priority” scenic route per County analysis. The Scenic Highways chapter goes on to identify the following “scenic view corridors” within the boundaries of the Alpine Community Plan:

- From I-8 toward El Capitan Reservoir
- East and west views of Viejas Mountain from I-8

4.2.2 Viewer Groups

There are three groups of potentially sensitive viewers from public lands or facilities. These include westbound travelers on I-8, westbound travelers on Willows Road and travelers on Viejas Grade Road.

Other than the top of Viejas Mountain, there are no other visually sensitive public park or vista areas within the project viewshed from which viewers could see the proposed Hotel. In the case of Viejas Mountain, the access trail approaches the peak from the west, and only from the very top would hikers would have an obstructed and minimal view of the project, from a distance of approximately 1.75 miles. From that distance, although the top of hotel south tower would be slightly visible, it would be seen only as a part of the existing commercial and Casino complex and would be primarily blocked by the existing parking structure and Casino complex.

It is expected that owners of some private homes near Viejas would be able to see the proposed hotel. However, scenic views are typically accessible from public areas such as parks and roadways, not from private areas.

4.2.3 Viewer Exposure

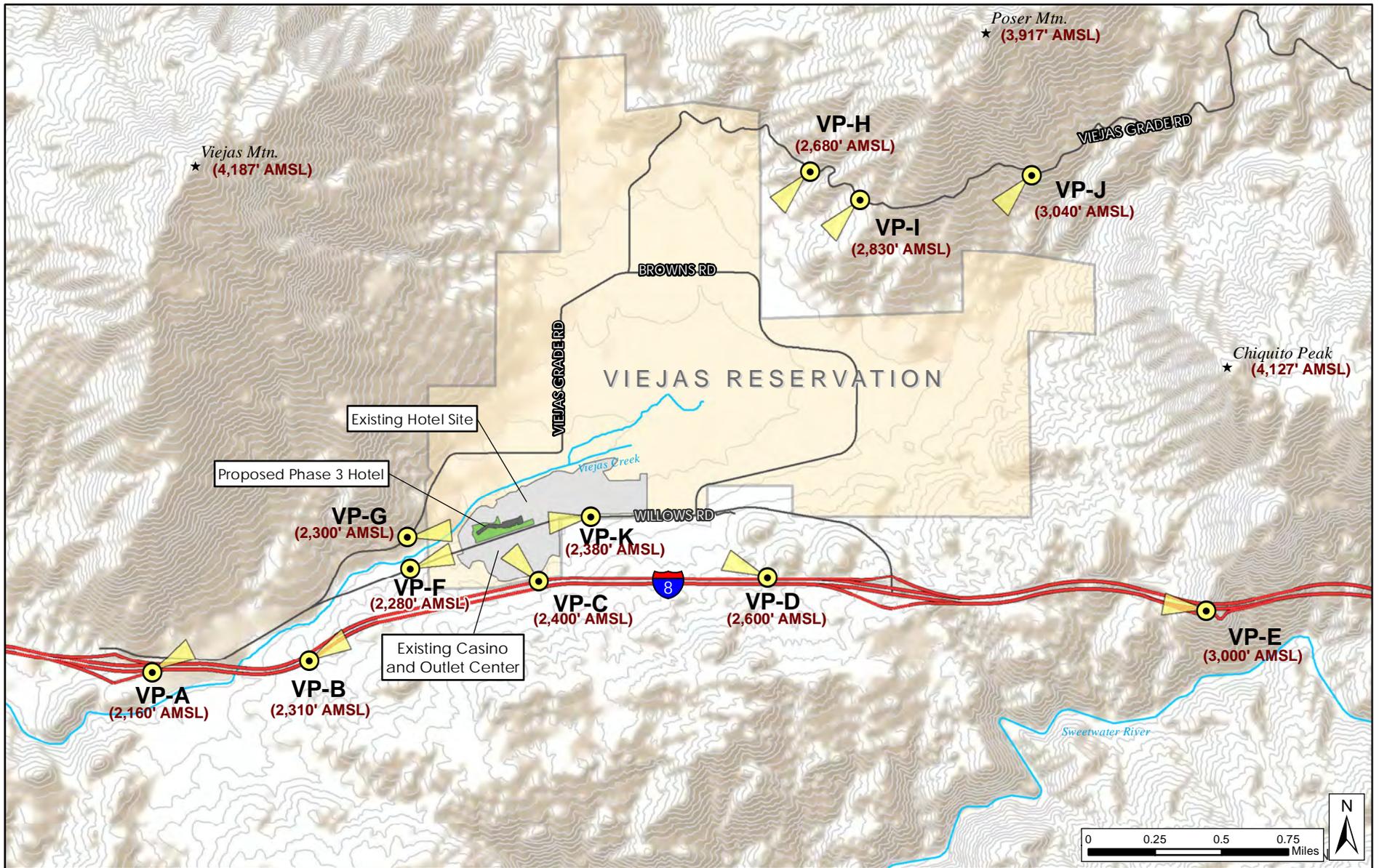
Viewer exposure is a composite of visibility, viewing distance, viewing angle and duration of view. However, the initial key question from potential sensitive viewpoints (VP) is “Would the project be visible?” Photos were taken toward the proposed hotel site from I-8, Willows Road and Viejas Grade Road from the viewpoint locations shown in Figure 6. Photos taken from locations I-8 (VP-C), Willows Road (VP-K) and Viejas Grade Road (VP-G) from which the hotel site would be visible are provided in the top panel of Figures 8, 9, and 10, respectively. Viewpoints from which the proposed hotel site would not be visible or very minimally visible are VPs A, B, D, E, F, H, I and J. Photos taken from these locations are provided in Appendix A.

4.2.4 Viewer Awareness

Viewer awareness of the proposed visual changes would vary greatly by the type of viewer, and the degree of the Hotel’s visibility. For example, along I-8, from VP-C, many potential viewers would be commuters, travelling the same route for long periods of time. In such a situation, the viewers initially may notice the changes, but that awareness would decrease over the ensuing months and years. Other travelers on I-8 include commercial truckers, with likely little awareness of the project. New travelers along I-8, such as first-time tourists to the area, may be more receptive or interested in the visual changes, but they would have little basis of comparison regarding the prior views that existed. In addition, for all of these viewers, the duration of view is expected to be five seconds or less.

The viewpoint of concern (VP-K) lies east of the Reservation along Willows Road. Willows Road is primarily used as access for the residents of Viejas Indian Reservation and visitors/employees to the Viejas Casino & Resort. From this vantage point, travelers along Willows Road are focused on the overall existing commercial development, which lies ahead of them to the east. The duration of the view is expected to be ten seconds or less from this viewpoint.

The visibility from the viewpoint (VP-G) along Viejas Grade Road is high. The use of this road is primarily for access to Tribal residential areas. This road would not commonly be used by public vehicles as it becomes steep and is not maintained once it climbs into the mountains. The duration of view would be 20 seconds or more when heading down Viejas Grade Road towards Willows Road but would be brief (a few seconds) when heading away from Willows Road in a vehicle. The right of way of Viejas Grade Road is used for the California Riding and Hiking Trail, a regional riding and hiking resource (Community Trails and Pathways Plan, Alpine). The duration of view would be extended (on the order of minutes) for recreational users heading down Viejas Grade Road towards Willows Road but would be less than a minute when heading away from Willows Road. Recreational users are typically considered more sensitive to potential visual impacts, and the slow pace at which riding and hiking is conducted is more conducive to appreciation of scenic views.



SOURCE: Esri, 2016; SanGIS, 2016; BRG Consulting, Inc., 2016

7/12/16



Viejas Casino & Resort - Phase 3

Proposed Location, Potential Viewpoints (VPs), and Topography

FIGURE

6

5.0 VISUAL IMPACT ASSESSMENT

5.1 Guidelines for Determining Significance

Exhibit B of the Amended and Restated Viejas-State Compact (2014) provides the following guidelines for determination of significance for potential aesthetic impacts:

- A. *“Would the project have a substantial adverse effect on a scenic vista?”*
- B. *Would the project substantially damage off-reservation scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*
- C. *Would the project create a new source of substantial light or glare, which would adversely affect day or nighttime views of historic buildings or views in the area?”*

5.2 Key Views

The “key views” for this analysis are the only visually-sensitive viewpoints from which the proposed hotel would be visible including a short portion of westbound I-8 (VP-C), eastbound Willows Road (VP-K) and along Viejas Grade Road (VP-G) as shown in Figure 6.

5.3 Assessment of Visual Character and Visual Quality Changes

The proposed Hotel and landscaping will replace an existing parking lot. The hotel is taller than the existing Casino complex, but has less bulk and scale. The hotel will be of similar style to the existing onsite hotels with an exterior skin consisting of a combination of a majority of glass with stone and plaster veneer along with minor metal accents.

5.3.1 Assessment of Visual Character

Key View 1 (VP-C): From key view 1 the proposed hotel would not substantially change the visual character of the viewshed. It is within the commercial landscape unit and would not impact mountain or valley views during project construction and only a small portion of valley views would be affected at completion. Duration of views are limited due to speeds on I-8. See visual simulation shown in bottom panel of Figure 7.

Key View 2 (VP-K): From key view 2 the proposed hotel would not change the visual character of the viewshed, which from this location is mostly the commercial unit. Although visual character from this viewpoint may be affected during project construction (view of cranes) this would be a short-term impact as construction is proposed over a six month to one year period. At project completion, the hotel structure would not be visually dominant as it is partially obscured by the existing Casino as the viewer approaches from the east on Willows Road. In addition, it does add diversity to the structural forms that exist at the Casino complex. The hotel color would be consistent with those of the existing Casino complex. See visual simulation shown in bottom panel of Figure 8.

Key View 3 (VP-G): From key view 3 the proposed hotel would change the visual character of the viewshed because the hotel will be visible above the riparian tree line. However, mountain views are not affected. See visual simulation shown in bottom panel of Figure 9.

5.3.2 Visual Quality Changes

The new hotel would add visual variety to the forms of the existing casino complex within the commercial landscape unit. There would be no or minimal changes to other landscape unit in the viewshed. The new hotel would have limited amounts of glass for windows similar to the existing onsite hotels. It is anticipated that the hotel would be illuminated using downward-facing lighting from above, similar to the lighting at the existing hotels.

Key View points 1, 2 and 3: Hotel windows would be vertical in orientation, and located below the elevation of potential viewers at the key viewpoints VP-C, VP-K and VP-G and thus, any sun-related glare from either the rising or setting sun would reflect at an angle below viewers at those viewpoints. As with other prior Viejas projects, the hotel lighting would comply with the County's Light Pollution Code, Sec. 59.101, County of San Diego Zoning Ordinance Section 6320, 6322 and 6324, and Title 24 of the California Code of Regulations.

5.4 Assessment of Viewer Response

Key View 1 (VP-C): The proposed hotel would be seen by approximately 34,500 viewers per day on westbound I-8 (Caltrans, 2014). However, the change in viewer exposure is moderate to moderate-low because: views are of limited duration, less than five seconds; project visibility is low due to highway speeds; the angle of view is off to the right side, not immediately in front of the vehicle, the hotel is not silhouetted against the sky and is viewed more from above since the viewer elevation is approximately 85 feet above the base grade of the proposed hotel; although the proximity to the viewer is within 1500 feet, the view of the hotel is partially obscured due to topography and trees. Viewer sensitivity should not change as the viewer elements as shown in Figure 10 will remain, with Viejas Mountain in the background and the Viejas commercial complex in the foreground. The new Hotel would be consistent in color with the existing Casino structures; although it would be larger/taller than many existing structures, it would be a small part of a much-larger commercial complex, and the view of it would be partially screened by nearer vegetation. The proposed hotel would not block views toward other visual landscape units including, valley, rural residential or mountains.

Key View 2 (VP-K): The proposed hotel would be seen by westbound travelers on Willows Road, mostly Casino employees and residential owners in the area. However, the change in viewer exposure is moderate to moderate-low because: even though the proximity of the viewer is within 1,000 feet, views are of limited duration, ten seconds or less; project visibility is moderate due to speeds on Willows Road; although the hotel may be immediately in front of the vehicle, the viewer is only a 10-20 feet higher than the base grade of the hotel and the hotel is partially obscured by the existing Casino Complex. The new hotel would be consistent in color with existing structures, and, although it would be larger/taller than existing structures, it would not be a dominant visual element to the viewer from this viewpoint due to the obstructed view towards the hotel.

Key View 3 (VP-G): The proposed hotel would be seen by Tribal-residential owners and their visitors as well as recreational users within the road right of way. Local viewer response would be moderately affected because even though duration of view ranges from a few seconds to a few minutes and the hotel has high visibility because it is above the tree line, the nearest distance is about 1500 feet distance from the viewer to the proposed hotel reducing the visual impact.

5.5 Determination of Significance

Regarding visual impact significance Criterion A: Based on the discussion above, the visual character and the visual quality of the existing landscape would not change substantially such that viewer response from three identified key viewpoints would be negatively affected. Therefore, the project would not have a substantial adverse effect on a scenic vista and impacts are less than significant.

In regards to Criterion B: The proposed project would add an additional hotel on the western side of the Viejas Casino commercial complex within an existing parking lot. The proposed hotel would have no impact on any scenic resources such as trees, rock outcroppings or historic buildings within a designated or eligible state scenic highway. Thus, there would be no impact to off-reservation scenic resources.

Regarding Criterion C: The proposed hotel windows would be vertical in orientation, and located below the elevation of potential viewers at the key viewpoints 1, 2 and 3, and thus, any sun-related glare from either the rising or setting sun would reflect at an angle below viewers at those viewpoints. The project site is located approximately 17 miles from Mt. Laguna Observatory, and so is categorized as within "Zone B" of the light pollution code. This code allows for illumination of the hotel building by low-pressure sodium lighting, other lighting of 4050 lumens and below, and/or luminous tube lighting. Per the Code, the Class III (decorative lighting) would need to be turned off between 11:00 p.m. and sunrise (Sec. 59.108 D). Hotel lighting at the Reservation would continue to comply with the County's Light Pollution Code, Sec. 59.101, County of San Diego Zoning Ordinance Section 6320, 6322 and 6324, and Title 24 of the California Code of Regulations. The viewshed for the project did not include historic buildings. Thus, there would be a less than significant impact to day or nighttime views of historic buildings or views in the area.

Therefore, based on the foregoing analysis, the proposed hotel project would not have a substantial adverse effect on a scenic vista, damage off-Reservation scenic resources, or provide a substantial source of light or glare.

5.6 Cumulative Impact Analysis

The list of cumulative projects in the community of Alpine are provided in the Traffic Impact Analysis Casino & Resort - Phase 3 (Linscott, Law and Greenspan, 2016). None of the projects would be visible from within the hotel project viewshed, so there would be no cumulative visual impacts associated with the hotel project when considered with other projects.

It is possible that in the future additional commercial developments would be identified and pursued within Viejas Reservation. Also, additional commercial developments may be implemented in the private lands located between

the Reservation and the East Willows Interchange to I-8, in accordance with the proposed FCI GPA. As no development plans have been presented, it is unknown at this time, how the planned development may visually impact the area. The proposed hotel is visually similar to the existing hotel and other Viejas commercial development; therefore, the proposed hotel is consistent with the existing character of the area.

5.7 Summary of Project Impacts, Significance and Conclusions

Based on the foregoing analysis, development of the proposed hotel would result in less than significant visual impacts.



Viewpoint C (Existing Conditions)



Viewpoint C (Simulation)

SOURCE: BRG Consulting, Inc., 2016

7/11/16



Viejas Casino & Resort - Phase 3
Existing Conditions and
Visual Simulation of Viewpoint C

FIGURE
7



Viewpoint K (Existing Conditions)



Viewpoint K (Simulation)

SOURCE: BRG Consulting, Inc., 2016

7/11/16



Viejas Casino & Resort - Phase 3
Existing Conditions and
Visual Simulation of Viewpoint K

FIGURE
8



Viewpoint G (Existing Conditions)



Viewpoint G (Simulation)

SOURCE: BRG Consulting, Inc., 2016

7/11/16



Viejas Casino & Resort - Phase 3
Existing Conditions and
Visual Simulation of Viewpoint G

FIGURE
9

6.0 VISUAL MITIGATION AND DESIGN CONSIDERATIONS

Since less than significant visual impacts of the proposed hotel have been identified, no visual impact mitigation is required.

7.0 REFERENCES

- Caltrans, 2011. <http://www.dot.ca.gov/hq/traffops/saferesr/trafddata/index.htm>
- Caltrans, 2014. PeMS 12.3. ADT I-8W CA PM=R22.651 (24.61) District 11, San Diego County: Mainline VDS 1115628 W/O LK JNNINGS PK RD. March 6, 2014
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- Fenneman, Nevin, and Johnson, D.W. 1946. Physiographic Divisions of the Coterminous U.S. Map.
- State of California and Viejas Band of Kumeyaay Indians, 2014. Amended and Restated Tribal-State Compact Between the State of California and the Viejas Band of Kumeyaay Indians.

8.0 QUALIFICATIONS OF REPORT PREPARER

Megan Hamilton, BRG Consulting, Inc., Project Manager

Ms. Hamilton has 13 years environmental planning experience, including preparation of several visual impact reports, environmental assessments, and environmental impact reports. Most of these contained analyses of potential project visual impacts, which Ms. Hamilton reviewed for technical rigor and for compliance to applicable environmental guidance.

Edward Arcadia, BRG Consulting, Inc., CADD/Visual Simulations

Edward Arcadia prepared visual simulations for this analysis. Mr. Arcadia has a Bachelor's degree in Political Science/Urban Planning from the University of California at San Diego and 10 years experience the preparation of Visual Simulations using Computer Aided Design platforms. He has previously prepared Visual Simulations for the Ardath Road Realignment, Lone Peak, and Los Coches projects, and recently, the photosimulations for the Imperial County West and South Solar Energy Centers in El Centro, Pacific Surfliner Sorrento to Miramar Phase 2 Double-Track Project, Pacific Surfliner Carlsbad Village Double-Track Project, Viejas Hotel, and Viejas Parking Structure.

Erich Lathers, BRG Consulting, Inc., President, QA/QC

Mr. Lathers has almost 30 years of professional experience implementing all aspects of the California Environmental Quality Act and National Environmental Policy Act. He has been responsible for preparation of four prior TEIRs for Casino-related development at the Viejas Indian Reservation. He was responsible for overall technical guidance and quality assurance during preparation of this report.

Viejas Casino & Resort – Phase 3 Project Admin Draft TEIR

Appendix A

Viewpoint Photos

Prepared by BRG Consulting, Inc.

July 2016



Viewpoint A



Viewpoint B

SOURCE: BRG Consulting, Inc., 2016

7/8/16



Viejas Casino & Resort - Phase 3
Photos from Viewpoints A & B

FIGURE
A-1



Viewpoint D



Viewpoint E

SOURCE: BRG Consulting, Inc., 2016

7/8/16



Viejas Casino & Resort - Phase 3

Photos from Viewpoints D & E

FIGURE
A-2



Viewpoint F



Viewpoint H

SOURCE: BRG Consulting, Inc., 2016

7/8/16



Viejas Casino & Resort - Phase 3
Photos from Viewpoints F & H

FIGURE
A-3



Viewpoint I



Viewpoint J

SOURCE: BRG Consulting, Inc., 2016

7/13/16



Viejas Casino & Resort - Phase 3

Photos from Viewpoints I & J

FIGURE
A-4