VISUAL ANALYSIS FOR PROPOSED BRIGHTWATER PROJECT COUNTY OF SAN DIEGO TM5306

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Executive Summary

The following visual impacts are anticipated as a result of implementation of the Brighwater project:

1. The project would not significantly change the composition of the visual environment in terms of dominance, scale, diversity, and continuity. The project as viewed from surrounding residential areas and roadways would be consistent with the existing visual character of the area. As a result, **the visual environment would not be adversely affected and the visual impacts would not be significant.**

2. **The project would not result in physical changes that would substantially degrade the quality of an identified visual resource**.

The property contains steep slopes, ridgelines, and undisturbed native vegetation. Resource Protection Ordinance (RPO)-classified steep slopes (i.e., slopes with a 25 percent or greater slope gradient and with a 50-foot rise in elevation) are located on the property. Development encroachment into these steep slopes would be confined to a one-acre area (or 1.3% of the site) and therefore fall within the 10 percent allowance allowed by RPO. **The elimination of a relatively small area of steep slopes would not degrade the visual quality of that resource.**

3. **The project would not change the visual environment from a designated scenic highway, or scenic vista.**

4. Light and glare impacts associated with the project are not considered to be significant. Because all outdoor light fixtures would conform to the San Diego Light Pollution Code, introduced night lighting would not become a dominant element in the nighttime views of the site. In addition, highly reflective building materials would not be installed. **The project, therefore, would not result in significant visual impacts due to light and glare.**

5. The project would be consistent with applicable policies and planning documents. The existing community character of the project site would not be significantly changed due to the following project design elements: The preservation of steep slopes; sensitive hillsides and existing landforms; stepped building pads; and setback buffers. **No impact to visual character, as expressed by applicable planning documents, is anticipated as a result of this project.**

6. Short-term visible construction activities would contrast with existing conditions due to removal of existing vegetation and the introduction of new, visually dominant elements. **These impacts will be temporary in nature, limited to a relatively small portion of the site, and, with required landscaping, not anticipated to be significant.**

7. The composition of the project viewshed would not be adversely affected by physical changes introduced by cumulatively considerable projects. These changes would be compatible with the visual character of the surrounding area as the property transitions to a more suburban pattern of development. Therefore, **visual impacts associated with cumulatively considerable projects would not be significant.**

1.0 Introduction

The following Visual Impact Assessment was prepared for the proposed Brightwater Project located within the Lakeside subarea of the County of San Diego (see Figure 1, Regional Location Map).

1.1 Purpose of the Visual Resources Report

The purpose of this study is to assess the visual impacts of the proposed project (project), determine the significance of the impacts under the California Environmental Quality Act (CEQA), and to propose measures to avoid, minimize, or mitigate adverse visual impacts associated with the construction of the project on the surrounding visual environment.

1.2 Key Issues

The key issues to be examined in this report are identified in the County's Guidelines for Determining Significance for Visual Resources and are;

1. Whether the project would result in a significant adverse impact with regard to the visual character and/or quality of a neighborhood, community, or localized area,

2. Would result in the removal or substantial adverse change to one or more features that contribute to the valued visual character or image of the neighborhood, community, or localized area,

3. Would substantially obstruct, interrupt, or detract from a valued focal and/or panoramic vista from:

- A public road,
- A trail within an adopted County or State trail system,
- A scenic vista or highway, or
- A recreation area.

1.3 Principal Viewpoints to be Covered

Key Observation Points (KOPs), consisting of photographs taken from public & private viewpoints, are identified based on the visibility of a project, the number and frequency of views, the potential sensitivity of viewers, and the types of project-related features that would be visible (see Figures 2 & 3, Generalized Viewshed, and Aerial Photograph & Viewpoint Locations). Locations for KOPs were selected using the following criteria:

- Type of viewers/viewpoint (public views are considered more sensitive than private views)
- Breadth of the view (views taking in a number of elements rely less on any one element than those focusing on a specific criterion)
- Depth of the view (increased distance from the observed element makes it appear smaller, less detail is registered, and visibility may be affected by atmospheric conditions such as fog, smog, etc.)
- The amount of time (duration) and/or number of times each observer is exposed to the view

- Number of viewers exposed to the view (a greater number of viewers makes the view more sensitive)
- Designated scenic viewpoints and scenic highways are considered sensitive viewpoints.

The Visual Analysis analyzes changes in the visual environment associated with the project from the following general locations: Interstate 8 (I-8) (northbound and southbound lanes), The Interstate 8 Business Loop, other surrounding public roadways, and surrounding residential areas to the north, south, east, and west.

2.0 Project Description:

The Brightwater project consists of a Tentative Tract Map to subdivide 76.2-acres into 66 residential lots, 3 HOA lots, and 1 open space lot (see Figure 4, Site Plan). The residential lots will range in size from 10,073 to 32,064 square feet, and the open space lot will be approximately 48 acres in size and consist of steep slopes and sensitive biological resources. No residential development would occur within this open space lot. Grading proposed by this project will involve approximately 155,550 cubic yards of cut and fill and will result in manufactured slopes up to approximately 54-feet in height and retaining walls close to 11-feet in height. It should be noted that slopes in excess of 15-feet are considered to be significant visually. It should also be noted that the developer would be required to establish vegetation on these manufactured slopes for purposes of erosion control in accordance with County standards. The erosion control plantings, at a minimum, will consist of groundcover, shrubs, and trees at the minimum coverage densities required by the County.

Primary access to the property will be taken from an extension of Wellington Hill Drive with additional access taken from the future Jackson Ridge Parkway, which will connect to the Interstate 8 Business Loop. This roadway will widen, extend, and partially realign an existing driveway that presently provides access to the adjoining property to the east. Once constructed, it will serve as the main access road for the adjacent Jackson Ridge project (currently in the final map process).

Off-site impacts associated with Jackson Ridge Parkway will be visible from the Interstate 8 Business Loop corridor, surrounding residential areas, and the Interstate 8 corridor, which is included within the Scenic Highway system of the Open Space and conservation element of the San Diego County General Plan.

On-site project impacts will be visible from surrounding residential development, primarily from private viewpoints however some public views of the project will be available from nearby public roadways to the north and northeast.

The project does incorporate design features to minimize landform alteration and concentrates development on portions of the site that are less than 25% slope (see Figure 5, Slope Analysis), retains major landforms, utilizes lot stepping, and dedicates a majority of the site, approximately 48 acres (63% of the project) as dedicated open space**. Implementation of the project would result in a moderate degree in visual change to public and private views along Castle Brook Court, Foxborough Lane, and to private views from the Terrace View Mobile Home Park and adjoining residential parcels to the east but it is not anticipated that this change would represent a significant adverse impact to these views.**

2.1 Location

The project is located approximately 1,900' from the Interstate 8 Business Loop/Los Coches intersection, 1,800' from its closest major thoroughfare, Los Coches Road, and .6 miles from Interstate 8. The site is located within the unincorporated area of San Diego County within the County's Lakeside Community Planning Area.

The project abuts privately owned land and residences in all compass directions. To the north the project abuts privately owned land and single family residences; to the east, privately owned land; to the south, a mobile home park; and to the west, single family residences. Figures 1, 2, and 3, Regional Location Map, Generalized Viewshed Map, and Aerial Photograph & Viewpoint Locations, delineate the project location, generalized viewshed, and surroundings.

2.2 Regulatory Framework

2.2.1 State of California

California adopted a Scenic Highway Program (Streets and Highways Code, Section 260 et seq.) in 1963 to preserve and protect scenic highway corridors from change that would diminish the visual quality of areas that are adjacent to highways. The scenic designation is based on the amount of natural landscape visible by motorists, the scenic quality of the landscape, and the extent to which development intrudes upon the motorist's enjoyment of the view. I-8 is classified as an "Eligible" California Scenic Highway from the El Cajon city limit to the Imperial County line. Although the project site is 3,000 feet (+/- .6 miles) northwest of I-8 and is not visible from I-8, offsite grading and roadway improvements associated with the project are.

2.2.2 County of San Diego

2.2.2.1 San Diego County General Plan

The San Diego County General Plan designates planned uses that are considered appropriate for each portion of the County. The project site is located within the County's Village Residential (VR-4.3) and Semi-Rural Residential (SR-4) areas. SR-4 permits a maximum density of one unit per 4, 8, or 16 acres depending on slope. Under the VR-4.3 designation, the General Plan permits 4.3 dwelling units per acre. The project proposes open space and residential lots in the VR-4.3 designation and open space in the SR-4 designation.

Conservation and Open Space Element

The Conservation and Open Space Element of the San Diego County General Plan provides direction to future growth and development of the conservation, management, and utilization of natural and cultural resources, the protection and preservation of open space, and the provision of park and recreation resources.

In addition, the Conservation and Open Space Element includes a Scenic Corridors section, which establishes a County Scenic Highway System. The goal of the County Scenic Highway System is to protect and enhance the aesthetic quality of the natural landscape within the viewshed of all scenic highway corridors.

Interstate 8, located near the project site, is designated a County Scenic Highway System road (El Cajon city limits to Imperial County line).

The Goals and Policies of this element include the following:

COS-11.1 Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.

COS-11.3 Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas, through the following:

- Creative site planning,
- Integration of natural features into the project,
- Appropriate scale, materials, and design to complement the surrounding natural landscape,
- Minimal disturbance of topography,
- Clustering of development so as to preserve a balance of open space vistas, natural features, and community character,
- Creation of contiguous open space networks.

2.2.2.2 Zoning Ordinance

The San Diego County Zoning Ordinance provides detailed regulatory provisions for development of all unincorporated lands within the county. County zoning is used to implement the goals and objectives of the adopted General Plan in accordance with state law, which requires that the General Plan and corresponding zoning be consistent with one another. The existing zoning for the project site is RR (Rural Residential) and RS (Residential). RR requires a net minimum lot size of one acre; RS requires a minimum net lot size of 10,000 square feet. The project proposes residential lot sizes ranging from 10,013 square feet to 35,386 on the RS zoned portion of the property with a proposed density of 2.4 dwelling units per gross acre.

2.2.2.3 Subdivision Ordinance

Pursuant to the State of California's Subdivision Map Act, the County's Subdivision Ordinance regulates the division of property in the county. The ordinance addresses design, standards, and required improvements for approval of proposed subdivisions and tentative maps; and requires minimum lot sizes, setback designators, and lot configurations appropriate to support specific land uses.

2.2.2.4 Grading, Clearing and Watercourses Ordinance

Per Section 87.417 of the County's grading ordinance, the face of all cut and fill slopes, in excess of 3 feet in vertical height, but only final slopes of any borrow pit, shall be planted and maintained with a ground cover or other planting to protect the slopes against erosion and instability. Planting shall commence as soon as slopes are completed on any portion of the site and shall be established upon all slopes prior to the final approval of the grading. In order to minimize the period during which a cut or filled surface remains exposed, such planting shall provide for rapid short term coverage of the slope as well as long term permanent coverage.

Additionally, all slopes to be constructed shall be provided with an irrigation system which shall be used to promote the growth of the slope plantings to protect the slopes against erosion (Section 87.418).

2.2.2.5 Light Pollution Code

The San Diego County Light Pollution Code (sections 59-101-59.115 of the San Diego County Zoning Ordinance) seeks to control undesirable light rays emitted into the night sky in order to reduce detrimental effects on astronomical research. The Ordinance designates the unincorporated portions of the County into two zones based on distances from both the Palomar Observatory and the Mount Laguna Observatory. Areas within 15 miles of either observatory are designated Zone A, while the remaining areas are designated Zone B. The project site is located more than 15 miles from Mts. Palomar and Laguna and is, therefore, within Zone B.

2.2.2.6 Resource Protection Ordinance

The project site contains sensitive biological habitat and steep slopes. The Resource Protection Ordinance (RPO) establishes special controls on certain discretionary projects for the protection of environmentally sensitive resources, including wetlands, steep slopes, sensitive biological habitats, floodplains, and prehistoric and historic sites. The RPO allows development on sensitive lands:

. . . only when all feasible mitigation measures to protect the habitat are required as a condition of approval and mitigation provides an equal or greater benefit to the affected species. Where the proposed project has been modified to the greatest extent possible to preserve sensitive habitat, on-site or off-site mitigation may be allowed.

The purpose of the RPO is to protect a variety of resources, including steep slopes and cultural resources. The RPO limits development on steep slopes through density restrictions on steep slope lands and through requirements for preservation of steep slope areas in dedicated open space easements. The site is designated as semi-rural residential (1 dwelling unit per 4, 8, or 16 acres depending on steep slope area) and village residential (4.3 dwelling units per acre). Only the semi-rural residential designation contains density restrictions based on steep slope lands. No residential development is proposed on this portion of the site. A total of 32 acres of the project site contains steep slopes (25 percent or greater grade for 50 feet or more vertical rise). The project has been designed such that development encroachment into these slopes would be confined to a one acre area (or 1.3% of the site), which is consistent with RPO 10 percent encroachment allowance. The project would preserve approximately 31 acres with slopes of 25 percent or greater grade that meet the definition of RPO steep slopes.

The Hillside Development Policy (described below) preceded the RPO; however, the intent of both is the same. Because the RPO is stricter in its requirements for preservation of steep slopes, it has become the main planning tool for preservation of this resource.

2.2.2.7 San Diego County Board of Supervisors Policy I-73, Hillside Development Policy

The Hillside Development policy was adopted by the County of San Diego Board of Supervisors in 1979 to minimize the effects of disturbing natural terrain and provides for creative design of hillside developments. The Hillside Development Policy provides flexible guidelines for reducing the effects of disturbance of steep slopes. Specifically, the guidelines aim

to "preserve, enhance, or improve the physical features of the area consistent with providing building sites while at the same time optimizing the aesthetic quality of the final product." However, this policy is duplicative with the goals and policies of the General Plan Update and County of San Diego Code of Regulatory Ordinances Sections 86.601-86.608, the RPO.

2.2.2.8 San Diego County Grading Ordinance

The San Diego County Grading Ordinance requires that the face of all cut and fill slopes, in excess of 3 feet in vertical height, be planted and maintained with a ground cover or other plantings to protect the slopes against erosion and instability.

It also requires that slopes in excess of fifteen feet in vertical height be planted with shrubs having a one gallon minimum size or trees having a five gallon minimum size. The maximum spacing for shrubs and trees shall be ten feet on center each way however the minimum quantity may be varied upon recommendations of the landscape architect and approval by the County.

2.2.2.9 San Diego County Water Efficient Landscape Design Manual

The San Diego County Water Efficient Landscape Design Manual further states that all slopes in excess of 15 feet shall be planted with rooted container stock at an average rate of one per 100 square feet unless approved otherwise. Containers shall be a minimum of one gallon for shrubs and five gallons for trees.

2.3 Design Policies and Guidance

The County regulations applicable to the use and development of the proposed project are briefly described below.

2.3.1 Lakeside Community Plan

The Lakeside Community Plan provides more-refined policies and recommendations applicable to development within the community of Lakeside. The Lakeside Community Plan was amended by the County Board of Supervisors in 2000 and Adopted in 2011, in conjunction with the General Plan Update. The following Lakeside Community Plan element goals and policies apply to the proposed project:

Community Character

Policies and Recommendations

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

Land Use Element Goal

- Provide for gradual residential growth while retaining the rural atmosphere of Lakeside

Policies and Recommendations

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

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

Conservation

Environmental Goal

Provide a desirable, healthy, and comfortable environment for living, while preserving Lakeside's rural atmosphere and unique resources.

Policies and Recommendations

- Encourage types and patterns of development that minimize water pollution, air pollution, fire hazard, soil erosion, silting, slide damage, flooding, and severe hillside cutting and scarring.
- Preserve the best natural features of the area in their natural state and avoid the creation of a totally urbanized landscape.
- Ensure that land uses within or adjacent to recreational, natural preserve, agricultural, or industrial areas are compatible with those areas.

3.0 Visual Environment of the Project

This section addresses the existing setting and visual conditions in the area, and includes photographs of the site. This section also includes a discussion of the project viewshed, and the existing visual setting and landforms, and is based on an analysis of photographs, topographic mapping, aerial photographs, reference document reviews, documented on- and off-site land uses, and site reconnaissance.

3.1 Project Setting

The Brightwater project is presently undeveloped and is located in somewhat of a topographic bowl defined by a north/south ridgeline (740' elevation) to the east, and a prominent knoll to the west (990' elevation). The northern and southern boundaries of the project are defined by the edges of existing residential development and associated tall, mature, verdant landscape (non-native).

On-site visual elements include a prominent knoll with water tower atop, unimproved dirt trails, a mix of native and non-native grassland, coastal sage scrub, non-native vegetation, disturbed habitat, scattered rock outcroppings, and a lower north/south drainage corridor that is approximately 620' at its lowest elevation. Photographs 1a through 1d (Figures 9 & 10) illustrate the existing visual environment of the project. The locations from which these photographs were taken are illustrated on Figure 3, Aerial Photograph & Viewpoint Locations Map. Photograph 1a is an interior view of the project taken near the proposed intersection of Wellington Hill Drive and Wellington Hill Court looking north toward the project boundary and slightly beyond. Gently sloping terrain is visible transitioning to moderate and steeply sloping

hillsides. On-site trails, native and non-native vegetation, utilities, and the edge of existing residential development located along Ridgeton Drive and Castle Brook Court can also be seen.

3.2 Project Viewshed

The Generalized Viewshed exhibit (Figure 2) delineates general areas within which the project is visible (project viewshed) whereby there is no intervening topography between the eye of an observer and the proposed project as determined from an analysis of USGS topographic information. Intervening structures and vegetation observed from analysis of aerial photographs and site visits are taken into consideration when determining a project's specific viewshed.

Ridgeton Drive is located atop an east/west oriented ridgeline and defines the limit of the project viewshed to the north. Photograph 1b, Figure 9, is an interior view of the project taken from the same location as Photograph 1a but looks southeast. In this view a portion of the north/south drainage is visible in the foreground while the terrain rises to form a small north/south ridgeline containing residential development along its edge. A tall grove of Eucalyptus located at the top of the ridgeline defines the location of a residence located on the adjoining property to the east and the limits of the on-site viewshed to the east. Photograph 1c is taken from a location near where Wellington Hill Drive will enter the project and looks northeast. The topography in this viewshed slopes in a downward direction off-site towards the Los Coches Creek watershed. Views from this location include off-site hillsides, ridgelines, and semi-rural residences located on top of the hillside in the mid-ground. Photograph 1d, is an interior view of the project taken near the proposed intersection of Wellington Hill Drive and Wellington Hill Court looking southwest toward the Terrace View Mobile Home Park. Moderate to steep hillsides, covered with sage scrub, and native and non-native grassland, rising to an intermediate ridge lined by residential development, define the limits of the viewshed to the south. Viewpoint image 9a is taken from the adjoining property to the east and looks northwest toward the project boundary and beyond to Castle Brook Court and image 9b is taken from the same location but looks west toward the water tower and Terrace View Mobile Home Park located along the southern project boundary. As these photographs and the Generalized Viewshed Exhibit (Figure 2) illustrate, available views from the north and west are blocked by intervening topography associated with this on-site knoll.

The visual environment surrounding the Brightwater project is generally single family residential (less than 1 acre lots), to the north and west, mobile home development to the south, and semi-rural and commercial uses to the east. Development patterns are generally concentrated toward the lower drainages with some residential atop of localized knolls and ridges. Topographically diverse, the area surrounding the site is varied and ranges from the lower drainages of Los Coches Creek to a series of small to medium localized foothills that ultimately rise to the upper peak of El Cajon Mountain (elev. 3,600'). Where native vegetation prevails in the surrounding areas, it consists primarily of scrub habitats and chaparral. Oak woodlands and non-native grasslands are also present.

4.0 Existing Visual Resources and Viewer Response

4.1 Existing Visual Resources

4.1.1 Visual Character

Our understanding or cognition of the visual environment is based on the visual character of objects and the relationships between them. Descriptions of visual character can distinguish at least two levels of attributes: pattern elements and pattern character.

Visual pattern elements include an object's form, line, color, and texture. Our awareness of these pattern elements varies with distance, for example individual details are lost and colors are muted as distances increase.

Pattern character refers to the visual relationships between these elements. Differences in visual character are generally traced to four aspects of pattern character: dominance, scale, diversity, and continuity. For example, there is a great difference between the visual character of Interstate 8 to the west where it passes through densely populated areas and to the east where it's surrounded by natural open space, although both may exhibit similar line, color, and texture.

The four aspects of pattern character are defined as follows:

Dominance: Specific components in a landscape may be visually dominant because of position, extent, or contrast of basic pattern elements.

Scale is the apparent size relationship between a landscape component and its surroundings; an object can be made to look smaller or larger in scale by manipulating its visual pattern elements.

Visual diversity is a function of the number, variety, and intermixing of visual pattern elements.

Continuity is the uninterrupted flow of pattern elements in a landscape and the maintenance of visual relationships between immediately connected or related landscape components.

The project and the project setting are assessed according to these attributes; if their visual character is similar, the visual compatibility of the project will be high. If the visual character of the project contrasts strongly with the visual character of its setting, its visual compatibility will generally be low.

4.1.2 Visual Quality

Aesthetics is not only concerned with the character of the visual experience, but also with its quality. The perception of quality is based upon a viewer's response to vividness, intactness, and unity occurring within the visual environment. These factors affect perceptual quality and are defined as follows:

Vividness is the visual power or memorability of landscape components as they combine in striking and distinctive visual patterns.

Intactness is the visual integrity of the natural and manufactured landscape and its freedom from encroaching elements.

Unity is the visual coherence and compositional harmony of the landscape considered as a whole.

Areas with high visual quality are those where all three of these factors are high. Areas with Moderate Visual Quality are those where one of these factors is low. Areas with low visual quality are those where two or more of these factors are low.

Landscape Units

The regional landscape helps us establish a frame of reference for comparing the visual effects of a project and determining the significance of the effects. We can't assess visual effects of a project unless we understand how a project's immediate visual environment is related to the visual environment of the geographic region. Characteristic combinations of landscape components distinguish one regional landscape from the next. To provide a framework for comparison, the regional landscape is divided into distinct landscape units which can be thought of as "outdoor rooms," each defined by similar visual properties. These serve to define the baseline visual environment so that it may be compared to the construction and post-construction conditions.

With this project, the site shares similar visual characteristic and treated as a single visual character unit (VCU) as described below. This VCU is evaluated in terms of visual quality and sensitivity to change to determine whether the proposed project will result in physical changes that are incompatible with visual character or degrade the visual quality within the project viewshed

As photographs 1a through 1d (Figures 9 & 10) depict, the site consists of a large pocket of open space within a topographic bowl, surrounded by residential development. A knoll with water tank atop, surrounded by natural open space and informal trails define views of the site. The area is given a moderate visual quality rating due to its lack of intactness. It is considered to be low to moderately sensitive to change due to its containment within a topographic bowl that limits available views toward the site.

4.2 Viewer Response

Viewer response is composed of two elements: viewer sensitivity and viewer exposure. These elements combine to form a method of predicting how the viewers might react to visual changes brought about by a project.

4.2.1 Viewer Sensitivity

Viewer sensitivity varies among the viewer groups described below. A motorist' sensitivity traveling on I-8, in the vicinity of the project, will be low due to the distance this corridor lies from the project and due to its difference in topographic elevation relative to the site. Furthermore, given the design speeds along this corridors, existing view-blocking topography, and foreground vegetation and structures, views are oriented primarily forward for the majority of viewers. Where travel speeds are slower, and viewer distance is closer, viewer sensitivity will be slightly higher.

Where views toward the project are stationary and broader in view, such as those from elevated neighboring residential areas, viewer sensitivity will be higher due to the heightened awareness of existing visual resources and their characteristics.

The sensitivity of recreational users within the project viewshed is anticipated to be moderate given their slower travel speeds, transitory nature of their views, and their increased awareness of the visual resources and characteristics that surround them.

4.2.2 Viewer Groups

Primary viewer groups exposed to the project consist of motorists, surrounding residents, and recreational users using the informal trail network.

4.2.3 Viewer Exposure

The number of viewers and the duration of view are also important to analyzing impacts.

The number of viewers in nearby residences (stationary view), and the duration of their view of a project would be very different than the number of people who see a project from a highway or roadway (moving view). Whether the viewers on the highway are residents of the local community or visitors may also affect their responses to a viewshed.

Viewer exposure is typically assessed by measuring the number of viewers exposed to the resource change, type of viewer activity, duration of their view, speed at which the viewer moves, and position of the viewer. Viewer exposure is described in greater detail in Chapter 5, Visual Impact Assessment.

4.2.4 Viewer Awareness

A viewer's response is also affected by the degree to which he/she is receptive to the visual details, character, and quality of the surround landscape. A viewer's ability to perceive the landscape is affected by his/her activity. A viewer on vacation in San Diego County would probably take pleasure in looking at the landscape, and an individual may be strongly attached to the view from his home, but a local County resident commuting to work may not "register" those same visual resources on a daily basis. Viewer exposure is described in greater detail in Chapter 5, Visual Impact Assessment.

5.0 Visual Impact Assessment

5.1 Guidelines for Determining Significance

The following significance guidelines, taken from the San Diego County Guidelines for Determining Significance, Visual Resources, approved July 30, 2007, are intended to assure that the visual character and quality of communities are developed consistently with all applicable regulations. They are used to determine whether a significant impact to visual resources will result with project implementation:

1. The project would introduce features that would detract from or contrast with the existing visual character and/or quality of a neighborhood, community, or localized area by conflicting with important visual elements or the quality of the area (such as theme, style, setbacks, density, size, massing, coverage, scale, color, architecture, building materials, etc.) or by being inconsistent with applicable design guidelines.

2. The project would result in the removal or substantial adverse change of one or more features that contribute to the valued visual character or image of the neighborhood, community, or localized area, including but not limited to landmarks (designated), historic resources, trees, and rock outcroppings.

3. The project would substantially obstruct, interrupt, or detract from a valued focal and/or panoramic vista from:

- a public road,
- a trail within an adopted County or State trail system,
- a scenic vista or highway, or
- a recreational area.

5.2 Key Views

Since it's not feasible to analyze all the views in which a proposed project will be visible, representative views were selected for analysis. These "Key Views" are representative views in which the project could be viewed based on the type of view, public or private (public being considered more sensitive), breadth of view (views taking in a number of elements rely more on the project as a whole than those focusing on a specific feature), view distance, view duration, the number of viewers exposed (greater the number, the more sensitive the view), and whether the project adversely impacts scenic vistas and/or scenic highways (see Figure 3, Aerial Photograph & Viewpoint Locations). These views are discussed further in Section 5.4, Analysis of Project Effects and Determination of Significance.

5.3 Analysis Methodology

In compliance with the guidelines for determining significance and analysis methodologies determined for the project, this analysis includes the following elements and considerations:

- Cross-sections of major areas of grading and comparison of the existing condition and visual prominence of the project on finished grade,
- A map of the viewshed and a discussion of communities and roads from which it may be viewed as a prominent feature,
- A discussion of the compatibility of the scale and mass of the proposed project with the surrounding area using square footage, heights, and lot sizes of other uses in the vicinity of the proposed project,
- A discussion of the architectural style of the structures and their site utilization related to the manner in which surrounding properties have developed,
- A discussion of landscape requirements with regard to the ability of plantings to soften the exterior appearance and visibility of proposed structures and visibility and appearance of man-made slopes,
- Photo simulations and analysis comparing project to existing setting.

5.4 Analysis of Project Effects and Determination of Significance

The following describes changes in the visual environment that will result through implementation of this project.

5.4.1 Interstate 8 and Interstate 8 Business Loop View Sheds

The San Diego County General Plan, Scenic Corridors section, establishes a County Scenic Highway System which identifies Interstate 8 as a County Scenic Highway System road and recommends preservation of the visual integrity of this corridor. Views from Interstate 8 are inundated with many natural scenic elements characteristic of the Lakeside area (see Viewpoint 2), including prominent knolls and foothills, riparian corridors, and steep slopes covered with native vegetation and rock outcroppings. This variety of visible landforms and ecosystems, in conjunction with a distributed pattern of varying land uses, directs views to encompass a wide rather than singularly focused orientation. This diminishes the visual importance that any one feature has within this viewshed.

The project is not visible from the I-8 corridor (see Figure 23, Simulation 4). An off-site access road and associated slopes, some approximately 14-feet in height, will be visible to motorists traveling north and south for short durations between view blocking vegetation and structures and their prominence in the visual environment will be insignificant due to the landscaping required by the County for slope stabilization. This will result in improvements similar to other elements in the viewshed. As the slope plantings mature they will provide additional visual context by screening more of the access drive from view and by further relating to adjacent mature plantings.

From the Interstate 8 Business Loop the access road and associated grading will be more prominent due to its closer proximity (see Viewpoints 3, 4, and 5) but their prominence in the visual landscape will not be significant because the surface treatment of the roadway will relate to the existing driveway to the north, the planted slopes will relate to plantings found in the immediate area and the open space areas and natural landforms that are visible from this corridor will not be disturbed as part of this project therefore the existing visual character of the area will be preserved.

Given these factors, **the change in visual character and visual quality would not represent a significant adverse impact to either the Interstate 8 or Interstate 8 Business Loop corridors as a result of this project.**

5.4.2 Views from the East

Wellington Hill Drive extends southerly into the project area and will offer views of the site for a limited number of viewers traveling southbound (see Viewpoints 7 & 8). Viewpoint 7, from the Wellington Hill Drive/Los Coches intersection, shows a small portion of the project visible (background left) to viewers traveling on Los Coches Road between view blocking vegetation and structures. Viewpoint 8 is from a location approximately 200-feet north of the project point of entry. In the middle-ground portion of the photograph the site is relatively flat behind which are located moderate to steep slopes that rise to meet the grades of the adjoining Terrace View Mobile Home Park. To the left, beyond the existing chain link fence, a 130-foot wide open space area, that is part of an adjoining parcel, buffers the project from view. Views to the right will be screened by non-native plantings and structures associated with the existing Old Coches Estates Subdivision. As the simulation provided as Figure 20 depicts, the proposed streetscape along Wellington Hill Drive as it enters the project will appear similar in orientation and character to the existing developed portions of Wellington Hill Drive, with residences and associated landscaping stepping upwards with the rising topography. Given the low volume of traffic along this stretch of roadway, views from this location are considered to be of low to moderate sensitivity. Nonetheless, visual impacts will occur as a result of this project due to the construction of new homes and grading activities that will result in slopes visible up to 22-feet in height. However, the density and pattern of the new development will relate to the density and pattern of existing surrounding development. The anticipated domestic landscape treatments around proposed structures will also be similar to existing domestic landscapes, and native slope plantings proposed for the manufactured slopes will be visually similar to the existing natural slopes visible on-site. The result will be a project that is compatible with the existing visual environment and therefore not anticipated to cause a significant adverse impact to views from Wellington Hill Drive or the Los Coches Road viewshed.

Viewpoints 10, 11 & 12 show the project rising above the existing homes along Castle Brook Court and below those on Ridgeton Drive (see Section A-A' & Section E-E'). Slopes associated

with the project will be seen rising 12 to 28-feet above the existing rear yards, resulting in an elevation differential of roughly 18 to 30 feet. Additionally, a retaining wall, located on lots 47 and 48, and anticipated fencing, proposed at the property line and top of slope behind lots 46 through 55, will be partially visible. As was the case with Wellington Hill Drive, the views on Castle Brook Court and Foxborough Lane are considered to be of low to moderate sensitivity due to the low volume of traffic that occurs on these roadways and relatively few number of residences impacted, nonetheless visual impacts will occur as a result of this project. From these areas, as Simulation 2, Figure 21 depicts, a portion of the project will be visible to viewers, both stationary and moving, behind view-blocking foreground plantings. Proposed residences will be seen setback from the top of slope and will appear transitioning in grade to the existing homes located on Ridgeton Drive. The density and pattern of development from this area will appear similar to surrounding homes and anticipated domestic landscape treatments will be similar to that which exists. Slope plantings, required for slope stabilization, will screen and buffer the project from view and will additionally soften the geometry of the graded slopes making them appear more natural in character. This will result in a project that is visually compatible with that which exists and therefore not anticipated to cause a significant adverse impact to views from the east.

5.4.3 Views from the North

Views of the project from the north consist primarily of private, stationary views from residential lots, however, short duration views are available to travelers along Ridgeton Drive. Views from the Ridgeton Drive corridor, situated approximately 17 to 33-feet above the project (see Viewpoint 13 & Section B-B'), are partially obstructed by foreground plantings. These views will include tall manufactured slopes, proposed residential structures, landscaping, and natural hillsides. Existing residential land uses and hillsides will appear behind and above the proposed project and tall manufactured slopes will transition to the existing development in view. The project from these locations will be similar to existing elements in view in terms of land use, lot size, orientation, landscape, and open space preservation. It is therefore anticipated that **implementation of the project, as proposed, would not result in a significant impact to views from the north**.

5.4.4 Views from the West

Views from the west are substantially screened from view by view-blocking topography, vegetation, and structures (see Viewpoints 15 & 16 provided as Figure 18). It is therefore anticipated that implementation of **the project as proposed would not result in a significant adverse impact to views from the west.**

5.4.5 Views from the South

Views from the south are primarily private views that occur from the Terrace View Mobile Home Park developed edge (see Viewpoints 17a & 17b, Figure 19). These views are considered to be of low to moderate sensitivity given that this is a private community, does not provide through traffic to other areas, and therefore has a very low traffic volume and a limited number of viewers. Nonetheless, visual impacts will occur as a result of this project and associated grading. While this orientation offers the most extensive views of the project, as the simulation provided as Figure 22 and Sections C-C' & D-D' depict, views from this orientation will show the project substantially below the eye of the observer and distant views of natural hillsides and

ridgelines will remain intact. Lot sizes and orientation would be consistent with surrounding areas, and a majority of the site will be preserved as natural open space which will help to preserve the rural character of the area. Dominant land forms and vegetation on the property are to be retained within an open space lot. Where manufactured slopes are proposed, erosion control plantings will be required which will mitigate for adverse visual impacts associated with project grading. Views of these graded slopes, available to viewers surrounding the project, will appear consistent with the steep natural and manufactured slopes visible within the project viewshed.

It is therefore anticipated that **implementation of the project, as proposed, would not result in a significant adverse impact to views from the south.**

Based on the discussion above, **the project would not introduce features that would detract from or contrast with the existing visual character and/or quality of a neighborhood, community, or localized area by conflicting with important visual elements or the quality of the area, and would not have a significant impact under Guideline 1.**

5.4.6 Degrade the Quality of an Identified Visual Resource

The project would not result in the removal or substantial adverse change of designated landmarks, historic resources, trees, or rock outcroppings that contribute to the valued visual character or image of the neighborhood. The property does contain steep slopes (Figure 6), ridgelines and undisturbed native vegetation. RPO-classified steep slopes (i.e., slopes with a 25 percent or greater slope gradient and with a 50-foot rise in elevation) are located within the project. The project will preserve the surrounding ridgelines and encroachment into RPO slopes is well within the 10% allowance allowed by RPO. **The elimination of a relatively small area of steep slopes would not degrade the visual quality of that resource, and would not have a significant impact under Guideline 2.**

5.4.7 Change the Visual Environment of a Designated Scenic Highway, or Scenic Vista

As mentioned above, the project site is not visible from a designated State Scenic Highway or, Scenic Vista. The site is visible from a portion of the segment of I-8 that is a County Designated Scenic Highway. As discussed above, in Section 5.4.1, **the project would not substantially obstruct, interrupt, or detract from a valued focal and/or panoramic vista and the impact to views from I-8 would be less than significant under Guideline 3.**

5.4.8 Outdoor Light Fixtures Do Not Conform to the San Diego County Light Pollution Code

All project lighting would be designed to minimize new sources of substantial light and would conform to the San Diego Light Pollution Code (Sections 59.108-59.110 Therefore, **the proposed project would not result in significant adverse lighting impacts that would conflict with the San Diego County Light Pollution Code.**

5.4.9 Highly Reflective Building Materials Visible Along Roadways, Pedestrian Walkways, or in the Line of Sight of Adjacent Properties

No highly reflective materials are proposed in conjunction with any permitted on-site use. Solar panels would be allowed on all buildings. Solar panels currently in use are not made of reflective materials. Such installations throughout the project would be per County regulations.

The exterior surfaces of buildings within the proposed project generally would be covered stucco or wood, and may include stone architectural accents. Vegetation would also block some of the potential glare, particularly along roadways, pedestrian walkways, or where visible from neighboring properties. No highly reflective materials are proposed in conjunction with any permitted on-site use. Therefore, **the proposed project would not result in significant adverse visual impacts due to the glare from highly reflective building materials.**

5.4.9 Consistency with Applicable Policies and Planning Documents

5.4.9.1 State of California

As mentioned above, the project site is not visible from a designated Scenic Highway.

5.4.9.2 County of San Diego General Plan – Conservation and Open Space Element

As mentioned above, the project site is not visible from one County Designated Scenic Highway. I-8 is located approximately .6 miles from the site. Motorists traveling north and south will have a brief, distant view of Jackson Ridge Drive, the project's secondary access. As discussed above, in Section 5.4.1, the project impact to views from I-8 would be less than significant. Thus, the project would be consistent with County Policies COS-11.1 (Protection of Scenic Resources) and COS-11.3 (Development Siting and Design.)

5.4.9.3 Lakeside Community Plan

The Lakeside Community Plan outlines goals and policies that seek to preserve the current community character.

Community Character

Policies and Recommendations

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

Land Use Element Goal

- Provide for gradual residential growth while retaining the rural atmosphere of Lakeside

Policies and Recommendations

- Preserve the rural atmosphere of the community by blending roads into the natural terrain and minimizing urban improvements such as curbs, gutters, and sidewalks
- Provide for street tree planting and landscaping, as well as the preservation of indigenous plant life.

- 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 project as proposed consolidates residential development to the flatter portions of the site to preserve the sites sensitive natural resources. Over 49 acres of natural open space, including sensitive habitat will be preserved as permanent open space. Sensitive hillsides have been protected from development and grading has been minimized and/or softened with landscaping to reflect the existing surrounding contours. Street tree planting, slope landscaping, as well as the preservation of indigenous plant life is anticipated.

5.4.10 Short-term Construction-related Visual Effects

It is anticipated that the project will be graded and constructed over several years, depending on market conditions. As required by the County Grading, Clearing and Watercourses Ordinance, as grading is completed, landscaping and irrigation would be installed. This would protect against erosion and instability while also providing a visual softening of the graded pads, and slopes until construction of homes and associated facilities are complete. As discussed above, views into the project site are restricted by topography and vegetation. Views of off-site improvements will be limited to the I-8 and I-8 Business Loop viewshed and will generally be of short duration to travelling motorists.

Visible construction activities during project build-out would contrast with existing conditions due to removal of existing vegetation and the introduction of new, visually dominant elements, including raw soil, newly cut or filled slopes, construction fencing, construction equipment, and construction materials stockpiling and storage. These activities would be visible from each Key Observation Point from which the project is visible, as discussed above, but would be limited to a relatively small portion of the site.

While construction activities would contrast with the existing visual character of the site, the impacts would be short term. The landscaping required for erosion control would help lessen the adverse visual effects by, reducing the contrast of raw soil and existing vegetation, soften slope geometry, and buffer and screen portions of the site from view. **It is therefore anticipated that short-term, construction related impacts will not be significant.**

5.5 Cumulative Visual Impacts

The State CEQA Guidelines now require that the cumulative impacts of a project, together with other related projects, be considered when determining the project's impacts. As described in the State CEQA Guidelines (Section 14355), a cumulative impact is the "change in the environment which results from the incremental impact of the project when added to other closely related past, present and reasonably foreseeable probable future projects." Sections 15065 and 15130 of the State CEQA Guidelines requires that cumulative impacts of a project be addressed when the project's incremental effects would be cumulatively considerable; i.e. the incremental effects of the proposed project would be "considerable when viewed in connection with the effects of past projects, the effects of other current projects and the effects of probable future projects." This subchapter provides information regarding past, present and reasonable anticipated future projects that could potentially combine with the proposed project to result in cumulatively considerable impacts. Projects in the vicinity of the proposed residential project considered in the analysis of localized cumulative visual impacts were derived from the

Brightwater Traffic Study, prepared by Linscott, law & Greenspan (2014), and are mapped on Figure 24. Table 1 summarizes the visual impacts anticipated based on research of available data, both private and public.

The Brightwater project is for the most part contained within a topographic bowl, a feature that largely separates it visually from other cumulatively considerable projects. The visible portions of the project that are available from off-site areas, in conjunction with cumulatively considerable projects, will appear consistent with existing development patterns, relating in form, material, orientation, and land use as the area shifts from open space to residential land uses. Significant landforms and large areas of contiguous open space will still be retained, preserving significant visual features. Proposed manufactured slopes will be landscaped which, in conjunction with domestic landscaping, will provide screening, visual continuity and context. Project massing and orientation will be largely similar to that which exists in the project viewshed. Large architectural massing and highly reflective surfaces are not planned. Lighting fixtures will be shielded and designed to minimize new sources of substantial light.

As the project is designed, it will not have a substantial adverse effect on a scenic vista. Grade separation is planned between the proposed project and cumulatively considerable projects which will preserve scenic vistas.

The project will not substantially damage scenic resources within a state scenic highway corridor as only the secondary access road (Jackson Ridge Parkway) will be visible. Views toward the project from this corridor will be of short duration between view-blocking vegetation and topography. Landscaping proposed on graded slopes adjacent to the access drive will provide visual screening, visual continuity and context for the driveway.

The project will not substantially degrade the existing visual character or quality of the site and its surroundings as the project and cumulatively considerable projects will be similar to existing development patterns in accordance with the County's adopted General Plan, relating substantially in form, material, orientation, and land use to surrounding land uses. Proposed landscaping will mitigate for slope grading and buffer development from view and large areas of open space and significant topographic features will still be retained, preserving the existing visual character/quality of the site and its surrounding.

Furthermore the project will not create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area. The project is residential in scale, does not contain large areas of reflective surfaces, and exterior lighting will be shielded to reduce off-site light pollution and glare.

In conclusion, **this project in conjunction with cumulatively considerable projects will not cause a substantial adverse effect on a scenic vista; substantially damage scenic resources, substantially degrade the existing visual character or quality of the site and surroundings, or create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.**

TABLE 1 – LIST OF PAST, PRESENT and REASONABLY ANTICIPATED FUTURE PROJECTS IN LOCALIZED PROJECT AREA

REFERENCE #	PROJECT NO.	PROJECT NAME		NOTES
1.	5423/TM	JACKSON RIDGE	SM	MULTI-FAMILY 236 CONDOMINIUMS
2.	/TPM	BRIDAL RUN	LS	3-SINGLE FAMILY HOMES
3.	04-14004/ER	BLOSSOM VALLEY MINI STORAGE	SM	2.1 ACRES, 5 BLDGS 48,260 S.F.
4.	----	HIGHWAY LOS COCHES	LS	6,000 S.F. GAS STATION
5.	----	CAMINO CANADA	SM	44-UNIT SINGLE FAMILY SUBDIVISION
6.	----	PANWEBSTER INVESTMENT PROJECT	LS	4-SINGLE FAMILY RESIDENTIAL PARCELS

PS=POTENTIALLY SIGNIFICANT NA = NOT APPLICABLE

LS=LESS THAN SIGNIFICANT SM=POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED

5.6 Summary of Project Impacts and Significance Conclusions

The proposed project would not significantly change the composition of the visual environment in terms of dominance, scale, diversity, and continuity. Only moderate physical changes in the composition of the visual environment are anticipated and, as a result, these changes would not be significant.

Several project design features such as landscaping and building setbacks, required by existing ordinances, will help reduce the moderate visual impacts, created by the project, by buffering and/or screening buildings, retaining walls, lighting, and manufactured slopes, from view. These features would reduce the potentially significant visual impacts created by the project to less than significant levels. Impacts to visual resources associated with construction of the proposed project would therefore not be significant.

The project would not result in physical changes that would substantially degrade the quality of an identified visual resource.

All outdoor light fixtures would conform to the San Diego Light Pollution Code, and highly reflective building materials would not be installed.

Additionally, the project would meet all applicable policies and be consistent with relevant planning documents**.**

Short-term visible construction activities, typical of projects of this nature, would contrast with existing conditions due to removal of existing vegetation and the introduction of new, visually dominant elements, including raw soil, newly cut or filled slopes, construction fencing, construction equipment, and construction materials stockpiling and storage however the impacts would be short term and limited to a relatively small portion of the site. Landscaping required for erosion control would help lessen the adverse visual effects of construction by, reducing the

contrast between raw soil and existing vegetation, soften slope geometry, and buffer and screen portions of the site from view. **It is therefore anticipated that short-term, construction related impacts will not be significant.**

The composition of the project viewshed will not be adversely affected by physical changes introduced by cumulatively considerable projects. These changes will be compatible with the existing visual character of the area and therefore would not be significant.

6.0 Visual Mitigation and Design Considerations

Mitigation Measure (MM) 1. Street trees shall be planted to buffer and screen proposed residential development from view.

Mitigation Measure (MM) 2. Contour grading techniques and/or enhanced landscaping shall be employed on large perimeter slopes to soften the transition between man-made and natural topography.

Mitigation Measure (MM) 3. Require a Landscape Plan at grading/building permit stage, that mitigates for visual impacts resulting from the height of the graded slopes, retaining walls, and proposed development. Landscape Plan should be designed to provide a transition from the natural slopes to the domestic landscape without abrupt changes in coloration and to provide screening of proposed retaining walls. Plant materials proposed for the slopes should vary in height and be placed in informal groupings to soften the geometry of the manufactured slopes and should be installed at a size and density to provide functional screening within a reasonable period. If possible, shrubs and groundcovers should continue beyond the limits of slopes to soften angular edge treatments associated with manufactured slopes. Landscape Plan shall also show the locations and details, including height and color, for fencing and retaining walls. Warm earth tones should be used to reduce contrast.

Implementation of MM 1 would serve to help buffer and screen proposed residential development from view from existing surrounding residences, as well as provide visual context by relating to street tree patterns in surrounding neighborhoods. This will serve to reduce the visual contrast between the project and the existing visual environment.

Implementation of MM 2 would help soften and provide a transition between man-made slopes and natural topography. This will serve to reduce the contrast between the natural and man-made grading forms.

Implementation of MM3 would help buffer and screen project from view more effectively and faster than landscaping required solely for erosion control by reducing the contrast the project and existing neighborhoods. Strategically placed plantings could, for example, screen the lower portions of the project as viewed from the Terrace View Mobile Home Park while not blocking long distance views from the same locations. Transitional landscaping will soften the transition between man-made and natural slopes. Warm earth tone colors recommended for walls and fencing will reduce visual contrast by relating to colors in the natural landscape.

7.0 References

2011 San Diego County Draft General Plan

2011 Lakeside Community Plan.

1986 San Diego County Code of Regulatory Ordinances. Light Pollution Code. Section 59.101 et seq. Chapter 9.

2007 Resource Protection Ordinance of San Diego County. October 10. 8.0

2012 San Diego County Grading Ordinance

2010 San Diego County Water Efficient Landscape Design Manual

8.0 Preparer

This report was prepared by Adam Gevanthor at Development Design Services & GraphicAccess, Inc.

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Figure 1 - Regional Location Map

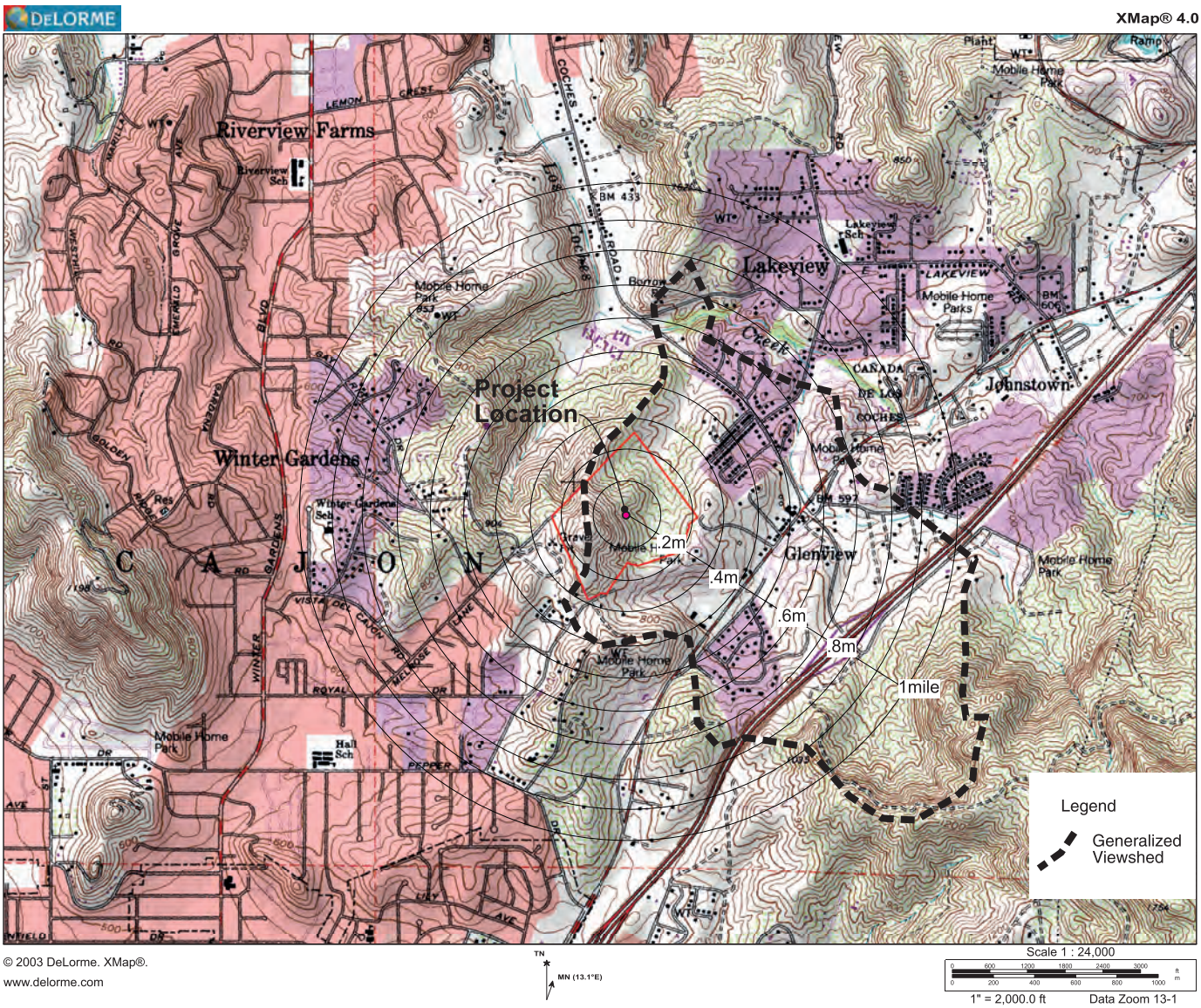


Figure 2 - Generalized Viewshed

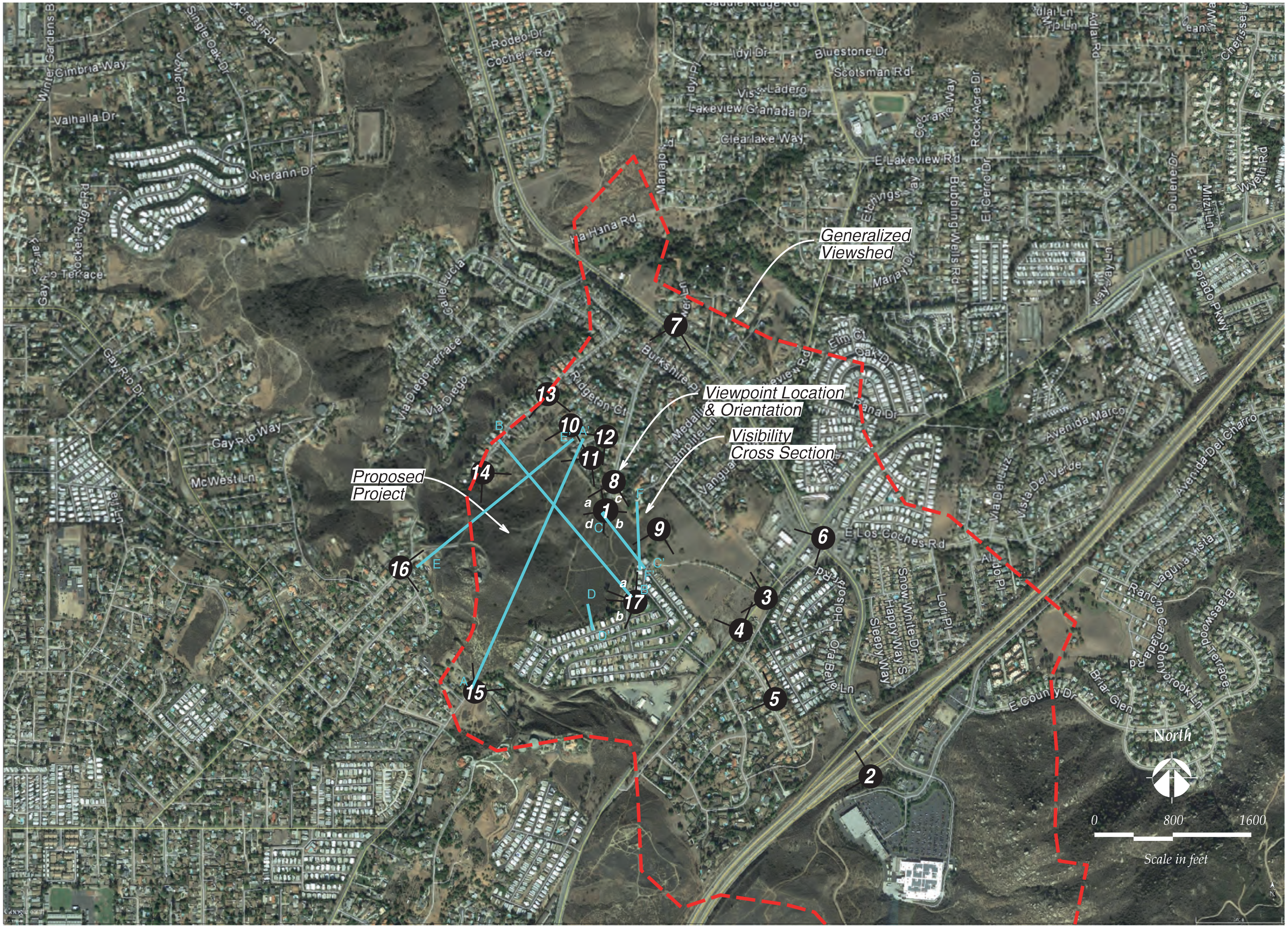


Figure 3 - Aerial Photograph & Viewpoint Locations

Development Design Services & GraphicAccess, Inc. January 6, 2015

Figure 4 - Site Plan

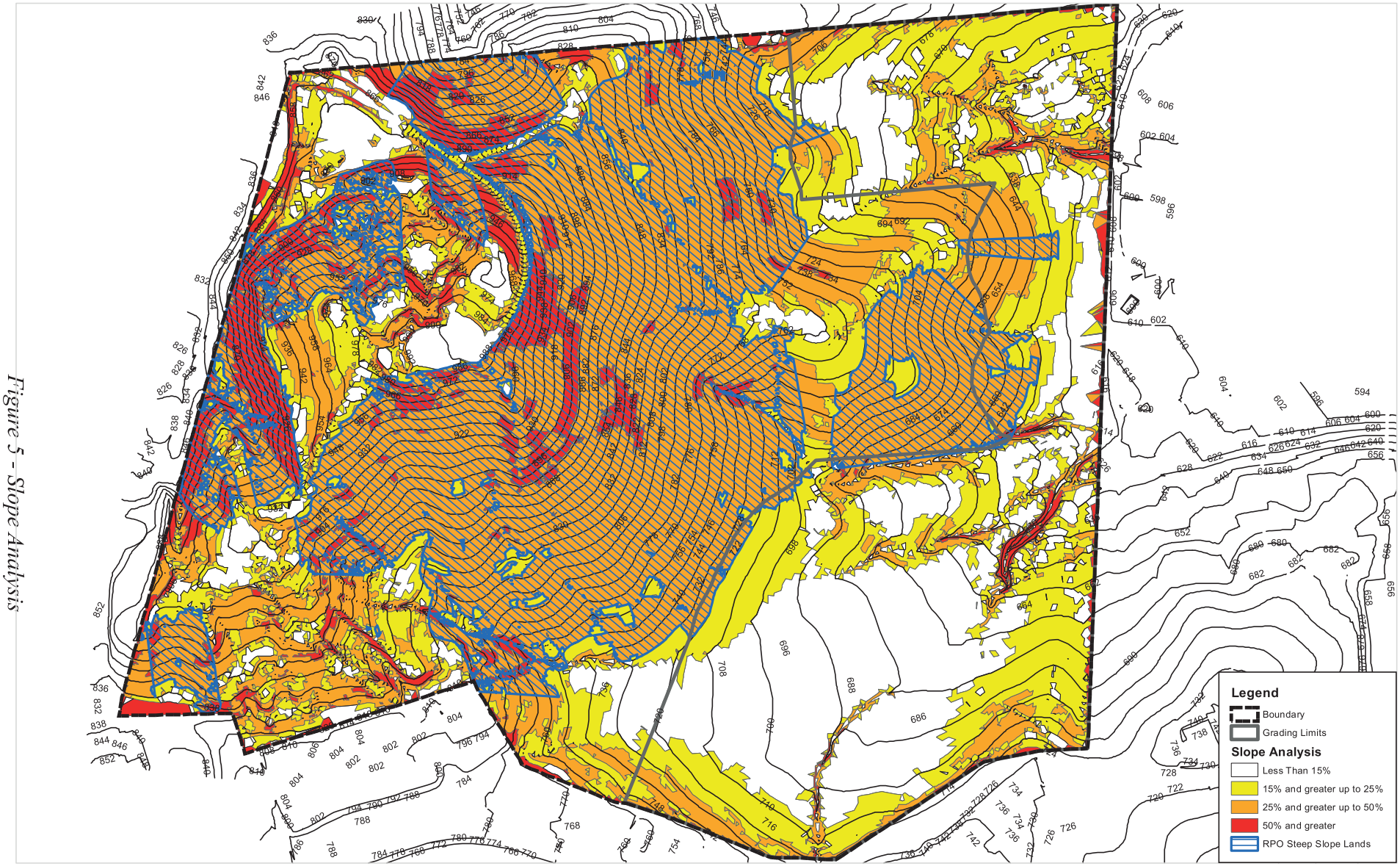


Figure 5 - Slope Analysis

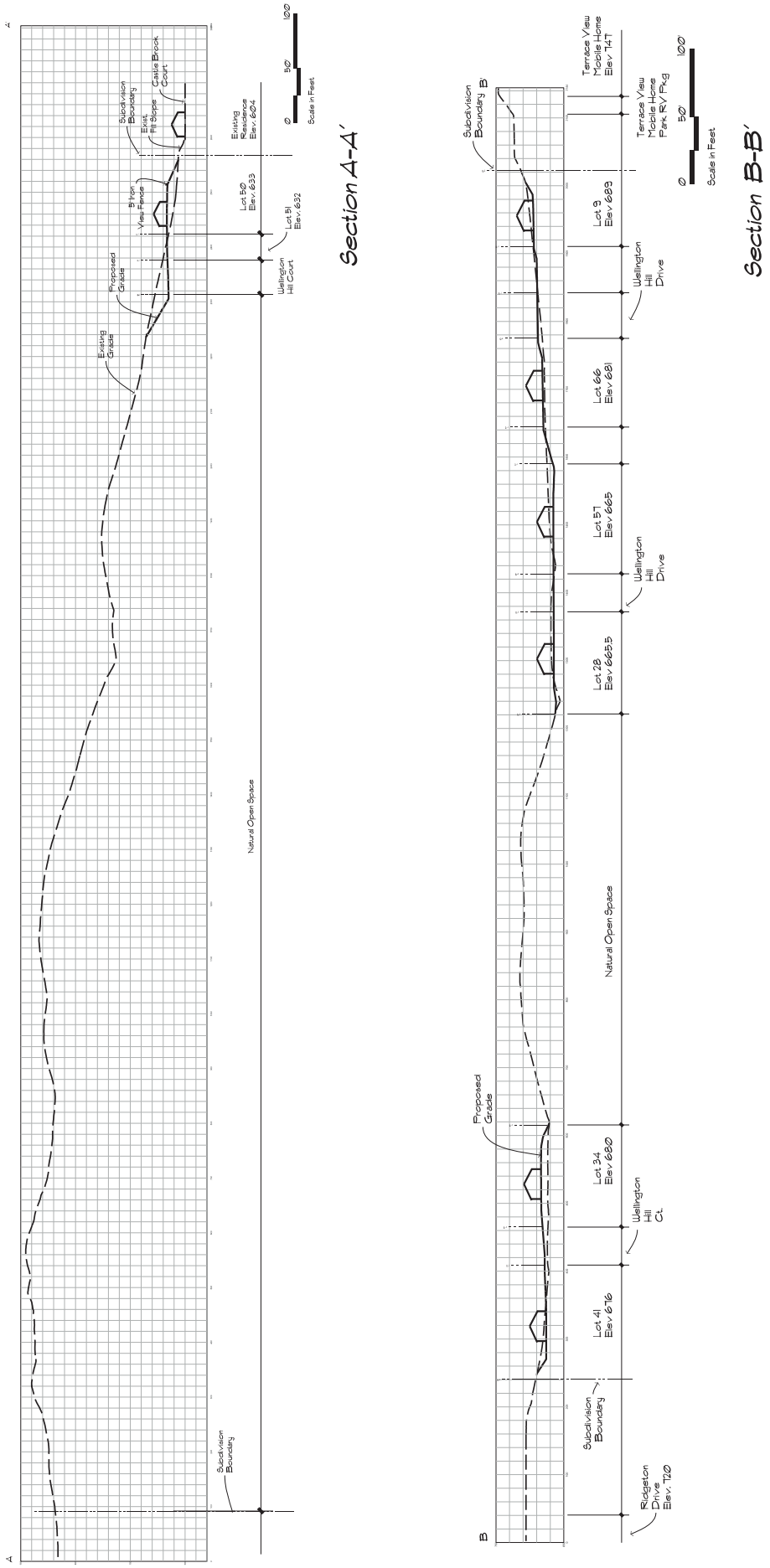


Figure 6 - Visibility Cross Sections

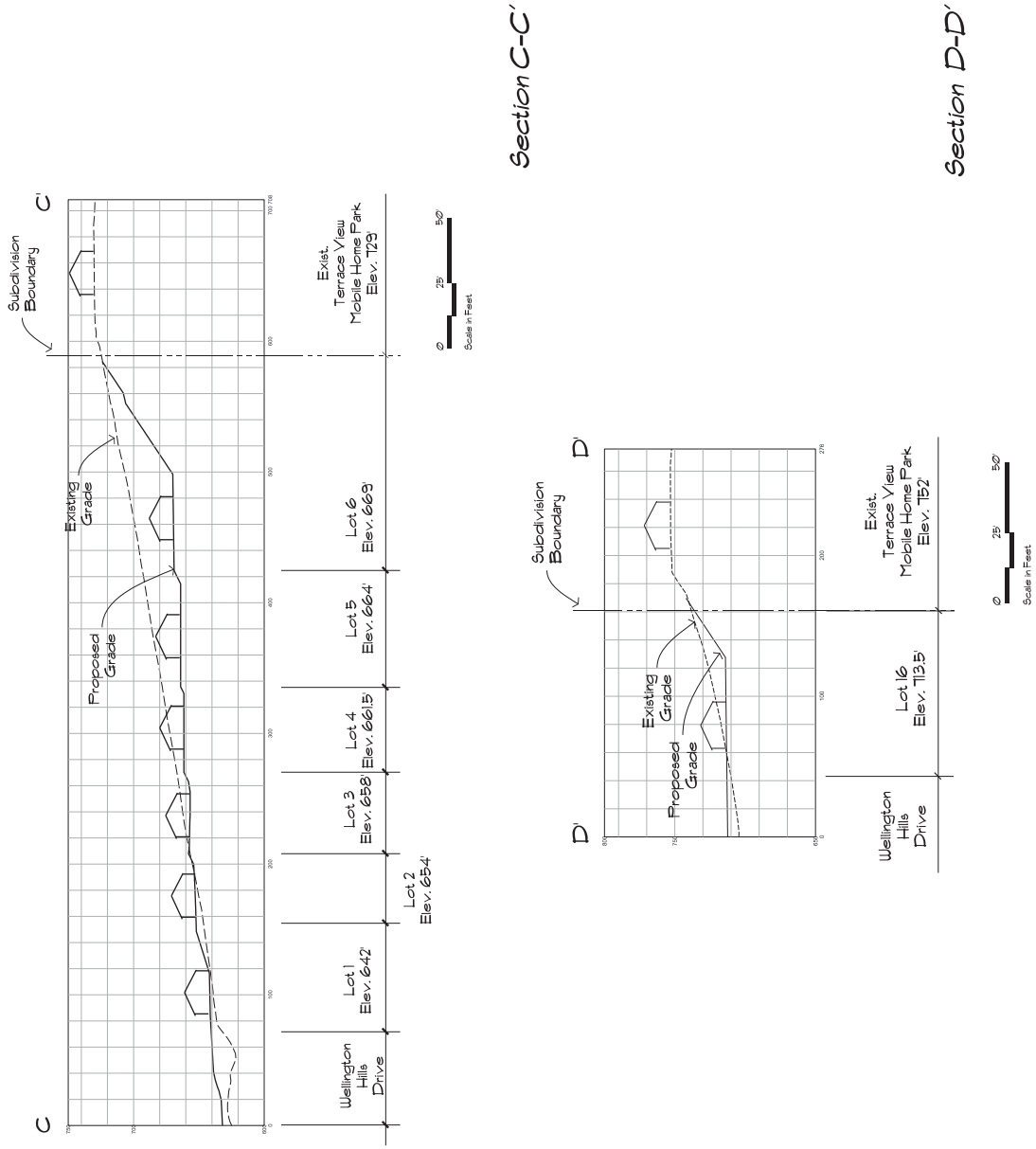


Figure 7 - Visibility Cross Sections

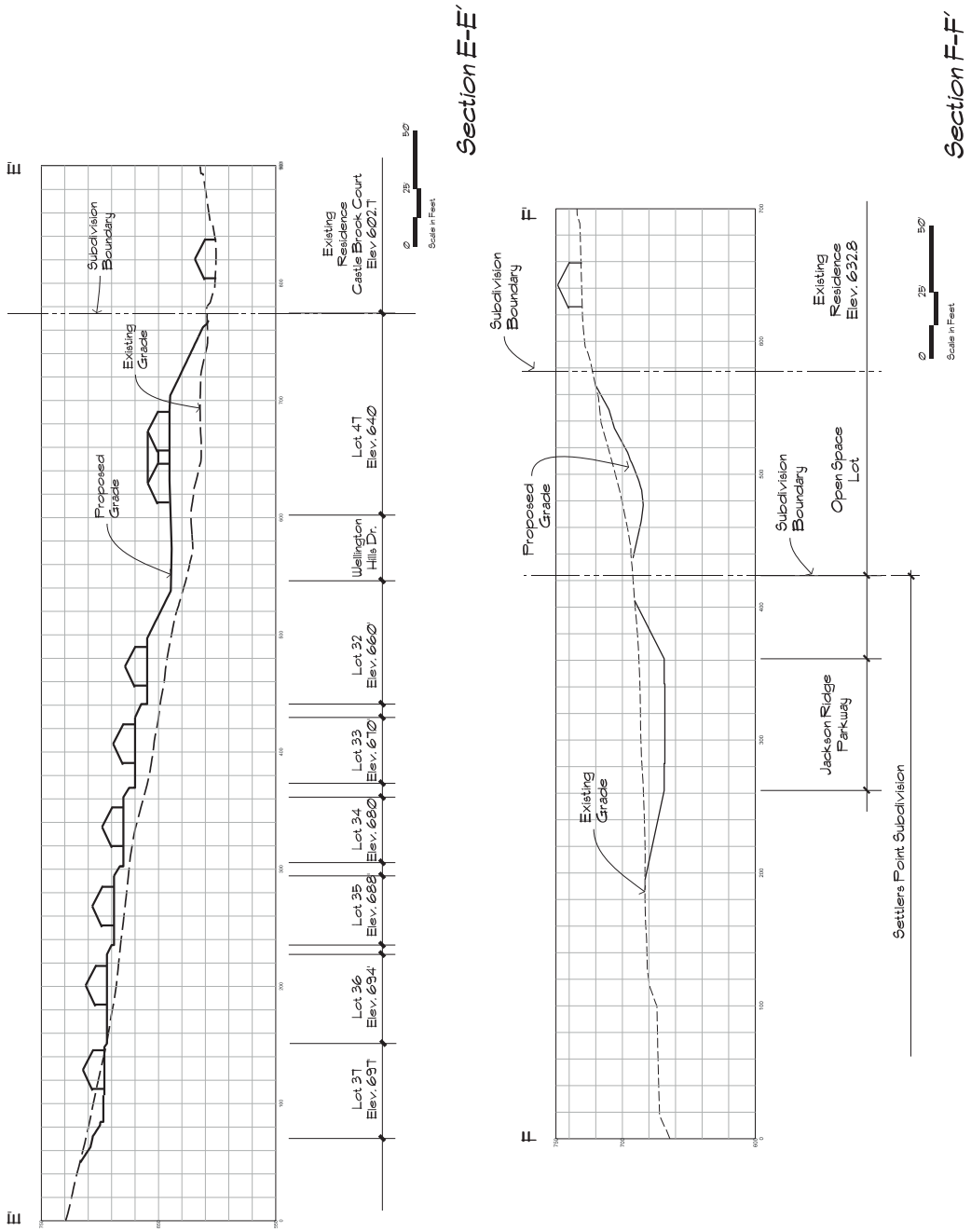


Figure 8 - Visibility Cross Sections

Viewpoint 1a - On-site view looking northwest towards a portion of the northern viewshed. Ridgeton Drive is visible in background.

Viewpoint 1b - On-site view looking southeast

Figure 9 - Viewshed Photos

Viewpoint 1c - On-site view and partial project viewshed looking northeast toward Wellington Hill Drive.

Viewpoint 1d - On-site view of partial southern viewshed looking towards the Terrace View Mobile Home Park.

Figure 10 - Viewshed Photos

Viewpoint 2 - View from a location near I-8 looking northwest, approximately .6 miles from project towards future Jackson Ridge Parkway.

Viewpoint 3 - View looking northwest from a location along the I-8 business loop, approximately .3 miles from project.

Figure 11 - Viewpoints

Viewpoint 4 - View looking northeast towards future Jackson Ridge Parkway from a location along the I-8 business loop, approximately .27 miles from project.

Viewpoint 5 - View looking northwest from a location on Serenity Court, a location approximately .38 miles from project.

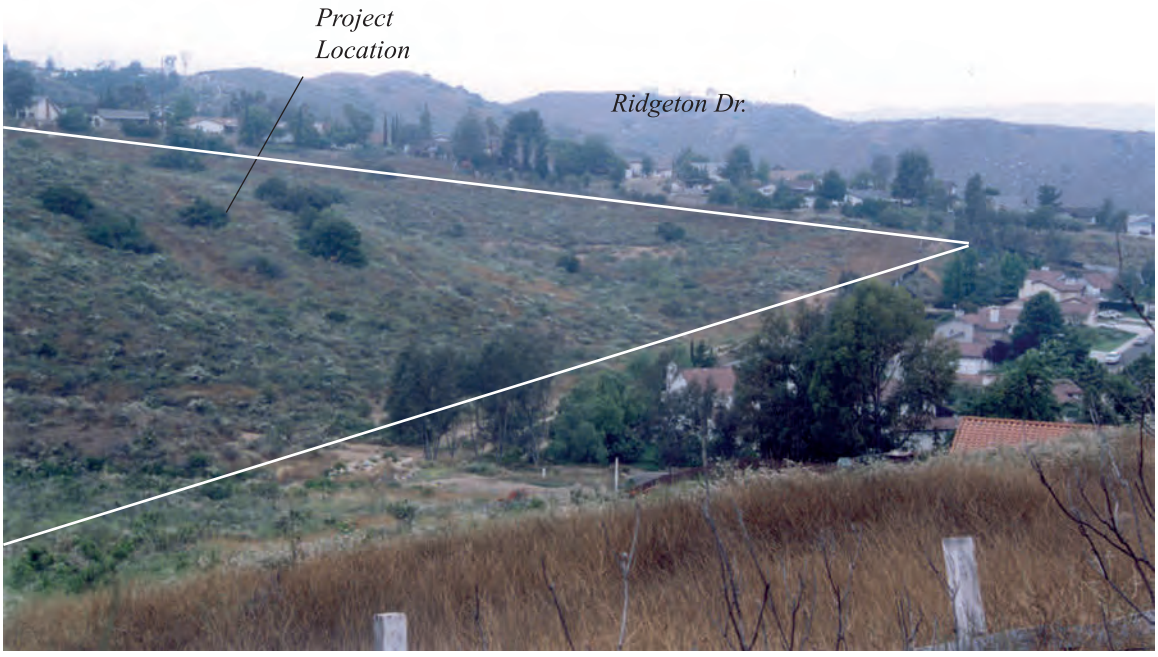
Figure 12 - Viewpoints

Viewpoint 6 - View looking northwest from the intersection of Los Coches and Wellington Hill Drive, approximately .3 miles from project.

Viewpoint 7 - View looking southwest from the Los Coches/Wellington Hill Intersection, approximately 1,900 feet from project.

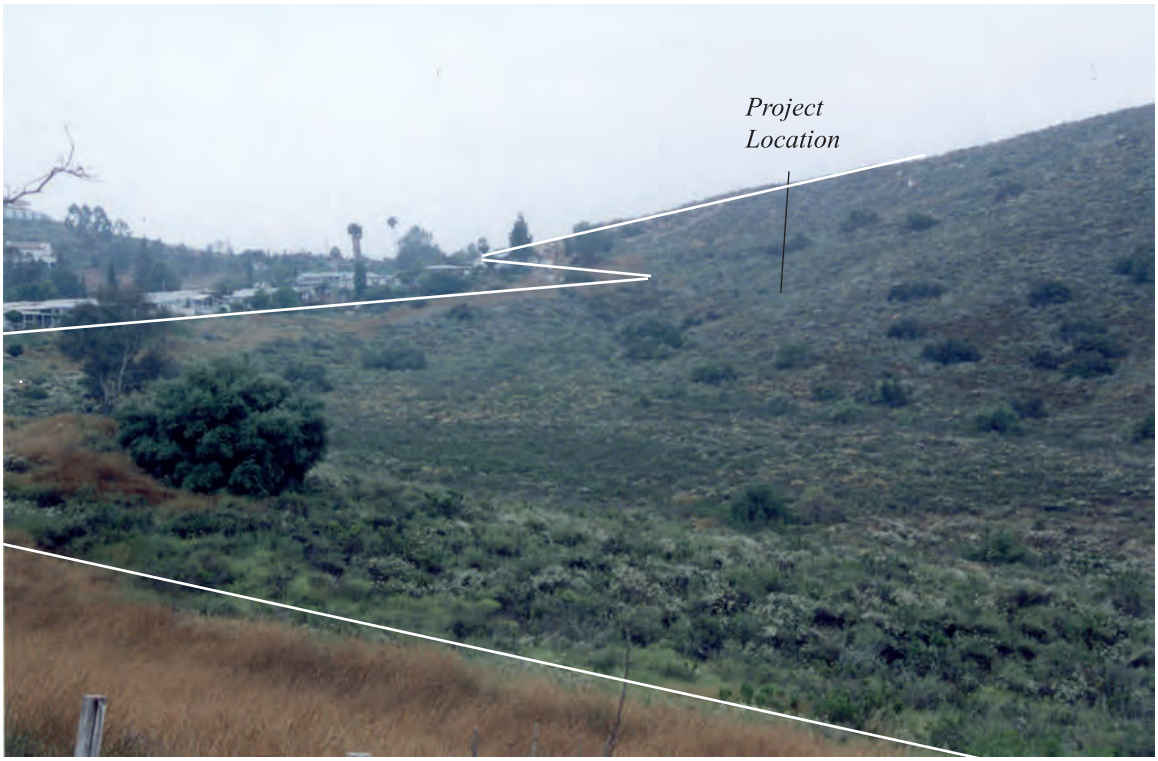
Figure 13 - Viewpoints

Viewpoint 8 - View near the end of Wellington Hill Drive looking southwest toward project primary point of entry.



Viewpoint 9a - Private view looking northwest towards project from adjoining property to the east.

Figure 14 - Viewpoints



Viewpoint 9b - View looking southwest from an adjoining property to the east, approximately 200' away from project.

Viewpoint 10 - View looking southwest from the north end of Castlebrook Court, approximately 200-feet from the project.

Figure 15 - Viewpoints

Viewpoint 11 - View from south end of Castlebrook Court looking west towards project.

Viewpoint 12 - View looking northwest from Foxborough Lane, approximately 400' from project.

Figure 16 - Viewpoints

Viewpoint 13 - View looking south from a location on Ridgeton Drive, approximately 320' from project.

Viewpoint 14 - View looking southeast towards project from the end of Ridgeton Drive.

Figure 17 - Viewpoints

Viewpoint 15 - View looking northeast from the end of Jackson Hill Drive, approximately 75' from project.

Viewpoint 16 - View looking east from the intersection of Melrose Lane and Melrose Place, approximately 200' from project.

Figure 18 - Viewpoints

Viewpoint 17a - View looking northwest towards project from the Terrace View Mobile Home Park.

Viewpoint 17b - View looking west toward project from the Terrace View Mobile Home Park.

Figure 19 - Viewpoints

Figure 20 - Simulation 1

Simulation of Viewpoint 8 from Wellington Hill Drive as it enters project.

Note: Simulation intended to be a conceptual depiction of anticipated future conditions.

Figure 21 - Simulation 2

Simulation of Viewpoint 12 as viewed from Foxborough Lane.

Note: Simulation intended to be a conceptual depiction of anticipated future conditions.

Figure 22 - Simulation 3

Simulation of Viewpoint 17 depicting project as seen from the Terrace View Mobile Home Park.

Note: Simulation intended to be a conceptual depiction of anticipated future conditions.

Figure 23 - Simulation 4

Simulation of Viewpoint 3 depicting proposed grading associated with Jackson Hill Drive.

Note: Simulation intended to be a conceptual depiction of anticipated future conditions.

Figure 24 - Map of Past, Present, and Anticipated Future Projects in Project Vicinity