CHAPTER 2 SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT

This chapter of the environmental impact report (EIR) provides discussions of those effects that, through analyzing the environmental effects associated with Otay Ranch Village 14 and Planning Areas 16/19 (Proposed Project), were identified as significant. Each environmental issue area describes existing conditions and the regulatory setting, and provides an analysis of Proposed Project effects, a determination as to significance, a cumulative impact analysis, the significance of impacts prior to mitigation, and a conclusion. The environmental issue areas addressed in Chapter 2 are as follows:

- 2.1 Aesthetics
- 2.2 Agricultural Resources
- 2.3 Air Quality
- 2.4 Biological Resources
- 2.5 Cultural Resources
- 2.6 Geology and Soils
- 2.7 Greenhouse Gas Emissions
- 2.8 Noise
- 2.9 Transportation and Traffic
- 2.10 Paleontological Resources
- 2.11 Tribal Cultural Resources

2.1 Aesthetics

This section discusses potential impacts to aesthetics and visual resources, including potential impacts to existing scenic vistas, visual character and quality, and light and glare, resulting from implementation of the Proposed Project. The information presented in this section was collected from a number of sources, including the Jamul/Dulzura Subregional Plan, the County of San Diego General Plan: Land Use Element and Conservation and Open Space Element, the Otay Ranch General Development Plan/Subregional Plan (GDP/SRP), the California Department of Transportation (Caltrans) California Scenic Highway Mapping System, and visual simulations prepared for the Proposed Project.

This section tiers from the previously certified 1993 Otay Ranch Final Program EIR (Otay Ranch PEIR) (City of Chula Vista and County of San Diego 1993a) because the Proposed Project is within the boundaries of the Otay Ranch GDP/SRP (City of Chula Vista and County of San

Diego 1993b), and development of the Project Area was analyzed in the Otay Ranch PEIR. The certified Otay Ranch PEIR determined that impacts to visual character, alteration of landforms, and development in highly visible areas as a result of development planned in the 1993 Otay Ranch GDP/SRP would be significant and unmitigable. Mitigation measures were provided to reduce impacts; however, they would not have reduced impacts to below a level of significance.

Visual Definitions

Visual character. The visual character of a site is defined by physical characteristics such as landform, vertical relief, type of vegetation, textures, and patterns; the presence of clear or cascading water; the range of color in the soil, rock, vegetation, or water; the variety in the landscape; built structures that are visually different from the natural environment; and other visually distinguishing elements.

Visual quality. The visual quality of a site results from the interpretation of physical features determined by the viewer's perception. Perceptual quality factors include vividness, intactness, unity, visual organization, scarcity, adjacent scenery, and cultural modifications. A high visual quality would include a balanced composition of line, form, color, and texture; striking visual patterns or the presence of distinct focal points; enhancement from the adjacent scenery; and overall compatibility with the character of the landscape setting. A low visual quality usually has a chaotic appearance, elements that appear random with no perceivable patterns, adjacent scenery that detracts or has little influence on the scenic quality, and cultural modifications that detract from the setting.

Views. Views are composed of three distinct parts: the viewing scene itself; the viewing location from which an individual sees the viewing scene; and the view corridor, which is the volume of space between the viewing scene and the viewing location.

Viewing distance. The viewing distance, or distance between a site and the location from which it is viewed, includes a foreground, mid-ground, and background. Foreground views encompass views within less than 0.25 miles, mid-ground views encompass views from 0.25 to 3 miles, and background views encompass views beginning at a distance of 3 miles and beyond.

Viewer sensitivity. Viewer sensitivity is usually ranked as high, medium, or low, and is generally determined based on the following criteria: types of use, amount of use, public interest, adjacent land uses, and special areas. Sensitive viewpoints generally include surrounding residences, recreational areas, and designated scenic roads.

Viewshed. The viewshed is the area visible from an observer's viewpoint, including the screening effects of intermediate vegetation and structures. The most comprehensive viewsheds are generally from scenic viewpoints, which are singular vantage points that offer an

unobstructed view of expansive visible landscape components. Viewshed components include the underlying landform/topography (e.g., foothills, mountains, flatlands) and the overlaying landcover (e.g., water features, vegetation, cultural sites, and buildings).

2.1.1 Existing Conditions

This section provides a regional overview and site description of the Project Area and off-site improvement areas, including the existing visual character and quality.

2.1.1.1 Environmental Setting

Regional Overview

The Project Area is situated within Proctor Valley, a primarily undeveloped south-sloping valley located in unincorporated southwestern San Diego County. The Project Area is located approximately 15 miles from downtown San Diego and 9 miles north of the international border with Mexico. Proctor Valley is situated between the foothills of San Miguel Mountain to the northwest and the rugged Jamul Mountains to the south, east, and southeast (the Otay Mountains are located farther to the southeast). Proctor Valley and the surrounding mountainous terrain are located within the Jamul/Dulzura Subregion of unincorporated San Diego County. The Jamul/Dulzura Subregion abuts the City of Chula Vista to the east (the southernmost segment of improvements to Proctor Valley Road would be located within City of Chula Vista boundaries). The unincorporated and primarily undeveloped Otay Subregion of San Diego County is located to the south and southwest of the Jamul/Dulzura Subregion. The northern boundary of the Project Area, and more specifically the northern Planning Area 16 boundary, abuts the unincorporated San Diego County community of Jamul.

Project Area and Vicinity

The Project Area comprises the applicant's ownership within the Proctor Valley Parcel of Otay Ranch (see Figure 1-2, Vicinity Map, in Chapter 1, Project Description). The Project Area includes Village 14 and Planning Areas 16/19, totaling approximately 1,283.5 acres. In addition to the relatively narrow valley, the Project Area is composed of rolling, hilly terrain dominated by chaparral, sage scrub shrubs, and grassland. As a result of the undulating terrain created by the hill and valley landscape, the Project Area features several canyons and is occasionally crossed by small intermittent streams. In addition to occasional occurrences of eucalyptus (*Eucalyptus* spp.) trees and a single stand of tall oak (*Quercus* spp.) trees, drainage courses in the Project Area are marked by denser strips of shrubs. Proctor Valley Road, a two-lane graded unpaved road, traverses the Project Area from north to south and connects the communities of Eastlake within the City of Chula and the unincorporated community of Jamul (see Figure 1-4, Surrounding Land Uses, in Chapter 1). Within the northern extent of the Project Area, low metal

post-and-wire fencing and wooden electrical distribution lines are located along segments of the northbound travel lane of Proctor Valley Road. Numerous narrow dirt roads branch off of Proctor Valley Road through the various canyons and across the hilly terrain present within the Project Area. With the exception of a large rectangular metal barn located south of Proctor Valley Road within the northern extent of the Project Area (i.e., within Planning Area 16), there are no buildings or other development within the Project Area. Historically, the Project Area has been subject to varying degrees of disturbances from grazing and off-road vehicles, but it is currently vacant with no active farming or ranching activities occurring on site.

The hilly terrain and lower valley landforms of the Project Area are dominated by sage scrub and chaparral vegetation communities, with occasional pockets of grasslands. Various wetland plant communities also occur along intermittent streams and drainage courses. Occasional strips of relatively dense, dark-green southern coast live oak riparian forest also occur along drainages. Tall, isolated eucalyptus groves and pockets of disturbed habitat along Proctor Valley Road and a branched network of unauthorized roads used by off-road vehicles are present in the Project Area. Two vernal pool restoration sites managed by the Chaparral Lands Conservancy are located immediately to the west and east of the off-site portion of Proctor Valley Road in the southern portion of the Project Area. Low metallic bollard-like vehicle barriers have been installed along Proctor Valley Road near one of the vernal pool restoration sites to deter unauthorized off-road-vehicle use and reduce impacts to wildlife habitat.

The Project Area is vacant and undeveloped. Rural residential and suburban residential development occurs to the north and southwest of the Project Area. One- and two-story single-family rural residential homes occur north of the Project Area along Proctor Valley Road and Whispering Meadows Lane. These homes are located outside of the rural village boundary but within the southern extent of the unincorporated, rural community of Jamul. Located south and southwest of the Project Area within the City of Chula Vista, homes on Via Viganello in the Bella Lago residential neighborhood are situated approximately 3,000 feet from the western boundary of the Village 14 proposed developed area. In addition, suburban residential neighborhoods situated northwest and west of Upper Otay Reservoir (i.e., Rolling Hills Ranch, Salt Creek Ranch, and Eastlake Woods) occur approximately 1 mile from the southwestern corner of the Village 14 proposed developed area, but are located near off-site improvement areas along Proctor Valley Road.

Lands preserved for the conservation of biological resources are located to the west, east, and south of the Project Area. Lands within the 11,152-acre San Diego National Wildlife Refuge are located immediately west and north of the northwestern corner of the Project Area. Managed by the U.S. Fish and Wildlife Service, the wildlife refuge stretches from Jamul in the northeast to the Sweetwater Reservoir and communities in Spring Valley and eastern Chula Vista in the west (see Figure 2.1-1, Resource Preserves). The wildlife refuge encompasses the foothills, slopes,

and canyons of San Miguel Mountain and the canyons of McGinty Mountain (located approximately 6 miles northeast of San Miguel Mountain). The approximately 5,600-acre Rancho Jamul Ecological Reserve is located to the northwest, east, and southeast of the Project Area, with portions adjacent to the Project Area (see Figure 2.1-1). The Rancho Jamul Ecological Reserve supports large areas of coastal sage scrub, grasslands, and riparian habitat, and is owned and managed by the California Department of Fish and Wildlife (CDFW 2017). The U.S. Bureau of Land Management manages two non-contiguous parcels within the Jamul Mountains located to the east of the Project Area. The larger, northernmost parcel managed by the Bureau of Land Management encompasses a prominent peak in the Jamul Mountain range.

Project Area Viewshed

The Project Area viewshed is largely defined by hilly terrain and foothills, and the mountainous topography (i.e., Jamul Mountains, San Miguel Mountain) located in the surrounding area. The Project Area viewshed encompasses segments of public roadways and trails in the surrounding area and private property in and around the communities of Eastlake and Jamul. However, due to the topography of the Jamul Mountains, portions of the Project Area are partially obscured from viewers in the Otay Valley to the south and viewers in the unincorporated community of Jamul to the northeast. For example, although residences along Echo Valley Road may be afforded views to the Village 14 area, the presence of intervening and hilly terrain on the northern portion of Planning Area 16 and generally to the east would effectively block the Village 14 portion of the Project Area from the view of rural residences along Whispering Meadows Lane and Melody Road. Similarly, the hilly, mountainous terrain on and near Planning Areas 16/19 would block the Village 14 area from view for nearly all receptors in the Jamul area. In addition to residential development and landscaping, the presence of rolling foothills and mountainous terrain in the Project Area screens Planning Areas 16/19 from sections of residential neighborhoods in the Eastlake community of Chula Vista located to the west and southwest of the Project Area. Within the Bella Lago neighborhood, the terrain rises from east to west and development is located atop a series of narrow, north/south-trending mesa landforms. Given this elevated vantage point, residents in the easternmost portion of the Bella Lago neighborhood are afforded unobscured to partially screened views to the Project Area (i.e., Village 14 and Planning Areas 16/19).

Viewer Groups and Viewer Response

Groups afforded views to the Project Area consist of motorists on Proctor Valley Road as it traverses the Project Area, trail-based recreationalists, and residents in the Bella Lago neighborhood in the City of Chula Vista.

Motorists

Motorists include individuals who travel along the portion of Proctor Valley Road within the Project Area, which is included in the County of San Diego's Scenic Highway System and is considered a scenic highway corridor in the Jamul/Dulzura Subregional Plan and a scenic corridor in the Otay Ranch GDP/SRP (see Section 2.1.1.2, Regulatory Setting, for additional detail). From Proctor Valley Road, motorists are afforded views of the undeveloped, rural hill and valley landscape of the Project Area that is set against the backdrop of the Jamul Mountains to the east and foothills and mountainous terrain of San Miguel Mountain to the west. Under existing conditions, Proctor Valley Road is a two-lane, primarily unpaved roadway featuring straight and curved segments. Due to the current condition of the road, motorists are anticipated to travel at a slower speed than traffic on a highway or paved road, and the slower travel speed increases viewer exposure to the surrounding landscape. In addition to motorists traveling on Proctor Valley Road through the Project Area, motorists traveling on Proctor Valley Road near Northwoods Drive/Agua Vista are afforded views to off-site improvement areas associated with Proctor Valley Road.

Trail Users

In addition to motorists, trail users (i.e., hikers and mountain bikers) informally use the portion of Proctor Valley Road that traverses the Project Area. These informal trails are primarily dirt paths created from repeated use from unauthorized off-road vehicles and bikes, which has prevented revegetation from occurring. Due to a slower speed of travel compared to motorists, trail users experience a longer view exposure to the surrounding environment, which generally allows for longer opportunities to examine the attributes of the visible landscape. Recreational use of Proctor Valley Road is expected to be relatively limited due to the remote location of the Project Area and the availability of trails near Upper and Lower Otay Reservoir. Although the informal trails traversing the Project Area may be used by some members of the public, these trails are located on private property, and "No Trespassing" signage and fences/gate have been installed to deter illegal use. As such, these trails are not considered public trails.

The Proposed Project would include a trail system. The primary trail components would be the 4.5-mile Community Pathway adjacent to Proctor Valley Road, the 3-mile internal Park-to-Park Loop, and five easements for potential future trail access; see Figure 1-6, Parks, Recreation, Preserve, Open Space and Trails Plan, in Chapter 1.

Outside of the Project Area, views to the Project Area are available to trail users from the Eastlake residential area Centennial Trail. Situated more than 1 mile southwest of the Project Area, Centennial Trail is a multi-use public path aligned along the eastern perimeter of a gated residential neighborhood accessible off of Woods Drive. Access to the Rolling Hills Ranch Open

Space Preserve and nearby San Miguel Mountain has been closed to trail users since the early 2000s. Due to ongoing impacts associated with human interaction, in June 2015, the City of Chula Vista installed additional signage and fencing to further deter unauthorized use of the Conserved Open Space area (City of Chula Vista 2015). Because trails to San Miguel Mountain are closed for public use, and unauthorized use of the trails is an illegal activity, they are not further discussed or considered in this analysis.

Residents

Generally, the Project Area is visually screened from surrounding residential communities by intervening development, vegetation, and terrain. Therefore, the Project Area is not visible to most of the residents located to the north, west, or southwest of the Project Area. The nearest residences with views to the Project Area are located in the Bella Lago neighborhood southwest of the Project Area and in the north easternmost portion of the City of Chula Vista. Although views to the Project Area are available, they tend to be partially obscured by intervening terrain situated to the east of the neighborhood and/or residential development, private yard landscaping, and/or street trees located within the neighborhood.

In addition to views of the Project Area by Bella Lago residents, views to off-site improvement areas along Proctor Valley Road (and occasionally, the Project Area) are afforded to residents located near the Proctor Valley Road/Northwoods Drive intersection and in the Salt Creek Ranch and Eastlake residential neighborhoods. However, the majority of available views to the Project Area are from the private backyards of homes located on elevated landforms where views to the northeast are relatively unimpeded by adjacent residences.

The views of residents are considered to be of a long-term duration and exposure due to the stationary nature of residential land uses. It should be noted, however, that impacts to private views (i.e., views from private property) are generally not considered significant under the California Environmental Quality Act (CEQA).

Scenic Vistas

Scenic vistas are singular vantage points that offer unobstructed views of valued viewsheds, including areas designated as official scenic vistas along major highways or designated by the County of San Diego (County) as visual resources. The Project Area is located within an area of open space that contains undeveloped hills and valley terrain bordered by chaparral and sage-scrub-covered mountainous terrain. Scenic vistas of the undisturbed hill and valley landscape of Proctor Valley and prominent mountainous terrain (i.e., the Jamul Mountains and San Miguel Mountain) in the local area occur along Proctor Valley Road (a component of the County Scenic Highway System) east of Northwoods Drive/Agua Vista Drive, and along the multi-use

Centennial Trail. Centennial Trail begins at the intersection of Proctor Valley Road and Northwoods Drive, running south along the eastern side of the Gates residential neighborhood.

Visual Character and Quality

The Project Area is composed of rolling, hilly terrain featuring chaparral, sage scrub, and grassland vegetation. To the east and west, the topography of the Project Area features the foothills and lower slopes of the Jamul Mountains and San Miguel Mountain. As a result of the undulating terrain created by the hill and valley landscape, the rural and primarily undeveloped Project Area is crossed by several canyons and small ephemeral streams. Mature trees occasionally dot the landscape near drainages. A two-lane-wide, partially unpaved road (Proctor Valley Road) traverses the Project Area and valley landscape to connect Chula Vista and Jamul. With the exception of an unoccupied large rectangular metal barn located south of Proctor Valley Road in the northern extent of the Project Area (i.e., within Planning Area 16), no buildings occur within the Project Area. The Project Area is vacant and primarily undeveloped. Rural residential and suburban residential development occurs to the north and west of the Project Area boundary within the rural community of Jamul and a suburban residential community of eastern Chula Vista. Existing conditions are further described in Section 2.1.2, Analysis of Project Effects and Determination as to Significance, below.

Light and Glare

Upward-pointing or upward-reflected light from outdoor lighting is a significant source of nighttime light. Nighttime light and lighted signs that spill outside of the intended area can be annoying to neighbors and potentially harmful to motorists, cyclists, and pedestrians. Nighttime lighting can result in skyglow (the brightening of the night sky) and light trespass (a result of spill light shining in undesirable locations). Nighttime lighting in excess of what is necessary for its purpose is called light pollution. Light pollution cannot be completely eliminated, but it can be minimized to help retain the quality of night skies and to decrease energy consumption.

The Project Area is located in a rural unincorporated area of San Diego County. There are no existing sources of nighttime lighting within the boundary of the Project Area. The low-density, rural residential communities of Jamul and Dulzura are located to the north and east of the Project Area. Existing sources of nighttime lighting in Jamul include a limited number of traffic signals and overhead lights at and near the Proctor Valley Road/State Route (SR) 94 intersection; exterior mounted lighting, parking lot lighting, interior lighting, and accent and signage lighting at the Hollywood Casino (located approximately 1,200 feet southeast of the SR-94/Melody Road intersection); and exterior and interior lighting associated with residential land uses. As mentioned above, the Project Area (Village 14 portion) is visually isolated from the community

of Jamul. Existing sources of nighttime lighting in Dulzura consist of exterior lighting installed on residential structures.

Due to intervening terrain and vegetation (primarily tall oak, palm, and pepper trees lining SR-94), the Project Area is not visible from the community of Dulzura. Single-family residences within the Bella Lago community of the City of Chula Vista are located within 3,100 feet southwest of the Project Area. Residences in the Rolling Hills Ranch and Eastlake neighborhoods are also located nearby. Existing sources of nighttime lighting in the Eastlake, Bella Lago, and Rolling Hills Ranch neighborhoods include traffic signals at roadway intersections, street lamps along major and lesser residential roads, exterior security and safety lighting installed on residential properties, and interior lighting emanating from residential properties. Outdoor sports lighting is also installed at the City of Chula Vista's Montevalle Recreation Center (located approximately 1.7 miles southwest of the southwestern corner of the Project Area). Commercial businesses and recreational facilities are located farther to the southwest and along the SR-125 corridor. Larger urban centers, including the City of San Diego, are located more than 10 miles to the west, and nighttime lighting sources associated with the San Diego metropolitan area contribute to regional skyglow.

Glare is the result of sharply reflected light caused by sunlight or artificial light reflecting from highly finished surfaces such as windows or brightly colored surfaces, and from the direct view of a bright, unshielded light source. Glare can be uncomfortable (discomfort glare) or disabling (disability glare). Glare decreases visibility, but the level of receptor sensitivity to glare can vary widely. There are no existing sources of glare in the Project Area.

2.1.1.2 Regulatory Setting

Federal Regulations

There are no relevant federal policies concerning the protection of visual resources that would be applicable to the Proposed Project.

State Regulations

California Scenic Highway Program

Created by the California State Legislature in 1963, the California Scenic Highway Program includes highways designated by Caltrans as scenic. The purpose of the program is to protect the scenic beauty of California highways and adjacent corridors through conservation and land use regulations. For a highway or route with "outstanding scenic qualities" to be included in the program and on the list of eligible state scenic highways maintained by Caltrans, it must first be nominated by the city or county where it is located. The nomination/eligibility process entails

that the city/county identify and define the scenic corridor of the highway to better understand the extent of visual resources requiring conservation. For an eligible highway to be officially designated and included in the program, the local government with jurisdiction over lands abutting the highway must implement a scenic highway corridor protection program that safeguards the scenic appearance of the corridor. Corridor protection may be achieved through a variety of means, including regulation of land uses and intensity of development, detailed land and site planning, control of outdoor advertising, consideration of earthmoving and landscaping, and design and appearance of structures and equipment. If the local Caltrans district and Scenic Highway Program coordinators determine that the corridor protection program adequately safeguards the scenic appearance of the corridor, a recommendation to designate the highway as scenic is forwarded to the Caltrans director (Caltrans 2017a).

There are four officially designated scenic highways in San Diego County: SR-163 (from the north to the south boundary of Balboa Park), SR-75 (from the Imperial Beach city limits to Avenida Del Sol in the city of Coronado and the Coronado Bridge), SR-125 (from SR-94 to Interstate 8), and SR-78 (from the west to east boundary of Anza-Borrego Desert State Park) (Caltrans 2017b). None of the four officially designated scenic highways are within the vicinity of the Project Area; however, SR-94 (from SR-125 to Interstate 8 near Boulevard) is an eligible state scenic highway (Caltrans 2017b). The easternmost boundary of Planning Area 16 is located approximately 0.75 miles west of SR-94.

Local Regulations

San Diego County General Plan

Updated and adopted in August 2011, the San Diego County General Plan guides future growth in the unincorporated areas of the County, and considers projected growth anticipated to occur within various communities. The General Plan, through elements established to address the various issues accompanying planning and development, provides guidance for the protection of visual resources. Select policies within the Conservation and Open Space Element of the General Plan (County of San Diego 2011) aim to protect existing visual character and/or quality of areas, and contain general direction regarding minimizing adverse visual resource impacts.

The following policies of the Conservation and Open Space Element concern the preservation of visual and scenic resources (County of San Diego 2011):

- **Policy 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.

- **Policy COS-11.2: Scenic Resource Connections.** Promote the connection of regionally significant natural features, designated historic landmarks, and points of regional historic, visual, and cultural interest via designated scenic corridors, such as scenic highways and regional trails.
- **Policy 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; and
    - Creation of contiguous open space networks.
- **Policy COS-11.7: Underground Utilities.** Require new development to place utilities underground and encourage "undergrounding" in existing development to maintain viewsheds, reduce hazards associated with hanging lines and utility poles, and to keep pace with current and future technologies.
- **Policy COS-12.1: Hillside and Ridgeline Development Density.** Protect undeveloped ridgelines and steep hillsides by maintaining semi-rural or rural designations on these areas.
- **Policy COS-12.2: Development Location on Ridges.** Require development to preserve the physical features by being located down and away from ridgelines so that structures are not silhouetted against the sky.
- **Policy COS-13.1: Restrict Light and Glare.** Restrict outdoor light and glare from development projects in Semi-Rural and Rural Lands and designated rural communities to retain the quality of night skies by minimizing light pollution.

In addition to goals and policies, the Conservation and Open Space Element of the General Plan establishes a County Scenic Highway System that identifies particularly scenic segments of County roadways, state routes, and interstate freeways. Proctor Valley Road, which traverses the Project Area, is included in the County Scenic Highway System, and carries the "S" scenic designator (County of San Diego 2011). The "S" designator denotes areas of high scenic value that are subject to County of San Diego Zoning Ordinances, Part Five, Sections 5200–5212, Scenic Area Regulations (County of San Diego 2000). Pursuant to County of San Diego Zoning

Ordinances Section 5206, required site plans for parcels with the designator "S" must contain the following (County of San Diego 2000):

a. View Points. An accurate representation of the development as viewed from at least 3 separated and critical points exterior to the development site and which show the treatment of the scenic resources present on the site as related to those resources which are adjacent to the site. The 3 exterior viewpoints shall be proposed by the developer and approved by the Director prior to the preparation and submission of the Site Plan; however, in the area covered by the California Coastal Zone viewpoints shall include any and all pertinent vista points shown on the Local Coastal Program Land Use Plan. This proposal shall include photographs of the development site taken from each of the proposed view points and a map showing the location of these viewpoints with respect to the development site. At his/her discretion, the Director may require additional viewpoints to be included in the Site Plan.

b. The placement, height, and physical characteristics of all existing and proposed buildings and structures located on the development site.

c. The existing vegetation and all proposed landscaping with heights at maturity indicated.

d. The location and dimensions of existing and proposed ingress and egress points, interior road and pedestrian walkways, parking, and storage area.

e. The size and location of existing and proposed utilities.

f. The existing and finished topography of the development site, including the existing natural drainage system and its proposed treatment.

g. The number, size, location, and design of existing and proposed signs.

h. The exterior lighting plan, the interior lighting of buildings, and structures which will have a visual impact on the exterior appearance of the development.

Jamul/Dulzura Subregional Plan

The Project Area is located within the Jamul/Dulzura Subregional Plan boundary. The Jamul/Dulzura Subregional Plan (a supplement to the County General Plan) establishes goals and policies to guide development within the areas of Jamul, Steel Canyon, Dulzura, Barrett Junction, and the remainder of the area that comprises the Jamul/Dulzura Subregion of southern San Diego County. The goals and policies of the Subregional Plan (County of San Diego 2014) are intended to be more specific than those of the County General Plan, and they consider the distinct history, character, and identity of the Jamul and Dulzura communities.

The policies contained in the Jamul/Dulzura Subregional Plan apply to the areas of Otay Ranch located within the Jamul/Dulzura Subregion. However, as indicated in the Jamul/Dulzura Subregional Plan (County of San Diego 2014), due to the size and complexity of the Otay Ranch area, the policies governing development of the Otay Ranch area (including the Project Area) within the Jamul/Dulzura planning boundaries have been placed in Volume II of the Otay Ranch GDP/SRP (City of Chula Vista and County of San Diego 1993b). The policies set forth in the Otay Ranch GDP/SRP take precedence over the Jamul/ Dulzura Subregional Plan in the event of any conflicts.

The following policies in the Jamul/Dulzura Subregional Plan relate specifically to aesthetics and visual resources (County of San Diego 2014):

- **Land Use Policy 7.** Commercial development should retain the rural character of the Subregion and meet the following criteria:
    - Structures limited to two stories in height.
    - Permanent exterior signs should be limited in size to 32 square feet and should have only indirect lighting. No sign shall have blinking lights.
    - Non-permanent signage, such as inflatable advertisement, shall be limited to 90 days per year.
    - Site Plan review should be done by the County, whenever possible, in order to guarantee the rural character of the community is met and to minimize conflicts between the commercial and the adjoining noncommercial development in terms of traffic, parking, lighting, landscaping, and service delivery.
- **Land Use (Specific Planning Area – Otay Ranch) Policy 15.** The development policies for the Otay Ranch project are contained in Volume 2 of the Otay Subregional Plan Text per GPA [General Plan Amendment] 92-04 adopted by the Board of Supervisors on October 28, 1993. The policies contained in the Jamul/Dulzura Plan text apply to the areas of the Otay Ranch located within the Jamul/Dulzura Subregion. In case of conflict, the policies contained in Volume 2 of the Otay Subregional Plan text shall take precedence.
- **Conservation Policy 1.** Require the preservation of diverse, viable natural habitats, and aesthetic resources, such as scenic rock outcroppings, ridge tops, and mountain peaks.
- **Conservation Policy 2.** Protect sensitive biological, archaeological, aesthetic, mineral, and water resources within Resource Conservation Areas (RCAs) identified in this Plan. Where a RCA is mapped, sensitive vegetation, significant stands of trees, and wildlife populations should be protected through the Resource Protection Ordinance (RPO) and/or appropriate land use controls. Projects requiring environmental analysis under the California Environmental Quality Act (CEQA) that occur within RCAs should be

carefully analyzed to assess their impact on the RCA.

  - *Note:* a portion of the San Miguel/Jamul Mountains RCA overlaps with the Project Area boundary; however, Otay Ranch is exempt from the RPO and is instead governed by the Otay Ranch Resources Management Plan.

- **Conservation Policy 6.** Standards should be developed for control over light pollution to preserve the dark sky characteristics of Jamul/Dulzura Subregion.
- **Scenic Highway Policy 1.** The scenic highway corridors in the Jamul/Dulzura Subregional Area designated in the County General Plan Conservation and Open Space Element include: State Route 94, Lyons Valley Road, Skyline Truck Trail, Proctor Valley Road, Honey Springs Road, and Otay Lakes Road. In addition to these scenic highway corridors, Lawson Valley Road is a scenic corridor that is also important to the community.
- **Scenic Highway Policy 2.** The routes identified above, and those identified in the Conservation and Open Space Element, should be protected by the application of a "S" Scenic designator.

Otay Subregional Plan – San Diego County General Plan

The Otay Subregional Plan consists of two volumes of text and an appendix to Volume II. The plan is intended to promote orderly development, protect environmental and built resources, and implement the County's objectives for growth management and the structure of government for the Otay Subregion (City of Chula Vista and County of San Diego 1993b, 1993b).

Volume I of the Otay Subregional Plan was adopted concurrently with an amendment (GPA 83-01) to incorporate a community plan prepared by the City of San Diego for the Otay Mesa portion of the Subregional Plan Area (Otay Mesa Community Plan). Volume I focuses on Otay Mesa and contains specific provisions for development of that area (City of Chula Vista and County of San Diego 1993c).

On October 28, 1993, the Board of Supervisors adopted the Otay Ranch privately initiated Plan Amendment (GPA 92-04). As previously described, the Otay Ranch project covers approximately 23,000 acres and is located in both the Otay Subregional Area and the Jamul/Dulzura Subregional Area. Due to the size and complexity of the Otay Ranch project, the policies governing development of Otay Ranch are placed in Volume II of the Otay Subregional Plan text. Therefore, although the Project Area is not located within the boundaries of the Otay Subregional Plan Area's land use map (it is located within the Jamul/Dulzura Subregional Plan land use map), Volume II of the Otay Subregional Plan constitutes the Otay Ranch GDP/SRP, which is a document that governs the Project Area.

Otay Ranch General Development Plan/Subregional Plan

Due to the size and complexity of the Otay Ranch master-planned community (which includes the Proposed Project), the policies of the Otay Ranch GDP/SRP governing development of the Otay Ranch areas within the Jamul/Dulzura planning boundaries have been placed in Volume II of the Otay Subregional Plan text. In the case of conflict between the Jamul/Dulzura planning documents, the policies contained in the Otay Ranch GDP/SRP and Volume II of the Otay Subregional Plan take precedence. The following policies in the Otay Subregional Plan Volume II (City of Chula Vista and County of San Diego 1993b) relate specifically to aesthetics and visual resources:

- **Part II, Chapter 1, Section F (14) Policy:** All buildings should be low profile and predominantly horizontal in nature (p. 192).
- **Part II, Chapter 1, Section F (14) Policy:** Utilize building colors which harmonize with the natural surroundings (p. 192).
- **Part II, Chapter 1, Section F (14) Policy:** Building and landscape materials used in this area should reflect the natural environmental and be complementary to the existing natural setting (p. 193).
- **Part II, Chapter 1, Section F (14) Policy:** Important view corridors to natural landforms should be identified at the SPA [Sectional Planning Area] level and be addressed in the final project design (p. 194).
- **Part II, Chapter 1, Section F (14), Policy:** Residential and recreational buildings should be designed to harmonize with the existing topography. Hillside sites should be designed to take advantage of the opportunities to create outdoor decks, terraces, and viewing areas (p. 194).
- **Part II, Chapter 2, Section B, Scenic Corridors:** The following Otay Ranch Routes are designated scenic roadways:
    - Otay Lakes Road – from the Mary Patrick Estate to the Daley Quarry. This stretch of road provides opportunities for views of the Otay Reservoirs and other landforms. Preserve corridor views to the lakes as the road passes through the resort center. Carefully site architecture and use setbacks with height controls to preserve views. Continue an open, non-urban character along this corridor.
    - Proctor Valley Road – from Salt Creek Ranch to Highway 94. This road passes through open space areas providing views to Jamul, the San Miguel Mountains and Proctor Valley Creek. Final alignment should seek to preserve significant rock outcroppings and landforms, and preserve views to the Upper Otay Reservoir. Design for more urban character at the village center. In the Jamul area, provide large setbacks and fencing to project the developed rural ranchette character of Jamul.

- **Part II, Chapter 10, Section D, Policy:** Underground visually disruptive utilities to the extent feasible (p. 391).
- **Part II, Chapter 10, Section D, Policy:** Preserve significant views of major physical features such as Lower Otay Reservoir and the San Ysidro foothills and mountains, as well as the Jamul Mountains, San Miguel Mountains, and the Otay River Valley and its major canyon (p. 391).
- **Part II, Chapter 10, Section F, Policy:** All outdoor lighting fixtures shall be shaded on top so that all light will shine downward (p. 397).
- **Part II, Chapter 10, Section F, Policy:** In dark sky areas (non-Otay Valley parcels), cut-off luminaries shall be used which eliminate unwanted light scattering into the atmosphere (p. 397).
- **Part II, Chapter 10, Section F, Policy:** In dark sky areas (non-Otay Valley parcels), light sources shall be provided consistent with County policies (p. 397).

County of San Diego Code of Regulatory Ordinances Light Pollution Code

The County's Light Pollution Code (Code of Regulatory Ordinances Sections 51.201–51.209) was developed by the County Planning and Development Services and Department of Public Works in cooperation with lighting engineers, astronomers, and land use planners from San Diego Gas & Electric (SDG&E), Palomar and Mount Laguna Observatories, and local community planning and sponsor groups to address and minimize the impact of new sources of light pollution on nighttime views. The Light Pollution Code separates the unincorporated portion of the County into two zones: Zone A and Zone B. Zone A includes all unincorporated lands located within a 15-mile radius of the Palomar Observatory or Mount Laguna Observatory, and Zone B includes all areas not included in Zone A. Because the Project Area is not situated within 15 miles of the Palomar Observatory or Mount Laguna Observatory, the Proposed Project is located within Zone B.

Section 51.202 of the Light Pollution Code includes general outdoor lighting fixture requirements applicable to all unincorporated lands in the County. Section 51.204 includes shielding requirements per fixture by lighting type (i.e., outdoor lighting used for outdoor sales, eating areas, or advertisements (Class I); security lighting (Class II); and decorative lighting (Class III)) and according to location (Zone A or B) (County of San Diego 1986).

2.1.2 Analysis of Project Effects and Determination as to Significance

This EIR and aesthetics analysis tier from the Otay Ranch PEIR, which analyzed development of the Project Area as contemplated in the 1993 Otay Ranch GDP/SRP (City of Chula Vista and County of San Diego 1993a, 1993b). The analysis of the visual environment in this EIR

describes the existing visual/scenic resources and character of the Project Area, identifies the viewer groups that would be afforded views of Proposed Project elements, determines the contrast of the Proposed Project with the existing setting, and estimates the potential viewer response to these changes in the visual environment. The visual assessment identifies "Key Views," which are locations within the Project Area where viewers would likely notice changes in the visual environment associated with the Proposed Project. Although there are many locations where the Proposed Project may be seen, Key Views are those that represent the greatest number of viewers, the viewers who are most sensitive to change, views from public viewing locations with important viewing scenes, and views from a location where the Proposed Project may block an important viewing scene. Key Views are described in detail below.

Visual simulations were prepared to determine the change in the existing visual environment that would result from implementation of the Proposed Project. The visual simulations were prepared using GPS-referenced field photography, modeled digital topography, architectural floor plans, and elevation data to create true-scale three-dimensional models. Visual changes were evaluated based on the duration of the view (typically applicable to passing mobile viewers), line of sight in relation to whether interrupted or direct views would change, distance of the view (foreground, mid-view, or distant view), and the number of viewers. The visual changes were evaluated to determine whether significant impacts, in relation to CEQA significance criteria, would result for viewers located within the viewshed of the Proposed Project. Viewer responses to visual changes were inferred from a variety of factors, including view exposures, type of viewer, number of viewers, duration of view, and viewer activities.

The locations of the 12 Key Views chosen for the analysis are identified in Figure 2.1-2, Key View Locations. View location and orientation, and the existing visual character of the landscape within each Key View are described below.

Key Views 1 and 2

Key Views 1 and 2 are located on City of San Diego–owned lands located approximately 2.2 miles northeast of the intersection of Proctor Valley Road and Northwoods Drive/Aqua Vista Drive in Chula Vista. Both Key Views are situated in the same location, but offer different viewing orientations to the surrounding rural valley landscape Figure 2.1-3, Key View 1 – Existing and Proposed Conditions, and Figure 2.1-4, Key View 2 – Existing and Proposed Conditions, show the existing and proposed conditions for Key Views 1 and 2, respectively.

Located at an elevation of approximately 615 feet above mean sea level, Key Views 1 and 2 provide northeasterly and southeasterly views across the hilly terrain of the Project Area to the west-facing slopes of the rugged Jamul Mountains. From Key Views 1 and 2, grasslands are visible in the foreground, and relatively low, mounded hills populated with clumped to dense

scrub shrubs rise to the east and are visible in the background. In addition to scattered *Baccharis* shrubs, a rusted thin post and metal wire cattle fence are visible in the foreground and contribute to the rural character of the scene. Located in the mid-ground viewing distance, the rugged ridgeline of the Jamul Mountains attracts the attention of casual observers.

Key View 3

Key View 3 provides a representative view of the rural valley character of the southern extent of the Project Area as viewed from northbound Proctor Valley Road (see Figure 2.1-5, Key View 3 – Existing and Proposed Conditions). This Key View is located approximately 0.7 miles northeast of the intersection of Proctor Valley Road and Northwoods Drive/Aqua Vista Drive in Chula Vista. Key View 3 is situated at an elevation of approximately 580 feet above mean sea level and is oriented toward the northeast, providing a long, broad view of Proctor Valley and the adjacent Jamul Mountains.

Along Proctor Valley Road, parallel rust-colored tubular steel fencing, simple post and wire fencing, grassland, and scattered scrub shrubs occupy the foreground viewing distance. Beyond the immediate foreground, the density of shrubs generally increases across the valley floor, and the terrain rises to the east and northeast to form a series of low, undulating ridges. The density of shrub vegetation varies on the low hills at the eastern edge of the valley terrain. A single steel lattice tower is located approximately 0.7 miles northeast of Key View 3. The tower, backscreened and visually obscured by mountainous terrain, is partially visible just to the left of the center of the views. The Jamul Mountains display a series of rugged, pyramidal lines in the landscape. Distant mountains are visible to the north of Key View 3. A series of dirt roads and trails are visible on the distant hillsides located in the center and left side of the view area.

Key View 4

Key View 4 provides a representative view of southern Proctor Valley, including the Upper Otay Reservoir, as viewed from a small turnout located off the northbound lane of Proctor Valley Road (see Figure 2.1-6, Key View 4 – Existing and Proposed Conditions). Situated at an approximate elevation of 570 feet above mean sea level, the turnout is located approximately 0.4 miles east of the intersection of Proctor Valley Road and Northwoods Drive/Agua Vista Drive in Chula Vista. The turnout provides access to City of San Diego personnel to maintain the Upper Otay Reservoir and is not accessible for public use. Key View 4 is not oriented toward the Project Area; rather, it is oriented toward the Upper Otay Reservoir and the distant Otay Mountains.

The foreground of Key View 4 is composed of boulders that border the vista point, scrub shrubs, and grassland. Scattered eucalyptus trees dot the landscape north of the Upper Otay Reservoir and then become increasingly denser along the eastern shore of the waterbody. The reservoir is

central to the view and is situated between terrain that rises to the east, west, and south. Unlike other key views, existing residential development and alterations to the natural terrain are visible on east-facing slopes in the mid-ground viewing distance from Key View 4.

Key Views 5 and 6

Key Views 5 and 6, separated by approximately 0.4 miles, provide representative views of the existing undeveloped valley character of the Project Area as viewed from public roadways in the Bella Lago residential neighborhood in Chula Vista. Both of these Key Views are oriented to the east. Key View 5 is located approximately 0.6 miles from Proctor Valley Road and is situated at an elevation of 800 feet above mean sea level. Key View 6 is located approximately 0.4 miles from Proctor Valley Road at an elevation of 755 feet. Figure 2.1-7 and Figure 2.1-8 show the Existing and Proposed Conditions for Key Views 5 and 6, respectively

As viewed from Key Views 5 and 6, the local shrub-covered terrain falls and then climbs to form a long mound that obscures Proctor Valley Road and a portion of the valley landscape (a segment of Proctor Valley Road is visible from Key View 8). Similar to other Key Views, the existing, undeveloped rural valley character of the Project Area is evident from Key Views 5 and 6. The visible terrain is covered in grassland, chaparral, and sage scrub shrubs. Occasional trees and scattered shrubs dot the foreground to mid-ground viewing distance, and the valley terrain eventually rises to form a series of relatively low, mounded ridges at the eastern edge. The hilly and ultimately mountainous terrain of the rugged Jamul Mountains provides a backdrop to the Proctor Valley landscape and creates a strong eastern horizon line. The curving lines of existing dirt roads are evident in the mid-ground landscape and appear to traverse the hilly terrain along the eastern extent of the Project Area.

Key View 7

Key View 7 (see Figure 2.1-9, Key View 7 – Existing and Proposed Conditions) provides representative views of the southwestern-most area of Jamul along Proctor Valley Road. Key View 7 is oriented north over Proctor Valley Road toward the hilly and mountainous terrain of Jamul. The existing foreground of Key View 7 contains grassland; scattered scrub shrubs; rust-colored tubular steel fencing that parallels Proctor Valley Road; and a relatively low, mounded hill. The roofs of several homes are visible atop the hills, as are support poles for a local electrical distribution line. Rustic trailhead signage is also visible along Proctor Valley Road and marks an access point to an unauthorized dirt trail that continues northwest up the hill. The existing primarily undeveloped valley character of the Project Area is evident from Key View 7.

Key View 8

Facing south at the intersection of Pioneer Way and Proctor Valley Road, Key View 8 provides a representative view to a rural residential neighborhood of Jamul located north of Planning Areas 16/19 and to the north of Proctor Valley Road (see Figure 2.1-2). Key View 8 (Figure 2.1-10, Key View 8 – Existing and Proposed Conditions) overlooks Proctor Valley Road in the immediate foreground, and scattered trees and shrubs in the foreground viewing distance that are spread across generally flat to abruptly rising, hilly terrain. The mountainous terrain and rugged ridgelines of the Jamul Mountains are visible and create a strong southern horizon line. Similar to other Key Views, residential development and alterations to the natural terrain are not visible from this Key View.

Key View 9

Located at the southern terminus of Whispering Meadows Lane, Key View 9 is oriented to the south and provides a representative view of the undeveloped landscape and rugged terrain of the Jamul Mountains. From Key View 9, the foreground consists of scattered boulders that are partially obscured by relatively dense clusters of scrub vegetation. Three abandoned concrete jersey barriers have been discarded in the landscape, and an informal path appears to extend to the south from this Key View (see Figure 2.1-11, Key View 9 – Existing and Proposed Conditions). The conical form of a prominent peak in the Jamul Mountains appears to rise from the foreground hilly terrain, but is located approximately 1.7 miles away. More distant rugged ridgelines of mountainous terrain to the south and southeast are also visible from the Key View. Residential development and alterations to the natural terrain, aside from the abandoned concrete highway barriers, are not visible from this Key View.

Key View 10

Key View 10 is located on SR-94, approximately 0.25 miles northwest of the intersection of Rancho Jamul Drive and SR-94, and is oriented to the west/northwest (see Figure 2.1-2). The foreground view at Key View 10 consists of the paved, two-lane surface of SR-94, which transitions to a narrow dirt shoulder bordered by telephone poles and post and wire fencing (Figure 2.1-12, Key View 10 – Existing and Proposed Conditions). A chain-link gate restricts access at a possible driveway. The undeveloped and primarily grass-covered, rolling terrain of the Rancho Jamul Ecological Reserve is visible beyond the fencing. Mountain terrain and ridgelines rise above the Reserve. The antenna-dotted peak of San Miguel Mountain is barely detectable in the far distance to the northwest. Aside from fencing and utilities in the foreground that parallel SR-94 and the distant antennae atop San Miguel Mountain, no development or alterations to the natural terrain are visible in the Key View 10 landscape.

Key View 11

Key View 11 is located on Proctor Valley Road, approximately 0.65 miles south of Key View 7. This Key View is oriented toward the northwest, toward Planning Area 16 (see Figure 2.1-2). Key View 11 looks out on the undeveloped hill and valley landscape of northern Proctor Valley (see Figure 2.1-13, Key View 11 – Existing and Proposed Conditions). Rust-colored tubular railing running parallel to segments of Proctor Valley Road is visible in the immediate foreground and acts as a barrier to adjacent lands. Several narrow unauthorized trails traverse the landscape beyond the fence, and one trail running perpendicular to Proctor Valley Road appears to be lined by simple post-and-wire fencing. Grassland and shrub vegetation cover the terrain. As with the majority of identified Key Views oriented toward the Proposed Project, no residential development or alterations to the natural terrain are visible from Key View 11.

Key View 12

Key View 12 provides a representative southwesterly view afforded to residents located in the northwestern-most corner of Proctor Valley and to Proctor Valley Road motorists (see Figure 2.1-2). Key View 12 is located approximately 0.5 miles northeast of Key View 7, at the intersection of Shadow Valley Road and Proctor Valley Road. As shown in Figure 2.1-14, Key View 12 – Existing and Proposed Conditions, Key View 12 looks beyond Proctor Valley Road, utilities, and fencing in the foreground to flat and rising hilly terrain covered in grassland, scattered shrubs, and dotted with occasional trees farther in the view. The steep northwest- and north-facing slopes of San Miguel Mountain are prominent features in the Key View 12 landscape and command the attention of Key View receptors.

2.1.2.1 Scenic Vistas

Guidelines for the Determination of Significance

For the purposes of this EIR, the County's Guidelines for Determining Significance, Report Format and Content Requirements: Visual Resources (County of San Diego 2007), and Appendix G of the CEQA Guidelines apply to the direct and cumulative scenic vista impact analysis. As stated in the County guidelines, a significant scenic vista impact would occur if:

- 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.

And, as stated in Appendix G of the CEQA Guidelines, a significant scenic vista impact would occur if the project would:

- Have a substantial adverse effect on a scenic vista.

Analysis

Public Roads/Scenic Highways

Scenic views of the Project Area and surrounding mountains are visible from Proctor Valley Road, a public road included in the County's Scenic Highway System and identified as a scenic corridor in the Otay Ranch GDP/SRP. Views of the surrounding scenic ridge and valley landscape are generally visible along the entirety of the roadway as it traverses the Project Area. For this analysis, the discussion below considers views along the southern segment of Proctor Valley Road (Northwoods Drive/Agua Vista Drive in Chula Vista), the central segment of Proctor Valley Road (from the pronounced northerly turn in the existing road located north of the Upper Otay Reservoir to Echo Valley Road in Jamul), and the northern segment of Proctor Valley Road (Echo Valley Road to SR-94 in Jamul).

The southern segment of Proctor Valley Road (generally, from the Northwoods Drive/Agua Vista Drive intersection in Chula Vista to approximately 0.5 miles to the east) is initially a two-lane paved roadway that transitions to an occasionally graded dirt road. Along this segment, views consist of the hill and valley terrain of southern Proctor Valley, the rugged Jamul Mountains to the east, and Upper Otay Reservoir and distant Otay Mountains to the south (see Key View 4 in Figure 2.1-6). San Miguel Mountain is occasionally visible to motorists, but views to the northeast and north are generally limited along this segment due to clumped and tall eucalyptus trees and rising grassland- and scrub-covered terrain located north of the road (see Key View 3 in Figure 2.1-5). Although proposed roadway improvements to the southern segment of Proctor Valley Road would be visible along this segment, single-family residential and public park development within Otay Ranch Village 14 would generally not be visible in many cases due to intervening terrain that would screen development associated with the Proposed Project from view. Because proposed roadway improvements would not entail construction of walls or other structures capable of obstructing, interrupting, or detracting from available views to San Miguel Mountain or the Otay Mountains along the southern segment of Proctor Valley Road, scenic vista impacts would be **less than significant**.

In the central segment of Proctor Valley Road (Village 14 portion), views are scenic and encompass the undeveloped Proctor Valley landscape, San Miguel Mountain to the west, the Jamul Mountains to the east, distant mountainous peaks to the north, and dense trees and shrubs

along the northern shore of Upper Otay Reservoir to the south. Representative westerly views along the central segment of Proctor Valley Road are provided in Key Views 1 and 2 (Figures 2.1-3 and 2.1-4). As shown in these figures, views to the east (and views to the west) tend to be limited in extent by surrounding mountainous terrain. At the same time, views to the north (see Key View 1 in Figure 2.1-3) are somewhat narrow due to the influence of surrounding mountains to the east and west, but tend to be long and extend beyond Proctor Valley. Alterations to the natural undeveloped character of the Proctor Valley landscape associated with development of the Proposed Project would be visible along this segment of Proctor Valley Road. The roadway would be realigned from its current alignment to the east through Otay Ranch Village 14. The Proctor Valley Road alignment seeks to preserve significant rock outcroppings, landforms, and views to the Upper Otay Reservoir. In addition, street trees are proposed along portions of improved and realigned Proctor Valley Road through Otay Ranch Village 14 and Planning Areas 16/19 (see visual simulations for Key Views 1 through 3 in Figures 2.1-3 through 2.1-5).

Although proposed single-family residential, mixed-use, park, public safety, roadway, and utilities development within Otay Ranch Village 14 (not visible within Planning Areas 16/19) would be visible to motorists on the center segment of Proctor Valley Road, these features would generally exhibit a low vertical profile and would primarily display earth-tone colors that would be compatible with existing terrain and vegetation (see Figures 2.1-3, 2.1-4, 2.1-5, 2.1-9, 2.1-13, and 2.1-14). As a result, proposed structures would not substantially obstruct or interrupt available views of mountainous terrain to the west, east, or north along the central segment of Proctor Valley Road. However, planting street trees would routinely break the skyline view and obstruct mountainous terrain from view. As motorists pass through the Project Area, newly planted street trees would interrupt views to the rugged ridgelines of mountainous terrain in the surrounding area. Obstruction and interruption of these dominant landscape features would, however, be experienced temporarily by motorists, and views to mountainous terrain would be restored after passing through landscaped segments of Proctor Valley Road. Therefore, due to the relatively short duration of obstruction and interruption of views, and the prevalence of these views in the visual environment, impacts to existing views along the central segment of Proctor Valley Road associated with the planting of street trees would not be substantial. Impacts would be **less than significant**.

For the northern segment of Proctor Valley Road, down to and east of Echo Valley Road to SR-94, existing views afforded to west/southbound motorists consist of the characteristic grassland- and scrub-shrub-covered hill and valley terrain of Proctor Valley. Views to the rugged Jamul Mountains to the south and San Miguel Mountain to the west are visible, as are scattered rural residential development and undeveloped, hilly terrain to the north. In addition to proposed roadway improvements to Proctor Valley Road, single-family residential development within the northern portions of Planning Areas 16/19 would be visible and would tend to be situated atop

the low rolling ridgelines of area hills (see Key Views 8 and 12 in Figures 2.1-10 and 2.1-14). Proposed roadway improvements would not entail installation of structures or other features capable of obstructing or interrupting available views to the Jamul Mountains, San Miguel Mountain, or the rural Proctor Valley landscape. In addition to existing rural residential development north and south of Proctor Valley Road, motorists would be afforded views of new residential development that would consist of dispersed ranchettes on 2-acre-minimum lots in Planning Area 16, and semi-rural estates on 1-acre-minimum lots in Planning Area 19. This ranchette style of development would not be visible from Village 14, and would be set back from Proctor Valley Road. Due to their scattered appearance in the landscape and the setbacks, these new structures and other features would not substantially obstruct or interrupt available views to the Jamul Mountains or San Miguel Mountain. Rural estate development in Planning Area 19 would be located in line with continuous views to San Miguel Mountain available to west/southbound motorists generally between Shadow Valley and Echo Valley Road (a distance of approximately 975 feet). However, given the visual prominence of San Miguel Mountain as viewed from this segment of Proctor Valley Road, the brief duration of the continuous view, and the anticipated one- to two-story profile of 13 proposed semi-rural estate residences, development in Planning Area 19 would not substantially obstruct, interrupt, or detract from existing views from the northern segment of Proctor Valley Road. As such, scenic vista impacts along this segment would be **less than significant**.

Based on the analysis set forth above, scenic vista impacts along Proctor Valley Road, which is a County-designated scenic highway and an identified scenic corridor in the Otay Ranch GDP/SRP, would be **less than significant**.

Trails and Recreational Areas

The westernmost portions of the Otay Ranch Village 14 proposed developed area are barely visible from the existing Centennial Trail, a multi-use path aligned along the eastern perimeter of the Eastlake development in Chula Vista. Although the trail is not a component of an adopted County or state trail system, the Centennial Trail is used by the local community, and views are thus considered in this analysis. Northerly views from the trail include the Lower and Upper Otay Reservoirs and extend to San Miguel Mountain and the Jamul Mountains. Due to the presence of ridges and hills located immediately north of Proctor Valley Road and rising mountainous terrain located east of the Upper Otay Reservoir, the majority of the Otay Ranch Village 14 proposed developed area is screened from the view of trail users. Proposed Project development would not be located between the trail and the Lower and Upper Otay Reservoirs; therefore, the Proposed Project would not obstruct or interrupt views of these resources. Visible development would consist of public park uses and dispersed single-family detached residences; these features and residences would be located more than 1 mile away from the Centennial Trail. Due to distance, the apparent scale of the Proposed Project structures would

be reduced, and mountainous terrain would remain as a dominant feature in the northern landscape as viewed from the trail. Therefore, proposed development would not substantially affect existing views from the trail to San Miguel Mountain or the Jamul Mountains. Also, the rugged, rising terrain of the Jamul Mountains would entirely block development in Planning Areas 16/19 from the view of Centennial Trail users. Because the majority of development would be effectively screened from view, and residential development within the westernmost portions of Otay Ranch Village 14 would be located more than 1 mile away and would not be visually prominent, the Proposed Project would not substantially interrupt, obstruct, or interrupt available views of San Miguel Mountain, the Jamul Mountains, or Upper or Lower Otay Reservoir. Therefore, the Proposed Project would have a **less-than-significant** impact on existing scenic views available from the Centennial Trail.

2.1.2.2 Visual Character or Quality

Guidelines for the Determination of Significance

For the purpose of this EIR, the County's Guidelines for Determining Significance, Report Format and Content Requirements: Visual Resources (County of San Diego 2007) and Appendix G of the CEQA Guidelines apply to the direct and cumulative visual character and quality impact analysis. As stated in the County guidelines, a significant visual character or quality impact would result if:

- 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.
- The project would result in the removal or substantial adverse change of one of 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.

And, as stated in Appendix G of the CEQA Guidelines, a significant visual character or quality impact would occur if the project would:

- Substantially degrade the existing visual character or quality of the site and its surroundings.

Impacts to private views (i.e., views from private property) are generally not considered significant under CEQA.

Analysis

Construction

Construction of the Proposed Project would result in a Development Footprint of approximately 773.6 acres, as defined in Section 1.2 in Chapter 1 under Project Terminology. Approximately 8.9 million cubic yards of cut and 8.9 million cubic yards of fill are proposed, for a balanced grading operation. This ground disturbance and landform alteration would create new forms, lines, and textures in the Proctor Valley landscape that would be visible from on- and off-site areas. During construction, grading activities would create large, rectangular flat forms and straight lines (i.e., lines associated with limits of grading) on the hill and valley terrain. Grading activities would also expose underlying soils, and preparation of building pads would introduce elevated, trapezoidal forms to the landscape. The visual effects of grading and site preparation would create a noticeable contrast when viewed alongside unaltered areas within the valley and on unaltered hillsides. Construction of Otay Ranch Village 14 and Planning Areas 16/19 would be experienced by viewers along Proctor Valley Road and in the surrounding area. This change in the visual character during construction would signal a permanent alteration of the primarily natural and undeveloped Proctor Valley landscape to residential neighborhoods. As such, impacts to the existing character and quality of the Project Area and surroundings during construction would be **potentially significant (Impact AE-1)**; see Section 2.1.5, Mitigation, for mitigation measures **M-AE-1** and **M-AE-2**.

Operation

The Project Area encompasses 1,283.5 acres, of which approximately 723.7 acres is located within Otay Ranch Village 14 and the remaining acreage is located within Planning Areas 16/19. Within the Project Area, approximately 426.7 acres would be conserved as Otay Ranch Resource Management Plan (RMP)/Multi-Species Conservation Program (MSCP) Preserve. The remaining balance of the Project Area would consist of residential development, mixed-use/neighborhood commercial uses, park and recreational uses, public uses, open space areas, and circulation facilities (see Figure 1-5, Proctor Valley Site Utilization Plan, in Chapter 1).

A viewshed analysis of the Proposed Project in Otay Ranch Village 14 is presented in Figure 2.1-15, and a viewshed analysis of Proposed Project in Planning Areas 16/19 is presented in Figure 2.1-16. Using terrain modeling and an assumed approximate height for Proposed Project features, the viewshed analyses illustrate the approximate extent of views to the Proposed Project from locations in the surrounding area. However, the viewshed analysis did not account for any visual screening elements of the Proposed Project, such as ancillary structures, fencing, or vegetation. The viewshed analysis was based solely on terrain and an assumed approximate height for Proposed Project elements.

The Proposed Project viewshed is largely defined by hilly terrain and foothills, and the mountainous topography (i.e., Jamul Mountains and San Miguel Mountain) located in the surrounding area. As shown in Figure 2.1-15, Viewshed Analysis – Village 14, the Jamul Mountains and hilly terrain in the northern area of the Project Area would partially obscure development within Otay Ranch Village 14 from view from portions of Planning Areas 16/19 and the majority of the developed Jamul area. Views to development within Otay Ranch Village 14 would be available primarily from undeveloped foothills southeast of McGinty Mountain and sporadically from the Salt Creek Ranch and Eastlake residential neighborhoods to the southwest (see Figure 2.1-15). As previously stated in Section 2.1.1.1, the majority of views to the Project Area from these residential neighborhoods are available from the private backyards of homes located on elevated landforms, where views to the northeast may be relatively unimpeded. Private yard landscaping may block or partially screen views to the Project Area. In addition, from private backyards in the Salt Creek Ranch and Eastlake residential neighborhoods, new structures in the Project Area would be located more than 1 mile away, which would reduce the visual prominence of these features in the landscape. Lastly, impacts to private views (i.e., views from private property) are generally not considered significant under CEQA.

As shown in Figure 2.1-16, Viewshed Analysis – Planning Areas 16/19, the majority of Proposed Project development within Planning Areas 16/19 would not be visible from Otay Ranch Village 14. Semi-rural estates and ranchette development in Planning Areas 16/19 would have limited visibility from residential areas to the east of the Lower Otay Reservoir (see Figure 2.1-16). Views of semi-rural estates in Planning Area 19 would be visible to residences along Echo Valley Road, but would not extend to residences located north of Melody Road or east of SR-94. Views of the Proposed Project in Planning Area 16 would be visible to SR-94 motorists and receptors in the Jamul area. These views would be limited to a row of one- to two-story ranchette homes located in the eastern extent of the Project Area. See the Key View 10 discussion below for additional detail regarding development that would be visible from SR-94.

Development associated with build-out of the Proposed Project would substantially alter the undeveloped, natural character of the landscape within Otay Ranch Village 14. The visual character of the Project Area would change from undeveloped to a primarily residential community with visible manufactured slopes, landscaping, and a Village Core with an elementary school, mixed uses, village green, and a public safety site. The change and resulting visual contrast associated with proposed development would be most evident from Proctor Valley Road as it traverses Otay Ranch Village 14, and at off-site viewing locations west of the Project Area in the Bella Lago neighborhood. For example, at Key Views 1, 2, and 3 (Figures 2.1-3, 2.1-4, and 2.1-5), proposed Proctor Valley Road improvements, including paving, a central median, and curb and gutter, would create noticeable color and line contrast when viewed alongside natural shrub- and grassland-covered terrain. Similarly, planting of regularly spaced street trees would not be

consistent with the clumped groupings of existing trees in the landscape. Street trees and landscaping on the perimeter of developed areas would partially block proposed residences and structures from view, but the clay tile roofs and earth-tone colored walls of proposed structures would remain visible. These new structures would contrast with the natural character of the valley landscape. Also, as depicted in Key Views 5 and 6 (Figures 2.1-7 and 2.1-8), from the Bella Lago neighborhood located west of the Project Area, residential structures and internal neighborhood roads and landscaping covering the hilly terrain at the eastern edge of Otay Ranch Village 14 would be visible. Implementation of the Proposed Project would realign portions of existing Proctor Valley Road, but would not result in changes to the existing views of the foreground terrain or the rugged Jamul Mountains that make up the background of these locations. However, the introduction of residential development and repeating landscaping materials would contrast with the undeveloped, natural character of Proctor Valley.

In addition to the Village 14 area, the Proposed Project would visibly alter the existing visual character of Planning Areas 16/19. Similar to Village 14, the visual character of Planning Areas 16/19 would change from undeveloped, natural hill and valley landforms covered with grassland, scrub, and chaparral vegetation to primarily low- to medium-density residential development. Existing landforms and vegetation in the area would be somewhat maintained by the incorporation of landscaping and Preserve lands within Planning Areas 16/19; however, these features and elements would no longer dominate the visual landscape.

Alterations to the existing visual quality and character of the Planning Areas 16/19 landscape would be most evident from Key Views 7, 11, and 12 (Figures 2.1-9, 2.1-13, and 2.1-14).

At Key View 7, existing conditions are composed of a rural, primarily undeveloped setting. A narrow, paved roadway paralleled by metal fence posts bisects the natural terrain in the foreground. The topography past the roadway gently ascends to make up the terrain of the middle-ground. A designated dirt trail is visible in the center of the middle-ground. The background of this view is composed of rolling mountainous topography that acts as the horizon line. In proposed conditions at Key View 7 (Figure 2.1-9), the foreground would be altered with a three-way directional, modernized roadway structure with a center median; a fence-lined decomposed granite and dirt pedestrian trail; and alteration of existing terrain. Past the proposed roadway, landscaping would ascend to meet the residential area surrounded by a proposed brick perimeter wall that would make up the middle-ground. Views of only the top facades, rooftops, and window panes of the proposed low-density residential development would be afforded past the perimeter walls, which would shield the proposed residences. From this view point, the proposed residences would shield direct views of the mountainous backdrop currently afforded to motorists and pedestrians. Incorporation of trees in the foreground and middle-ground would soften, and partially screen, views of the proposed residences; however, the existing visual character of foreground and middle-ground views would be altered by the introduction of the Proposed Project.

At Key View 11 (Figure 2.1-13), existing conditions are composed of partially disturbed grasslands, including a metal rail and posts acting as a fence line in the foreground, and visible narrow pathways meandering through the grassland throughout the foreground and middle-ground. The grasslands and scattered shrubs in the middle-ground meet the gentle rolling hills that make up the background of this existing view. In proposed conditions, the foreground would be altered by the inclusion of a wooden-post-fence-lined pedestrian trail. The middle-ground would retain much of the existing character; however, the existing hilltops in the center and left background of this view would be altered by grading, the horizontal form and line of a building pad, and inclusion of proposed single-family residences, substantially changing the existing visual character. The Proposed Projects's design guidelines set requirements for a natural color palette, such that color contrasts between Proposed Project elements and the surrounding vegetation would be muted when viewed from Key View 11 (Figure 2.1-13).

At Key View 12 (Figure 2.1-14), grading would largely follow existing contours, and landform alteration would not be overly evident. As at Key View 11 (Figure 2.1-13), the establishment of a natural color palette for structures and a California-friendly landscape palette per design guidelines would reduce the contrast with the existing vegetation and terrain. Although distant, indirect views of the proposed single-family residences would be afforded from Key View 12, these visual alterations would be minimal in comparison to the vast landscape and mountainous backdrop. The introduction of homes in Planning Area 19 would be visible and would alter the existing intact foreground landscape. However, proposed development, and, in particular, new homes, would minimally alter or interrupt views of the existing backdrop of San Miguel Mountain at Key View 12.

As shown in Figure 2.1-2, development within the eastern portion of Planning Area 16 and the entire Planning Area 19 area would be set back from Proctor Valley Road in compliance with rear-yard and side-yard setback requirements of the Village 14 and Planning Areas 16/19 Specific Plan, Village Design Plan, Design Guidelines, and Development Regulations. Although residential development, street trees, roadway improvements, and color contrasts associated with development within Planning Areas 16/19 would be visible from Proctor Valley Road and local residential neighborhoods, the distance between development and viewing locations would reduce the apparent scale of the development. For example, at Key View 8 (Figure 2.1-10), residential development and landscaping within the easternmost portion of Planning Area 16 would be scattered atop the light to dark green, undulating ridgeline to the south, but contrast associated with these features would be weak largely due to distance and the incorporation of a natural color palette. As a result, the Proposed Project may be overlooked by the casual observer, and the rugged and dark terrain of the Jamul Mountains would continue to dominate the view.

At Key View 9 (Figure 2.1-11), the existing undeveloped, natural setting would be changed with development of the new roadway, adjacent road-side trail, and altered landscaping.

Implementation of the roadway, which would bisect the natural terrain, would create noticeable color contrasts and hard lines that would dominant the foreground view from Key View 9 (Figure 2.1-11). The roadway would descend out of view moving into the middle-ground, and the middle-ground and background would retain the existing character from this view.

At Key View 10 (Figure 2.1-12), Planning Area 16 residential development on the relatively low-set Jamul Mountain ridgeline would be distant and slightly visible to passing motorists on SR-94. However, implementation of the proposed residences would not alter the form of the rolling ridgelines. With consideration that the distant, indirect views of the Proposed Project would be temporary for motorists traveling along SR-94, the change in existing versus proposed views from Key View 10 would not substantially degrade the quality of views to the Jamul Mountains or other mobile vantage points along SR-94.

As shown in Figure 2.1-15, Viewshed Analysis – Village 14, and Figure 2.1-16, Viewshed Analysis – Planning Areas 16/19, views of the Proposed Project would extend to portions of the Otay Ranch RMP/MSCP Preserve within the Project Area boundary and, therefore, alteration of visual character would be noticeable. Although the presence of intervening terrain would obscure proposed uses in Village 14 from the majority of the Otay Ranch RMP/MSCP Preserve within the southern portion of Planning Area 16, Village 14 development would be visible from the Otay Ranch RMP/MSCP Preserve within Planning Area 19 (see Figure 2.1-2 and Figure 2.1-16). Due to the presence of intervening terrain, views of development within Planning Areas 16/19 would only be visible from some portions of the Otay Ranch RMP/MSCP Preserve in Village 14 (see Figure 2.1-16). The Otay Ranch Resource Management Plan Preserve would, however, be exposed to views of Village 14 (views would extend to all Preserve Land within the Village 14 boundary).

Although the Proposed Project would substantially alter the existing undeveloped and natural visual character of the Project Area, these impacts were expected and were previously disclosed in the 1993 Otay Ranch GDP/SRP. Implementation of the Otay Ranch GDP/SRP has resulted in similar changes to the landscape within other areas of Otay Ranch over the past several decades, as build-out of the master-planned Otay Ranch community has converted undeveloped, natural hill and valley lands into residential, commercial, industrial, and institutional uses. The Proposed Project would primarily include single-family residential uses, parks, limited mixed use, and public safety facilities, and would incorporate undeveloped open space and Otay Ranch RMP Preserve lands within Otay Ranch Village 14 and Planning Areas 16/19.

In addition, and as discussed previously for Planning Areas 16/19, existing terrain would reduce the visibility of the Proposed Project from select public viewpoints, and incorporation of a natural color palette and California-friendly landscape palette would enhance the compatibility of Proposed Project features with elements in the surrounding landscape.

In addition to 15.2 acres of public parks and 29.7 acres of open space (e.g., homeowner's association), there would be 426.7 acres of Otay Ranch RMP/MSCP Preserve and 72.4 acres of Conserved Open Space located throughout the Project Area. These planned open space and preserved lands would further increase and maintain the natural visual character of the area. Nonetheless, the Proposed Project would entail development within an undeveloped and primarily natural hill and valley landscape that would be fundamentally altered to accommodate Proposed Project features, including residences, landscaping, roads, sound walls, parks, utilities, and public safety facilities (e.g., fire/sheriff substations). As a result, proposed development within Otay Ranch Village 14 and Planning Areas 16/19 would introduce features that would create contrast with existing features in the landscape, and impacts concerning degradation of the existing visual character and quality of the Project Area and surrounding areas would be **potentially significant (Impact AE-2)**; see Section 2.1.5, Mitigation, for mitigation measures.

In addition, the Perimeter Trail Option, described in Chapter 1, Project Description, would include approximately 3,545 lineal feet (0.7 miles) of retaining walls that would be 6 feet high on average, for a total wall surface of approximately 19,000 square feet. If chosen by the Board of Supervisors, the Perimeter Trail Option would increase the potentially significant impact to visual character and quality because it would introduce an additional feature that would contrast with the natural character of the valley landscape.

As stated previously, this analysis tiers from the Otay Ranch PEIR, and development of the Project Area was analyzed in the Otay Ranch GDP/SRP. Because the previously certified Otay Ranch PEIR determined that impacts to visual character as a result of development planned in the 1993 Otay Ranch GDP/SRP would be significant and unmitigable, these impacts identified for the Proposed Project were previously anticipated and disclosed. Moreover, the Proposed Project would not result in impacts that are additional to, or more severe than, those assessed in the Otay Ranch PEIR.

2.1.2.3 Light and Glare

Guidelines for the Determination of Significance

For the purpose of this EIR, the County of San Diego Guidelines for Determining Significance, Report Format and Content Requirements: Dark Skies and Glare (County of San Diego 2009) and Appendix G of the CEQA Guidelines apply to the direct and cumulative light and glare impact analysis. As stated in the County guidelines, a significant light and glare impact would result if:

a. The project will install outdoor light fixtures that do not conform to the lamp type and shielding requirements described in Section [51.204] (Requirements for Lamp Source and Shielding) and are not otherwise exempted pursuant Section [51.207] or Section [51.209] of the San Diego County Light Pollution Code.

b. The project will operate Class I or Class III outdoor lighting between 11:00 p.m. and sunrise that is not otherwise exempted pursuant Section [51.207] or Section [51.209] of the San Diego County Light Pollution Code.

c. The project will generate light trespass that exceeds 0.2 foot-candles measured five feet onto the adjacent property.

d. The project will install highly reflective building materials, including but not limited to reflective glass and high-gloss surface color, that will create daytime glare and be visible from roadways, pedestrian walkways or areas frequently used for outdoor activities on adjacent properties.

e. The project does not conform to applicable federal, state or local statute or regulation related to dark skies or glare, including but not limited to the San Diego County Light Pollution Code.

And, as stated in Appendix G of the CEQA Guidelines, a significant light and glare impact would occur if the project would:

- Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

Analysis

Light

Construction activities would occur Monday through Saturday, 7 a.m. to 7 p.m., as permitted by the County of San Diego Noise Ordinance (County of San Diego 2008). During the majority of the year, nighttime lighting would not be required during construction; however, during late fall and winter, lighting conditions in the Project Area may dictate that evening lighting operate at construction sites. Although residential land uses are not immediately adjacent to the Project Area, the evening views of residences in the surrounding area, including those along Proctor Valley Road in Jamul and in the Bella Lago neighborhood in the City of Chula Vista, would potentially be affected by light emanating from the construction site. The use of lighting during evening construction is anticipated to be limited and would likely be primarily used for safety and security. Furthermore, construction lighting being operated during evening hours would be directed downward (as opposed to skyward) to temporarily illuminate the construction area (see Appendix 3.1.3-1, General Plan Amendment Report (GPAR), and pursuant to M-BI-17 in Section 2.4, Biological Resources, of this EIR). As a result, the potential for light spillover onto adjacent properties in the area would be reduced by focusing lighting onto construction areas. In addition, the Preserve Edge Plan restricts lighting adjacent to the Preserve to reduce indirect impacts to biological resources (RH Consulting 2018, Appendix 1). More specifically, the

Preserve Edge Plan requires that lighting be shielded and directed away from the Preserve to avoid light spillage onto the Preserve to the greatest extent possible. Furthermore, the presence of hilly terrain in the Project Area and mountainous topography to the northwest, east, southeast, and south would reduce opportunities for unobstructed, off-site residential views to lighting sources temporarily installed to facilitate evening construction activities. Therefore, due to the temporary nature of construction activities and for the reasons discussed above, short-term construction lighting impacts would be **less than significant**.

Following construction of the Proposed Project, new sources of permanent lighting would be installed within the Project Area. In addition to street lights installed along internal Proposed Project roads and accent lighting at Proposed Project entrances, overhead lighting may be installed in activity areas, at the proposed community facility and school, at parks, and at parking areas associated with planned commercial, retail, and office uses. Exterior and interior lighting would also operate at single-family residences and multi-family buildings.

The Proposed Project is required to comply with all applicable County ordinances, including the Light Pollution Code. The Project Area is located within Zone B, as defined by the Light Pollution Code. Therefore, applicable outdoor light fixtures installed within the Project Area would conform to the Zone B lamp type and shielding requirements described in Section 51.204 (Requirements for Lamp Source and Shielding) of the San Diego County Light Pollution Code. As discussed in the GPAR (Appendix 3.1.3-1), the Village Design Plan requires all lighting to be shielded downward such that no light is transmitted across the property line, and lighting must use low-wattage bulbs or LED lighting. Furthermore, lighting fixtures would be carefully placed and provided with glare shields and louvers to mitigate light spilling into the sky or onto adjacent properties. As discussed in Section 2.4, Biological Resources, of this EIR, lighting of all developed areas, including trails and pathways, adjacent to the Preserve must be directed away and shielded from the Preserve. This lighting mitigation (M-BI-17) is further discussed in Section 2.4.6 of the Biological Resources section of this EIR. In addition, Class I (Color Rendition Important) and Class III (Decorative) lighting installed within the Project Area and not otherwise exempt (several sources of lighting, including holiday decorations and lighting for flag poles, are exempt) would adhere to the hours of operation permitted by the Light Pollution Code. During operation, the Proposed Project would conform to applicable local regulations (i.e., the County's Light Pollution Code) related to dark skies. The Preserve Edge Plan further restricts lighting adjacent to the Preserve to reduce indirect lighting impacts and comply with the Dark Sky Ordinance. There are no known applicable federal or state regulations related to dark skies. Based on the foregoing analysis, and because the Proposed Project would conform to applicable local regulations related to dark skies during operation, long-term lighting impacts would be **less than significant**.

Glare

During construction, glass windows and metallic exteriors of construction vehicles and equipment would represent sources of potential glare capable of being received at off-site locations, including residential neighborhoods (e.g., Bella Lago, Salt Creek Ranch) within the Project Area viewshed. Glare may be generated during hours of active construction and when vehicles and equipment are stored on site; however, due to the mobile nature of vehicles and equipment, glare is not anticipated to be received at any one location for a particularly long duration of time. Rather, glare generated by the Proposed Project may be briefly experienced at off-site locations with views toward the Project Area, but would not be visible elsewhere in the visual landscape. Due to the anticipated temporary exposure of receptors to glare generated by the Proposed Project, such glare would not adversely affect daytime views in the area.

Conformance with the Light Pollution Code and, more specifically, implementation of the Zone B light fixture shielding requirements, would minimize opportunities for noticeable glare generated by street lamps, accent lighting, and exterior safety and security lighting. As stated above, light fixtures would be carefully placed and provided with glare shields and louvers to mitigate light spilling into the sky or onto adjacent properties. Trees and landscape features to be illuminated would be equipped with automatic shut-off controls that would turn off lights no later than 11 p.m.

In addition to lighting, particularly reflective building materials also represent a potential source of glare from the Proposed Project. Although the specific design of planned buildings has not been determined, and building materials to be used in the Project Area are not yet known, the Village Design Plan (RH Consulting 2018, Appendix 5) and the Planning Areas 16/19 Design Guidelines (RH Consulting 2018, Appendix 7) require building materials and colors that are compatible with the surrounding natural open space areas. As discussed in the Specific Plan, the Proposed Project would implement an "Old California" design theme, and the defining features of this design theme include pedestrian-scaled building masses, indoor/outdoor spaces, and use of natural materials and colors (RH Consulting 2018).

Furthermore, the architecture within Otay Ranch Village 14 and Planning Areas 16/19 would allow for variety but would maintain a strong basis in Spanish, Spanish Eclectic, and Mission architecture. Spanish and Mission architecture are known for use of curves and arches, lightly colored stucco exteriors and walls, terracotta roof tiles, ornamental iron work, balconies, and courtyards and patios, and is not known for use of reflective glass or high-gloss surface colors. Therefore, due to the building materials and color guidelines for the Proposed Project, and the architectural theme of the Proposed Project as stated in the Specific Plan, the Proposed Project is not anticipated to incorporate highly reflective building materials.

In accordance with PDF-AQ/GHG-2, Zero Net Energy Residences, the installation of standard photovoltaic (PV) panels on the roofs of residences within Otay Ranch Village 14 and Planning Areas 16/19 is assumed (see Section 2.3, Air Quality, of this EIR). More specifically and based on the Building Analysis/Estimate of Annual Energy Use and PV Production prepared for the Proposed Project (ConSol 2017), approximately 366 square feet of roof area atop every residence would be needed to accommodate 19 standard 285-watt panels and to meet the required PV production for the Proposed Project. Due to the location of the Proposed Project and siting of individual neighborhoods, PV panels would be predominately oriented to face the south, southeast, southwest to maximize solar exposure and production opportunities.

The darkly colored panels would contrast with the anticipated reddish tone of tiles installed on residential rooftops, and would be visible from Proposed Project roads, parks, and open space areas; the Otay Ranch RMP/MSCP Preserve; and off-site locations, including Key Views 3, 5, and 6. As depicted in Figure 2.1-4 (Key View 2), Figure 2.1-7 (Key View 5), and Figure 2.1-8 (Key View 6), the roofs of residential development in Village 14 would be visible to on-site motorists and off-site viewers. Therefore, at these locations, rooftop solar panels would be visible in views toward the Proposed Project. Despite the visibility of these elements from on- and off-site viewing locations, solar PV panels are designed to be highly absorptive of incoming sunlight and are not anticipated to create substantial glare that would be received by motorists or other on-site receptors, or receptors in the surrounding area. Further, Proposed Project landscaping and off-site landscaping would function as screening elements capable of intercepting glare generated by rooftop panels and received at on- or off-site viewing locations. Lastly, the duration of received glare and exposure of receptors at specific on- or off-site locations related to the Proposed Project would be temporary, since the path of the sun moves throughout the day and the angle of incoming light changes. Therefore, standard PV panels atop all residential buildings is not anticipated to create a new source of substantial glare that would adversely affect daytime views in the area. Impacts would be **less than significant**.

The Proposed Project is also required to comply with Otay Ranch GDP/SRP policies requiring the preservation of dark sky environments. As stated previously, potential impacts to night skies by outdoor lighting would be minimized through implementation of the Village Design Plan and Design Guidelines, which require that lighting fixtures be carefully placed throughout the Proposed Project and provided with glare shields and louvers to mitigate light spilling into the sky and onto adjacent properties. Also, illuminated trees and landscape features would be equipped with automatic shut-off controls that would turn off lights no later than 11 p.m. Therefore, because the Village Design Plan and Design Guidelines require lighting to be shielded downward such that no light is transmitted across a property line and use low-wattage bulbs or LED lighting, and include design measures to minimize light pollution, light and glare impacts associated with the Proposed Project would be **less than significant**.

2.1.2.4 Compliance with Applicable Community and Regional Plans

Guidelines for the Determination of Significance

For the purposes of this EIR, the County's Guidelines for Determining Significance, Report Format and Content Requirements: Visual Resources (County of San Diego 2007) applies to both the direct and cumulative impact analysis with respect to compliance with applicable community and regional plans. As stated in the County guidelines, a significant impact would occur if:

A. The project would not comply with applicable goals, policies, or requirements of an applicable County Community Plan, Subregional Plan, or Historic District's Zoning.

Analysis

A General Plan Amendment Report (Appendix 3.1.3-1) has been prepared for the Proposed Project that includes a policy-by-policy discussion of how the Proposed Project would meet applicable goals and policies of the County's General Plan, the Otay Ranch GDP/SRP (included in the Otay Subregional Plan Volume II), and the Jamul/Dulzura Subregional Plan. Per the language of the Otay Subregional Plan Volume II, policies of the Otay Ranch GDP/SRP take precedence over those in the Jamul/Dulzura Subregional Plan when a conflict arises.

Table 2.1-1, Consistency Analysis – Visual Resource Policies, summarizes the applicable Otay Ranch GDP/SRP goals and policies related to visual resources, and provides an analysis that demonstrates how the Proposed Project is consistent with these policies. A discussion of how the Proposed Project is consistent with each policy is provided below.

Roadways shall be designed to follow the natural contours of hillsides and minimize visibility of road cuts and manufactured slopes.

Both the Village Design Plan and the Proposed Project's Design Guidelines establish grading guidelines that include landform grading techniques to reflect the natural landform and minimize grading impacts. In addition, the Proposed Project's circulation network was designed in accordance with the County's General Plan guiding principles calling for consolidated development footprints and protection of natural resources. Where Proposed Project roads cross wildlife corridors, the roads were designed to follow the natural contour of the landscape to minimize the grading impacts of the road as it crosses the corridor.

Excessive use of manufactured slopes in the Otay River Valley, Jamul and San Ysidro Mountains, and the areas around Otay Lakes shall not be permitted.

Manufactured slopes would occur between neighborhoods and along roadways. Planned grading would result in undulating slopes of variable horizontal and vertical gradients to integrate development into the natural landform. To soften the manufactured appearance, large expanses of slopes would be contour-graded for a more natural appearance. As described in the Preserve Edge Plan (RH Consulting 2018, Appendix 1), slopes would be landscaped with a mixture of trees, shrubs, and groundcover to soften the manufactured appearance. A "California-friendly" and "fire-safe" landscaping palette has been developed that balances water conservation, aesthetic, and fire prevention goals.

Natural buffering (e.g., undeveloped open space) shall be provided between development and significant landforms, including the Jamul and San Ysidro Mountains.

The Proposed Project would be set back from significant landforms and appropriately buffered by natural terrain and vegetation. For example, Preserve Lands would be located east of the eastern extent of Village 14 and would buffer the Jamul Mountains from the Proposed Project.

View corridors shall be integrated at the terminus or periodically along the length of streets paralleling or intersecting undeveloped open space.

The Proposed Project maximizes view opportunities from single-family neighborhoods and public parks to adjacent natural landforms. Scenic values extend through Proctor Valley, and views of natural landforms, including San Miguel Mountain and the Jamul Mountains, would be retained. The Project Area contains undulating open space areas along Proctor Valley Road that would be preserved. Proctor Valley Road is designated as a County scenic roadway. The Proctor Valley Road alignment seeks to preserve significant rock outcroppings and landforms, and preserve views to the Upper Otay Reservoir.

Walls, including acoustical barriers, shall be integrated into the architectural theme and scale of the villages.

The Otay Ranch Village 14 design theme would be reinforced through a system of walls and fences. The Planning Areas 16/19 Design Guidelines would also guide design of architecture for homes and ancillary structures, fencing, landscaping, and grading to ensure implementation of overall Otay Ranch community guidelines, including acoustical barriers. At village entries, walls would be designed to reflect an "Old California" character by incorporating natural materials such as stone and wood, and would follow underlying topography. Perimeter walls would be constructed of concrete block, metal picket, and/or glass per sound and/or fuel modification requirements. Final wall height would be determined in conjunction with a detailed acoustical analysis.

Landscape themes shall be used to define village character and blend with adjacent existing development.

Landscaping within Otay Ranch Village 14 and Planning Areas 16/19 would reflect the historic agricultural setting of the area, with trees at entries and focal points throughout the Project Area. A "California-friendly" and "fire-safe" landscape palette would be used to maximize water conservation and fire safety, consistent with the requirements of the Proposed Project's Preserve Edge Plan and Water Conservation Plan. The Proposed Project would feature distinct landscape zones.

Naturalizing and native plantings shall be integrated into revegetation plans for manufactured slopes adjacent to open space areas.

Refer to the response above related to manufactured slopes.

Scale and architectural treatments (i.e., rooflines, building materials) of all residential and non-residential village buildings shall be diverse and yet compatible.

Architecture within Otay Ranch Village 14 and Planning Areas 16/19 would allow for variety but would maintain a strong basis in Spanish, Spanish Eclectic, and Mission architecture. These styles are compatible with one another, and can be easily integrated into the individual style and scale of each neighborhood. This design theme will extend to village-serving buildings such as the potential school, neighborhood parks, the community center, and the fire station.

Signage shall be controlled and designed to fit into the pedestrian environment.

The Old California character of the Proposed Project would be reflected in a cohesive community signage program. The Village 14 development regulations establish requirements for size, scale, and other characteristics of signs.

Architectural colors for development adjacent to open space areas shall incorporate natural tones and shades.

The Proposed Project's Design Plan and Design Guidelines would include color palettes that require natural colors.

Overhead and night lighting shall be developed in accordance with the County's Dark Sky Ordinance in the Proctor Valley and San Ysidro Parcels. Street fixtures shall utilize low glare bulbs (i.e., amber light) and be placed, only as necessary, near key intersections for security purposes in accordance with the county policy.

Lighting for the Proposed Project would be designed to adhere to the regulations of the County Light Pollution Code (the "Dark Sky Ordinance"). Lighting fixtures would be carefully placed and provided with glare shields and louvers to mitigate light spilling into the sky or onto adjacent

properties. Trees and landscape features to be illuminated would be equipped with automatic shut-off controls to turn off lights no later than 11 p.m.

Buildings shall be visually compatible, in terms of height, scale, and bulk, and shall be set back from the edge of the mesa and composed of low-rise structures, no more than three stories in height with an occasional four-story building.

The Proposed Project includes design criteria regulating landscaping, building heights, and setbacks of buildings. Development regulations and zoning require site-specific plan review prior to building permit issuance. Residential development for the Proposed Project would be one- and two-story structures. The Village Design Plan, Design Guidelines, and development regulations provide guidelines for building height, scale, and bulk.

***Contour grading shall be used to transition graded slopes into the natural topography of surrounding hillsides*; and**

Manufactured slopes shall be revegetated upon completion of grading activities.

For these two policies, refer to the response above related to manufactured slopes.

Color schemes shall be limited to natural colors that blend with the existing environment and surrounding hillsides.

The Village Design Plan requires a color palette that incorporates natural color schemes.

Buildings shall maximize the use of non-reflective/non-glare surfaces.

Architecture within Otay Ranch Village 14 and Planning Areas 16/19 would allow for variety but would maintain a strong basis in Spanish, Spanish Eclectic, and Mission architecture. Spanish and Mission architecture are known for use of curves and arches, lightly colored stucco exteriors and walls, terracotta roof tiles, ornamental iron work, balconies, and courtyards and patios, and are not known for use of particularly reflective or glare-generating surfaces.

In accordance with PDF-AQ/GHG-2 (Zero Net Energy Residences), standard PV panels would be installed on the roofs of all residences within Otay Ranch Village 14 and Planning Areas 16/19. Rooftop PV panels would be visible in views toward the Proposed Project. Despite the visibility of these elements from on- and off-site viewing locations (color contrast between reddish-toned roof tiles and darkly colored panels are anticipated), solar PV panels are designed to be highly absorptive of incoming sunlight and are not anticipated to create substantial glare that would be received by motorists or on- and off-site receptors. In addition, the installation of PV panels is required to achieve the Zero Net Energy development standards and to generate adequate energy for continued operational needs.

In addition to the applicable goals and policies of the Otay Ranch GDP/SRP, the Proposed Project is subject to the following mitigation measures from the Otay Ranch PEIR Landform Alteration/Aesthetics section (numbering from original) (City of Chula Vista and County of San Diego 1993a):

4. Future analysis shall include engineering cross-sections depicting existing and proposed topography or photo documentation illustrating proposed topographic and design features. Special attention shall be placed on grading and design of the following features of the project:
    a. Location and visibility of new public trails through open space in proximity to existing and future development.
    b. Placement of clustered development or stepped (split-level) building pads in hillside regions, if possible, to minimize landscape disturbance and retain ridgelines.
5. The Subregional Plan contains design guidelines pertaining to future streetscapes, buildings, and villages to enhance the visual appeal of development and prevent constraints in site character. The design guidelines include the following:
    a. Buffer techniques shall be developed to address transitions between villages and incompatible land uses to minimize visual impacts.

As discussed in the GPAR (Appendix 3.1.3-1) and above, the Proposed Project would comply with the applicable goals and policies of the Otay Ranch GDP/SRP (Otay Subregional Plan Volume II) and the mitigation measures identified in the Otay Ranch PEIR Landform Alteration/Aesthetics section. As such, impacts would **be less than significant**.

2.1.3 Cumulative Impact Analysis

Figure 1-16, Cumulative Projects, and Table 1-7, Cumulative Projects, in Chapter 1 identify the projects generally considered for the cumulative analysis. More specifically, the geographic scope for analyzing cumulative impacts related to aesthetics focuses on lands within proximity to the Project Area, and within the surrounding viewshed that would have views of the Project Area from public locations (e.g., public roadways).

Scenic Vistas

Cumulative projects considered in this analysis consist of nearby development projects located in the Proposed Project viewshed, including Otay Ranch Village 13 (1,881 single-family units), Otay Ranch Village 15 (483 single-family units), Otay Ranch Village 17 (296 single-family units), Jamul Highlands Estates (25 residential lots), and Lyons Valley 8 (lot split) (see Table 1-7 in Chapter 1). Although the visual quality or character of currently natural areas within Chula

Vista and the Jamul/Dulzura Subregion would be impacted as a result of the Proposed Project and nearby cumulative projects, scenic vista impacts associated with development of the Proposed Project were determined to be less than significant.

The scenic vistas analyzed in Section 2.1.2.1, Scenic Vistas, consist of views from Proctor Valley Road through the Project Area. Because the Proposed Project and cumulative development in the surrounding area would not substantially obstruct or interrupt available views to mountainous terrain in the area or degrade the availability of long, broad views to scenic resources, the Proposed Project, in combination with future development, would not result in a cumulatively considerable contribution to a cumulative scenic vista impact, and the cumulative impact would be **less than significant**.

Visual Character or Quality

Consistent with the analysis in the Otay Ranch PEIR, implementation of the Proposed Project would contribute to cumulative visual character/quality impacts within Otay Ranch. Key Views 1 and 2 (Figures 2.1-3 through 2.1-14) depict the visual change that would occur from implementation of the Proposed Project as viewed primarily from Proctor Valley Road. As shown in the figures, grading and development of the currently vacant and undeveloped Proctor Valley with residential, mixed-use, park, public safety, utility, and roadway uses would incrementally contribute to the cumulative loss of open, rolling topography in the cumulative visual setting. Similarly, past, current, and future development within the surrounding landscape has resulted and will result in the substantial alteration of the visual character and quality of these areas. Specifically, cumulative projects in the surrounding area, including Otay Ranch Villages 13, 15, and 17; Jamul Highlands Estates; and Lyons Valley 8, would all result in alteration of the visual character and quality of the area. As such and consistent with the findings of the Otay Ranch PEIR, the Proposed Project would contribute to a **significant and unavoidable cumulative impact** with regard to visual character and quality **(Impact AE-CUM-1)**; see Section 2.1.5, Mitigation, for mitigation measures.

Light and Glare

Current and foreseeable future development in the vicinity of the Project Area would include sources of nighttime lighting in the form of interior and exterior security lighting and parking, architectural highlighting, landscape lighting, and illuminated signage. Specifically, cumulative projects in the surrounding area, including Otay Ranch Villages 13, 15, and 17; Jamul Highlands Estates; and Lyons Valley 8, would result in alteration of the visual character and quality of the area. Although development of the Proposed Project would contribute new sources of light to the surrounding area, as discussed previously, lighting for the Proposed Project would be designed to adhere to the regulations of the County Light Pollution Code (the Dark Sky Ordinance).

Furthermore, the Proposed Project would be consistent with lighting standards prevalent in urbanized and rural areas of San Diego County, and lighting would adhere to all applicable City of Chula Vista and County ordinances and standards. In addition, Proposed Project lighting would comply with City of Chula Vista and state energy conservation measures currently in place, which would limit the amount of unnecessary illumination during evening and nighttime hours. Lastly, the installation of rooftop solar on all residential buildings in the Project Area is not anticipated to create substantial glare that would be received by receptors at on- or off-site viewing locations. Solar PV panels are designed to be highly absorptive of incoming sunlight. In addition, on- and off-site landscaping would function as screening elements capable of partially intercepting glare at viewing locations. Further, the duration of received glare and exposure of receptors at specific on- or off-site locations to any glare generated by the Proposed Project would be temporary. Therefore, in combination with all other cumulative projects that would entail the installation of new lighting sources, and, potentially, rooftop PV panels, the Proposed Project would not considerably contribute to a lighting or glare impact, and the cumulative impact would be **less than significant**.

Compliance with Applicable Community and Regional Plans

As discussed in the GPAR (Appendix 3.1.3-1), the Proposed Project would comply with the applicable goals and policies of the County General Plan, Otay Ranch GDP/SRP, and mitigation measures identified in the Otay Ranch PEIR Landform Alteration/Aesthetics section. Similar to the Proposed Project, other development within the Proposed Project viewshed is required to demonstrate compliance with relevant goals and policies of applicable community and regional plans. Because the Proposed Project would comply with the relevant goals and policies of applicable community and regional plans, it would not contribute to a cumulative significant impact related to compliance with applicable community and regional plans. Impacts would **be less than significant**.

2.1.4 Significance of Impacts Prior to Mitigation

Based on the analyses above, the Proposed Project would have the following significant impacts prior to mitigation:

Impact AE-1 Construction activities would result in the removal or substantial adverse change of one or more features that contribute to the valued visual character of the existing Proctor Valley landscape.

Impact AE-2 Development of the Proposed Project would introduce features that would detract from or contrast with the existing visual character and/or quality of the existing Proctor Valley landscape.

Impact AE-CUM-1 The Proposed Project would result in a cumulatively considerable impact with regard to visual contrast with the existing visual character and/or quality of the existing Proctor Valley and surrounding area landscape.

2.1.5 Mitigation

The Proposed Project would require implementation of the following mitigation measures, which would reduce impacts from the Proposed Project:

M-AE-1 Stationary construction sites, staging, and storage areas within the Project Area shall be visually screened using temporary screening fencing. Fencing shall be of an appropriate design and color for each specific location to minimize the visibility of stationary construction sites, staging, and storage areas from off-site residential viewing locations.

M-AE-2 The applicant, or its designee, shall prepare a Landscape Master Plan. The Landscape Master Plan shall demonstrate compliance with Otay Ranch General Development Plan/Otay Subregional Plan policies pertaining to the use of landscape materials that are complementary to the existing natural setting and that reflect the natural environmental. The Landscape Master Plan shall also demonstrate compliance with San Diego County General Plan Conservation and Open Space Element policies pertaining to the minimization of visual impacts through implementation and use of appropriate scale, materials, and design to complement the surrounding natural landscape. In addition, the Landscape Master Plan shall be consistent and in compliance with the Fire Protection Plan, the Preserve Edge Plan, the Water Conservation Plan, and the design guidelines specified in the Specific Plan. The Landscape Master Plan shall identify phasing of the Proposed Project and shall be consistent with the phasing plan included in the Specific Plan. The Landscape Master Plan shall be approved by the Director of Planning & Development Services (or his/her designee) prior to the issuance of grading permits.

2.1.6 Conclusion

Scenic Vistas

Implementation of the Proposed Project would result in **less-than-significant** impacts to valued focal and/or panoramic vistas.

Visual Character or Quality

Consistent with the analysis in the Otay Ranch PEIR, the analysis presented in Section 2.1.2.2, Visual Character or Quality, concludes that implementation of the Proposed Project would result in significant and unmitigable impacts to existing visual character/quality impacts within the Project Area. Incorporation of design standards and **M-AE-1** and **M-AE-2** would reduce impacts associated with implementation of the Proposed Project. However, even with implementation of these standards and incorporation of mitigation measures, the Proposed Project would substantially change the existing character of the Project Area, and would result in a **significant and unavoidable impact**.

Impacts related to aesthetics resulting from implementation of the Proposed Project would remain significant and unmitigable. This conclusion is consistent with the conclusions of the Otay Ranch PEIR (City of Chula Vista and County of San Diego 1993a).

Light and Glare

Proposed Project lighting would be designed to adhere to the regulations of the County Light Pollution Code. Furthermore, lighting fixtures would be carefully placed and provided with glare shields and louvers to mitigate light spilling into the sky or onto adjacent properties. In addition, trees and landscape features to be illuminated would be equipped with automatic shut-off controls that would turn off lights no later than 11 p.m. Through compliance with the lamp type and shielding requirements of the County's Light Pollution Code and with implementation of the design measures described above, lighting impacts associated with the Proposed Project would be **less than significant**.

The architecture within Otay Ranch Village 14 and Planning Areas 16/19 would maintain a strong basis in Spanish, Spanish Eclectic, and Mission design. Spanish and Mission architecture are not known for use of reflective glass or high-gloss surface colors. Therefore, due to the general building material and color guidelines of the Village Design Plan and the architectural theme of the Proposed Project as stated in the Specific Plan, the Proposed Project is not anticipated to incorporate highly reflective building materials. As such, operational glare impacts generated by new building materials would be **less than significant**.

Applicable Community and Regional Plans

As discussed in the GPAR (Appendix 3.1.3-1), the Proposed Project would comply with the applicable goals and policies of the County General Plan, Otay Ranch GDP/SRP (Otay Subregional Plan Volume II), and mitigation measures identified in the Otay Ranch PEIR Landform Alteration/Aesthetics section. As such, impacts would be **less than significant**.

Cumulatively Considerable Impacts

Consistent with the analysis in the Otay Ranch PEIR, implementation of the Proposed Project would contribute to cumulative visual character/quality impacts within the Otay Ranch area. Even with implementation of mitigation measures **M-AE-1** and **M-AE-2** for the Proposed Project, development of open, rural valley and hills would substantially impact the existing visual character and quality of the Otay Ranch area, including the undeveloped Proctor Valley landscape. As such and consistent with the findings of the Otay Ranch PEIR, the Proposed Project would contribute to a **significant and unavoidable cumulative impact** related to visual character and quality.

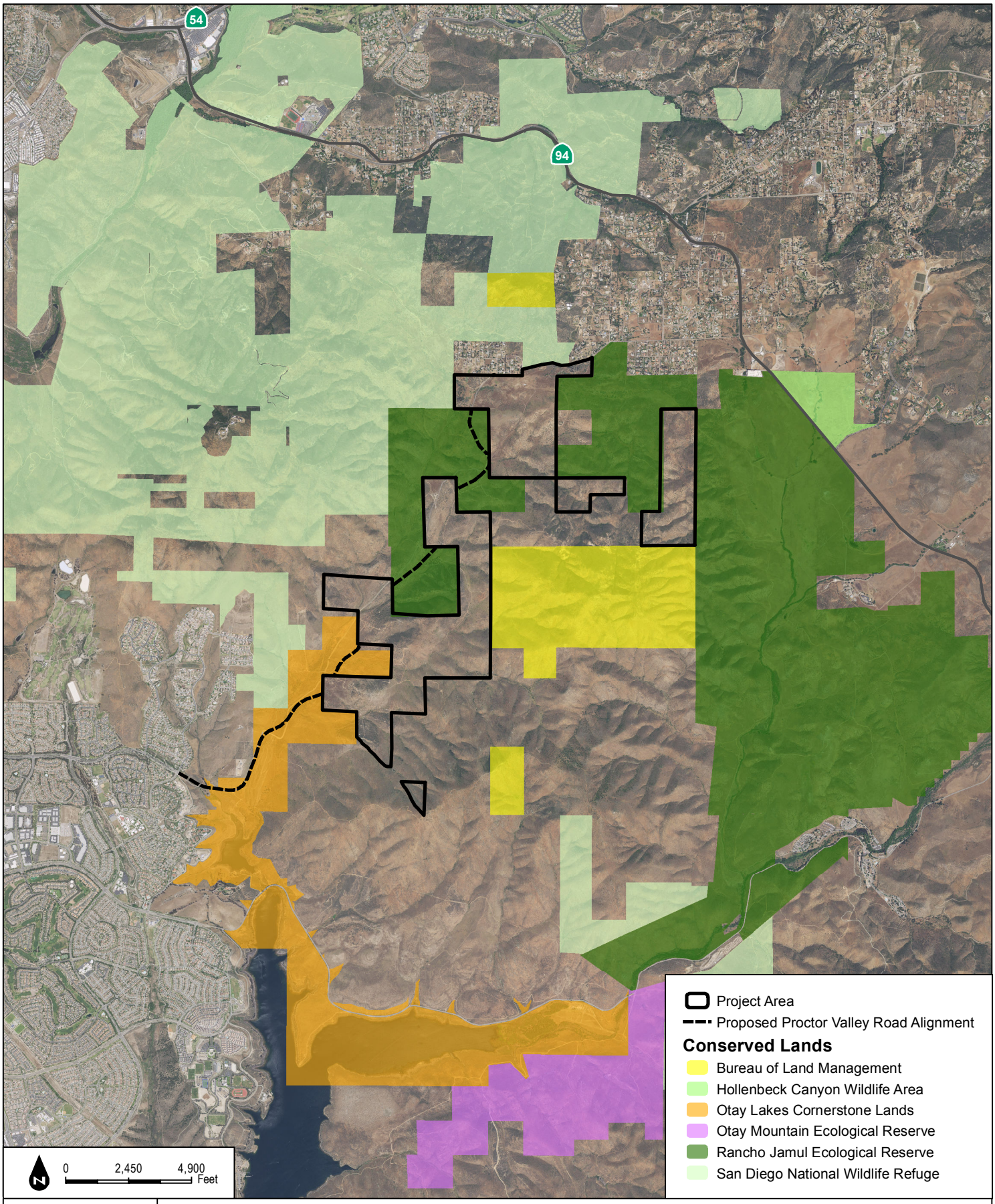
Table 2.1-1
Consistency Analysis – Visual Resource Policies

Applicable Visual Resource Policy*	Consistency Analysis
Otay Ranch GDP/SRP	
All buildings should be low profile and predominantly horizontal in nature.	**Consistent.** Residential development will be one- and two-story structures. The Village Design Plan, Design Guidelines, and Development Regulations provide guidelines for building height, setbacks, scale, and bulk.
Utilize building colors which harmonize with the natural surroundings.	**Consistent.** The Village Design Plan and Design Guidelines include guidelines that require building materials and colors that harmonize with the surrounding natural open space areas.
Building and landscape materials used in this area should reflect the natural environment and be complimentary to the existing natural setting.	**Consistent.** The Village Design Plan and Design Guidelines include guidelines that require building colors and materials that harmonize with the surrounding natural open space areas. In addition, the Village Design Plan and the Preserve Edge Plan establish a landscape palette compatible and complementary to the existing surrounding natural setting.
Important view corridors to natural landforms should be identified at the SPA level and be addressed in the final project design.	**Consistent.** The Proposed Project maximizes view opportunities from single-family neighborhoods and public parks to adjacent natural landforms. Scenic values extend through Proctor Valley. Views of the arroyo, San Miguel Mountain, and the Jamul Mountains are preserved. The Project Area contains undulating open space areas along Proctor Valley Road that would be preserved. Proctor Valley Road is a designated scenic roadway. The Proctor Valley Road alignment seeks to preserve significant rock outcroppings and landforms, and views to the Upper Otay Reservoir.
Residential and recreational building should be designed to harmonize with the existing topography. Hillside sites should be designed to take advantage of the opportunities to create outdoor decks, terraces and viewing areas.	**Consistent.** The Village Design Plan and Design Guidelines include residential and non-residential development and siting planning guidelines. In addition, the Fire Protection Plan provides guidance regarding allowable uses at the perimeter of development within the Project Area. To take advantage of views into and across the Preserve open space areas, the Park-to-Park Loop and trails/pathways have been aligned and sited to include contemplative viewing areas and primarily open and unobscured viewing opportunities to the east and south of the proposed Development Area (see Figure 2.1-15).
Visual Resources Prevent degradation of the visual resources.	**Consistent.** Scenic values extend through Proctor Valley. Proctor Valley Road is a designated scenic corridor. The Proposed Project is consistent with this goal by implementing a terraced development plan that preserves the expansive views across Proctor Valley to San Miguel Mountain, the Jamul Mountains, and Upper Otay Reservoir. The undulating open space areas along Proctor Valley Road would be preserved.

Table 2.1-1
Consistency Analysis – Visual Resource Policies

Applicable Visual Resource Policy*	Consistency Analysis
Otay Ranch GDP/SRP	
Astronomical Dark Skies Preserve dark-night skies to allow for continued astronomical research and exploration to be carried out at the County's two observatories, Palomar and Mount Laguna.	**Consistent.** Lighting for the Proposed Project would be designed to adhere to the regulations of the County Light Pollution Code (the Dark Sky Ordinance). Lighting fixtures would be carefully placed and provided with glare shields and louvers to mitigate light spilling into the sky or onto adjacent properties. Trees and landscape features to be illuminated would be equipped with automatic shut-off controls to turn off lights no later than 11 p.m. Thus, the Proposed Project conforms to this goal.

* **Source:** City of Chula Vista and County of San Diego 1993b



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SOURCE: NAIP 2016; Hunsaker 2017; SANGIS 2017

FIGURE 2.1-1

Resource Reserves

Otay Ranch Village 14 and Planning Areas 16/19

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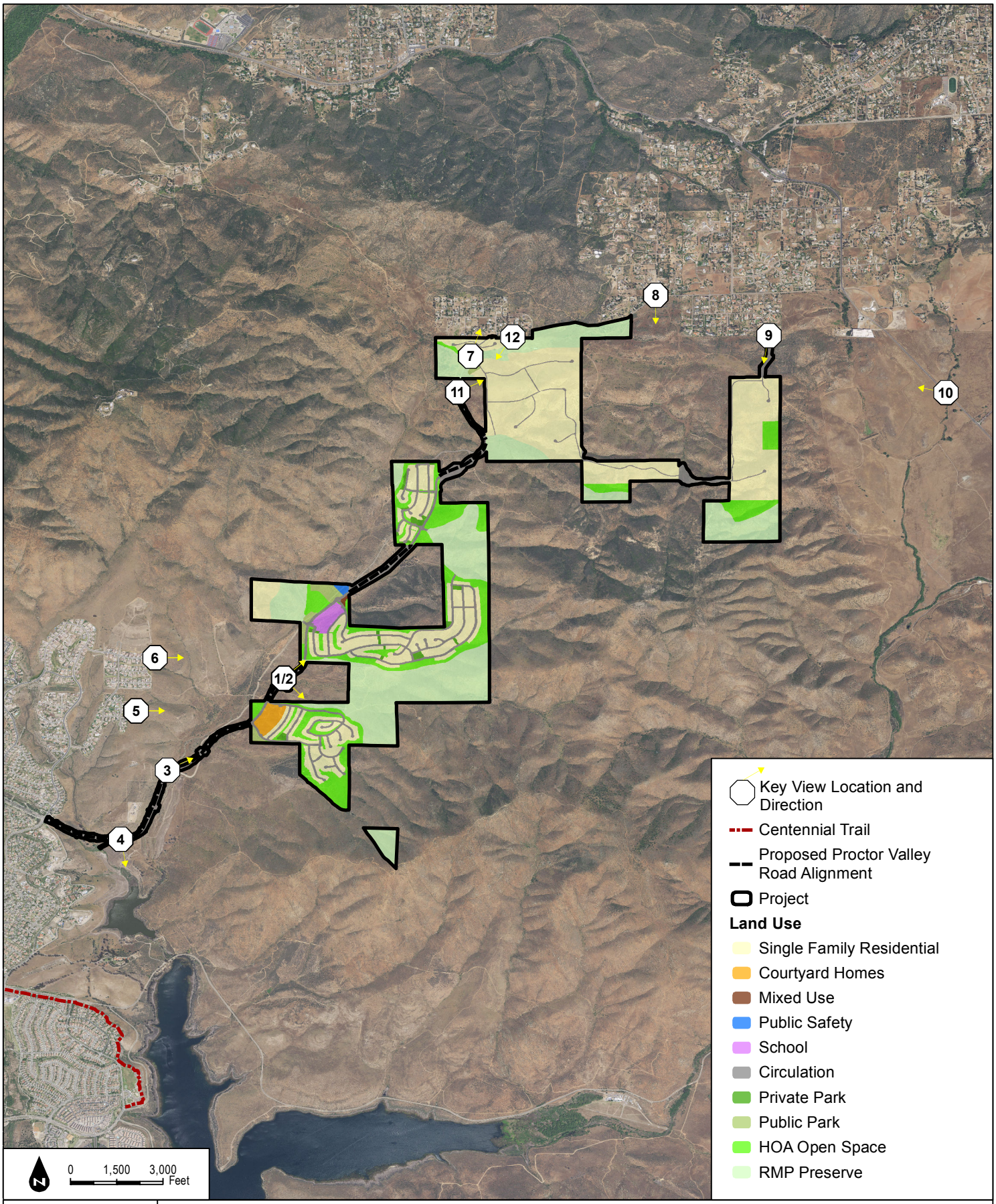

SOURCE: NAIP 2016; Hunsaker 2017

FIGURE 2.1-2

Key View Locations

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Otay Ranch Village 14 and Planning Areas 16/19

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Key View 1 - Existing Conditions

Key View 1 - Proposed Conditions - From Proctor Valley Rd looking south east at Village 14

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SOURCE: Hunsaker, 2015

FIGURE 2.1-3

Key View 1 - Existing and Proposed Conditions

Otay Ranch Village 14 and Planning Areas 16/19

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Key View 2 - Existing Conditions

Key View 2 - Proposed Conditions - From Proctor Valley Rd looking north east at Village 14

SOURCE: Hunsaker 2016

FIGURE 2.1-4

Key View 2 - Existing and Proposed Conditions

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Otay Ranch Village 14 and Planning Areas 16/19

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Key View 3 - Existing Conditions

Key View 3 - Proposed Conditions - From Proctor Valley Rd looking north east at Village 14

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SOURCE: Hunsaker 2016

FIGURE 2.1-5

Key View 3 - Existing and Proposed Conditions

Otay Ranch Village 14 and Planning Areas 16/19

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Key View 4 - Existing Conditions

Key View 4 - Proposed Conditions (no change) - From Proctor Valley Rd looking south towards Upper Otay Reservoir

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SOURCE: Hunsaker 2016

FIGURE 2.1-6

Key View 4 - Existing and Proposed Conditions

Otay Ranch Village 14 and Planning Areas 16/19

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Key View 5 - Existing Conditions

Key View 5 - Proposed Conditions - From east of the residence along Via Porlezza looking east at Village 14

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SOURCE: Hunsaker 2016

FIGURE 2.1-7

Key View 5 - Existing and Proposed Conditions

Otay Ranch Village 14 and Planning Areas 16/19

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Key View 6 - Existing Conditions

Key View 6 - Proposed Conditions - From the end of Via Ponte Tresa looking east at Village 14

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SOURCE: Hunsaker, 2015

FIGURE 2.1-8

Key View 6 - Existing and Proposed Conditions

Otay Ranch Village 14 and Planning Areas 16/19

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Key View 7 - Existing Conditions

Key View 7 - Proposed Conditions - From Proctor Valley Rd looking north at Village 19

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SOURCE: Hunsaker, 2015

FIGURE 2.1-9

Key View 7 - Existing and Proposed Conditions

Otay Ranch Village 14 and Planning Areas 16/19

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Key View 8 - Existing Conditions

Key View 8 - Proposed Conditions - From the intersection of Proctor Valley Rd and Pioneer Way, looking south at Village 19

SOURCE: Hunsaker 2016

FIGURE 2.1-10

Key View 8 - Existing and Proposed Conditions

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Otay Ranch Village 14 and Planning Areas 16/19

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Key View 9 - Existing Conditions

Key View 9 - Proposed Conditions - From the end of Whispering Meadows Ln looking at south at Village 16

SOURCE: Hunsaker 2016

FIGURE 2.1-11

Key View 9 - Existing and Proposed Conditions

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Otay Ranch Village 14 and Planning Areas 16/19

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Key View 10 - Existing Conditions

Key View 10 - Proposed Conditions - From Campo Rd (State Route 94) Looking west at Village 16

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SOURCE: Hunsaker 2016

FIGURE 2.1-12

Key View 10 - Existing and Proposed Conditions

Otay Ranch Village 14 and Planning Areas 16/19

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Key View 11 - Existing Conditions

Key View 11 - Proposed Conditions - From Proctor Valley Rd Looking north east at village 19

SOURCE: Hunsaker 2016

FIGURE 2.1-13

Key View 11 - Existing and Proposed Conditions

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Otay Ranch Village 14 and Planning Areas 16/19

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Key View 12 - Existing Conditions

Key View 12 - Proposed Conditions - From the intersection of Proctor Valley Rd and Shadow Valley Rd looking south west at Village 19

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SOURCE: Hunsaker 2016

FIGURE 2.1-14

Key View 12 - Existing and Proposed Conditions

Otay Ranch Village 14 and Planning Areas 16/19

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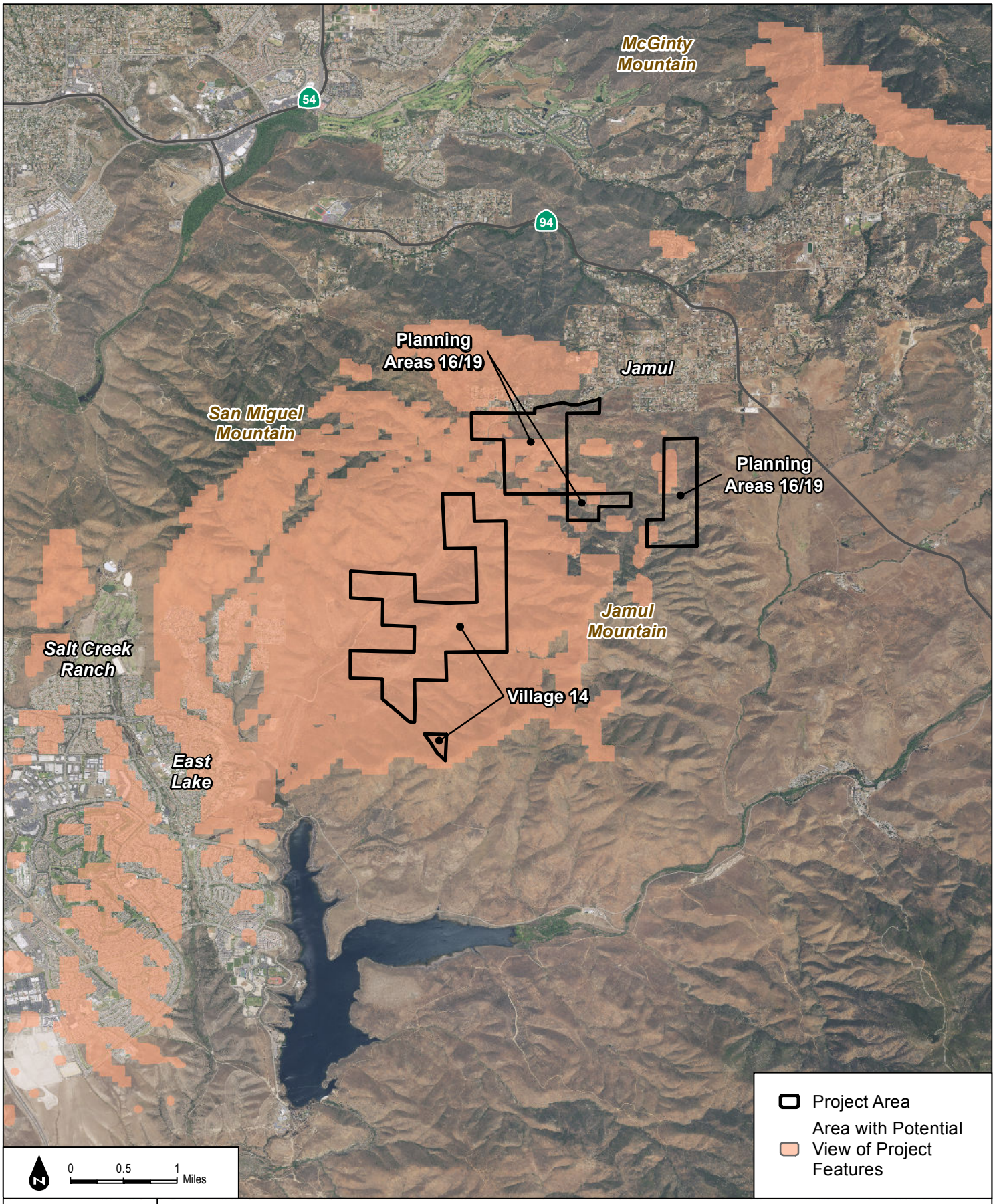

SOURCE: NAIP 2016; Hunsaker 2017

FIGURE 2.1-15

Viewshed Analysis - Village 14

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Otay Ranch Village 14 and Planning Areas 16/19

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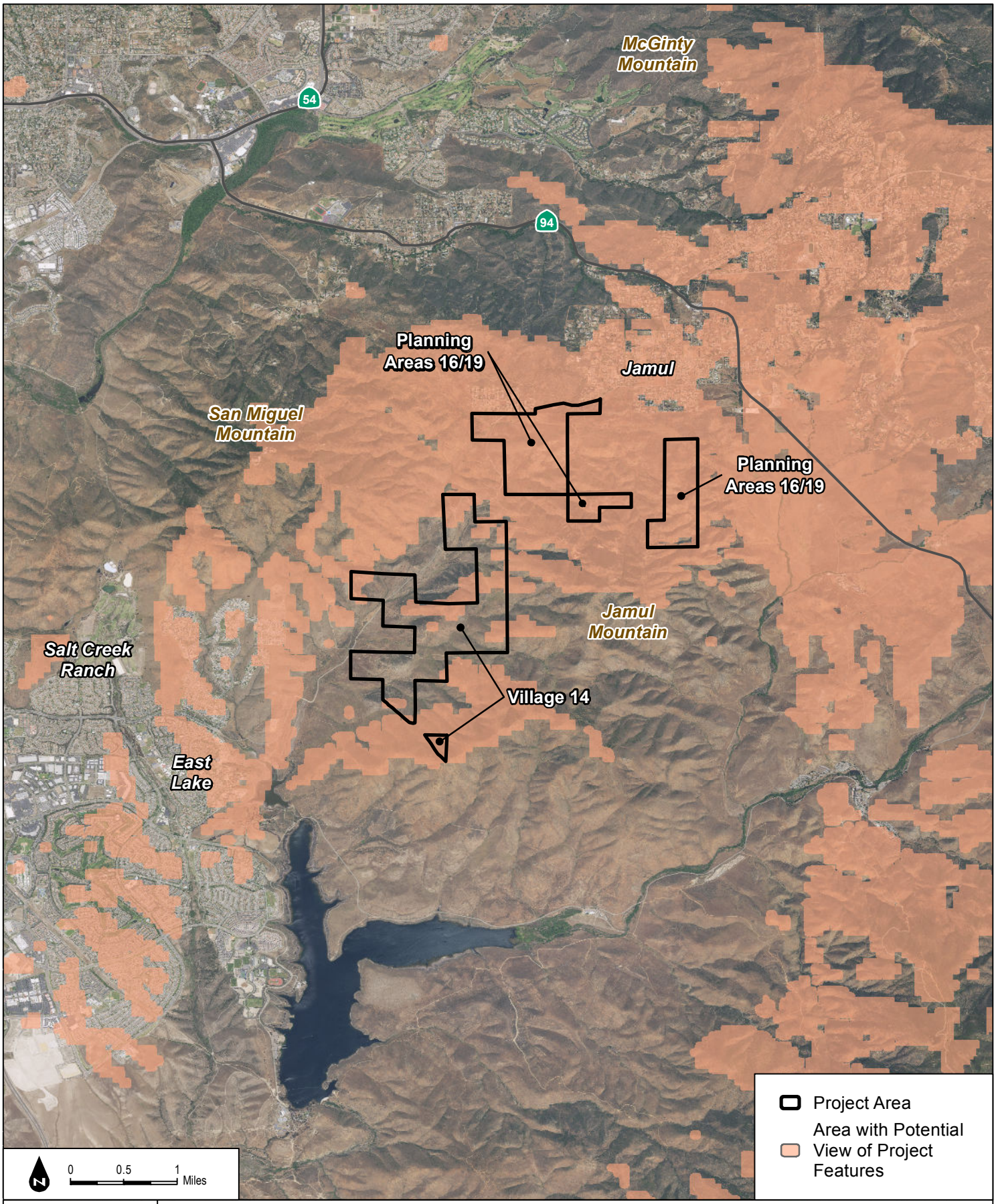

SOURCE: NAIP 2016; Hunsaker 2017

FIGURE 2.1-16

Viewshed Analysis - Planning Areas 16 and 19

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Otay Ranch Village 14 and Planning Areas 16/19

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