HELIX
Environmental Planning

Sweetwater Vistas Project

PDS2015-SPA-15-002

Visual Impact Analysis

January 2017

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EXECUTIVE SUMMARY

The proposed Sweetwater Vistas Project (Project) is located in the unincorporated portion of southern San Diego County, in the eastern portion of the Spring Valley community, immediately southwest of Sweetwater Springs Boulevard/Jamacha Boulevard intersection. The Project site encompasses 52.0 acres and is bisected by Jamacha Boulevard with 43.4 acres located on the west side of the roadway (Western Parcel) and 8.6 acres located on the east side of the roadway (Eastern Parcel).

The Project site is mostly undeveloped and consists of hilly terrain generally covered with vegetation and some riparian areas. The Western Parcel is traversed by Hansen's Creek and hillsides generally covered with vegetation ascend from both banks of the creek and occur in other areas of site. Portions of Western Parcel have been disturbed associated with surrounding development and the widening of Jamacha Boulevard. The Eastern Parcel consists of undeveloped land comprised primarily of riparian habitat associated with a tributary to the Sweetwater River and sloping hillsides in the eastern portion. On-site elevations in the Western Parcel range from approximately 320 feet above mean sea level (amsl) within Hansen's Creek to approximately 540 feet amsl in the northwest corner. On-site elevations in the Eastern Parcel range from approximately 360 feet amsl in the southwest corner to approximately 440 feet amsl in the northeast corner.

The Project site is located at the eastern edge of the developed community and begins to transition to a more natural environment to the east with steeper hillsides, peaks, and water courses and associated natural vegetation and undeveloped land. In addition to the east, the dominant Dictionary Hill and a smaller peak containing water tanks occurs to the west. To the east, development occurs on land at grade with Jamacha Boulevard, except for residential neighborhood on the hillsides and hilltop. Beyond these developments, vast areas of mostly undeveloped land occurs that is dominated by large hillsides, ridgelines, and peaks associated with San Miguel Mountain and the Jamul Mountains. Surrounding off-site uses predominantly include residential development comprised of single-family residential neighborhoods and multi-family condominium and apartment complexes. Areas to the west and south are developed almost entirely with residential development that extends to the boundaries of the community. To the north, uses include residential, retail, and an industrial park. Hilltop residential development is located to the east with undeveloped mountainous terrain characterized by steep hillsides, peaks, and ridgelines beyond.

The Project site is currently part of the 653-acre The Pointe San Diego Specific Plan that was approved in 1990 and amended in 2003. Designated uses for the Project site on the Western Parcel include a 503-room destination resort, 195 mountainside suites, three restaurants, a clubhouse, part of a golf course, equestrian facilities, and open space. Office uses are designated for the Eastern Parcel.

The Project entails a change to the approved Specific Plan to remove the Project site and associated designated uses from the Specific Plan and develop a master planned community consisting of 218 multi-family residential units, private community recreation uses, and open space areas. Proposed development would occur entirely on the Western Parcel and clustered within three areas to preserve Hansen's Creek and a 50-foot (minimum) biological buffer on

either side as biological open space. No development is proposed on the Eastern Parcel, and it would be placed in biological open space.

The Project would require a General Plan Amendment (GPA), Specific Plan Amendment, and Rezone. The GPA would change the land use designation from Specific Plan to Village Residential (VR-15) and Open Space–Conservation (OS-C) and would update the Spring Valley Community Plan to reflect the removal of the uses previously envisioned on the site in conjunction with The Pointe San Diego project. The Specific Plan Amendment would remove the site from The Pointe San Diego Specific Plan Area. The Rezone would change the zone classifications to be consistent with the proposed land use designations.

The Project has been designed to be visually consistent with the existing and planned character of the area. Project buildings would include varied styles that incorporate design elements and treatments compatible with surrounding residential development. Open space set-asides would be provided that contain notable visual elements, including creek corridors, associated riparian vegetation, and steep slopes. Consequently, Project implementation would not change the relative scale of development in the area. The proposed residential structures would not result in any new, dominant visual elements within the viewshed. Building massing and scale also would be in keeping with surrounding multi-family developments. The surrounding hills and nearby prominent peaks would remain the dominant visual features, and current visual elements provided by Hansen's Creek and creek on the Eastern Parcel would be retained. The combination of these elements would result in a development project that would be integrated visibly into the overall community. Therefore, although implementation of the Project elements would represent a notable change from existing conditions on the site, the combination of all Project elements and its compatibility with surrounding development would result in less than significant impacts.

Impacts to change or loss of a valued visual element would be less than significant. Similarly, potential impacts to Resource Conservation Areas (RCAs) and trails/pathways would all be less than significant due to distance; and/or intervening topography, landscaping, and/or structural development. The Project would not significantly obstruct, interrupt, or detract from a valued focal and/or panoramic vista.

The Project would be consistent with applicable goals and policies related to aesthetics contained within applicable local land use plans. It complies with standards set within the County General Plan Conservation and Open Space (COS) Element, as well as the Spring Valley Community Plan. Regulatory requirements related to dark skies, including light output and shielding, restriction of light spill, minimization of glare resulting from reflective building materials, and conformance to the San Diego County Light Pollution Code (LPC) would be met. As a result, no significant visual impacts would occur under standards relating to applicable goals, policies, or requirements; including County ordinance requirements regarding dark skies.

Construction-period visual impacts would be short-term in nature and although adverse, would be less than significant. Project landscaping would lessen adverse visual effects associated with new buildings, with vegetation maturity being visually attained in 10 to 12 years. At that point, street trees and internal landscaping would buffer the residential buildings from views to the Project from off site, softening sharp edges, unifying the Project, and shading Project lighting.

Based on design measures built into Project design and required by ordinance, long-term visual impacts related to residential design and lighting being would be less than significant.

Overall, the Project would result in less than significant visual impacts for the following reasons: (1) residential design and features incorporated into the Project that are compatible with surrounding development; (2) the relative number of viewers and orientation to the Project; (3) the dominant nature of the surrounding topography; and (4) ordinance compliance relative to steep slopes and night lighting.

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1.0 INTRODUCTION

The following Visual Impact Analysis (VIA) was prepared for the Sweetwater Vistas Project (Project; Proposed Project). It is based on the information provided on the Project site plan, grading plan, architectural plans, conceptual elevations, conceptual landscape plan, as well as field review and Google™ Earth.

Project elements applicable to aesthetics review include the proposed residential development, roadways and roadway improvements, as well as architectural, landscaping/fire management, lighting, and grading assumptions.

1.1 Purpose of This Report

The purpose of this VIA is to:

1. Assess the visual impacts of the Proposed Project,

2. Determine the significance of the impacts under the California Environmental Quality Act (CEQA), and

3. Propose measures to avoid, minimize, or mitigate adverse visual impacts associated with the construction of the Proposed Project on the surrounding visual environment, as appropriate.

This analysis has been prepared per the County of San Diego (County) 2007 Visual Resources Guidelines for Determining Significance and Report Format and Content Requirements using CEQA guidelines of significance, as well as the County Guidelines for Determining Significance and Report Format and Content Requirements for Dark Skies and Glare (2007, as modified in 2009).

1.2 Key Issues

This report evaluates potential impacts to the visual character and quality of the Project site and surrounding area as viewed from public and private viewpoints within the Project viewshed. It focuses on variation in visual effects of the proposed development from the existing condition. This report also discusses potential inconsistencies with applicable adopted land use plans, goals, and policies related to visual resources, including dark skies.

1.3 Principal Viewpoints to be Covered

This report describes the Project site and evaluates principal views of the Proposed Project from public roads, recreational trails, and private viewpoints in the Project vicinity. Viewpoints include locations both immediately adjacent to the Proposed Project and at a distance from which more expansive views are available. Descriptions and locations of these viewpoints are provided in Section 3.0, *Visual Environment of the Project*, with locales providing the most illustrative information regarding Project design selected for discussion of changed conditions, as described in Section 5.2, *Key Views*.

2.0 PROJECT DESCRIPTION

2.1 Project Location and Existing Condition

The Proposed Project is located in the unincorporated portion of southern San Diego County, in the eastern portion of the Spring Valley community, immediately southwest of Sweetwater Springs Boulevard/Jamacha Boulevard intersection (Figures 1 through 3, with Figure 3 illustrating Project boundaries on an aerial photograph). The site encompasses 52.0 acres and includes seven individual parcels, with the following Assessor's Parcel Numbers (APNs): 505-672-03, 07, 09, 10, 11, 23, and 37. The Project site is bisected by Jamacha Boulevard with 43.4 acres located on the west side of the roadway (Western Parcel) and 8.6 acres located on the east side of the roadway (Eastern Parcel).

State Route (SR) 94 is located approximately 1.5 miles to the north and is accessible via Sweetwater Springs Boulevard and Jamacha Boulevard, both of which are the major roadways in the Project vicinity. Jamacha Boulevard is also a portion of SR-54 and connects to SR-125, located approximately 2.5 miles to the west.

The Project site is mostly undeveloped and consists of hilly terrain generally covered with vegetation and some riparian areas. The Western Parcel is traversed by Hansen's Creek and is adjacent to Sweetwater Springs (formerly Isham Springs). Portions of the Western Parcel have been disturbed associated with surrounding development and the widening of Jamacha Boulevard. On-site elevations in the Western Parcel range from approximately 320 feet above mean sea level (amsl) within Hansen's Creek to approximately 540 feet amsl in the northwest corner. The Eastern Parcel consists of undeveloped land comprised primarily of riparian habitat associated with a tributary to the Sweetwater River and sloping hillsides in the eastern portion. On-site elevations in the Eastern Parcel range from approximately 360 feet amsl in the southwest corner to approximately 440 feet amsl in the northeast corner.

The Project site is currently part of the 653-acre The Pointe San Diego Specific Plan that was approved in 1990 and amended in 2003. The Pointe San Diego is a planned destination resort community comprised of a destination resort with 706 guest suites, three restaurants, 358,300 square feet (SF) of corporate offices, a 350,00-SF office-professional park, 572 single-family homes, 283 multi-family units, an 18-hole golf course, and resort-related recreational facilities. Development under existing approvals and implementing permits has occurred in portions of the Specific Plan area. Most of the residential uses of Specific Plan have been constructed.

The Specific Plan currently designates uses for the Project site on the Western Parcel as a 503-room destination resort, 195 mountainside suites, three restaurants, a clubhouse, part of a golf course, equestrian facilities, and open space. The Specific Plan currently designates office uses on the Eastern Parcel. The Project proposes to remove the Project site from the Specific Plan and construct a master planned community consisting of 218 multi-family residential units, private community recreation uses, and open space areas instead of the designated uses in the Specific Plan.

Some land within the Western Parcel has been disturbed and used for staging and materials and spoils storage, and monument signage was constructed on the site at the Sweetwater Springs/ Jamacha Boulevard intersection in conjunction with surrounding development of The Pointe San Diego project.

A majority of the site contains native vegetation comprised of upland and riparian communities. The hillsides on both sides of Hansen's Creek primarily are covered with Diegan coastal sage scrub and non-native grassland. Areas along Hansen's Creek and the tributary to Sweetwater River traversing the Eastern Parcel contain freshwater marsh, cismontane alkali marsh, disturbed wetland, southern willow scrub, mule fat scrub, Arundo-dominated riparian, non-native riparian, and tamarisk scrub. Additionally, non-native vegetation, eucalyptus woodland, disturbed habitat, and urban/developed land occurs on the site.

2.2 Project Description

The Project entails the development of a master planned community consisting of 218 multi-family residential units, private community recreation uses, and open space areas. Proposed development would occur entirely on the Western Parcel and clustered within three areas to preserve Hansen's Creek and a 50-foot (minimum) biological buffer on either side as biological open space. No development is proposed on the Eastern Parcel, and it would be placed in biological open space.

The Project would require a General Plan Amendment (GPA), Specific Plan Amendment, and Rezone. The GPA would change the land use designation from Specific Plan to Village Residential (VR-15) and Open Space–Conservation (OS-C) and would update the Spring Valley Community Plan to reflect the removal of the uses previously envisioned on the site in conjunction with The Pointe San Diego project. The Specific Plan Amendment would remove the site from The Pointe San Diego Specific Plan Area. The Rezone would change the zone classifications to be consistent with the proposed land use designations.

Figure 4 depicts the conceptual Project site plan and the preliminary grading plan is shown on Figure 5.

2.2.1 Residential Development

Three residential product types are proposed, including two-story townhomes, three-story row townhomes, and two-story triplexes as shown in Figures 6a and 6b. These housing types would be constructed within the three proposed residential lots, with two-story townhomes in Lot 1, three-story row townhomes in Lot 2, and triplexes in Lot 3. Lot 1 is located in the northern portion of the site and encompasses 8.9 acres. A total of 78 townhomes would be constructed in Lot 1. Lot 2 encompasses 4.3 acres and is located in western portion of the site. Lot 2 would include 65 residential units comprised entirely of row townhomes. Lot 3 encompasses 7.0 acres and is located in the eastern portion of the site at the northwest quadrant of the Sweetwater Springs Boulevard/Jamacha Boulevard intersection. Lot 3 would include 75 triplex units.

The townhomes (Lot 1) would include four floor plans ranging in size from 1,276 to 1,575 SF with two to three bedrooms. The townhomes would be organized in a u-shaped configuration ranging from 4 to 12 attached units with garages along the interior. The exterior façades would

include stucco façades in earth and/or Mediterranean tones, windows, shutters, and red-tiled roofs with varying roof lines (refer to Figures 6a and 6b). Townhomes would be two stories at a height of 32 feet 7 1/8 inches.

The row townhomes (Lot 2) would include three different floor plans with two to three bedrooms and would range in size from 1,158 to 1,255 SF. The row townhomes would be organized in groups of four, six, or eight in a rectilinear configuration with a garage on the ground floor and two levels of living area above. Exterior treatments would include stucco façades in earth and/or Mediterranean tones, wood siding, decorative wood trim, wood railing, concrete-tiled roofs with varied roof lines, variation in windows, shutters, and building articulations (refer to Figures 6a and 6b). Row townhomes would be three stories at a height of 34 feet 10 inches.

The triplexes (Lot 3) would include three floor plans with two to three bedrooms. The two-bedroom units would range in size from 1,119 to 1,258 SF with two floor plans, and the three-bedroom unit would encompass 1,482 SF. The 75 triplex units would be distributed within 25 buildings generally organized in a linear configuration. Each building would contain three residential units. Exterior treatments would include stucco façades in earth and/or Mediterranean tones, windows, shutters, wrought iron railing, red-tiled roofs, and building articulations (refer to Figures 6a and 6b). Triplex buildings would be two stories at a height of 29 feet 10 inches.

Overall, building form, mass, and elevations would be articulated to create interesting roof lines, shadow patterns, and architectural detailing. All home types would incorporate a mix of stucco façades with wood detailing and concrete tile roofs.

2.2.2 Recreation Areas

Each residential lot would include a private recreation area consisting of a swimming pool, spa, associated outdoor lounge area and seating, and barbeques for use by residents. Within Lot 1, an 10,206-SF recreation area would be located in the western portion of the lot fronting the proposed roadway extension of Avenida Bosques that would provide access to this neighborhood. A 6,500-SF recreation area would be provided in the northern portion of Lot 2, adjacent to the proposed private roadway. Within Lot 3, a 6,795-SF recreation area would be provided in the northeastern portion of the lot, west of the Lot 3 access point. In addition to the swimming pools, recreational lawn areas would be provided between residential uses. Play areas and additional passive recreation areas (turf, scenic overlooks, dog runs) would also be provided throughout the site. Sidewalks would also be provided along the proposed Avenida Bosques roadway extension.

Two trails would be provided adjacent to roadways on the Western Parcel, including an equestrian trail along the site frontage of Jamacha Boulevard and a pathway along Pointe Parkway and the proposed internal roadway of Avenida Bosque. The equestrian trail along Jamacha Boulevard would be eight feet wide with a decomposed granite surface. The pathway along Pointe Parkway and Avenida Bosques would be six feet wide with a decomposed granite surface. Seating areas, scenic outlooks, and trail head markers would also be provided.

2.2.3 Biological Open Space

Approximately 27.9 acres of the Project site would be preserved as biological open space, including 18.9 acres within the Western Parcel and 9 acres within the Eastern Parcel. Proposed open space areas within the Western Parcel primarily include the Hansen's Creek corridor and buffer, while the entire Eastern Parcel would be designated and preserved as biological open space.

2.2.4 Project Entries and Internal Circulation

The Project would have three access points, one off Pointe Parkway, one off Avenida Bosques, and one off Sweetwater Springs Boulevard. Lots 1 and 2 would be accessible from either Pointe Parkway or Avenida Bosques from a proposed roadway extension of Avenida Bosques that would be constructed to connect the termini of these two existing roadway segments. The proposed roadway extension would include two lanes with sidewalks and streetside landscaping and would provide a connection between Lots 1 and 2. Lot 3 would be accessible from a gated entrance off of Sweetwater Springs Boulevard and would not connect to Lots 1 and 2.

Entry monumentation would be provided at the Project entry at the corner of the Sweetwater Springs Boulevard and Jamacha Boulevard intersection. The existing on-site The Pointe San Diego monumentation at the Sweetwater Springs Boulevard and Jamacha Boulevard intersection would be removed. Additional entry monumentation would be provided in the southern portion of the site at the Jamacha Boulevard/Pointe Parkway intersection and at the access points of each residential lot. Monumentation would consist of low-profile signage consistent with architectural treatments of the Project.

2.2.5 Walls and Fencing

Proposed walls and fencing would be constructed throughout the Project site. Fence types would include tubular steel, split-rail, and glass. Split-rail fencing would be installed along the eastern boundary of the Western Parcel, adjacent to Jamacha Boulevard. This fence would be four feet tall and built with red cedar posts and rails. Five-foot-tall tubular steel fencing would be placed around the perimeter of Lot 2, and portions of Lots 1 and 3. Tubular steel fencing with a 42-inch height would also be placed around portions of Lots 1 and 3. Tubular steel fencing (five feet tall) would also be placed around the recreation centers within each residential lot.

Non-combustible glass view fences walls up to six feet high would be constructed along portions of the building pad edges within Lots 1 and 3. These fences would be comprised of a two-foot-high slump block wall with a slurry finish and color consistent with the adjacent residential architecture and a four-foot-high, half-inch-thick, clear tempered glass with tubular steel posts.

Recommended masonry sound walls at a height of five feet would be constructed along portions of the boundary of Lot 3, fronting Sweetwater Springs Boulevard and Jamacha Boulevard. The first sound wall would extend from the northwest corner of Lot 3 to the Project entrance. The second sound wall would extend from the southern end of the Project entrance, towards the northeastern corner of Lot 3, and then turn the corner at the eastern edge of the Project site along Jamacha Boulevard to approximately 10 feet south of the last residential building. Sound walls would be slump block walls with a slurry finish and a color consistent with adjacent residential

architecture. The tops of the sound walls would include concrete wall cap in a color that matches the architectural trim of the adjacent residential buildings.

2.2.6 Lighting

The Proposed Project includes lighting elements to both accent community focal elements and to provide safety. Lighting for the Proposed Project is designed to use the least amount of lighting possible and still be in compliance with state and local regulations for safety, and to adhere to the County of San Diego's dark sky ordinance, the San Diego County Light Pollution Code (LPC) and the Valley Center Community Plan dark skies policies.

Lights would be provided along Project streets for safety and directional purposes. Project lights would be as low level as possible, timed as appropriate, directed downward and screened to minimize the impacts on the dark sky and minimize spillover onto adjacent properties. Accent lighting may be used in recreation areas. Low voltage accent lighting would be directed off trees, rocks, and other natural features. Accent light sources would be shielded to eliminate glare and light trespass.

At the Project entries, low voltage lights would be used to illuminate walls, and to light paths and sidewalks. Additional low voltage accent lighting would be directed off trees, rocks, and other natural features, as well as up toward Project signs. All Project lighting would be equipped with glare shields and louvers, allowing the light to be directed to specific focal points, and limiting glare as well as light spill.

2.2.7 Bioretention Basins

Bioretention basins are proposed within each residential lot to accommodate on-site drainage. Basins would have gentle sloping sides and generally would have somewhat irregular boundaries, which would allow these areas to blend into surrounding grassy areas within which they would be located. Project landscaping would be installed within and around the basins consisting of turf/grasses in the bottoms and trees, shrubs, and/or ground covers at the upper edges.

Within Lot 1, one bioretention basin would be located in the southern portion of the development pad and one would be located in the eastern portion of the development, adjacent to manufactured slopes that transition into the existing hillsides and low-lying Hansen's Creek riparian corridor. A proposed basin within Lot 2 would be located in the southern portion of the development pad bounded by guest parking, manufactured slopes adjacent to the Avenida Bosques roadway extension, and Pointe Parkway. Another basin would be located on the east side of the Avenida Bosques extension. In Lot 3, a retention basin would be located at the southern extent of the graded pad, adjacent to manufactured slopes and hillsides that drop down into the riparian corridor. Another basin would be located in the southwestern portion of Lot 3, adjacent to the Jamacha Boulevard/Sweetwater Springs Boulevard intersection.

2.2.8 Landscaping

Figures 7a through 7d present the overall landscape concept for the Project. Plant palettes may be refined during final design, but would include varieties such as those identified below.

Street Trees

Street trees would be placed along Project entries and public streets. Chinese Pistache (*Pistacia chinesis*) trees would be planted along the site frontage of Jamacha Boulevard, Pointe Parkway, as well as along both sides of the proposed Avenida Bosques extension that would traverse the Western Parcel. London Plane (*Platanus acerifolia*) and Chinese Elm (*Ulmus parvifolia*) trees would be planted along the site frontage of Sweetwater Springs Boulevard. Each of these trees would be planted from 24-inch boxes. At maturity, they would be expected to reach 40 feet in height and would have canopies of 40 feet in width.

Large Canopy Trees

These trees would be located primarily on manufactured slopes around the building pads of Lots 1, 2, and 3. They would include Maidenhair Tree (*Ginko biloba*), California Sycamore (*Platinus racemosa*), Fremonts Cottonwood (*Populus fremonti*), Coast Live Oak (*Quercus agrifolia*), and Chinese Elm (*Ulmus parvifolia*). Each tree would be planted from 24-inch boxes. At maturity, they would be expected to range from 40 to 65 feet in height and would have canopies ranging from 40 to 60 feet in width.

Small Accent Trees

These trees would be installed around and in between residential buildings within each lot (Lots 1, 2, and 3) and include Marina Strawberry Tree (*Arbutus "marina"*) and Crape Myrtle (*Lagerstroemia indica*). Each tree would be planted from 24-inch boxes. At maturity, they would be expected to range from 20 to 30 feet in height and would have canopies of 20 feet in width.

General Space Trees

These trees would be located along internal driveways, in parking areas, and at common areas (passive landscaped areas and recreation centers) within each planning area. They would include species such as Fruitless Olive (*Olea europea "swan hill"*), African Sumac (*Rhus lancea*), Tipu Tree (*Tipuana tifu*), and Brisbane Box (*Tristania conferta*). Each tree would be planted from 24-inch boxes. At maturity, they would be expected to range from 25 to 40 feet in height and would have canopies ranging from 25 to 40 feet in width.

In addition, palm tree species would be planted around the pools within each residential lot and would include species such King Palm (*Archontophoenix cunninghamiana*), Bismark Palm (*Bismarkia nobilis*), and Date Palm (*Phoenix dactylifera*). Planted palm trees would have a 10-foot trunk height. At maturity, these palm species would be expected to range from 20 to 40 feet in height and would have canopies ranging from 20 to 40 feet in width.

Slope Plantings

Manufactured slopes would be planted with a native hydroseed mix for erosion control. Additional trees, shrubs, and groundcovers would also be planted on Project slopes. Trees would include those identified under "Large Canopy Trees" above. Shrubs would include agave, lilac, and rock rose species. Groundcovers would include coyote brush.

Common Area Shrubs and Groundcovers

Various sized shrubs, perennials, succulents, vines, and groundcovers would be planted in common areas. A total of 19 potential small shrub/perennial species, 13 large shrub species, 16 succulent species, 4 vine species, and 8 groundcover species are identified in the Project landscape concept. Refer to Figures 7a through 7d for specific species.

Bioretention Areas

Proposed bioretention areas would be planted with tufted clumping plants (e.g., Berkeley sedge, small cape rush, and California gray rush), rye grass (Canyon prince wild rye), and California Sycamores.

Brush Management Areas

Brush management areas would include the manufactured slopes adjacent to the building pad within each residential lot and along Project roadways. Trees such as Scrub Oaks and Coast Live Oaks would be spaced a minimum of 10 feet apart between crowns and would not be closer than 10 feet from any structure. Each tree would be planted from 24-inch boxes. A total of 10 potential shrubs and groundcovers have been proposed, with shrubs to be kept a minimum distance of five feet apart on center (see Figure 7b). This shrubbery would be underlain by groundcovers as specified on Figure 7b.

2.2.9 Grading and Landform Alteration

Project grading would require approximately 129,000 cubic yards of cut and fill that would be balanced on site. Manufactured slopes would be constructed adjacent to the building pads within each residential lot and the proposed roadway to transition into the adjacent existing topography. Most proposed manufactured slopes would have a maximum gradient ratio of 2:1, although 1.5:1 slopes are proposed in Lot 3 to provide the required wetland buffer and in Lot 1 to provide the wetland buffer and respect an existing sewer easement. Manufactured slopes would also be contour graded to blend into the natural terrain. Within Lot 1, slopes would be up to 70 feet in height. Slopes within Lot 2 would be up to 20 feet in height, and up to 25 feet in height in Lot 3. As discussed above, proposed manufactured slopes would be revegetated with a mix of native and ornamental plants.

As discussed in Section 2.4.4, the Project site contains approximately 0.97 acre of slopes protected under the County's Resource Protection Ordinance (RPO). Project grading would encroach into 0.05 acre of these slopes.

Retaining walls are proposed within each planning area and along roadways. In Lot 1, two curvilinear retaining walls would be constructed along portions of the manufactured slopes. The height of these walls would vary from at grade to eight feet and would generally follow the contour of the manufactured slope. Within Lot 2, a retaining up to six feet tall would be constructed along east side of Avenida Bosques. Within Lot 3, a four-foot-high retaining wall would be constructed at the foot of the manufactured slope west of the building pad. Additionally, a retaining wall up to three feet high would be constructed along a portion of site frontage along Jamacha Boulevard.

2.2.10 Construction Phasing

The Project would be developed in phases over an approximately 3.5-year period. Construction would begin with one week for site preparation followed by grading activities. Grading of all three planning areas would overlap with grading of Lots 1 and 2 with a total estimated duration of 1.5 months. Following underground utilities installation and paving activities, construction of Lots 1 and 3 would begin concurrently. Lot 1 construction would occur over three sub-phases, each eight months in duration with three months of downtime between phases. Construction of Lot 2 would also occur over three sub-phases, each 8 months in duration, but with only two months of downtime between phases. Architectural coating phases lasting nine working days would follow the completion of each sub-phase. There would be a total of three coating phases for Lots 1 and 2 and one coating phase following the completion of Lot 3.

2.3 Land Use Designations and Zoning

The Project site is located in the eastern village portion of the Spring Valley Community Plan area. The County of San Diego General Plan and Spring Valley Community Plan designate the Project site as Specific Plan Area. As discussed previously, the Project site is currently part of The Pointe San Diego Specific Plan, which identifies the site for development of a resort (503 rooms and 195 mountain side suites) with supporting commercial and recreation uses on the Western Parcel and office uses on the Eastern Parcel. The Project would include a GPA to change the land use designation from Specific Plan Area to Village Residential (VR-15) on the Western Parcel and Open Space – Conservation (OS-C) on the Eastern Parcel. The Project would also include an amendment to The Pointe San Diego Specific Plan to remove the site from The Pointe San Diego Specific Plan Area.

Existing zoning classifications for the Project site include S88 (Specific Plan Area) for the Western Parcel and C30 (office-professional use) for the Western Parcel. To be consistent with proposed land use designations, the Project would include a rezone to change the zone classifications to RU (Urban Residential) on the Western Parcel and OS (Open Space) on the Eastern Parcel.

Land use designations of surrounding properties include additional Village Residential (VR-7.3) to the north and south; Specific Plan Area to the west, south, and east; Public/Semi-Public Facilities to the east; Open Space to the northeast; and Limited Impact Industrial and High Impact Industrial to the northeast.

2.4 Regulatory Framework

The Project is subject to a number of regulations applicable to the protection of visual resources, as well as plans and policies that ensure adequate consideration is given to preserving and/or enhancing the visual qualities of an area. These policies aid in evaluation of the planning agency/community perception of visual qualities within an area, as well as providing guidance as to whether modifications due to the Project would be visually compatible with County and/or community goals. The Project is subject to the following guidelines and policies discussed below.

2.4.1 County of San Diego General Plan

The 2011 Conservation and Open Space (COS) Element of the County General Plan combines what formerly were four separate elements (Open Space, Conservation, Scenic Highway, and Energy). The COS Element describes the natural resources within the County and goals and policies to preserve them. The COS Element provides direction for future growth and development in the County with respect to the conservation, management, and utilization of natural (biological, water, agricultural, paleontological, mineral, visual [including scenic corridors and dark skies]) and cultural resources; protection and preservation of open space; and provision of park and recreation resources. Specific goals and policies in the COS Element are addressed in Section 2.5, *Design Policies and Guidance.*

2.4.2 Spring Valley Community Plan

The Spring Valley Community Plan (August 2011) augments the 2011 General Plan and contains goals and policies specific to the Spring Valley Community Plan area. The Project site is located in the eastern portion of the Spring Valley Community Plan area. Guidance related to aesthetics is contained in the Land Use Element of the Community Plan.

2.4.3 Spring Valley Design Guidelines

The Spring Valley Community Design Guidelines (June 1992) contains general design guidelines for certain development types within Spring Valley that are subject to the design review process. The process is a comprehensive evaluation of characteristics of a proposed development which may have an impact on neighboring properties and the community as a whole. It examines the quality of a project's site planning, architecture, landscape design, signage, and lighting. Design review is required for the following types of projects: all commercial and industrial development, multi-family residential development on land zoned at densities of 7.3 dwelling units or greater, and some Major Use Permits that also require building permits. The Design Guidelines also contain general and district-specific objectives. The Project site is located within the Sweetwater Springs District.

2.4.4 Resource Protection Ordinance

The County's RPO provides special regulations applicable to certain types of discretionary applications, including tentative maps. The ordinance focuses on the preservation and protection of the County's unique topography, natural beauty, diversity, natural resources, and quality of life. It is intended to protect the integrity of sensitive lands including wetlands, wetland buffers, floodplains/floodways, sensitive habitats, cultural resources, and steep slopes (lands having a natural gradient of 25 percent or greater and a minimum rise of 50 vertical feet, unless said land has been substantially disturbed by previous legal grading), all of which are components of visual quality and community character. There are approximately 0.97 acre of slopes on the Project site that meet the definition of steep slopes under the County's RPO. This represents approximately two percent of the Project site.

2.4.5 Board of Supervisors Policy I-73 Hillside Development

The Hillside Development Policy minimizes the effects of disturbing natural terrain and provides for creative design for hillside developments. The policy provides guidelines to assist the Board of Supervisors, Planning Commission, Director of Planning & Development Services (PDS) and staff in the evaluation of hillside development in San Diego County. It is intended that this policy serve as a guideline and supplement to other applicable regulations, including the RPO.

2.4.6 Light Pollution Code

The Light Pollution Code (LPC; Title 5 Division 2 of the San Diego County Code) seeks to control undesirable light rays emitted into the night sky in order to reduce detrimental effects on astronomical research at Palomar and Mount Laguna Observatories. The LPC designates areas within a 15-mile-radius of each observatory as Zone A, with all other areas of the County designated as Zone B. The Project site is located more than 15 miles from either Palomar or Mount Laguna Observatory and is therefore within Zone B. Lighting within the ordinance is organized into three classes. Zone A has the strictest requirements for compliance with the ordinance, as defined by lighting class.

In accordance with Section 51.203, Class I lighting means all outdoor lighting including but not limited to, outdoor sales or eating areas, vehicle fueling areas, assembly or repair areas, billboards and other signs, recreational facilities, and other similar applications where color rendition is important for commercial or safety purposes. Zone B allows fully shielded lamps.

Class II lighting includes all outdoor lighting (not limited to) illumination for commercial, industrial, and residential walkways; roadways and parking lots; equipment yards; outdoor security; and residential entrance lighting. Zone B allows fully shielded low pressure sodium lamps and prohibits lamps above 4,050 lumens except for fully shielded high pressure sodium lamps along private driveways. Other lamps at or below 4,050 lumens must be fully shielded or, if unshielded, not exceed 2,000 lumen with a motion sensor or a residential entrance light.

Class III lighting is any outdoor lighting used for decorative effects such as architectural illumination, flag and monument lighting, and landscape lighting. Zone B allows for fully shielded low pressure sodium lamps and luminous tubes. Other lamps above 4,050 lumens are prohibited. Lamps at or below 4,050 lumens are also prohibited except if they are less than 2,000 lumens per fixture.

2.5 Design Policies and Guidance

Design policies and guidance can be found in the County General Plan COS Element (2011), the Spring Valley Community Plan, and Spring Valley Design Guidelines.

2.5.1 County General Plan

Specific elements relative to visual resources are described in the COS Element. Three goals and six policies apply to the Proposed Project and are listed below.

Goal COS-11 addresses preservation of scenic resources, including vistas of important natural and unique features, where visual impacts of development are minimized. Five applicable policies define elements of concern.

- COS-11.1 addresses protection of scenic resources and requires the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.

- COS-11.2 promotes scenic resource connections between 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.

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

    - Creative site planning

    - Integration of natural features into the project

    - Appropriate scale, materials, and design to complement the surrounding natural landscape

    - Minimal disturbance of topography

    - Clustering of development so as to preserve a balance of open space vistas, natural features, and community character

    - Creation of contiguous open space networks

- COS-11.4 addresses coordination with adjacent federal and State agencies, local jurisdictions, and tribal governments to protect scenic resources and corridors that extend beyond the County's land use authority, but are important to the welfare of County residents.

- COS-11.7 requires new development to place utilities underground and encourage "undergrounding" in existing development to maintain viewsheds.

Goal COS-12 addresses preservation of ridgelines and steep hillsides for their character and scenic value.

Goal COS-13 addresses preservation of dark skies that contribute to rural character and are necessary for the local observatories. One policy applies to the Project.

- COS-13.1 restricts 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.

2.5.2 Spring Valley Community Plan

The Spring Valley Community Plan contains numerous goals and policies, and recommendations related to visual resources in the Land Use Element. Within the Land Use Element, four goals and one policy are applicable to the Project.

Goal LU 1.1 calls for residential, commercial and industrial development that enhances Spring Valley's community character, are consistent with Zoning and Design Review Criteria, and improve the quality of life of its citizens.

Goal LU 1.2 calls for a Spring Valley where residential uses are not located adjacent to hazardous industries or other uses not compatible with residences.

Goal LU 2.1 calls for residential development that is not higher than 15 dwelling units per acre to allow for moderate development that compliments and improves the character of Spring Valley.

Goal LU 2.4 calls for residential development that incorporates design guidelines and improves upon the community character of Spring Valley. The supporting policy is applicable to the Project:

- LU 2.4.1 requires all new development and remodeling of multi-unit residential uses to:
    - Screen trash containers
    - Utilize building colors that are subdued in density and saturation
    - Provide signs in conformance with Spring Valley sign requirements
    - Be constructed to be as energy efficient as possible, including but not limited to, solar, recycled water, use of native vegetation or xeriscaping
    - Provide parking at a minimum of two spaces per unit in addition to handicapped and required visitors' parking. Accommodations on appropriate reductions can be made only for those types of developments noted in General Plan Policy M-10.5, when reductions would not affect desired community character. Parking for multi-family units shall be covered and/or garaged.
    - Provide landscaped open space for at least 75 percent of the front yard
    - Provide minimum front yard setbacks of 15 feet from right-of-way
    - Provide all parking onsite, within the property of the proposed project
    - Provide screening for all parking, which may consist of landscape materials, decorative wood, or fencing

- Provide screening from adjacent properties using either wood, masonry or stucco, at least six feet in height
- Conduct appropriate studies for noise
- Provide a multi-use area with open space and play areas for children as well as adults of at least 100 SF per individual unit
- Use paint colors of a neutral, subdued tone

3.0 VISUAL ENVIRONMENT OF THE PROJECT

This section of the VIA describes the existing visual setting and aesthetic conditions in the area, and is intended to paint a picture of the Project location. This section provides the basis for analysis of the level of change to this setting that could result from Project implementation. Information is based upon topographic mapping, aerial and at-grade photographs, reference document reviews, and site reconnaissance. It provides information on the Project site, as well as overall Project vicinity, including information on landforms (including drainages, ridgelines and the presence of steep slopes), as well as vegetative cover and any built uses. This section also includes a discussion of the Project viewshed, as well as the type, location, and duration of views.

3.1 Project Setting

Sections 3.1.1 and 3.1.2 provide summary descriptions of the visual setting. Photographs supporting and expanding upon the text are described in Section 3.1.3, Photo Observation Points.

3.1.1 On-site Visual Setting and Uses

The Project site is located in the unincorporated portion of southern San Diego County, in the eastern portion of the Spring Valley community, immediately west of Sweetwater Springs Boulevard/Jamacha Boulevard intersection (refer to Figures 1 through 3). The Project site encompasses 52.0 acres and is bisected by Jamacha Boulevard with 43.4 acres located on the west side of the roadway (Western Parcel) and 8.6 acres located on the east side of the roadway (Eastern Parcel).

The Project site mostly contains undeveloped land with varied topography comprised of sloping terrain and riparian features. The Western Parcel is traversed by Hansen's Creek, which is characterized by a low-lying waterway lined with verdant riparian vegetation. The historic Sweetwater Springs (formerly Isham Springs) occurs adjacent to the northern portion of the site within Hansen's Creek. Hillsides generally covered with vegetation ascend from both banks of the creek. East of the creek, the slopes reach a plateau and then descend to a retaining wall along Jamacha Boulevard. West of the creek, hillsides lead up to off-site residential development and a local peak containing water tanks beyond. Some areas within the Western Parcel have been disturbed in conjunction with The Pointe San Diego development, including the northeast portion of the site adjacent to the Sweetwater Springs Boulevard/Jamacha Boulevard intersection

and an area in the western portion of the site. An entry monument for The Pointe San Diego is located on site at the northwest corner of the Sweetwater Springs Boulevard/Jamacha Boulevard intersection (see Figure 10a, Photo 12) that consists of curvilinear white stucco walls and pilasters with tile and stone elements, as well as signage that identifies the "The Pointe San Diego." A large water fountain (non-operational) and several palm trees and other ornamental plants also occur at this entry monument. On-site elevations in the Western Parcel range from approximately 320 feet amsl within Hansen's Creek to approximately 540 feet amsl in the northwest corner.

The Eastern Parcel consists of undeveloped land comprised primarily of riparian habitat associated with a tributary to the Sweetwater River and sloping hillsides in the eastern portion. The tributary is lined with verdant riparian vegetation and the slopes are mostly covered with native vegetation consisting of Diegan coastal sage scrub. On-site elevations in the Eastern Parcel range from approximately 360 feet amsl in the southwest corner to approximately 440 feet amsl in the northeast corner.

A majority of the site contains native vegetation comprised of upland and riparian communities. The hillsides on both sides of Hansen's Creek primarily are covered with Diegan coastal sage scrub and non-native grassland. Areas along Hansen's Creek and the tributary to Sweetwater River contain freshwater marsh, cismontane alkali marsh, disturbed wetland, southern willow scrub, mule fat scrub, Arundo-dominated riparian, non-native riparian, and tamarisk scrub. Additionally non-native vegetation, eucalyptus woodland, disturbed habitat, and urban/ developed land occurs on the site.

3.1.2 Off-site Visual Setting and Uses

Natural Setting

The Project area is characterized by diverse landforms, including numerous hills and local peaks to the west, larger peaks and ridges to the east, and narrow river valleys in between the hillsides that open up to a broader flat floodplain area of the Sweetwater Reservoir to the south. The surrounding hills provide notable visual features as they are relatively close to the site, and substantially rise above the valley floor. The peaks to the west generally range in elevation from 800 to 1,000 feet amsl, with Dictionary Hill representing the highest point at 1,064 feet amsl. To the east, the peaks are much larger and range in elevation from approximately 900 to 2,500 feet amsl. San Miguel Mountain is located less than three miles from the site to the southeast and, at 2,565 feet amsl, is a prominent peak that is visible from distant locales within the County. Mother Miguel Mountain is located approximately three miles to the southeast and has an elevation of 1,527 feet amsl. The Jamul Mountains are located east of San Miguel Mountain and rise to an elevation of 2,059 feet amsl. The peaks, particularly the higher ones, are dominant visual elements.

Water features in the Project vicinity include the Sweetwater River to the east and south, associated tributaries, and the Sweetwater Reservoir to the south. The Sweetwater River corridor is a primary visual element, as it winds through the hillsides and empties into the Sweetwater Reservoir. It contains varying amounts of riparian habitat depending on the stretch of the river. The Sweetwater Reservoir and floodplain also are prominent visual features in the vicinity given

the open expanse of water and riparian vegetation set against the backdrop of the hillsides and large peaks that contrast in form and color.

County-identified Resource Conservation Areas (RCAs) within the Project vicinity and focused on natural features include the Sweetwater River Floodplain (RCA 77), Dictionary Hill (RCA 97), and Hansen's Pond (RCA 98). The Sweetwater River Floodplain and Dictionary Hill RCAs are described (in the Spring Valley Community Plan) as containing native vegetation that supports biological resources. Hansen's Pond is designated an RCA due the biological value of habitat and cultural and historical importance associated with the historic Isham Springs bottling plant. The Hansen's Pond RCA is located partially within the Project site.

Built Environment

Settlement in Spring Valley began as early as the Late Prehistoric period by the Kumeyaay people who used many of the springs in the area and established a village, known as Meti. During the 1500s, the San Diego Mission used Spring Valley lands for its herds and flocks. During the mid to late 1800s, ranches began to appear throughout the community, and farming and livestock endeavors prevailed. By 1900, Spring Valley had a post office, a schoolhouse, a church, and two general stores. Housing boomed in the 1950s and many of the residential neighborhoods, particularly in the La Presa and Brookside areas, began to develop. Additional residential development continued in the 1960s, 1970s, and 1980s along with roads and infrastructure to support the development. Homes within The Pointe San Diego project began developing around the year 2000. Commercial and industrial uses, as well as schools also were built commensurate with the population growth.

Currently, Spring Valley is almost entirely built out and comprised mostly of residential uses. Much of the community is developed with single-family homes within established neighborhoods. Commercial uses are concentrated along major roadways, including Jamacha Boulevard, Sweetwater Springs Boulevard, Bancroft Drive, Troy Street, and Grand Avenue. Small pockets of industrial uses occur along Bancroft Drive, Jamacha Road, Austin Drive, Jamacha Boulevard, and Sweetwater Springs Boulevard.

Spring Valley is served by two highways: SR-94, a major east/west artery on the north that divides the community, and SR-125 on the west, a north/south artery that also divides a portion of the community. Jamacha Boulevard is the man east/west roadway and connects SR-125 with SR-94. Sweetwater Springs Boulevard serves a primary north/south roadway that connects SR-94 with Jamacha Boulevard.

The Project site is located at the eastern edge of the developed community and begins to transition to a more natural environment to the east with steeper hillsides, peaks, and water courses and associated natural vegetation and undeveloped land. In addition to the east, the dominant Dictionary Hill and a smaller peak containing water tanks occurs to the west. Development within this area of the community is arranged around these two notable peaks. To the east, development occurs on land at grade with Jamacha Boulevard, except for The Pointe San Diego residential neighborhood on the hillsides and hilltop. Beyond these developments, vast areas of mostly undeveloped land occurs that is dominated by large hillsides, ridgelines, and peaks associated with San Miguel Mountain and the Jamul Mountains.

Ridgelines or hilltops (which draw the eye from lower elevations) that are developed with structures stand out to viewers from below, or at, similar elevations. Hilltop development is very noticeable, with geometric and rectilinear structures often skylined for viewers.

Surrounding off-site uses predominantly include residential development comprised of single-family residential neighborhoods and multi-family condominium and apartment complexes. Both single-family and multi-family homes developed as part of The Pointe San Diego project are located to west and south, as well as to the east on a hillside and hilltop across Jamacha Boulevard. These homes were constructed more recently than other residences in the Project vicinity such as those to the immediate north within the Tres Lagos development or further south near Whitestone Road. Areas to the west and south are developed almost entirely with residential development that extends to the boundaries of the community and provide a somewhat homogenous character in terms of use, although the various residential types (i.e., single-family and multi-family), sizes, and styles provide variety in form, line, color, and scale. To the north, uses are more diverse and include residential, retail, an industrial park, schools, and a post office. This diversity generally continues to the east, with a mixture of industrial, retail, and residential uses. A small retail center (Sweetwater Center) is located at the northeast quadrant of the Sweetwater Springs Boulevard/Jamacha Boulevard intersection and contains a gasoline station, a few restaurants, and other businesses. The Otay Water District headquarters is located to the east. Several mobile home communities and self-storage facilities occur to the northeast. Vacant land occurs to the northeast across Sweetwater Springs Boulevard that consists of roadway right-of-way for the SR-54 that was not constructed. Additional SR-54 roadway right-of-way occurs on the Project site adjacent to Jamacha Boulevard. The developer of the Project has made a request to have the SR-54 right-of-way vacated and included in the Project area.

Major roadways and collector streets in the immediate vicinity generally have sidewalk, curb and gutter, and some landscaping along with street lights. Night-lighting occurs in conjunction with existing residential uses, as well as some commercial/retail and business park/industrial uses in the Project vicinity. These features, along with surrounding development, overall contribute to a suburban built environment. All of these man-made elements, however, are visually overpowered by the scale of hills and peaks, specifically Dictionary Hill, the adjacent peak to the east (that contains two water tanks), and larger peaks associated with San Miguel Mountain and the Jamul Mountains to the east that rise from the valley and are visually dominant due to their proximity and difference in elevation from the smaller valley floor.

Other important elements to the visual setting include scenic roads and recreational facilities, including both parks and trail areas. There are no state designated scenic highways or County scenic corridors identified in the COS Element within the Project vicinity. Public park or recreation facilities within the Project viewshed (additionally addressed in Section 3.2, *Project Viewshed*, below) include the Sweetwater Summit Regional Park. No additional existing public park or recreational areas are identified as having topographically accessible views to the Project site.

The County has identified one regional trail and a number of proposed community pathways (non-motorized facilities within road right-of-way) and trails (away from vehicular roads) located along public rights-of-way and over private property in the vicinity of the Project, and

consistent with the County Trails Program Community Trails Master Plan (2005). These community facilities are designed to be located in close proximity to residents, and to provide transportation, recreation, access, infrastructure, linkages and safe routes throughout a community. In the vicinity of the Project, the County has identified one regional trail, five community trails, and three pathways. All of these are identified as "first priority," in the Community Trails Master Plan. The trails listed in the Community Trails Master Plan include:

1. *Sweetwater Regional Trail* is a regional trail that extends around Sweetwater Reservoir and along the Sweetwater River. A portion of this trail has been constructed and the proposed segment would extend from the terminus of the existing trail near the SR-54/SR-125 interchange and continue along the north shore of Sweetwater Reservoir. Staging areas are also planned along this trail. At its closest point, this planned regional trail is located approximately 0.5 mile south of the Project site.

2. *Sweetwater Reservoir Trail* is a proposed community trail that would extend a distance of 0.4 mile between the proposed unbuilt segment of the Sweetwater Regional Trail and a trail easement of The Pointe San Diego development. This trail is located approximately 0.4 mile south of the Project site at its closest point.

3. *Sweetwater Springs Trail* is a proposed community trail that would extend along Sweetwater Springs Boulevard for approximately 0.07 mile and connect to a trail easement along the Jamacha Boulevard right-of-way. This trail is located adjacent to the Project site.

4. *Jamacha Trail* is a proposed 0.48-mile-long community trail along Jamacha Boulevard and associated road right-of-way that would connect to a trail easement along the Jamacha Boulevard right-of-way and a planned community pathway. This trail is located approximately 0.3 mile northeast of the Project site at its closest point.

5. *Whitestone Connector Trail* is proposed community trail that would extend approximately 0.16 mile from the Whitestone Road cul-de-sac to a trail easement of The Pointe San Diego development. This trail is located approximately 0.3 mile southwest of the Project site at its closest point.

6. *Heritage Ranch Loop Trail* is a proposed 2.3-mile-long community trail that would extend from a trail easement of The Pointe San Diego development and loop around Dictionary Hill. This trail is located approximately 0.4 mile west of the Project site at its closest point.

7. *Pointe Parkway Pathway* is a proposed community pathway that connects trail easements of The Pointe San Diego development on the east and west side of Jamacha Boulevard. The pathway would be 0.11 mile in length. This pathway is located adjacent to the Project site and the Spring Valley Community Trails Map shows part this pathway extending on to the southern portion of the site.

8. *Jamacha Boulevard Pathway* is a proposed 0.4-mile-long community pathway along Jamacha Boulevard, between Pointe Parkway and Sweetwater Springs Boulevard. This pathway is located adjacent to the Project site.

9. *Sweetwater Springs Boulevard Pathway* is a proposed community pathway along a 0.04-mile-long segment of this roadway that would connect the proposed Jamacha Boulevard Pathway and Sweetwater Springs Trail. This pathway is located adjacent to the Project site.

3.1.3 Photo Observation Points

Figure 8 is an aerial photograph of the Project site and the surrounding area, and shows the location from which each photograph was taken, as well as the orientation of the view.

The following criteria were considered during determination of site photograph locations:

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

On-site visual elements are illustrated in Figures 9a through 9e followed by pictures to the site from off-site locations in Figures 10a through 13.

On-site Visual Elements

Photos 1 through 10 depict the landforms, vegetation, and disturbed areas that characterize the Project site taken from on-site locations.

Figures 9a and 9b depict panoramic views across the Western Parcel from the top of the slope between Hansen's Creek and Jamacha Boulevard in the east central portion of the Western Parcel (Photos 1 through 4). Photo 1 looks southwest and encompasses the southern portion of the Western Parcel. The slope that descends to Hansen's Creek is seen in the foreground and covered with grasses and other low-lying plants and occasional rocks. Taller riparian vegetation within the creek corridor is visible in the middle ground, as well as vegetated slopes that rise from the other side of the creek below. Pointe Parkway that runs adjacent to the southern site boundary and associated off-site residential development is depicted in the background. Also visible in the background in the upper left portion of the photograph is the Sweetwater Reservoir

to the south. Photo 2 pans slightly to the west with views of similar on-site visual elements across the Western Parcel. Additional elements visible in Photo 2 (that are not visible in Photo 1) include a disturbed, dirt area devoid of vegetation that is used for materials storage in the middle ground, a dirt roadway extending from the disturbed area (also in the middle ground), and a cut slope with contrasting tan-colored exposed dirt in the upper right portion of the photograph. Continuing the sweeping view across the Western Parcel, Photo 3 looks west to northwest from the same vantage point as Photos 1 and 2. This view encompasses more of the riparian corridor that traverses the site generally in a north–south direction, as well as slopes in the northwestern portion of the site. A man-made slope is located in the middle ground that contrasts with surrounding vegetation due to the lack of vegetation. Photo 4 looks to the north across the site and pictures the grass-covered slope in the foreground, dense riparian trees along the creek and surrounding vegetated hillsides in the middle ground, and off-site residential and industrial development and hills in the background.

Figures 9c and 9d (Photos 5 through 8) depict other on-site visual elements within the Western Parcel. Photo 5 captures the view from a hilltop in the northwestern portion of the Western Parcel and looks east across the site. A large rock/gravel pile in the foreground dominates the view from this vantage point and illustrates an area where prior disturbance has occurred. Beyond the rock/gravel pile, vegetated slopes on either side of the creek corridor and some riparian vegetation along the creek are visible in the middle ground. Background views encompass surrounding development and nearby and distant ridgelines. Photo 6 is taken in the northern portion of the Western Parcel and depicts a small non-vegetated drainage that runs along the northern site boundary. As pictured, this drainage is a few feet wide with rocks and sand along its course. Photo 7 looks northwest toward the northern site boundary within the northeastern portion of the Western Parcel. This area of the site is characterized by relatively level topography in the foreground with riparian vegetation and a cluster of palm trees along the edge of the creek in the middle ground. Slopes rising to off-site residential development are pictured in the middle and background. The vantage point from Photo 8 is located along the eastern portion of the Western Parcel, adjacent to Jamacha Boulevard and looks to the south. This portion of the site contains vegetated slopes that rise from the roadway. A retaining wall is also pictured at the edge of the site along with a wooden utility pole. Across the roadway (on the left side of the photograph), vegetation and trees within portions of the Eastern Parcel are visible, as well off-site hills and hilltop residential development.

Figure 9e (Photos 9 and 10) depicts views of on-site visual elements within the Eastern Parcel. Photo 9 encompasses a view looking northwest from the southern end of the Eastern Parcel. Undeveloped land primarily covered with dense native vegetation is pictured in the foreground and middle ground along with riparian trees and palms along the creek that runs adjacent to Jamacha Boulevard. Views across Jamacha Boulevard of on-site slopes that rise from the roadway are visible in the background in the upper left portion of the photograph. Photo 10 looks southwest from the northern portion of the Eastern Parcel and pictures the dense riparian vegetation along the creek corridor.

Off-site Vantage Points

Off-site vantage points surround the Project site, primarily from surrounding roadways and trails. Photos 11 through 22 (Figures 10a through 13) depict visibility to and of the site from abutting vantage points such as roads and surrounding residential neighborhoods.

Jamacha Boulevard

The closest and most heavily traveled public road to the Project site is Jamacha Boulevard, which abuts the eastern boundary of the Western Parcel (for approximately 0.38 mile) and the western boundary of the Eastern Parcel (for approximately 0.25 mile). Northbound travelers approaching the site would have views of the Western Parcel starting from the vicinity of Spring Glen Lane, although the curve in the roadway and intervening slopes would only make the southern point within the Western Parcel visible from this roadway. As the traveler proceeds northward, views into the Western Parcel begin to become more visible from Pointe Parkway; however, on-site slopes that ascend from the roadway obscure open views across the Western Parcel. Views into the Eastern Parcel from the northbound direction along this roadway are less obstructed due to the lack of intervening topography, but are limited to the stretch of the roadway that approaches the site due to the rise in the roadway and lower elevation of on-site areas compared to the roadway.

Views into the Western Parcel for southbound travelers along Jamacha Boulevard are mostly obscured until Sweetwater Springs Boulevard because of the curve in the roadway and intervening development and trees. As the traveler approaches Sweetwater Springs Boulevard, the roadway curves and opens up views into both the Western and Eastern Parcels. Direct views of the Western Parcel and peripheral views of the Eastern Parcel are provided at the Jamacha Boulevard/Sweetwater Springs Boulevard intersection. Peripheral views into both areas of the Project site continue along the stretch of the roadway that fronts the Western and Eastern Parcels. As the roadway begins to drop down into the valley, views into the Western Parcel become more obstructed by the retaining wall and on-site slopes along the roadway. Similar to the northbound direction, no intervening topography obstructs peripheral views into the Eastern Parcel, but this portion of the site is lower in elevation than the roadway such that views generally encompass the mid to upper canopies of the trees along the creek.

Figures 10a and 10b (Photos 11 through 14) depict views toward the Project site from different vantage points along Jamacha Boulevard. Photo 11 pictures a view looking south within Jamacha Boulevard at its intersection with Sweetwater Springs Boulevard. As shown, peripheral views into the Western and Eastern Parcels are provided. Views into the Western Parcel are generally limited to the slopes that front the roadway, and views into the Eastern Parcel encompass taller trees and vegetation that extend above the cars (in the northbound direction) in the roadway. Also pictured are distant views of Sweetwater Reservoir and the associated river valley to the south. Distant ridgelines can be seen in the horizon.

Photo 12 is taken from the northeast quadrant of the Jamacha Boulevard/Sweetwater Springs Boulevard intersection and looks southwest directly into the Western Parcel. On-site monument entry signage, a large fountain, and tall palm trees that were installed as part of The Pointe San Diego project are visible in the foreground at the southwest quadrant of the intersection. This

monumentation is one of the developed/disturbed areas on the Western Parcel. Behind these features, on-site slopes and vegetation are visible in the middle ground.

Photo 13 encompasses a western view toward the Western Parcel from Jamacha Boulevard near Pointe Parkway. The southern point of the Western Parcel is comprised of a sparsely vegetated slope with a white metal chain fence visible is the middle ground to the right of Pointe Parkway. Behind the on-site slope, taller vegetation and other on-site slopes are pictured in the background on the right side of the photograph.

Photo 14 is taken from the Jamacha Boulevard/Pointe Parkway intersection and looks northwest at the on-site slopes adjacent to the roadway. As shown, some vegetation and taller trees are visible above the slopes, but views into the interior of the Western Parcel are obstructed by the slopes that edge the roadway.

Sweetwater Springs Boulevard

In addition to Jamacha Boulevard, the other major roadway in the Project vicinity is Sweetwater Springs Boulevard, which abuts a portion of the northeastern boundary of the Western Parcel and the entire northeastern boundary of the Eastern Parcel. The roadway extends between SR-94 to the north and ends at US Elevator Road, south of Jamacha Boulevard. The roadway gently slopes down from north to south and the roadbed lies above the Project site as the southbound traveler approaches the site. As a result, southbound travelers on the roadway are provided fairly open views of the northern portion of the Western Parcel, but only along the site frontage. Southbound views north of site frontage are not available into the site due to intervening structures and mature trees along the roadway. Southbound views into the northern portion of the Eastern Parcel are provided near the Sweetwater Springs Boulevard/Jamacha Boulevard intersection, although some of the larger on-site trees are visible from further distances along the roadway.

Views into the site for northbound travelers are more encompassing compared to the southbound direction due to topography of both the roadway and the site. Near the Sweetwater Springs Boulevard/Jamacha Boulevard intersection, the roadway is at its low point and hillsides within the Western Parcel rise above the roadway. While some trees along Sweetwater Springs Boulevard and along the creek within Eastern Parcel provide partial screening, open views are provided of the on-site hillsides in the western and northern portions of the Western Parcel, and of the mesa top adjacent to the site frontage along Sweetwater Springs Boulevard. Views into the Eastern Parcel are only provided to northbound travelers on the segment of the road south of Jamacha Boulevard as they pass by the Eastern Parcel. These views encompass dense riparian vegetation and trees along the creek in the northern area of the Eastern Parcel.

Figures 11a and 11b (Photos 15 through 18) depict views toward the Project site from different vantage points along Sweetwater Springs Boulevard. Photo 15 is taken from the segment of the roadway adjacent to the northern boundary of the Western Parcel and looks west directly into the Western Parcel. A relatively flat vegetated area adjacent to the roadway is pictured in the foreground. Vegetation down-slope within the Hansen's Creek corridor can be seen in the middle ground. An on-site hillside in the western portion of the site is pictured in the background. This hillside contains natural topography and vegetation, as well as a cut that visually contrasts with the abutting portions of the hillside in terms of color (light tan compared to greens and dark

browns) and form (flat compared to undulating). Off-site residences and landscaping (very faintly) skyline background views.

Photo 16 provides a view from the same general location as Photo 15, but looking south down the roadway. Peripheral views of the edge of the Western Parcel are pictured in the foreground and middle ground and encompass large rocks, vegetation, and some bare dirt immediately adjacent to the paved roadway. Tree tops and other vegetation within the Eastern Parcel are barely visible in the middle ground (behind the traffic signals in the left side of the photograph), as they visually blend in with other adjacent green vegetation such that it makes it difficult to discern. Background views are comprised of hillside residential development and San Miguel Mountain.

Photo 17 is taken from the Sweetwater Springs Boulevard/Willie Barker Way intersection, south of Jamacha Boulevard, and looks northwest toward the Project site. Native vegetation and different-sized palm trees within the northern portion of the Eastern Parcel are pictured in the middle ground. Behind and above the vegetation, vegetated slopes and the manufactured cut slope within the Western Parcel can be seen in the middle ground that provides contrast. Off-site residential development and a prominent hill with a large water tank and trees encompass background views.

Photo 18 provides a westward view from the same general location as Photo 17, but slightly to the south along Sweetwater Springs Boulevard. Dense vegetation and trees within the Eastern Parcel are visible in the middle ground. Views of the slopes within the western portion of the Western Parcel are also visible in the middle ground (in the right side of the photograph). In the background, off-site hillside residential development, a ridgeline, and the same large hill topped with a water tank and trees are visible.

Avenida Bosques

Avenida Bosques is a relative short, straight roadway (approximately 0.25 mile long) that extends from Austin Drive to a cul-de-sac just past Calle Marinero. The roadway provides access to Sweetwater Springs Elementary School and a multi-family residential development along the roadway. A gated emergency access to the adjacent The Pointe San Diego residential neighborhood is also located at the cul-de-sac, but no through traffic access (motorized and non-motorized) is provided. The cul-de-sac is directly adjacent to the Western Parcel and the roadway generally lies above the site below; however, a hillside in the western portion of the site extends higher to an adjacent off-site residential development. Views into the site from this roadway are provided only for southbound travelers and only at the cul-de-sac due to residences and trees that block views from other points along the roadway. Views of the site from this cul-de-sac location are partial and limited to the immediate adjacent area as a result of intervening vegetation, topography, and structures.

Figure 12 (Photos 19 and 20) depicts the view toward the Project site from the Avenida Bosques cul-de-sac. Photo 19 looks southeast from this vantage point and shows chain link fencing, a private property sign, and a storm drain manhole on disturbed ground at the northern point of the Western Parcel. On-site vegetation in the middle ground behind the fence almost entirely blocks views further into the site. Hillside and hilltop residential development of The Pointe San Diego

neighborhood east of Jamacha Boulevard is visible in between the trees in the distance, with larger peaks and ridgelines in the background.

Photo 20 looks due south from the Avenida Bosques cul-de-sac and is a continuation of the view pictured in Photo 19 (albeit panned to the west). Disturbed ground, chain link fencing, some concrete pipes, a few large rocks, and dense trees are pictured in the foreground. The trees dominate the view and block views into the Western Parcel. A portion of a distant peak is visible in the background (in the left portion of the photograph).

Pointe Parkway

Pointe Parkway provides access to The Pointe San Diego residential neighborhoods on the east and west side of Jamacha Boulevard. Except for short segments that extend from Jamacha Boulevard, the roadway is gated as it approaches the residential development within The Pointe San Diego neighborhoods. East of Jamacha Boulevard, the road winds up a steep hillside and into the residential neighborhood on the hilltop. The segment of the roadway on the west side of Jamacha Boulevard climbs up a hillside past a multi-family development and then makes a 90-degree turn to the west up through the hillside to other single-family residences. A portion of this roadway is adjacent to the southwestern boundary of the Western Parcel. Vantage points from higher elevations of the roadway provide unobstructed views into the Project site. Views into the Western Parcel from the portion of Pointe Parkway directly adjacent to the site are generally blocked by on-site topography (both rising and falling) and vegetation along the edge of the site.

Figure 13 (Photos 21 and 22) depict views toward the Project site from different vantage points along Pointe Parkway. Photo 21 is taken from the portion of the roadway adjacent to the Western Parcel near the gated access and looks northeast directly at the Western Parcel. On-site vegetation and gently sloping terrain are pictured in the foreground and middle ground. The entrance to an unpaved access road is visible along the edge of the roadway (in the lower right side of the photograph) that leads to a disturbed mesa on the Western Parcel that has been cleared and used as a materials storage and staging area. In the background, white and light gray edges of off-site industrial buildings to the north are visible between the vegetation in horizon views. A portion of the on-site steep slope that rises up from Hansen's Creek in the eastern portion of the Western Parcel is also visible in the background (in the right side of the photograph).

Photo 22 is taken from the segment of Pointe Parkway that climbs up the hill east of Jamacha Boulevard and looks northwest toward the Project site. The steep roadway winding down to Jamacha Boulevard is pictured in the foreground. Vegetation within the Eastern Parcel is visible just to the right of Pointe Parkway above the guardrail along the roadway and below Jamacha Boulevard (that runs right – left in the photograph). Above Jamacha Boulevard and the retaining wall edging the roadway, on-site slopes are highly visible in the middle ground, including the slope that extends up from Jamacha Boulevard and those in the western and northern portions of the Western Parcel. A portion of Pointe Parkway and the gated access point near the location of the Photo 21 vantage point is visible in the left side of the photograph (at the small structure in the median of the roadway). Below the gated access point, riparian vegetation along the southern portion of Hansen's Creek is depicted as the darker green trees in the very left of the photograph.

To the right of the gated access point, the on-site unpaved access road to the cleared materials storage area is pictured. Off-site hillside homes within The Pointe San Diego can be seen above the on-site slopes, with a prominent hill topped with a water tank and large trees in the background (in the upper left).

Additional Local Roads

Within the Project area, views of the Project site may be provided along some roadways within residential neighborhoods in the immediate locale and from the industrial/business park development to the north. Direct open views into the Project site are not provided from most of these other local streets due to intervening structures and mature vegetation.

Views could be possible from some of the higher elevation roads as views could be over substantial portions of the Sweetwater River valley (and Jamacha Boulevard that winds down into the valley) and to other edging hills. Some lower areas in the vicinity are visually constrained by topography, although a linear view corridor is generally provided along Jamacha Boulevard and the Sweetwater Reservoir to the south. Travelers along local roadways within this corridor would potentially have views of the Project, especially of higher areas on the site. Distant views of the Project may also be provided from local roadways from further away that are at a high elevation. In particular, some local streets in the foothills and hilltops of the Mount Helix neighborhood to the north (north of SR-94, east of SR-125, and south of I-8) are at elevations that would possibly provide such views. However, these views would be distant (more than two miles) and panoramic and would encompass compound visual elements within the whole viewscape such that the focus of precise Project elements would not be highly discernable or visually prominent from these vantage points.

Trails

As discussed previously, there are several planned community trails and pathways within the Project area, but only a few existing trails occur and those consist of dedicated trail easements mostly associated with The Pointe San Diego development. The Pointe Trail Easement is located on the hillsides below the hilltop residential neighborhood to the east with a trail head off of Pointe Parkway. This dedicated multi-use trail is much higher in elevation than the Project site and views of the site are provided from the western segments of this trail. The Pointe Trail Easement continues along Pointe Parkway, crosses Jamacha Boulevard, and extends through areas around and within The Pointe San Diego residential development west of Jamacha Boulevard before cutting between Dictionary Hill and the adjacent large hill with water tanks on top and terminating near the end of South Barcelona Street. Views into the Project site from this segment of the Pointe Trail Easement are generally not provided because structures or hills are located between the trail and the Project site. Views of the Project also are not provided for trail users along the existing segment of the Sweetwater Regional Trail due to distance (approximately three miles to the southwest) and intervening topography, vegetation, and structures.

Private Views

Between homes or along streets in places where the landscaping is not dense, as well as where property lines are shared with Project parcels, some portion of the Project site is likely to be visible from private access points. Partial views might be accessible from homes along adjacent or nearby roadways, such as Tres Lagos Court, Calle Marinero, and Avenida Bosques to the north. These roads are travelled by a relatively small number of individuals as they access individual homes.

Many of the homes within The Pointe San Diego development are along hillsides or hilltops where open views directly into the Project site may be available from higher elevations. These include homes facing the site from private gated roadways such as Pointe Parkway, Isham Springs Court, Fabled Waters Drive, Fabled Waters Court, Foothill Court, California Springs Court, California Waters Drive, Pointe Mountain Top Circle, Valley Waters Court, Fresh Waters Court, and Challenger Circle. Views from homes along these streets may be expansive, with the Project site comprising small to substantial elements in a larger view.

Due to topographic conditions, birds-eye views of the Project site are available from within the industrial/business park to the northwest. While these vantage points are not publicly accessible because they are located on private property and within the parking lots of the industrial/business park, open views of the northern portion of the Western Parcel, as well as along the Hansen's Creek corridor, are currently provided without many intervening elements.

Any potential visibility from these private viewpoints would be expected to be diminished to some extent over the coming years because of proposed adjacent development and Project landscaping. The vacant property in the northeast quadrant of the Sweetwater Springs Boulevard/ Jamacha Boulevard intersection is proposed to be developed with a residential community. The introduction of new structures and associated landscaping would obstruct views into the Project site from the industrial/business park. Furthermore, Project landscaping along existing and proposed roadways and within the residential lots would be expected to provide screening toward off-site views upon maturity.

3.2 Project Viewshed

A "viewshed map" is an analytical tool to aid in identification of views that could be affected by a potential project. The viewshed is defined as the surrounding geographic area from which the on-site elements of the Project are likely to be seen, and is primarily delineated based on topography. The viewshed boundary for the proposed Project was primarily determined through the computer analysis of local topographic maps. The viewshed boundary represents the geographic limits for this visual assessment.

Figure 14 illustrates the Project viewshed on an aerial photographic base. For the Project area, views within a three-mile radius were considered close enough to allow viewers to visually "read" Project elements such as landform modifications, and (potentially) the spatial mass and form of proposed structures. Beyond even one mile, topographic modifications and residential structures begin to become visually muted and distinguishable only as facets of the larger regional landscape. The area within three-mile radius (18,086 acres) was delineated using spatial

models that analyze the topographic data and determine which portions of the Project site are potentially visible from surrounding areas. Based on topographic information alone, 3,511 acres, or only approximately 19 percent of the viewshed within three miles of the Project site potentially would have views to some part of the Project site. This percentage is actually a conservative number as visual "shielding" by intervening structures or vegetation is not taken into account by the model. Because of intervening structural or vegetation elements, the entire Project site would not be visible from all of the identified points based solely on topographic elements within the viewshed area. Even under conditions in which topography or other intervening elements do not obstruct views, views to any given point within a viewshed may not be clear due to levels of humidity or haze. Features can lose sharpness at approximately one-half mile depending on these atmospheric conditions.

3.3 Landscape Unit

A landscape unit is a portion of the regional landscape and can be thought of as an outdoor room that exhibits a distinct visual character. A landscape unit will often correspond to a place or district that is commonly known among local viewers. Specifics related to visibility and intervening uses are provided as relevant within analyses below.

The "visual room" within which the Project is located consists of a single landscape unit. The "walls" of the room are provided by the rolling hills and residential neighborhoods to the west, residential and industrial development to the north, higher mountains to the east, and the Sweetwater Reservoir and river valley to the south. The Project site is overall topographically varied and the Western Parcel is characterized by a low-lying vegetated creek with vegetated hillsides and steeper slopes rising from the creek along with a few flat mesas and disturbed areas. The Eastern Parcel contains a low-lying vegetated creek with hillsides.

4.0 EXISTING VISUAL RESOURCES AND VIEWER RESPONSE

4.1 Existing Visual Resources

4.1.1 Visual Character

Visual character is descriptive and non-evaluative, which means it is based on defined attributes that do not include subjective positive or negative value judgments. A change in visual character cannot be described as having good or bad attributes until it is compared with the viewer response to that change.

The visual character of the Project locale encompasses diverse forms and a combination of natural and man-made features, including hills and prominent local peaks, riparian areas along creeks and drainages, open valley area, a fairly large water body, residential neighborhoods, an industrial/business park, and commercial development. This mix of natural and built features provides a variety of colors and forms. The hills may be tan to brown to various shades of green, depending on the season and extent and type of vegetation cover. Riparian areas along Hansen's Creek, Sweetwater River, and its tributaries provide greens and yellows with generally taller and different-textured vegetation compared to the surrounding hillsides. Ornamental landscaping

along roadways and within individual residential lots also provides verdant features within the built environment. Structures provide geometric forms with linear elements and a mix of colors on the building façades (whites, blues, tans) and roofs (red and brown tiles and gray and brown shingles) that can contrast with the earth tones and greens.

In general, area grading reflects the natural topography in that it steps up and down the original gradient, following increases and decreases in elevation. Existing hillside and hilltop development is prevalent in areas to the immediate east and west, particularly within The Pointe San Diego development, which is highly noticeable both at the Project site and from areas further away with more uniform topography to the south and north.

Roadways also generally follow topography and trend along hillsides where homes have been developed, cut through valleys between hillsides and the Sweetwater River valley to the south, and follow grid patterns within the flatter portions of the developed neighborhoods. As discussed in Section 3, views from local roadways provide very different visual experiences, depending on the location. Along the public roadways adjacent to the Project site (Jamacha Boulevard and Sweetwater Springs Boulevard) and from built out areas to the north and west, views can be fairly restricted due to differences in topography and intervening development and vegetation. From private or public roadways, trails, and private residential lots at higher elevations, views can be more expansive in nature—extending over hillside, prominent peaks, and valley areas. The large peaks and Sweetwater Reservoir are dominant visual elements and tend to be focal points of people within the Project area.

Overall, the character of the Project area is suburban in nature due to the integration of the man-made environment comprised primarily of suburban residential neighborhoods with natural features.

4.1.2 Visual Quality

Visual quality is evaluated by identifying the vividness, intactness, and unity present in the viewshed. This approach to evaluating visual quality can help identify specific methods for mitigating specific adverse impacts that may occur as a result of a project. The three criteria for evaluating visual quality can be defined as follows:

- **Unity** is the visual coherence and compositional harmony of the landscape considered as a whole. It frequently attests to the careful design of individual components in the landscape.

- **Intactness** is the visual integrity of the natural and man-made landscape and its freedom from encroaching elements. It can be present in well-kept urban and rural landscapes, as well as in natural settings.

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

The visual unity of the landscape unit is moderately low. Although the built portion of the landscape unit is comprised mostly of residential development, neighborhoods and homes within

them are diverse in terms of architectural style, size, color, configuration, and age. Some pockets of relatively homogenous neighborhoods are evident, such as The Pointe San Diego and older neighborhoods to the southwest and north, but the overall visual mosaic contributes to moderately low unity. Commercial and industrial uses interspersed with the residential uses in the vicinity also reduce unity within the landscape unit. Additionally, the larger hills and hillsides provide some degree of unity, but the development of homes on portions of them in the immediate Project vicinity reduces the unity that the hills provide, particularly in the context of the largely undeveloped mountainous areas to the east characterized by notable peaks (San Miguel Mountain and Jamul Mountain) that are visible from many areas within the region.

The intactness of the area is moderately low. The Project site is located near the developed edge of the Spring Valley community where the areas to the west have been almost entirely developed with residential neighborhoods with the exception Dictionary Hill and the adjacent hill to the east. Areas to the east begin to transition to steep terrain and undeveloped mountainous land, although encroachment has occurred into such areas to the immediate east in conjunction with The Pointe San Diego development. This encroachment has disrupted the natural setting of the hills that form the eastern boundary of the landscape unit. To the west, the intactness is also affected by development that has occurred within larger landforms (hillsides).

Within the Project site, the visual site setting is not particularly vivid or memorable due to the lack of distinctive focal points, but the creeks and hillsides pull in visual elements of the surrounding area, namely the Sweetwater River corridor and larger peaks to the west (i.e., Dictionary Hill) and east. These natural features can draw the viewer to the broader visual landscape to the east that does encompass vivid/memorable elements, including San Miguel Mountain, Jamul Mountain, the Sweetwater Reservoir, and Sweetwater River corridor. At the same time, the location of the Project site within a mostly developed suburban community and generally surrounded by development detracts from the vividness of the landscape unit. This results in a moderate vividness rating for the landscape unit.

4.2 Viewer Response

Viewer response, or awareness, is composed of two elements: viewer sensitivity and viewer exposure. These elements combine to form a method of predicting how the public might react to visual changes brought about by a project's implementation.

Viewer sensitivity is defined both as the viewers' concern for scenic quality and the viewers' response to change in the visual resources that make up the view. Local values and goals may confer visual significance on landscape components and areas that would otherwise appear unexceptional in a visual resource analysis. *Viewer exposure* is typically assessed by measuring the number of viewers exposed to the resource change, type of viewer activity, duration of the view, the speed at which the viewer moves, and position of the viewer. A viewer's response is also affected by the degree to which he/she is receptive to the visual details, character, and quality of the surround landscape. A viewer's ability to perceive the landscape is affected by his/her activity. A viewer on vacation in San Diego County would probably take pleasure in looking at the landscape, and an individual may be strongly attached to the private view from his home, but a local County resident commuting to work may not "register" those same visual resources on a daily basis.

4.2.1 Viewer Groups and Viewer Sensitivity

The following discussion of viewer groups addresses both public and private views. With regard to private views, the majority of these are from residences or streets that are not accessible to the general public but are expected to have views to the Project site.

Motorists

The primary roadways in the vicinity are Jamacha Boulevard and Sweetwater Springs Boulevard. Motorists on Jamacha Boulevard and Sweetwater Springs Boulevard generally are destination driven, and are not recreational drivers travelling along the roadways for the view as they would be along a scenic highway. They would be on their way to residential neighborhoods off of these roadways or to commercial and industrial businesses adjacent to them. Viewers would, however, experience close views to the Project site. Balancing these elements results in area travelers on these primary roadways having a moderate to moderately high sensitivity to change.

Other roadways in the Project vicinity that are adjacent to the site include Avenida Bosques and Pointe Parkway. These roadways are residential streets that provide access to homes and thus, most viewers along these roadways are residents. As previously noted, views from Avenida Bosques to the Project site are limited to the cul-de-sac. The Project proposes to extend Avenida Bosques through the site to connect with Pointe Parkway. Upon Project completion, viewers would have close-in views to the site. Pointe Parkway winds through The Pointe San Diego development. Portions of Pointe Parkway are at a higher elevation than the site and provide partial to open views into the Project site. Since motorists are presumed to be mostly residents, changes to their visual experience would be highly noticeable. The winding nature of this roadway, however, would require that motorists be more attentive to the immediate roadway rather than wider views. This may not be the case with passengers, who would be able to pay more attention to the surrounding scenery. Travelers on these other adjacent roadways (Avenida Bosques and Pointe Parkway) would be expected to have a moderate to moderately high sensitivity to change.

Additional local roadways in the vicinity provide limited views to the Project site. They are local streets within residential neighborhoods and industrial areas. Direct open views into the Project site are not provided from most of these other local streets due to intervening structures and mature vegetation. Motorists along these other local roadways are generally focused on their destination and would not be expected to be attentive to changes to their surroundings of intermittent views at greater distances. Therefore, viewer sensitivity of motorists at other local roadways would be moderately low.

Recreationalists

Existing dedicated trails are located in the Project vicinity that could provide views of the Project site, including portions of the Pointe Trail Easement to the east on the western-facing hillside. Some individuals using this trail system are expected to be locals with familiarity of the views along the trails. These users are generally expected to be highly sensitive to changes in the immediate viewscape.

Other users are new-comers, or potentially will be residents of the Project development. These users will not have pre-existing expectations of views seen from the trail and are expected to be appreciative of the expansive nature of the views overall or in their specific personal neighborhood as visible from the trail. These users are expected to have moderately low sensitivity.

Current residents in the surrounding residential neighborhoods also may walk, or ride bikes along local roadways. Bike lanes and sidewalks are provided along Jamacha Boulevard and Sweetwater Springs Boulevard. Individuals walking or riding along the local roadways who are already residents in the area would be expected to be highly sensitive to Project-related changes because of local familiarity.

A number of future residential users may come from the Project development. Those individuals would not have expectations preceding the more built environment, as they would experience the Project vicinity following development of that Project. Their sensitivity to change in views from the current condition is considered low.

Residents

A number of homes are located within the Project viewshed. Established residential neighborhoods are located in the Project vicinity and on the surrounding hills. For these viewers, the Project site provides a familiar, recognizable view that contributes to the sense of place or attachment to their community. Although home orientation or screening vegetation would obstruct many views, residential viewers are expected to be highly sensitive to changes in the immediate viewscape.

4.2.2 Existing Viewer Exposure

Motorists' Exposure

Views to the Project from many area roadways are largely shielded by intervening topography and the (resulting) winding nature of the roads with associated changes in direction. Screening vegetation and/or abutting built uses also obscure(s) views to the Project parcels in many areas. Views would also be attenuated by distance. The brief duration of views and low number of viewers indicates that motorists on most roadways in the area would have moderately low exposure.

The stretch of Jamacha Boulevard within the Project area has a posted speed limit of 50 miles per hour. At that speed, views onto the Project could be sustained for about half a minute for northbound (approximately 36 seconds) and southbound (approximately 29 seconds) travelers within the viewshed of the site along the roadway. Travelers on this road segment would comprise one of the largest viewer groups in the area. Exposure would be moderately high.

Sweetwater Springs Boulevard within the Project area has a posted speed limit of 45 miles per hour. Motorists traveling at that speed are expected to have relatively short view durations in the northbound (approximately 17 seconds) and southbound (approximately 11 seconds) directions. In addition to motorists on Jamacha Boulevard, travelers on this road segment would be one of the largest viewer groups in the area. Exposure would be moderately high.

Motorists' exposure on other local roadways that provide some degree of views into the Project site would vary. Motorists along segments of Pointe Parkway that are higher in elevation than the site and oriented toward the site could provide sustained views of the site. The number of viewers along this roadway is substantially fewer compared to Jamacha Boulevard and Sweetwater Springs Boulevard. Motorists along Avenida Bosques only have views into the site from its cul-de-sac at the end of the street where very few cars travel. Exposure on this roadway would be very low; however, this roadway would be extended through the Project site to provide access for Project residents as well as connect to Pointe Parkway. Most of the other local roadways only provide partial views that are largely obscured by intervening structures, vegetation, and topography. Overall, exposure on these other roadways would be moderately low.

Recreationalists' Exposure

Viewers using the Pointe Trail Easement would be moving at pedestrian rates of travel, or could be stationary at overlooks resulting in longer duration of potential views. Open views from this dedicated trail may be available from a limited segment of the overall trail on the west-facing slope of the hillside across Jamacha Boulevard. This particular trail segment is located at a distance of over 1,000 feet from the Project site. Trail views toward the Project from other points along the Pointe Trail Easement are screened by topographic forms and structures and users would not have visibility to the site. Combining a relatively slow rate of passage with the generally restricted locales along this trail from which the Project is visible and the fact that the Project site comprises only a portion of more expansive views, results in recreationalists on the nearby Pointe Trail Easement having moderately high exposure.

Excluding the Pointe Trail Easement, the County-identified community pathways/trails in the Project vicinity are proposed and identified in the approved Community Trails Master Plan rather than existing. Individuals walking or riding adjacent to the Project site along the local roadways would move at a relatively slow rate of passage, and some could be expected to have chosen non-vehicular transportation in order to enjoy the experience. Where planned community pathways and trails abut roadways, the user's attention would be expected to be focused more on the vehicular activity immediately adjacent to them than longer-range views. Also, planned community trails in open space areas (Dictionary Hill, Sweetwater River valley) that may afford views of the Project are either from higher or lower elevations from a distance that encompass a broader viewscape. Nonetheless, because prolonged exposure for individuals moving at pedestrian rates of speed would be provided, exposure to the Project is assessed as moderately high.

Residents' Exposure

A substantial amount of local topographic variation is present throughout the viewshed, and residential landscaping also provides frequent shielding of view elements, both from the home where the landscaping is installed as well as for adjacent structures. In other cases, particularly where residences are at approximately the same elevation but not immediately abutting the site, other structures block views. Therefore, not every structure encompassed in the viewshed limits has uninterrupted views from the entire property. Regardless, where views exist, they can be open, and many homes are sited on hillsides and hilltops specifically to take advantage of these

open views. In these instances, views encompass adjacent developed uses. Where residents in the viewshed have long-term, stationary views, they are rated as experiencing moderately high exposure.

4.2.3 Existing Viewer Awareness

Motorists' Awareness

Although drivers on local roads are expected to note Project-related changes, their primary focus generally would be on speed of travel and interaction with other drivers on the road, as well as human activity adjacent to the roadway (pedestrians, bicyclists, etc.). This, combined with both the relatively short duration of exposure time on the adjacent roadways and the number of competing visual elements in the viewshed, is expected to lessen the importance of specific view elements for this group of viewers. Traffic conditions and competing visual elements would comprise an element of distraction from passenger views as well, but it generally would be less than for the driver. In these cases, passengers within the vehicle could be more focused on the passing viewscape. Although lessened in level of effect, any distraction at all, when combined with the relatively short duration for visibility, would result in the visual impact of specific view elements being less important for this group of viewers (e.g., less important relative to viewers such as residents, discussed below). Overall, motorists' awareness is assessed as moderately low.

Recreationalists' Awareness

Trail users in the nearby Pointe Trail Easement may have a high awareness of the surrounding area and the available views, but would only experience many views toward the Project along a limited segment of the trail. While occasional or first-time visitors may not have expectations regarding potential views, regular visitors could prefer to retain existing views. The views toward the Project site do not currently encompass entirely natural elements. In fact, views from this trail segment are quite expansive given the elevation and are mostly comprised of residential development. The site is almost completely surrounded by existing development and contains some disturbed areas so that it probably does not register as a focal point from this distance. The orientation of views toward the site from this trail location also encompass Dictionary Hill and the adjacent large hill, which are far more visually dominant elements that stand out against the surrounding developed area. Views are also not sustained for long periods of time, as the trail twists and turns, varying the line of sight as the user moves along the trail. The changing focus of the recreationalists on this trail combined with the expansive viewscape and distance of the site from the trail would be expected to lower viewer awareness of activity on the Project to moderately low levels.

Riders and hikers along local roads adjacent to the Project are assumed to be local—with all the expectations of local residents, as described below. As noted above, however, excluding the Pointe Trail Easement, these pathways/trails do not currently exist. For this reason, awareness is expected to be moderately low to moderate.

Residents' Awareness

Although views from many homes may be substantially obscured or absent based on intervening topography, structures, or vegetation, others along hillsides and hilltops in the immediate area

may have open views of the Project. Residents who are currently aware of the existing condition and are familiar with, and attached to their views, are expected to be extremely aware of changes associated with Project implementation, and would have a high awareness level.

5.0 VISUAL IMPACT ASSESSMENT

5.1 Guidelines for the Determination of Significance

The following CEQA significance guidelines are from the County Guidelines for Determining Significance – Visual Resources (July 30, 2007), and were derived from the CEQA Guidelines, Appendix G, Environmental Checklist Form, as well as the County Guidelines for Determining Significance – Dark Skies and Glare (July 30, 2007, as modified on January 15, 2009).

A project will generally be considered to have a significant effect if it proposes any of the following, absent specific evidence to the contrary. Conversely, if a project does not propose any of the following, it will generally not be considered to have a significant effect on visual resources, absent specific evidence of such an effect.

A significant impact would occur if:

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

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

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

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

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

Significance Guideline 1 protects the existing visual character and visual quality by not allowing adverse changes or elements with high visual contrast. The guideline ensures that the existing community and/or neighborhood will maintain its particular character through conformance with applicable community plans and design guidelines. Any change to the existing visual quality is

assessed based on the viewers' responses to changes in the character and quality of views of the Project site, and whether they would perceive the Project contributing to, or detracting from, the existing character and quality. These aspects of the Project are assessed by analyzing changes that would occur in particular "key" views, and viewers' responses to the changes.

Significance Guideline 2 addresses potential substantial damage to particular resources that represent or characterize a community or neighborhood. Loss or damage to one or more of these particular resources can change the visual character and may also degrade the visual quality. The effect of the change is determined by the viewer response to the changes, and the determination of significance is based on the assessment of both their response to the potential change, and the potential level of change to the existing visual character and quality.

Significance Guideline 3 is directed at potentially substantial adverse effects to scenic vistas and public vantage points available from roads, recreational areas, and trails. When vistas are important enough that highways and viewpoints are designated as scenic by the County or State, changes to the resources that compose the view could be significant, depending on the degree and nature of the change, and whether the view would be obstructed.

The documents listed in Significance Guideline 4 have been developed to maintain the visual character and quality of communities and neighborhoods that are regulated by the County General Plan or Zoning. Projects that substantially stray from County regulations may result in significant adverse effects, depending on the degree and nature of the variation.

Additionally, a project may contribute to a significant adverse cumulative effect even if the project itself does not cause a significant adverse impact.

With regard to dark skies and glare, a significant impact would occur if:

5. The Project would install outdoor light fixtures that do not conform to the lamp type and shielding requirements described in Section 59.105 (Requirements for Lamp Source and Shielding) and are not otherwise exempted pursuant Section 59.108 or Section 59.109 of the San Diego County LPC.

6. The Project would operate Class I or Class III outdoor lighting between 11:00 p.m. and sunrise that is not otherwise exempted pursuant Section 59.108 or Section 59.109 of the San Diego County LPC.

7. The Project would generate light trespass that exceeds 0.2-foot-candles measured 5 feet onto the adjacent property.

8. The Project would 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.

9. 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 LPC.

Significance Guidelines 5 and 6, which rely on the lamp and shielding requirements and hours of operation standards established in the LPC, have been determined to effectively reduce impacts on dark skies. The standards are the result of a collaborative effort from technical lighting experts, astronomers, and County staff to effectively address and minimize the impact of light pollution on dark skies. The standards were developed in cooperation with lighting engineers, astronomers, SDG&E, Palomar and Mount Laguna observatories, San Diego County Department of Planning and Land Use (now PDS) and Department of Public Works, and local community planning and sponsor groups. The LPC was written specifically to ensure that new outdoor lighting would have minimal impacts on astronomical observatories.

Significance Guideline 7 relies on the light trespass restriction specified in the County Zoning Ordinance to effectively reduce impacts on dark skies. It also aims at reducing or eliminating light trespass into neighbors' yards and windows and/or into adjacent habitats. As with the LPC, the light trespass requirements are the result of a collaborative effort from technical lighting experts, astronomers, and County staff to effectively address and minimize the impact of light pollution on adjacent properties. It should be noted that there is always some level of naturally occurring nighttime illuminance. For instance, the typical illuminance from moonlight is 0.03 foot-candles.

Coupled with artificial lighting in our 24-hour society, nighttime illuminance is typically higher than the naturally occurring prevalent level, especially in urban and suburban areas. Therefore, a project that will directly illuminate adjacent properties and contribute to a level of light trespass in excess of established foot-candles will generally result in a potentially significant impact. As specified in the Zoning Ordinance, the property line, as opposed to structures, has been chosen as the point where light trespass or unwanted light may affect a neighbor. These provisions of the Zoning Ordinance were adopted specifically to ensure that new outdoor lighting would have minimal impacts on neighboring properties.

Significance Guideline 8 minimizes unnecessary daytime glare impacts to motorists, cyclists, pedestrians or individuals from reflected sunlight. With today's advances in engineering, non-reflective building materials can be used to minimize glare. Any new structure that uses highly reflective building materials may result in glare impacts and this should not occur. It should be noted that conformance to the LPC (Guidelines 5 and 6) also limits nighttime glare from outdoor lighting and non-conformance may also result in glare impacts.

Significance Guideline 9 directs consideration of the project's compliance with all applicable federal, state and local statutes and regulations including the County LPC or any other statute or regulation that may be applicable and has not been listed in this document. If such other statute or regulation is identified, the significance of a project's failure to conform to it would depend upon factors such as the purpose of the regulation or statute and the degree of that project's failure to conform to it.

5.2 Key Views

Analyzing all of the views from which a proposed project potentially can be seen is not feasible. Several of these potential views are in neighborhoods or areas not accessible to the general public. The selected Key Views (KVs) consist of photographs taken from public viewpoints, and

were identified based on the number and frequency of views, the potential sensitivity of viewers, and the types of Project-related features that would be visible. Locations for KVs and simulations were selected using the following considerations:

- Type of viewers and their sensitivity and exposure—simulations generally are prepared using views available to the public rather than privately available views due to access issues and the generally higher viewer exposure (a greater number of viewers makes the view more sensitive).

- Scenic status of local roadways and recreation areas where highly sensitive viewers may be present.

- The amount of time (duration) and/or number of times observers are exposed to the view.

- Breadth of the view—a more encompassing viewpoint generally provides a more realistic representation of commonly available views, and often includes multiple elements rather than focusing on a specific criterion.

- Depth of the view—a short distance may provide detailed views of one element, while an increased distance both includes more elements and makes them appear smaller and less detailed, although visibility may be affected by atmospheric conditions such as fog, smog, etc.

Based on these considerations and consultation among the visual analysis team, the Project proponent, and County staff, publically accessible key viewpoints KVs 1 and 2 depicted on Figures 10a and 11a, Photos 12 and 15, respectively have been selected that most clearly display the visual effects of the Project from public viewpoints. The selected KVs discussed in the analysis are briefly described below. Refer to Figure 8 for the location and direction of these views on an aerial photograph. The themes indicated in the KV discussions are expanded upon in more detailed analyses in Sections 5.3, 5.4, and 5.5 of this VIA.

5.2.1 Key View 1

Orientation. KV 1 is located at the intersection of Jamacha Boulevard and Sweetwater Springs Boulevard and looks southwesterly directly into the northeastern corner of the Western Parcel (refer to Figure 10a, Photo 12). It provides a view to the proposed stacked flats within Lot 3, and also represents a view that would be seen by a large number of potential viewers. Existing traffic volumes along Jamacha Boulevard approaching this intersection are 15,225 average daily trips (ADT) north of Sweetwater Springs Boulevard and 24,511 ADT south of Sweetwater Springs Boulevard. Existing traffic volumes along Sweetwater Springs Boulevard approaching this intersection are 15,416 ADT. Motorists may be slowed or stopped at this location prior to turning or continuing through the intersection, with an opportunity for relatively extended viewing.

Existing Key View Character and Quality. The current view onto the site encompasses developed elements and disturbed areas in this portion of the site. Monument entry signage consisting of an integrated system of low curvilinear walls with white facing and blue-tiled community identification signs (“The Pointe San Diego”) along with a large decorative water fountain (not

operational) and tall palm trees and a few other ornamental trees that were installed as part of The Pointe San Diego project are present in this corner of the site. A small, sparsely vegetated slope occurs behind the monumentation and levels out to a flat bare area that has been disturbed and utilized for staging and materials storage. The edge of this disturbed mesa is barely visible in the photograph. In the left side of the key view photograph, a cut slope that extends along the eastern boundary of the Western Parcel and adjacent to Jamacha Boulevard is present. Viewers at this key view location also look at the developed roadways and traffic signals. The existing visual quality is moderately low.

Proposed Project Features. The proposed triplexes would be constructed within this portion of the site with six buildings adjacent to Sweetwater Springs Boulevard and eight buildings adjacent to Jamacha Boulevard. The buildings would be two stories with pitched roofs. Street trees would be installed along the site frontage of Sweetwater Springs Boulevard and Jamacha Boulevard. Along Jamacha Boulevard, the development pad would be set back from the roadway by a slope that would be hydroseeded and planted with small accent trees. Split-rail fencing would be placed adjacent to the roadway at the toe of the manufactured slope and a five-foot-high tubular steel fence would be placed along the top of slope. The existing monument signage would be removed and a new entry monument would be constructed at the corner of the intersection. In addition, a five-foot-high masonry sound wall would be installed along the site's frontage of Sweetwater Springs Boulevard and it would also wrap around the corner of the intersection behind the new monument signage.

Change to Visual Character and Quality. The Project would provide a notable change to the existing visual condition at this KV. Figure 15 depicts a cross-section of Project development from KV 1. Figure 16 pictures the existing view, as well as the simulated view of Project development from KV 1. The generally low-lying developed features of The Pointe San Diego entry monumentation, manufactured slopes, and disturbed area visible from this KV location would be replaced with two-story residential buildings in a linear configuration along Jamacha Boulevard and Sweetwater Springs Boulevard in the immediate foreground that would be a dominant developed visual feature from this viewpoint. The proposed buildings, which would be 29 feet 10 inches in height, are shown in the right side of the cross-section in Figure 15 and along the site frontage of Jamacha Boulevard and Sweetwater Springs Boulevard in Figure 16. The tall palms trees and other ornamental trees would also be removed and Project landscaping and street trees, as well as a masonry noise wall would be installed at this location. From this KV location, these proposed elements in the immediate foreground would obstruct views of other Project elements in other areas of the Project site, including proposed residential buildings in Lots 1 and 2. Although the proposed two-story townhome buildings in Lot 1 would lie slightly higher due to building height and the finished grade in Lot 1 (as shown in Figure 15), the distance and viewing angle to them from this vantage point would preclude views of these buildings from KV 1. The proposed slope adjacent to Jamacha Boulevard would be similar to the existing condition in terms of land form, but it would appear more developed in that it would be landscaped with plantings consistent with the overall landscape concept for the Project. The disturbed vegetation consisting primarily of tans and browns would be changed to a more verdant coloration. Fencing and walls would also be placed along the toe and top of the slope that would further accentuate a developed condition.

Although very different in character from the existing condition, the Project would be visually compatible with surrounding residential development. Multi-family residential development occurs in close proximity, including Pointe Lakeview Condominiums approximately 0.3 mile to the south, Jackson Pointe Townhomes approximately 0.2 mile to the east, and the Casa Monterey Apartments approximately 0.25 mile to the north. The proposed residential buildings would be similar in bulk and scale to these other nearby multi-family complexes. Proposed architectural features and landscaping also would be compatible with surrounding development. The visual quality of the seen view would be increased to moderate based on the added visual interest, and increased unity.

5.2.2 Key View 2

Orientation. KV 2 is located along Sweetwater Springs Boulevard and looks west directly into the Western Parcel (refer to Figure 11a, Photo 15). Existing traffic volumes along this segment of Sweetwater Springs Boulevard are 15,416 ADT. The KV location provides a peripheral view for travelers along Sweetwater Springs Boulevard to the proposed stacked flats within Lot 3 in the immediate foreground and steeper slopes in the western portion of the site are provided.

Existing Key View Character and Quality. The view is somewhat open from this viewpoint and encompasses the generally undeveloped character of the Western Parcel. Disturbed areas are visible, particularly in the foreground where bare dirt is present and a cut slope is evident in the hillside in the middle ground. Vegetation down slope within the Hansen's Creek corridor can also be seen in the middle ground and provides green vegetation along the curvilinear creek corridor. Other on-site slopes covered with vegetation provide some variation in color (browns and greens) and texture due to the variety of plant types. The vegetation and series of hillsides provide some degree of unity and intactness. Off-site residences skyline background views and combined with disturbed elements on site, remind the viewer that the overall area has been mostly developed. The visual quality is moderately high.

Proposed Project Features. The Project would place six two-story residential buildings along the site's frontage of Sweetwater Springs Boulevard. One of the buildings would be located right in the foreground of this KV. Street trees would be installed along the site's frontage of Sweetwater Springs Boulevard, as well as a five-foot-high masonry sound wall. Portions of proposed two-story townhomes in Lot 1 to the west would also be visible from this viewpoint although they would be partially obscured by vegetation and topography.

Change to Visual Character and Quality. The Project would provide a substantial change to the existing visual condition at this KV. Figure 17 depicts a cross-section of Project development from KV 2. Figure 18 pictures the existing view, as well as the simulated view of Project development from KV 2. Where the view currently encompasses undeveloped visual elements, it would be replaced with mostly developed features, some in close proximity to the viewer. The proposed residential building, noise wall, and street trees would encompass approximately half of the view as they would be in the immediate foreground and would block any other element in the middle ground and background behind them. Partial views of two-story townhomes in Lot 1 would be visible in the middle ground between breaks in vegetation. The proposed triplex residential building in Lot 3 is shown in the right side of the cross-section in Figure 17, and the two-story townhome building in Lot 1 is shown in the general center of the cross-section in

Figure 17. The triplex building in Lot 3 is pictured in the immediate foreground in the left side of the simulated view in Figure 18, with the two-story townhome pictured in the foreground in the right-central portion of the simulated view in Figure 18. Horizon views of the ridgeline and hilltop development would be obstructed by Project development both in the foreground (Lot 3) and in the middle ground (Lot 1). Partial open views into the site, including vegetation along the Hansen's Creek corridor would still be provided from this viewpoint, as seen in the right side of the simulated view in Figure 18.

Similar to the discussion in KV 1, while the change to the visual environment at this KV location due to the Project would be very different in character from the existing condition, the Project would be visually compatible with surrounding residential development. The proposed buildings and landscaping would provide unity within the viewshed by referencing compatible building forms, treatments, colors, and styles with other surrounding developments. Regardless, the visual quality of this particular KV would be reduced from moderately high to moderately low as a result of the substantial change to the view from open with naturalized elements to completely developed and the perceived dominance of the proposed Project features from this close viewpoint.

5.3 Assessment of Visual Character and Visual Quality

This section addresses the proposed changes the Project may cause to the visual character and quality of the visual environment of the Project site and the Project viewshed.

5.3.1 Assessment of Visual Character

Existing Condition. The visual character of the Project site and surrounding area encompasses diverse forms and a combination of natural and man-made features, including hills and prominent local peaks, riparian areas along creeks and drainages, open valley area, a fairly large water body, residential neighborhoods, an industrial/business park, and commercial development. This mix of natural and built features provides a variety of colors, textures, and forms. The Project site mostly contains undeveloped land with varied topography comprised of sloping terrain and riparian features. The Western Parcel is traversed by Hansen's Creek, which is characterized by a low-lying waterway lined with verdant riparian vegetation. Hillsides generally covered with vegetation ascend from both banks of the creek. South of the creek, the slopes reach a plateau and then descend to Jamacha Boulevard. North of the creek, hillsides lead up to continuous off-site slopes and residential development. Some areas within the Western Parcel have been disturbed in conjunction with The Pointe San Diego development. The Eastern Parcel consists of undeveloped land comprised primarily of riparian habitat associated with a tributary to the Sweetwater River and sloping hillsides in the eastern portion.

During Construction. Construction-related activities would visibly contrast with existing conditions due to removal of some existing natural features and the introduction of new, visually dominant elements, including raw soil, newly graded building pads, construction-period fencing, construction equipment, and construction materials stockpiling and storage. Houses in the surrounding area and viewers from nearby roadways would have views of the grading and other construction elements, although existing vegetation and structures in the surrounding area would block some direct views. From further distances, grading would not be distinctly visible as

intervening hills, structures, and vegetation would block views of the site. As a result, mass grading would not substantially impact views from further distances.

As discussed in Section 2.2.10 the Project would be constructed in phases and is expected to take approximately 3.5 years to complete full buildout. Viewers would be exposed to these construction-related elements for the duration of the construction period. Project construction would also bring construction activity close to Sweetwater Springs Boulevard and Jamacha Boulevard as the residential elements are constructed, and to Avenida Bosques as the proposed roadway extension is constructed. The location of the Project site at a heavily traveled developed area within the community would result in this being a common, short-term, visual experience for a large number of residents and through travelers.

End of Construction. Following construction, installation of Project landscaping within the developed portions of the site would start to soften adverse visual effects associated with raw soil and new buildings. General vegetation maturity would be attained approximately 10 to 12 years after installation. Street trees include Chinese Pistache, which generally have a medium growth rate and can reach heights up to 35 feet with a spread of 25 to 35 feet. These street trees would be installed from 24-inch boxes, which would give them a height of 8 to 10 feet at installation. Other accent trees, shrubs, and groundcovers would be installed on manufactured slopes and within the developed areas that would soften the edges of new geometric forms introduced by structures and other developed elements. Until Project landscaping reaches overall general visual maturity at approximately 10 to 12 years following installation, short-term visual impacts could be adverse. In addition, the Project would preserve the Hansen's Creek corridor that is lined with riparian vegetation and a minimum 50-foot wetland buffer around the creek corridor, which would result in the retention of existing vegetation and landforms within a good portion of the Western Parcel. Furthermore, no development is proposed on the Eastern Parcel, as this portion of the site would be preserved as biological open space. The existing character of dense riparian vegetation along a creek would remain as is upon completion of Project construction.

Project lighting effects would result in an incremental increase in glow in the immediate site area over existing conditions (although in compliance with the County ordinance, see Section 5.5.5, below). Street trees and internal landscaping would help to buffer the homes from off-site views to the Project, soften sharp edges, unify the Project, and reduce Project lighting effects.

Maturity. In the long term, Project elements would change the visual character of the Project site from mostly undeveloped land to multi-family residential uses interspersed with open space areas. Additional developed elements would include Project roadways, walls, fencing, manufactured slopes, Project entries, and landscaping that would further contribute to the change in visual character. As a result, more vertical geometric forms and rectilinear lines, and hard textures would be visible on the site due to Project development. More intense (and vertical) green coloration associated with trees and large shrubs also would be visible. The overall change would be most visible and noticeable from the immediately abutting roadways of Sweetwater Springs Boulevard and Jamacha Boulevard, and from areas surrounding the site that are higher in elevation and have views over portions of the site and surrounding hillsides.

Project design elements referencing the existing character of the Project area include building materials, color schemes, and architectural treatments compatible with surrounding development;

landscaping compatible with area plants; split-rail fencing and trees along public roadways; and open space areas, including retention of Hansen's Creek in open space and the entire Eastern Parcel. These proposed design elements, combined with the existing elements that would be retained, would soften the proposed development structures.

Although the visual character of the site would change from existing conditions, the scale of the Project would be smaller than what is currently planned for the site as part of The Pointe San Diego Specific Plan. As discussed in Section 2.1, the Specific Plan currently designates uses for the Project site on the Western Parcel as a 503-room destination resort, 195 mountainside suites, three restaurants, a clubhouse, part of a golf course, equestrian facilities, and open space. The Specific Plan currently designates office uses on the Eastern Parcel. Based on the existing Specific Plan, the main resort complex encompasses approximately 13 acres and consists of two main resort buildings and an adjacent convention facility building. The main resort buildings include four stories at a height of 50 feet. The mountainside suite buildings encompass an area of 8.34 acres and include two stories above ground. The convention facility building is shown (in the Specific Plan) adjacent to the resort buildings and includes two stories. The restaurant buildings are shown in the northern portion of the Western Parcel and include one level. Large surface parking lots surround the buildings. On the Eastern Parcel, office uses encompass 7.81 acres with 358,300 SF of building space. The office buildings include two stories at a height of up to 35 feet. In comparison, the Project proposes a total of 218 multi-family residential units, private community recreation uses, and open space areas. The development footprint of the Project is substantially smaller than the resort and office uses, as the Specific Plan shows approximately 39 acres of the 52-acre site as being developed (75 percent of the Project site), whereas the Project would develop 23.4 acres of the site, or only 45 percent. Homes would be consolidated in three areas and much of the site would consist of open space. Proposed residential buildings would be at a maximum height of 35 feet (32 feet 7 1/8 inches in Lot 1, 34 feet 10 inches in Lot 2, and 29 feet 10 inches in Lot 3) compared to up to 50 feet of the resort buildings. Furthermore, forms associated with the proposed residential buildings would be at a substantially smaller scale than the larger resort and office buildings. As a result, the proposed scale of development on the site associated with the Project is more commensurate with surrounding development and would be more compatible with existing and planned surrounding uses compared to the original resort-related and office uses identified in the Specific Plan.

Although the Project would change immediate views abutting Sweetwater Springs Boulevard and Jamacha Boulevard for close-in viewers, it would not result in new dominant visual elements within the viewshed as whole. The location of the Project virtually surrounded by existing development, including other multi-family complexes in close proximity with similar relative scales, results in a Project that once constructed, would be viewed as a natural extension of adjacent development and development patterns. Furthermore, the retention of natural features and open space areas (Hansen's Creek corridor, steep slopes, and the Eastern Parcel) would reference other similar features and landforms present in the vicinity such that the contrast between the proposed development and the surrounding area would be minimized.

5.3.2 Assessment of Visual Quality

Existing Condition. The visual quality of the Project site and surrounding area within the landscape unit is moderately low in terms of visual unity. Existing uses have a varied visual

pattern of suburban residential development interspersed with some commercial and industrial uses and open space. The larger hills and hillsides provide some degree of unity, but the development of homes on portions of them in the immediate Project vicinity reduces the unity that the hills provide. The intactness of the area currently is moderately low due to the variety of structure types and competing visual elements of the natural and built environment that encroach upon each other. The site setting is not particularly vivid or memorable given surrounding existing development and lack of on-site distinctive focal points, but the creeks and hillsides pull in visual elements of the surrounding area. These natural features can draw the viewer to the broader visual landscape to the east that does encompass vivid/memorable elements. At the same time, the location of the Project site within a mostly developed suburban community and generally surrounded by development detracts from the vividness of the landscape unit. In terms of vividness, the visual quality of the Project site is moderate.

During Construction. Views of the site during construction would include grading and construction activities, presence of construction vehicles and workers, and storage of building materials. These short-term elements would temporarily reduce the existing intactness, vividness, and unity of the site during the construction period due to the introduction of additional visually contrasting features, such as newly graded building pads, construction fencing, construction equipment, and construction materials stockpiling and storage. Open views would be particularly possible from abutting Jamacha Boulevard and Sweetwater Springs Boulevard, as well as from other local roadways at higher elevations. Although adverse, the construction-period effects would be temporary in nature, and not visible from many viewpoints within the overall viewshed due to the general screening of the site by topography or existing structures and landscaping.

End of Construction. Following construction, portions of the Western Parcel would be developed with two and three-story residential buildings similar in scale and form to nearby multi-family residential developments. With the addition of these residential uses to the area, particularly since the site is surrounded by existing residential uses, the unity may actually increase in that development patterns would be visually consistent with the surrounding visual environment. In addition, the Hansen's Creek corridor, a minimum 50-foot buffer from the creek, some on-site steep hillsides, and the entire Eastern Parcel would be preserved. The preservation of these natural features retains existing visual elements that provide some degree of unity and vividness.

Maturity. The Project would include residential structures, which would be visible from surrounding roadways, a trail, and surrounding uses, including some residences. Existing residential, commercial, and/or industrial development is also currently visible from these areas, as well as off-site hillsides and ridgelines. Mature landscaping also would help to buffer the residential buildings from off-site views to the Project, soften sharp edges, and unify the Project. Given the diversity of style in the nearby residential and commercial uses, as well as the proximity of similar residential uses in surrounding areas, the Project would be visually compatible with existing and planned surrounding uses. As a result, it is anticipated that the Project would complement the existing residential development pattern in this community, potentially increasing the visual unity in the long term. The visual intactness of the area similarly would not be reduced in the long term because the Project, as a whole, would result in an extension of existing land uses and would not contrast with surrounding development. The Project also would not substantially change the vividness of the area in the long term because some existing on-site natural features (Hansen's Creek and surrounding wetland buffer, as well

as some steep hillsides) would be preserved and views to the surrounding hills and other prominent landforms generally would be retained along roadway sight lines and over the Project for more distant viewers. In the long term, the visual quality of the Project site and associated landscape unit would not be adversely affected by the Project.

5.4 Assessment of Viewer Response

Existing Condition. Viewer response to the existing condition is expected to vary with the viewer. Individuals passing through and without ties to the neighborhood would see the community as developing, particularly with the recent completion of some of the adjacent residential development within The Pointe San Diego neighborhood. Additionally, the presence of entry monumentation for The Pointe San Diego project at the corner of Jamacha Boulevard and Sweetwater Springs Boulevard provides the viewer with a preconception that additional development is planned to occur at the site. This may be perceived as positive, especially if the viewer is approaching from the more developed areas of the community, where the developed and suburban elements are identifiable and would have recently been in view. On the other hand, the increase in development along the edge of the developed community (where the site is located) may be noticed compared to the less developed area east of Jamacha Boulevard, where the Sweetwater Reservoir and river valley, undeveloped land, and mountainous terrain are visible. Area residents are assumed to be visually invested in the existing condition. Individuals who have lived in the community for a substantial period of time may already be experiencing negative or positive responses relative to increased residential development.

During Construction. Viewer response during the construction phase would be expected to be greater compared to the post-construction condition because grading activities, construction equipment, and materials storage/stockpiles may be visible from public roads, homes, and a trail within the Project viewshed. Such changes are typically noticeable by all viewer groups (i.e., motorists, residents, and recreationalists) because of the visually contrasting elements that are introduced into the viewshed during the construction period. Response to this short-term period is expected to be negative overall.

End of Construction/Maturity. Following construction, viewer response would vary depending on the viewer group, although Project features, particularly buildings and recommended sound walls adjacent to Sweetwater Springs Boulevard and Jamacha Boulevard, would initially be more noticeable by all viewer groups because they would be new elements in the visual environment. The existing entry monumentation at the corner of Jamacha Boulevard and Sweetwater Springs Boulevard would be removed and replaced with new Project monumentation. Project features would also be more visible immediately following construction when Project landscaping has not reached maturity and achieved the intended screening and/or softening effects. Motorists along Jamacha Boulevard and Sweetwater Springs Boulevard would continue to be the largest viewer group in proximity to the Project and would have the highest exposure due to proximity. Other roadways in the vicinity with views into the Project site would be expected to have viewers with moderately high to high sensitivity (as they are expected to be largely residential viewers), but would generally have moderate exposure at best given the relatively low visibility to the Project. Residents that would have direct views would be expected to be highly sensitive to changes, and could have high exposure given the static nature of their viewpoints. Although the segment of the Pointe Trail Easement where views of the site are

visible overlooks the site, recreationalists on this trail would be expected to have moderate viewer response due to distance and trail orientation. Overall, any negative response would be anticipated to diminish over time as vegetation matures and the Project becomes an established element of the viewshed and meshes with surrounding residential development.

5.5 Determination of Significance

5.5.1 Significance Guideline 1

As identified in Section 5.1, Significance Guideline 1 addresses whether:

> *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.*

Section 5.2, above, focused on seen changes from very specific viewpoints, the KVs. Section 5.5.1 discusses Project-related changes to the visual environment within the broader community.

Project Design and Development Features

Site Design and Layout

The Project would construct a residential development on a 52-acre site that is surrounded by existing development mostly comprised of residential uses. Development would be clustered in three separate areas of the site to minimize land disturbance and retain the site's most notable visual resources. Proposed development would include three multi-family communities generally sited adjacent to, or in close proximity to, existing residential uses. Two of the residential lots (Lots 1 and 2) would be located immediately adjacent to existing residential uses, and Lot 3 would be located adjacent to the corner of two major roadways in the Project vicinity (i.e., Jamacha Boulevard and Sweetwater Springs Boulevard), with residential uses across Jamacha Boulevard and up the slope to the east. Areas of the site that contain visually notable elements, including creek corridors and steep slopes would be retained as biological open space. Landscaping would be provided within the residential lots and along Project roadways and abutting public roadways. In addition, the Project roadway to Lots 1 and 2 would be an extension of an existing roadway (Avenida Bosques) and would connect to a dead end of another existing roadway (Pointe Parkway). The alignment of this Project roadway would be curvilinear and would generally follow the natural topography of site conditions and connect to the two existing local roadways.

Design of residential buildings within the Project would not be notably different from structural design seen elsewhere in the immediate vicinity. For example, multi-family developments within The Pointe San Diego development are located in close proximity, such as Pointe Lakeview Condominiums approximately 0.3 mile to the south and Jackson Pointe Townhomes approximately 0.2 mile to the east. Additionally, the Casa Monterey Apartments are located approximately 0.25 mile to the north. These existing multi-family buildings include two stories

and occur at various at-grade elevations due to the varied topography in the Project area. At-grade elevations at the Pointe Lakeview Condominiums are approximately 380 feet amsl, approximately 600 feet amsl at Jackson Pointe Townhomes, and approximately 440 to 480 feet amsl at Casa Monterey Apartments. In comparison, proposed on-site grade elevations would be approximately 450 feet amsl on Lot 1, 410 feet amsl on Lot 2, and 430 feet amsl on Lot 3. The proposed residential buildings would be similar in bulk and scale to these other nearby multi-family complexes. Proposed architectural features and landscaping also would be compatible with surrounding development.

The proposed development would extend the visual patterns of surrounding uses onto the Project site. The Project would not introduce a new land use that does not currently exist in the immediate area, and it would not result in an intensification of planned uses on the site. To the contrary, the Project would be less intense and substantially smaller in scale than what is currently planned for the site in The Pointe San Diego Specific Plan. As discussed in Section 2.1, the Specific Plan currently designates uses for the Project site on the Western Parcel as a 503-room destination resort, 195 mountainside suites, three restaurants, a clubhouse, part of a golf course, and equestrian facilities. The Specific Plan currently designates office uses on the Eastern Parcel. Based on the existing Specific Plan, the main resort complex encompasses approximately 13 acres and consists of two main resort buildings and an adjacent convention facility building. The main resort buildings include four stories at a height of 50 feet. The mountainside suite buildings encompass an area of 8.34 acres and include two stories above ground. The convention facility building is shown (in the Specific Plan) adjacent to the resort buildings and includes two stories. The restaurant buildings are shown in the northern portion of the Western Parcel and include one level. Large surface parking lots surround the buildings. On the Eastern Parcel, office uses encompass 7.81 acres with 358,300 SF of building space. The office buildings include two stories at a height of up to 35 feet. In comparison, the Project proposes a total of 218 multi-family residential units, private community recreation uses, and open space areas. The development footprint of the Project is substantially smaller than the resort and office uses, as the Specific Plan shows approximately 39 acres of the 52-acre site as being developed (75 percent of the Project site), whereas the Project would develop 23.4 acres of the site, or only 45 percent. Homes would be consolidated in three areas and much of the site would consist of open space. Proposed residential buildings would be at a maximum height of 35 feet compared to up to 50 feet of the resort buildings. Furthermore, forms associated with the proposed residential buildings would be at a substantially smaller scale than the larger resort and office buildings. As a result, the current proposed Project would more consistent with existing development patterns and more compatible with surrounding uses compared to the original resort-related and office uses identified in the Specific Plan. Thus, the development overall would be visually consistent with the existing and developing surrounding landscape and development.

Architectural Design

Architectural design of structures within the surrounding area is varied due to disparity of when individual neighborhoods and residential projects were constructed. In general, single-family residential uses in the immediate area consist of one or two stories with stucco or wooden exteriors and red-tile or gray to dark brown shake-shingle roofing. Exteriors mostly include typical earth-tone and Mediterranean color schemes of whites, tans, browns, and salmons.

Nearby multi-family developments consist of two-story buildings with stucco exteriors (color schemes are consistent with the area single-family homes) and red or light gray tile roofs. Adjacent commercial uses at the Sweetwater Springs Boulevard/Jamacha Boulevard intersection also include these architectural design elements. Nearby industrial uses exhibit more utilitarian features with minimal architectural design. Overall, the area provides many design styles as opposed to a single or unified architectural theme.

Architectural styling would provide varied roof and gable lines, window treatments, entries, exterior cladding materials and textures, articulations, massing, and other architectural design elements (refer to Figures 6a and 6b). Exterior façades and design elements would be painted in earth and/or Mediterranean tones to visually blend with the surrounding area. Buildings would be two stories in Lot 1, three stories in Lot 2, and two stories in Lot 3. Within each neighborhood, the buildings would vary in size according to the number of units grouped together. Buildings in Lot 1 would be grouped as plexes of 4, 6, 8, 10, or 12 units; 4, 5, 6, or 8 in Lot 2; and 3 in Lot 3. Architectural style would vary for each residential product. Additionally, there would be variation in detailing for each plex configuration. These design variations would provide visual interest.

Overall, the Project would result in the construction of elements within the landscape that would be compatible with the existing varied visual character and would provide an architectural product with landscaping to mesh with the visual quality of the neighborhood. No architectural features are proposed that would sharply contrast with surrounding visual elements and neither would the Project be visually monotonous.

Massing and Scale

As discussed above under Site Design and Layout, the Project proposes three multi-family residential communities in three areas of the Project site that are adjacent to existing residential development. Lot 1 is located in the northern portion of the Western Parcel and would be developed with 78 two-story condominiums within 11 buildings. Lot 2 is located south of Lot 1 and would include 65 three-story condominiums within 10 buildings. Lot 3 is located in the northeastern portion of the site and would include 75 triplex units in 25 buildings. The proposed residential buildings would vary in size, depending how many units are grouped together in a "plex." Condominium buildings would range from 3 to 12 units per building.

Multi-family residential development occurs in close proximity, including Pointe Lakeview Condominiums along Pointe Parkway approximately 0.3 mile to the south and directly adjacent to Lot 2. Pointe Lakeview consists of two-story condominiums grouped in six buildings. The Casa Monterey Apartments are along Calle Marinero approximately 0.25 mile to the north and one street away from Lot 1. Casa Marinero consists of two-story apartments within 12 buildings. The Jackson Pointe Townhomes are located along Pointe Parkway across Jamacha Boulevard and up on the hilltop approximately 0.2 mile to the east. This development consists of two-story townhomes configured in about 19 buildings. The proposed buildings would be similar in bulk and scale to these other nearby multi-family development in that they would be arranged in similar-sized buildings with similar configurations and similar lot coverages.

Consistent with surrounding residential development, most of the proposed buildings would be two stories. Proposed buildings on Lots 1 and 3 would be two stories and buildings on Lot 2 would include three stories. Although proposed buildings on Lot 2 would be three stories, they would not be appear substantially taller than other proposed residential buildings on site or existing residential buildings in the area given topographic conditions of the site compared to surrounding development. The finished grade of the building pads in Lot 2 would be the lowest elevation proposed for development on site at approximately 410 feet amsl compared to 450 feet amsl in Lot 1 and 430 feet amsl in Lot 3. The height of the proposed three-story buildings on Lot 2 would be up to 35 feet, which would result in a finished grade elevation extending to approximately 445 feet amsl for proposed buildings in Lot 2. In comparison, the finished grade elevation of proposed residential buildings in Lot 1 would extend to approximately 483 feet amsl (450 feet amsl with buildings at 32 feet 7 1/8 inches) and 460 feet amsl (430 feet amsl with buildings at 29 feet 10 inches) in Lot 3. This is demonstrated in Figure 19, which depicts a cross-section of Project development through Lots 1 and 2. As shown, the three-story row townhomes would have a lower finished grade elevation than the two-story townhomes in Lot 1, which would make the proposed three-story buildings appear similar in height as the proposed two-story buildings. This is further demonstrated in Figure 20, which depicts a simulated view from the same general location and view orientation of the cross-section in Figure 19. The three-story row townhomes in Lot 2 are visible in the left side of the photo in the foreground, and the two-story townhomes in Lot 1 are shown in the right side in the middle ground. While these visible buildings are located within two separate proposed development areas approximately 700 feet apart, the height of them appear comparatively similar from the perspective of this vantage point. The visible portion of the three-story row townhomes predominantly consists of the upper level, as most of the second floor and almost all of the first floor are screened by walls and vegetation. Partial views of the lower levels can be seen between the vegetation. Views of the more distant two-story townhome buildings also largely encompass the upper level, with portions of the lower level visible between breaks in vegetation and sloping topography. This provides the viewer with a similar exposure to the seen elements of these proposed residential buildings, such that the three-story buildings do not appear considerably taller than the two-story buildings. Existing homes to the west (along Fabled Waters Drive, California Waters Drive, and associated cul-de-sacs), to the north (along Tres Lagos Court), and to the east (across Jamacha Boulevard and along Pointe Parkway) are at higher elevations than the proposed finished grade of Lot 2. These surrounding homes are mostly two-stories, although some single-story homes are located along Tres Lagos Court. Regardless, due to the finished grade elevation differential between Lot 2 and these surrounding areas, a three-story building on Lot 2 of the Project site would not appear to be taller or out of scale with these surrounding developments. In addition, the proposed open space would provide visual buffers within and between proposed and existing residential neighborhoods to reduce massing effects. Even though one development area within the Project site would include three-story residential buildings, they would generally conform with building heights of other proposed residential buildings on site, as well as existing residential buildings in the area given topographic conditions of the site compared to surrounding development. As a result, the massing and scale of the Project would be compatible with surrounding development.

Landscaping overall would utilize species consistent with the existing character of the Project area, and would be planted along the site perimeter, along Project roadways, within each residential area between buildings, along manufactured slopes, recreational areas. Upon maturity,

such landscaping would visually screen and soften views of the development, and would interrupt and visually soften structure massing effects.

Project Walls

Retaining walls are proposed within each residential lot and along roadways. In Lot 1, two curvilinear retaining walls would be constructed along portions of the manufactured slopes. The height of these walls would vary from at grade to eight feet and would generally follow the contour of the manufactured slope. One wall would be constructed at the edge of the building pad at the top of the manufactured slope. The height of this wall would vary between at grade and eight feet, but most of the wall would be lower than six feet tall. Landscaping would be installed on the manufactured slope that, upon maturity, would partially screen, as well as soften, views of the retaining wall. Proposed landscaping on the slope would include large canopy trees, shrubs, groundcovers (refer to Section 2.2.8 and Figures 7a through 7d for further details on Project landscaping). The second wall in Lot 1 would be located at the toe of the bottom of the manufactured slope and would be three to eight feet tall. Within Lot 2, a retaining wall up to six feet tall would be constructed along east side of Avenida Bosques. Within Lot 3, a four-foot-high retaining wall would be constructed at the toe of the manufactured slope west of the proposed building pad. Additionally, a retaining wall up to three feet tall would be constructed along a portion of the site frontage along Jamacha Boulevard.

The addition of retaining walls would not introduce a new or dominant visual element into the viewshed. Given the hilly terrain in adjacent areas, retaining walls are present, and in some cases, are notably tall. For example, the building pad at the adjacent Pointe Lakeview Condominiums to the immediate south includes tall retaining walls around portions of its perimeter. These walls are located around portions of the building pads and extend up to approximately 12 feet in height and consist of a tan-colored, textured wall with some vines, as shown in Figure 18a (Photo 23). Similarly, the Jackson Pointe development across Jamacha Boulevard and atop the steep hillside to the east also contains tall retaining walls. These existing walls are highly visible built elements and their elevated location further highlights their visibility and contrast with surrounding natural hillsides. Retaining walls at Jackson Pointe are at heights greater than approximately 20 feet and are tan-colored and textured, and as shown in Figure 21a (Photo 24), are similar in appearance to the walls at Pointe Lakeview. A retaining wall also is present along a portion of the site's frontage of Jamacha Boulevard. This wall is approximately five feet tall and is a light tan-colored, masonry wall, as shown in Figure 21b (Photo 25). Additionally, a retaining wall is located along the east side of Jamacha Boulevard across from the Project site near Pointe Parkway. This wall is approximately four feet high and comprised of grey concrete with a vertical score pattern (Figure 21b, Photo 26). Behind this roadside retaining wall is another wall along Pointe Parkway, east of Jamacha Boulevard. This wall is up to approximately six feet in height and similar in color and texture as those at Pointe Lakeview and Jackson Pointe (Figure 21b, Photo 26). Although portions of the proposed retaining walls may be visible from public roadways, trails, and homes, they would be consistent in appearance with other retaining walls in the area in terms of color and surface treatment. Retaining walls are an existing element with the viewshed and the introduction of additional such features would not substantially affect the visual character or quality of the Project area.

As detailed in the Project Acoustical Assessment Report (HELIX Environmental Planning, Inc. [HELIX] 2017b), noise walls would be required on the Project site along portions of the boundary of Lot 3, fronting Sweetwater Springs Boulevard and Jamacha Boulevard. One masonry sound wall at a height of five feet would extend approximately 150 feet from the northwest corner of Lot 3 to the Project entry to Lot 3. Another five-foot-high masonry sound wall would extend from the southern end of the Project entrance to Lot 3, towards the northeastern corner of Lot 3, and then turn the corner at the eastern edge of the Project site along Jamacha Boulevard to approximately 10 feet south of the last residential building for a total distance of approximately 700 feet. The noise walls would consist of slump block masonry construction with a slurry finish and color to match the proposed residential architecture. The noise walls would also have a concrete wall cap in a color consistent with the Project architecture. These walls would be visible to viewers along Sweetwater Springs Boulevard and Jamacha Boulevard; however, their height would be similar to that of typical block wall fencing. Additionally, landscaping in the form of street trees would be planted along the site frontage of both these roadways and upon maturity, the trees would partially screen the walls and break up the continuity of them as seen from the abutting roadways. Therefore, the recommended sound walls would not detract from, or substantially contrast with, the visual character or quality of the Project area.

Consistency with Applicable Design Guidelines

The Project would be consistent with design policies contained in the County General Plan COS Element and the Spring Valley Community Plan, as described in Attachment A. Setbacks, density, lot coverage, etc. also would be guided by local zoning regulations. The Project proposes a Rezone to change the zone classifications to be consistent with the proposed land use designations. The proposed Zone Boxes for the Project parcels on the Western Parcel would result in changes to development regulations with respect to minimum lot size, building type, and height. Minimum lot sizes would change from one acre or 3,000 SF to 6,000 SF. Building types would change from single detached (one dwelling unit per lot) and semi-detached (one dwelling unit per lot) to all permitted residential building types. Building heights would change from two stories and 25 or 35 feet, as well as any number of stories (provided all building code requirements and floor-area ratio limitations are met) and 60 feet, to three stories and 35 feet. The proposed Zone Boxes for the Project parcels on the Eastern Parcel would change to Open Space–Conservation and no development would be permitted. Such design guidelines would ensure that the Project would not have a significant visual impact related to Significance Guideline 1. The Project's compliance with applicable goals, policies, and requirements of local land use (as identified in Section 2.5) is discussed in more detail in relation to Significance Guideline 4.

Perceived Contrast/Changes to Visual Character and Visual Quality

<u>Key Views</u>

The largest number of viewers, as well as the viewers having the most direct views onto the Project from public viewpoints, would be traveling along Jamacha Boulevard and Sweetwater Springs Boulevard and would have partial to open views to areas of the Project where the road abuts the Project. Along these roadways, residential uses would replace existing views of largely

undeveloped land, although developed features associated with The Pointe San Diego entry monumentation and other disturbed areas on site are visible. These roads are described in more detail under Sections 5.5.1 and 5.5.2, above, relative to KVs.

While the Project would change the existing elements viewed from these roadways (and associated identified KV locations), and therefore, the visual character of these views, visual effects would be consistent with the existing and planned nature of the community. This is due to: (1) Project development and visual patterns would be consistent with surrounding residential development; (2) the proposed buildings seen from these roadways and specific KVs would be similar in bulk and scale to other nearby multi-family complexes; (3) proposed architectural features and landscaping would be compatible with surrounding development; and (4) street tree plantings along these roadways and landscaping within the Project would soften views of the developed elements.

Other Public Roads

Along other nearby public roadways, views to the Project site are currently, and would continue to be, generally restricted. Few public roads with views to the Project are located on hillsides surrounding the Project area. Where views are available along these roads, portions of the Project would be visible. With the exception of Jamacha Boulevard and Sweetwater Springs Boulevard, local roads in this area are generally winding, which requires travelers to focus on the roadway and frequently shift their view orientation. Views typically would be along residential corridors framed by ornamental trees or homes, and generally would be fleeting in nature due to intervening vegetation or structures. The distant viewer would perceive a land use with more continuity than the existing view because Project development would be viewed as an extension of similar surrounding development and associated visual patterns.

Private Streets and Private Homes

Private access roads are located along the hillsides and hilltops in this area, particularly along the segments of Pointe Parkway where access is gated. From these areas, portions of the Project potentially would be visible although views for travelers along Pointe Parkway would be limited in duration due to the winding nature of the road. The mostly undeveloped existing view would be changed to one of buildings, roofs and streets, as well as ornamental landscaping. The combination of the Project landscaping and the contiguous areas of the site to be preserved as permanent open space, including creek corridors, an associated wetland buffer, and steep vegetated slopes, would help unify Project elements and provide continuity with the surrounding visual character.

The viewshed also includes existing private homes. Views from surrounding homes could encompass Project elements such as homes, fencing, walls, and landscaping, but would also include the surrounding hillsides in the background. View exposure would depend on the orientation and elevation of the home orientation compared to the Project site, as well private yard landscaping within each lot. The severity of the overall change resulting from Project development for most of these viewers would be relatively low due to intervening development, vegetation, or topography. Homes at grade and nearest to the Project would have largely restricted views of Project elements, generally to the area abutting their property line. Homes

with more open views due to their higher elevation would generally be located at a distance, which would result in the Project comprising a smaller part of the view and perspective due to distance.

Summary of Resulting Visual Impacts

The Project would change the currently open and mostly undeveloped nature of the site. The memorability of the area, however, is defined by the visual patterns created by the higher landforms and the creek corridors. These elements would remain intact.

As discussed in the above analysis, the Project has been designed to be visually consistent with the existing and planned character of the area. Project buildings would include varied styles that incorporate design elements and treatments compatible with surrounding residential development. In addition, open space set-asides would be provided that contain notable visual elements, including creek corridors, associated riparian vegetation, and steep slopes. Consequently, Project implementation would not change the relative scale of development in the area. The proposed residential structures would not result in any new, dominant visual elements within the viewshed. Building massing and scale also would be in keeping with surrounding multi-family developments. The surrounding hills and nearby prominent peaks would remain the dominant visual features, and current visual elements provided by Hansen's Creek and the creek on the Eastern Parcel would be retained. The combination of these elements would result in a development project that would fit into the overall community. Therefore, although implementation of the Project elements would represent a notable change from existing conditions on the site, the combination of all Project elements and its integration into the existing visual environment would result in **less-than-significant impacts pursuant to Significance Guideline 1.**

5.5.2 Significance Guideline 2

As identified in Section 5.1, Significance Guideline 2 addresses whether:

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

Whereas the discussion in Section 5.5.1 addressed overall visual effects related to Project implementation and whether or not the Project would visually integrate into the overall community, this analysis looks at specific on-site elements and whether they constitute valued visual elements in the on-site views. No designated landmarks (i.e., a visual feature or element designated or identified in an adopted land use plan as an important visual or scenic resource) or identified visual resources, such as unique topographical features or prominent or unique rock outcroppings or ridgelines are located on the site. These issues, therefore, are not further discussed. The analysis below addresses potentially visually notable vegetation, identified historic resources, and on-site steep slopes.

Vegetation

A few clusters of larger, non-native trees are located throughout the Project site, primarily along the edges of both the Western Parcel and Eastern Parcel. Although they may be visually notable on the Project site, particularly from adjacent roadways because they are taller than adjacent on-site vegetation and generally contrast in color with the underlying and surrounding vegetation, the trees are few in number are not considered sensitive or protected species. Project implementation would remove some of these existing non-native trees, but not all of them. Also, the number of trees installed on the Project as part of the Project landscape concept would far exceed the number of any removed trees and would visually replace them. Relative to loss of on-site isolated trees, **no impact would occur under Significance Guideline 2**.

The Hansen's Creek corridor is lined with generally dense riparian habitat and trees that follow the alignment of the creek. This curvilinear swathe of tall trees and green foliage creates a highly distinct and memorable visual element. The creek that traverses the Eastern Parcel is similarly lined with dense riparian verdant vegetation that makes it visually notable. These creek corridors and the vegetation that line them and visually define their course are considered valued visual elements on the site. The Project would preserve the Hansen's Creek corridor, a minimum 50-foot wetland buffer from the creek, and the entire Eastern Parcel as permanent open space. Therefore, the vegetation within the on-site creek corridors would be retained and their visual prominence as valued visual elements would remain. **No impact would occur under Significance Guideline 2** related to the loss of on-site visually notable trees.

Historic Resources

Although no designated historic resources are located on the Project site, one is located adjacent to the site. Isham Springs, the site of the historic bottling plant where Alfred Isham bottled spring water and sold it as the "California Waters of Life" as a cure-all circa 1900, is located adjacent to the northern boundary of the Western Parcel. This historic site is important to the community's history and is designated as a Resource Conservation Area (RCA) in the Spring Valley Community Plan. The site currently consists of foundation remnants and other structural evidence within the creek area and is visually obscured by mostly non-native trees. It is not distinguishable unless the viewer is down within the creek and thus, it not considered a notable visual feature. Although this historic site is valued for its historical importance, it is not a valued visual element because of its current nature and general lack of visibility. Regardless, Project development would not encroach into, or disturb, this designated historic site. Grading would occur in close proximity, but impacts would not extend into this site. Additionally, the site is within the Hansen's Creek corridor and is contiguous with the on-site reach of the creek that would be preserved as open space. **No impact would occur under Significance Guideline 2** related to the loss or changes to historic resources.

Steep Slopes

One of the critical visual elements in topographically diverse portions of the County, such as the Project location, is the presence and visual effect of steep slopes. County-protected steep slopes include natural slopes with a gradient of 25 percent or greater and a minimum vertical rise of 50 feet. The Project site contains approximately 0.97 acre of slopes which meet the definition of

steep slopes under the County's RPO. This represents approximately two percent of Project site. Within the Western Parcel, these RPO-protected slopes occur entirely within the Western Parcel in an east-facing slope along the northwestern site boundary. The location of these on-site slopes is shown in Figure 22.

Figure 22 also identifies Project lots that would encroach permanently into on-site RPO-protected slopes. The RPO allows encroachment into RPO-protected steep slopes on a lot by lot basis. Where lots contain 75 percent or less steep slope, up to 10 percent permanent encroachment per lot is permitted. A total of approximately 0.05 acre of permanent encroachment would occur to protected on-site slopes. This includes less than one percent of the site overall. These impacts occur entirely within Lot A due to grading for the proposed Avenida Bosque roadway extension. Proposed encroachment is well within the 10 percent allowable by lot. The visual effects of the encroachment would not be adverse because of the minor amount of encroachment and the fact the slopes are contiguous with slopes that would be retained. As a result, **less-than-significant impacts are identified under Significance Guideline 2** relative to encroachment into RPO steep slopes as valued visual elements.

5.5.3 Significance Guideline 3

As identified in Section 5.1, Significance Guideline 3 addresses whether:

> *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.*

No protected views or designated scenic vistas or view corridors are located in the Project vicinity. Additionally, there are no state designated scenic highways or County scenic corridors identified in the COS Element within the Project vicinity. Therefore, these issues are not further discussed. The following analysis addresses any valued focal or panoramic views from public roadways, trails/recreation areas potentially located in the viewshed, RCAs, and recreational areas.

Public Roadways

No designated valued focal or panoramic vistas are located along roadways in the Project vicinity. As discussed above under Significance Guideline 1, the Project would change the existing elements viewed from adjacent public roadways, and therefore, the visual character of these views; however, visual effects would be consistent with the existing and planned nature of the community. As a result, associated impacts would be **less than significant under Significance Guideline 3**.

Trails

The only existing trail within the Project area that provides views of the Project site is the Pointe Trail Easement, which is located on the hillsides below the hilltop residential neighborhood to the east with a trail head off of Pointe Parkway. Open views from this dedicated trail may be available from a limited segment of the overall trail on the west-facing slope of the hillside across Jamacha Boulevard. Views from this trail can be expansive and may encompass portions of the Project site, as well off-site surrounding hillsides and neighboring development. This particular trail segment is located at a distance of over 1,000 feet from the Project site. Trail views toward the Project from other points along the Pointe Trail Easement are screened by topographic forms and structures and users would not have visibility to the site. The site is almost entirely surrounded by existing development and the addition of Project elements that would be compatible and visually consistent with surrounding development would create a visual pattern that would not stand out when viewed from this trail segment. In addition, the orientation of views toward the site from this trail location also encompass the visually prominent Dictionary Hill and the adjacent large hill, and such views to these notable visual features would continue to be available upon Project implementation. As a result, associated impacts would be **less than significant under Significance Guideline 3**.

Other Planned Trails

As described in Section 3.1.2 of this VIA, the County has identified a number of proposed community pathways and trails located along public rights-of-way and over private property in the vicinity of the project in the County Trails Program Community Trails Master Plan (2005), as part of an effort to provide transportation, recreation, access, infrastructure, linkages and safe routes throughout Spring Valley. Nine existing or planned trails/pathways are located in the vicinity. Six would have partial to open views to the Projects, including:

- *Heritage Ranch Loop Trail*: a proposed 2.3-mile-long community trail that would extend from a trail easement of The Pointe San Diego development and loop around Dictionary Hill. This trail is located approximately 0.4 mile west of the Project site at its closest point.

- *Pointe Parkway Pathway*: a proposed community pathway that connects trail easements of The Pointe San Diego development on the east and west side of Jamacha Boulevard. The pathway would be 0.11 mile in length. This pathway is located adjacent to the Project site and the Spring Valley Community Trails Map shows part this pathway extending on to the southern portion of the site.

- *Jamacha Boulevard Pathway*: a proposed 0.4-mile-long community pathway along Jamacha Boulevard, between Pointe Parkway and Sweetwater Springs Boulevard. This pathway is located adjacent to the Project site.

- *Sweetwater Springs Trail*: a proposed community trail that would extend along Sweetwater Springs Boulevard for approximately 0.07 mile and connect to a trail easement along the Jamacha Boulevard right-of-way. This trail is located adjacent to the Project site.

- *Sweetwater Springs Boulevard Pathway:* a proposed community pathway along a 0.04-mile-long segment of this roadway that would connect the proposed Jamacha Boulevard Pathway and Sweetwater Springs Trail. This pathway is located adjacent to the Project site.

- *Sweetwater Reservoir Trail*: a proposed community trail that would extend a distance of 0.4 mile between the proposed unbuilt segment of the Sweetwater Regional Trail and a trail easement of The Pointe San Diego development. This trail is located approximately 0.4 mile south of the Project site at its closest point.

In addition, the Project proposes two trails adjacent to roadways on the Western Parcel, including an equestrian trail along the site frontage of Jamacha Boulevard and a pathway along Pointe Parkway and the proposed internal roadway of Avenida Bosques.

These pathways and trails often edge roadways. The linear nature of the edging roads would tend to draw the trail user's eye along the path of travel. Distraction would also be provided by traffic along the abutting roadways. Project visibility would be a notable element from the Pointe Parkway Pathway, Jamacha Boulevard Pathway, Sweetwater Springs Boulevard Parkway, and Sweetwater Springs Trail, as well as the two Project trails, because portions these planned trails would be adjacent to the Project site. More peripheral or lateral views would be provided from the other trails where not otherwise shielded by intervening vegetation or topography. There is also a substantial amount of existing development in the vicinity of, or visible from, these trails.

Because the Project site is almost entirely surrounded by existing development and the addition of Project elements would be compatible and visually consistent with surrounding development, Project elements would not visually contrast with the existing visual environment when viewed from these planned trails. In addition, views of visually notable visual features within the viewscape, such as prominent hills, peaks, and creek corridors would remain. Impacts associated with future views from planned trails are considered **less than significant under Significance Guideline 3.**

Resource Conservation Areas

As described in Section 3.1.2, three RCAs are identified within the Project vicinity and include the Sweetwater River Floodplain (RCA 77), Dictionary Hill (RCA 97), and Hansen's Pond (RCA 98). The Sweetwater River Floodplain and Dictionary Hill RCAs occur outside of the Project footprint, and are not further discussed. The Hansen's Pond RCA is located partially within the Project site and partially adjacent to the site. Hansen's Pond is designated an RCA due the biological value of habitat and cultural and historical importance associated with the historic Isham Springs bottling plant. The Project would preserve the on-site portion of the Hansen's Creek corridor, as well as a minimum 50-foot buffer from the creek as permanent open space. Thus the Project would not impact this identified RCA. As discussed in Significance Guideline 2, Project development would not impact this historic site (which comprises the adjacent component of the RCA) located directly adjacent to the northern portion of the Western Parcel. **No associated impact would occur under Significance Guideline 3**.

Recreation Areas

Recreational facilities within the Project viewshed include the Sweetwater Summit Regional Park, which is located approximately three miles southwest from the Project site, just south of the Sweetwater Reservoir. Based on topography alone, distant views of the Project site are possible because the recreational park occurs within the broader, low-lying Sweetwater River valley and generally aligns with linear view corridor along the north-south segment of Jamacha Boulevard. However, the distance of the view combined with intervening development would make any views of the distant site indistinguishable. There are far too many elements in the view to be able to clearly identify Project features. Furthermore, views from this recreational facility currently, and would continue to, encompass a broad expanse of built elements such that the view would not substantially change. Impacts associated with views from recreational areas would be **less than significant under Significance Guideline 3.**

Other Panoramic Vistas

The Project would introduce built elements into the distant middle ground of panoramic vistas currently viewed from outlying areas (e.g., from more distant roads or locales), but the Project buildings and landscaping would be a visual extension of these developed areas. The foreground and background (i.e., horizon) view elements from these areas would remain unchanged and would not be obstructed. Although the Project would change the open nature of the Project site, it would not change notable landforms or the overall geographical configuration of the viewshed. The memorability of the area relies on the distinct visual patterns created by the higher landforms and vegetated creek corridors. The scale of the Project's built elements would be visually consistent with other surrounding multi-family residential development. The Project would not substantially obstruct, interrupt, or detract from panoramic views in outlying areas. Changes to views from these areas would be **less than significant under Significance Guideline 3**.

5.5.4 Significance Guideline 4

As identified in Section 5.1, Significance Guideline 4 addresses whether:

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

Applicable local land use plans governing visual character and quality include the County's General Plan COS Element and the Spring Valley Community Plan. The COS Element and Land Use Element within the Spring Valley Community Plan include specific goals and policies directed at visual quality and community character. These goals and policies are identified in Section 2.5 of this VIA. A Project consistency evaluation of these applicable goals and policies is provided in Attachment A to this VIA. In summary, the Project would be consistent with applicable goals and policies related to aesthetics contained within applicable local land use plans, **and no significant visual impacts would occur under Significance Guideline 4.**

5.5.5 Effects of Lighting and Glare

Currently, the Project site is undeveloped and does not contain any lighting. Street lights are located along Jamacha Boulevard and Sweetwater Springs Boulevard, as well as other abutting and nearby roadways in the surrounding developed area. Visible night lighting is also associated with private homes, retail, and industrial uses in the vicinity.

Significance Guideline 5

As identified in Section 5.1, Significance Guideline 5 addresses whether:

> *The Project would install outdoor light fixtures that do not conform to the lamp type and shielding requirements described in Section 59.105 (Requirements for Lamp Source and Shielding) and are not otherwise exempted pursuant Section 59.108 or Section 59.109 of the San Diego County LPC.*

As described in Section 2.2.6, Project lighting would include lights similar in intensity to surrounding developed areas. Streetlights are proposed along roadways within the Project where required for safety and directional purposes. Project lighting would include safety and accent lighting at intersections, within on-site parking areas, recreation areas associated with proposed residences within each Lot, and at Project entries. Additionally, Project residences would be illuminated from interior lights and outdoor safety lighting. Although Project lighting would be expected to produce light levels brighter than currently exists on the Project site, all lighting would adhere to the County's dark sky ordinance. Exterior lighting design would include the use of full cut off light fixtures and glare louvers, ensuring that light is projected downward and that glare and spillage into the sky or onto adjacent property are restricted to levels permitted by ordinance.

The Project site is located more than 15 miles from either Palomar or Mount Laguna Observatory, in Zone B as identified by the LPC (all areas beyond 15 miles). Project lighting would not adversely affect nighttime views or astronomical observations because the proposed lighting would conform to the lamp type and shielding requirements as well as the hours of operation detailed in the LPC. Project-related impacts would be **less than significant pursuant to Significance Guideline 5**.

Significance Guideline 6

As identified in Section 5.1, Significance Guideline 6 addresses whether:

> *The Project would operate Class I or Class III outdoor lighting between 11:00 p.m. and sunrise that is not otherwise exempted pursuant Section 59.108 or Section 59.109 of the San Diego County LPC.*

The majority of Project night lighting would consist of Class II lighting. Consistent with Section 59.108, streetlights included in the Project would be low-pressure sodium lights. Project recreational areas generally would be open from dawn to dusk, although the pool areas within each residential lot may be open past sunset and illuminated by lighting. Consistent with Section 59.107, if the pool areas include lighting, they could remain lit as long as the lights are

shut off by 11:00 p.m. Based on compliance with the County's LPC, visual impacts associated with nighttime lighting would be **less than significant pursuant to Significance Guideline 6.**

Significance Guideline 7

As identified in Section 5.1, Significance Guideline 7 addresses whether:

> *The Project would generate light trespass that exceeds 0.2 foot-candles measured five feet onto the adjacent property.*

Light spill, or "trespass" occurs when light is cast beyond the area requiring lighting, and enters the adjacent property. The standard is stated as light exceeding 0.2 foot-candle more than 5 feet onto the adjacent property. Project lighting is also subject to substantial restriction in terms of light spill per County ordinance and conformance is mandatory. As part of final mapping for the Project, all lighting must be defined in detail and approved by staff to demonstrate conformance with the ordinance. This will be made a Condition of the Project and provision of a lighting plan is mandatory in order to demonstrate ordinance compliance.

Although Project lighting would produce light levels brighter than currently exist, all lighting would adhere to the County of San Diego's dark sky ordinance. Lighting design would include the use of full cut off light fixtures and glare louvers, ensuring that light rays are projected downward and that glare and spillage into the sky or onto adjacent property are limited. Each light would provide the lowest light level necessary, and would be limited to less than 4,050 lumens output, maintaining compliance with state and local safety regulations. Up-lights would be turned off at 11:00 p.m. Street trees proposed for the Project would, when mature, be taller than proposed street lights, and would help shield light from all but the immediate area.

Light spill could also occur from homes backing onto adjacent residential properties to the north, west, and south. To avoid this potential impact, Project-installed lighting would strictly comply with the LPC. Guidelines requiring private home-based light to be directed and shielded to minimize impacts, complying with the County LPC would be provided to homeowners by the Homeowners' Association (HOA). Guidelines/by-laws stating that outdoor residential lighting should be shielded and pointed away from open space/directed only onto the lot in question would be provided to all homeowners through the HOA. Information regarding beam angles of residential floodlights at higher (preferred) versus lower mounting heights will be provided to residents. HOA staff responsible for maintenance on site would periodically inspect the residential lot/open space interface to confirm that lighting on private lots conforms to the guidelines. Also, the HOA would receive complaints from neighbors and homeowners in violation of the guidelines would be notified of any problems through the HOA. With these measures, impacts associated with spill of nighttime lighting onto adjacent properties would be **less than significant pursuant to Significance Guideline 7.**

Significance Guideline 8

As identified in Section 5.1, Significance Guideline 8 addresses whether:

> *The Project would 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.

Substantial glare is generally not anticipated from residential units. As can be seen from Figures 6a and 6b, large expanses of glass are not proposed for the proposed residential buildings and roof types would not exhibit reflective surfaces or finishes. Trees planted as part of the Project landscape concept would also provide some screening from glare. Visual impacts related to glare would be **less than significant pursuant to Significance Guideline 8.**

Significance Guideline 9

As identified in Section 5.1, Significance Guideline 9 addresses whether:

> *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 LPC.*

Considering the above analysis relative to Project lighting type, location, and hours of operation and potential for spill onto adjacent properties, the Project would be in compliance with the County LPC. **No significant impact would occur pursuant to Significance Guideline 9.**

5.6 Cumulative Impact Analysis

As stated in CEQA Guidelines Definitions and Section 15130, cumulative impacts are those resulting from Project effects combined with those of past, present or probable future projects producing related or cumulative effects. For visual issues, Projects within the above-described Project viewshed (including the Proposed Project) would contribute to regionally cumulative visual effects, and are evaluated in this discussion. The viewshed includes areas with views to, or from, any single point on the Project, and therefore includes those projects that could be seen in concert with the proposed Project. Although a number of these areas would be within the Project viewshed, not all would be visible at any one time or from one point because they are not concentrated in one portion of the viewshed, and local topography, vegetation, intervening structures, and land uses would often block views to or from them.

The Project site is located in a developed area that is mostly built out. As a result, very few project proposals involving substantial developed elements from a visual standpoint are located in the general area. There is only one identified cumulative project within the Project viewshed, Sweetwater Place, a residential project directly to the north. Sweetwater Place is located directly across Sweetwater Springs Boulevard to the north, adjacent to the northeastern boundary of the Western Parcel. This project proposes to construct 122 condominiums and a park on vacant land that was previously planned for the SR-54 highway. The residential buildings would be two stories at a height of approximately 29 feet. The change from a vacant parcel to additional residential development would be similar to what would occur at the Project site (construction of residential buildings at heights of 29 feet 8 inches for the stacked flats, which are closest to the Sweetwater Place project, 32 feet 7 1/8 inches for the two-story townhomes, and 34 feet 10 inches for the three-story row townhomes) and taken together and combined with the existing elements in the viewshed, would be visually consistent with existing visual patterns. Although the combination of the Project and this cumulative project would create a change in visual character related to transformation of undeveloped and vacant land and an incremental increase

in development density, the development of these two sites surrounded by existing development would be perceived as an extension of existing development. It would not result in a change in the composition and visual pattern of the area, and the amount of cumulative visual change would not be notable. Therefore, the cumulative level of change is identified as less than significant.

5.7 Summary of Project Impacts and Significance and Conclusions

As detailed in the analysis throughout Sections 5.1 through 5.6 of this VIA, the Project would result in less than significant visual impacts as a result of:

1. Residential design and features incorporated into the Project that are compatible with surrounding development.

2. The relative number of viewers and orientation to the Project

3. The dominant nature of the surrounding topography.

4. Ordinance compliance relative to steep slopes and night lighting.

6.0 VISUAL MITIGATION AND DESIGN CONSIDERATIONS

Because no significant impacts are identified, no mitigation is required. A number of Project design considerations have been incorporated into the Project that have been relied upon in the analysis. These will be made Project Conditions of Approval to ensure their implementation, if the Project is approved.

Project features include:

- Screening provided by the Project Landscape Concept Plan.

- Incorporation of the open space areas throughout the Project site.

- Retention of the Hansen's Creek riparian vegetation.

- Preserve views to on-site amenities such as open space corridors, as well as views of surrounding high hillsides.

- Use of architectural treatments, materials, and colors compatible with surrounding development.

- All trash dumpsters/compactors/receptacles will be screened (by buildings or screen walls) if they would otherwise be visible from a street or common area.

- Strict compliance with the San Diego County LCP, to be verified by the Lighting Plan, required as part of Project Design to be provided to staff in compliance with Project Conditions of Approval.

- To ensure consistency in format and content of signs, a comprehensive sign package will be developed and submitted to PDS as part of the site plan application.

7.0 CONCLUSIONS

The Project would change the currently open and mostly undeveloped nature of the site. The memorability of the area, however, is defined by the visual patterns created by the higher landforms and the creek corridors. These elements would remain intact.

As discussed in Section 2.1, the Specific Plan currently designates uses for the Project site on the Western Parcel as a 503-room destination resort, 195 mountainside suites, three restaurants, a clubhouse, part of a golf course, and equestrian facilities. The Specific Plan currently designates office uses on the Eastern Parcel. In comparison, the Project proposes a total of 218 multi-family residential units, private community recreation uses, and open space areas. The development footprint of the Project is substantially smaller than the resort and office uses, as the Specific Plan shows approximately 39 acres of the 52-acre site as being developed (75 percent of the Project site), whereas the Project would develop 23.4 acres of the site, or only 45 percent. Homes would be consolidated in three areas and much of the site would consist of open space. Proposed residential buildings would be at a maximum height of 35 feet compared to up to 50 feet of the resort buildings. Furthermore, forms associated with the proposed residential buildings would be at a substantially smaller scale than the larger resort and office buildings. As a result, the proposed scale of development on the site associated with the Project is more commensurate with surrounding development and would be more compatible with existing and planned surrounding uses compared to the original resort-related and office uses identified in the Specific Plan.

As discussed in the Section 5.0 analyses, the Project has been designed to be visually consistent with the existing and planned character of the area. Project buildings would include varied styles that incorporate design elements and treatments compatible with surrounding residential development. In addition, open space set-asides would be provided that contains notable visual elements, including creek corridors, associated riparian vegetation, and steep slopes. Consequently, Project implementation would not change the relative scale of development in the area. The proposed residential structures would not result in any new, dominant visual elements within the viewshed. Building massing and scale also would be in keeping with surrounding multi-family developments. The surrounding hills and nearby prominent peaks would remain the dominant visual features, and current visual elements provided by Hansen's Creek and creek on the Eastern Parcel would be retained. The combination of these elements would result in a development project that would be integrated visually into the overall community. Therefore, although implementation of the Project elements would represent a notable change from existing conditions on the site, the combination of all Project elements and its compatibility with surrounding development would result in less than significant impacts.

Construction-period visual issues would relate to the combination of raw soils during the construction period, and construction equipment moving about the site, as well as levels of disturbance associated with vertical construction. The short-term nature of this impact renders this adverse effect less than significant. Ultimately, Project landscaping would lessen adverse

visual effects associated with new buildings, with vegetation maturity being visually attained in 10 to 12 years. At that point, street trees and internal landscaping would buffer the residential buildings from views to the Project from off site, softening sharp edges, unifying the Project, and shading Project lighting. As detailed in discussions throughout Section 5.5 of this VIA, the relative number of viewers and orientation to the Project, combined with the attenuative measures built into Project design and required by ordinance, would result in long-term visual impacts related to residential design and lighting being lowered to less than significant levels.

Impacts to change or loss of a valued visual element would be less than significant. Similarly, potential impacts to RCAs and trails/pathways would all be less than significant due to distance; and/or intervening topography, landscaping, and/or structural development. The Project would not significantly obstruct, interrupt, or detract from a valued focal and/or panoramic vista.

The Project would be consistent with applicable goals and policies related to aesthetics contained within applicable local land use plans. It complies with standards set within the County General Plan COS as well as the Spring Valley Community Plan. Regulatory requirements related to dark skies, including light output and shielding, restriction of light spill, minimization of glare resulting from reflective building materials, and conformance to the LPC would be met. As a result, no significant visual impacts would occur under standards relating to applicable goals, policies, or requirements; including County ordinance requirements regarding dark skies.

8.0 REFERENCES/BIBLIOGRAPHY

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HELIX Environmental Planning, Inc. (HELIX)

2017a Biological Technical Report: Sweetwater Vistas Project. November 4.

2017b Acoustical Site Assessment: Sweetwater Vistas Project. November.

2016 Cultural Resources Assessment: Sweetwater Vistas Project. February.

Linscott, Law & Greenspan Engineers

2016 Traffic Impact Analysis – Sweetwater Vistas Project. February.

9.0 REPORT PREPARERS

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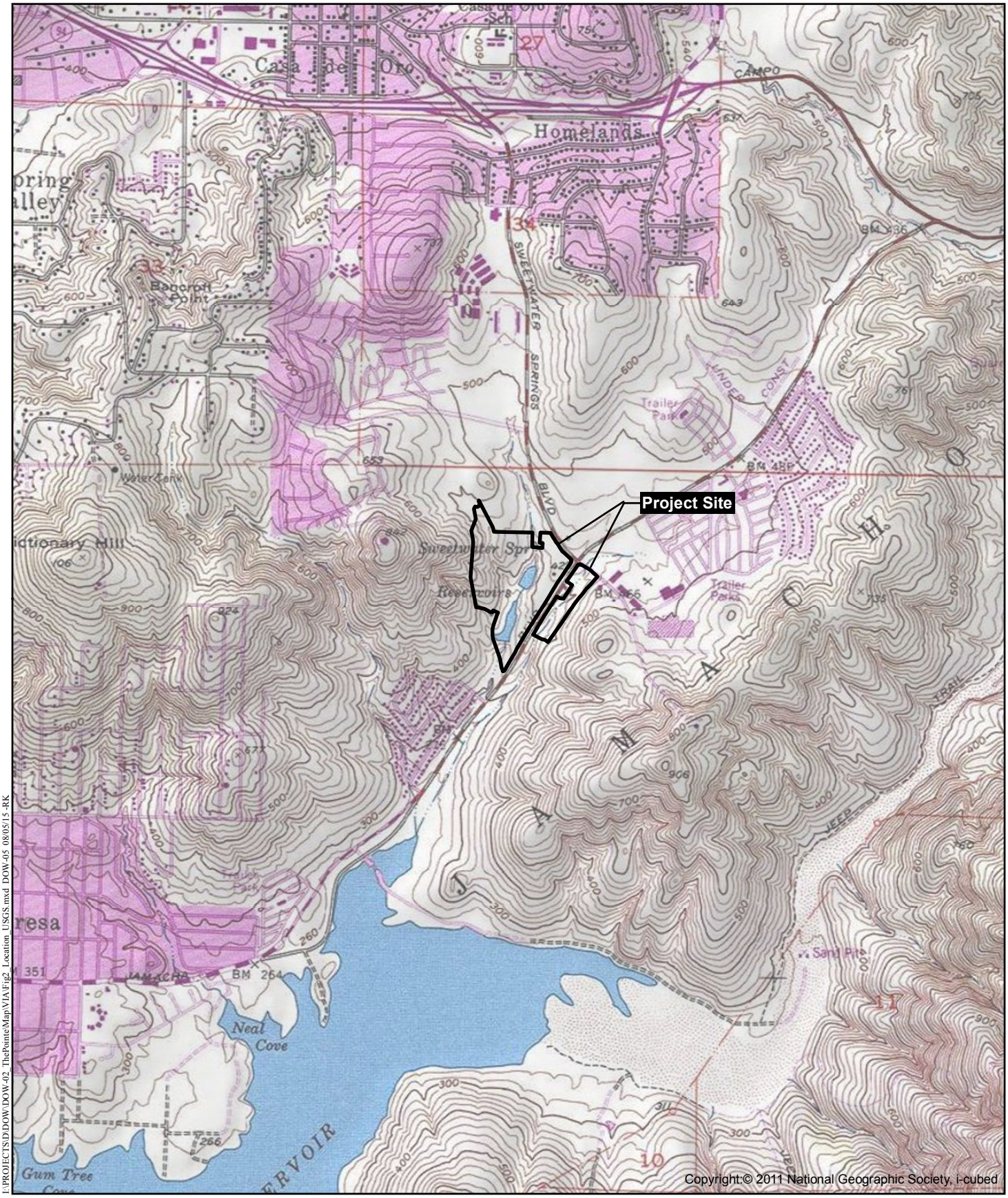
Regional Location Map

SWEETWATER VISTAS

HELIX Environmental Planning

N 0 8 Miles

Figure 1



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Project Vicinity Map (USGS Topography)

SWEETWATER VISTAS

HELIX Environmental Planning

N

0 2,000 Feet

Figure 2

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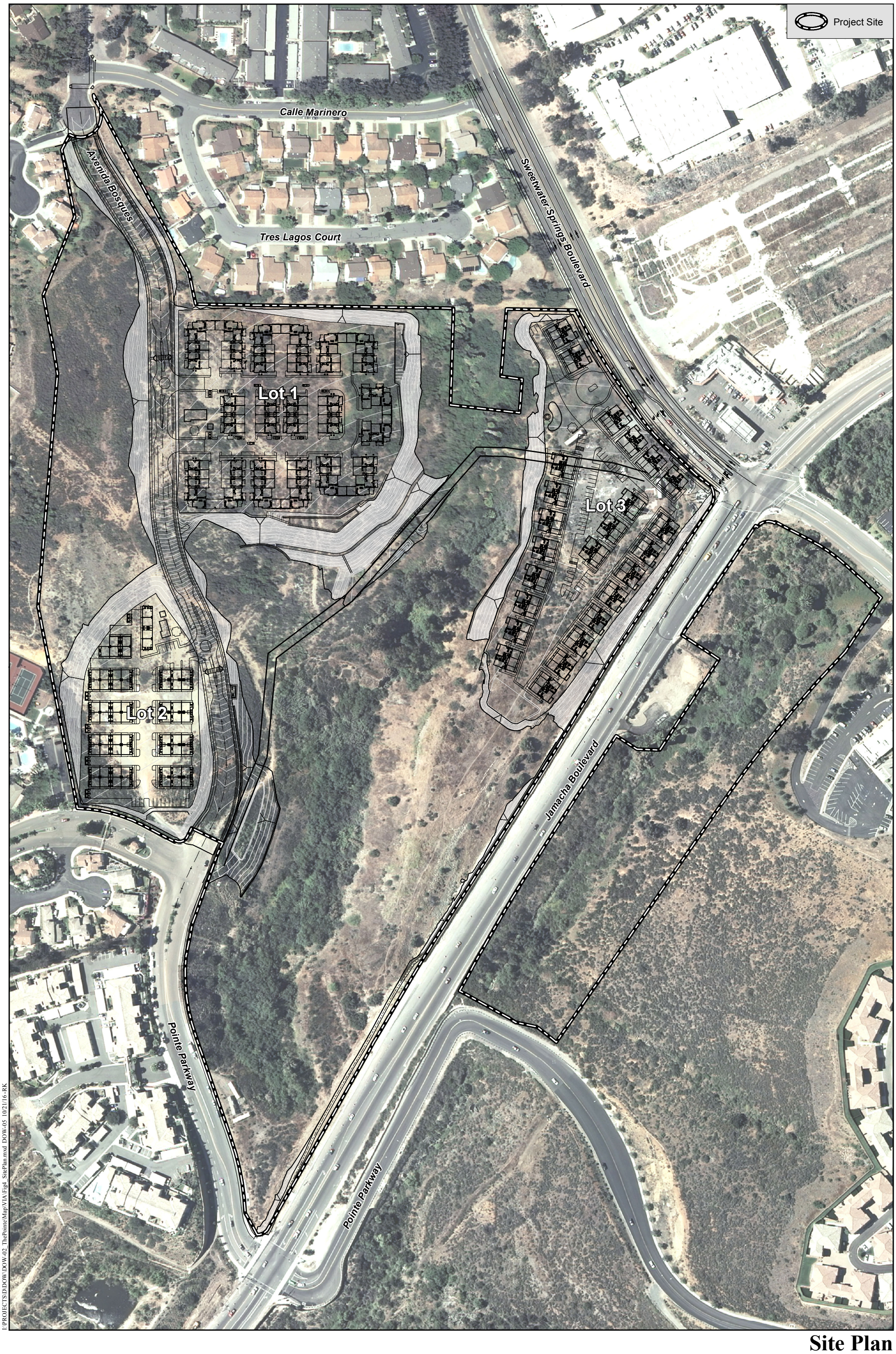
Project Vicinity Map (Aerial Photograph)

SWEETWATER VISTAS

HELIX Environmental Planning

N 0 2,000 Feet

Figure 3



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Site Plan

SWEETWATER VISTAS

HELIX Environmental Planning

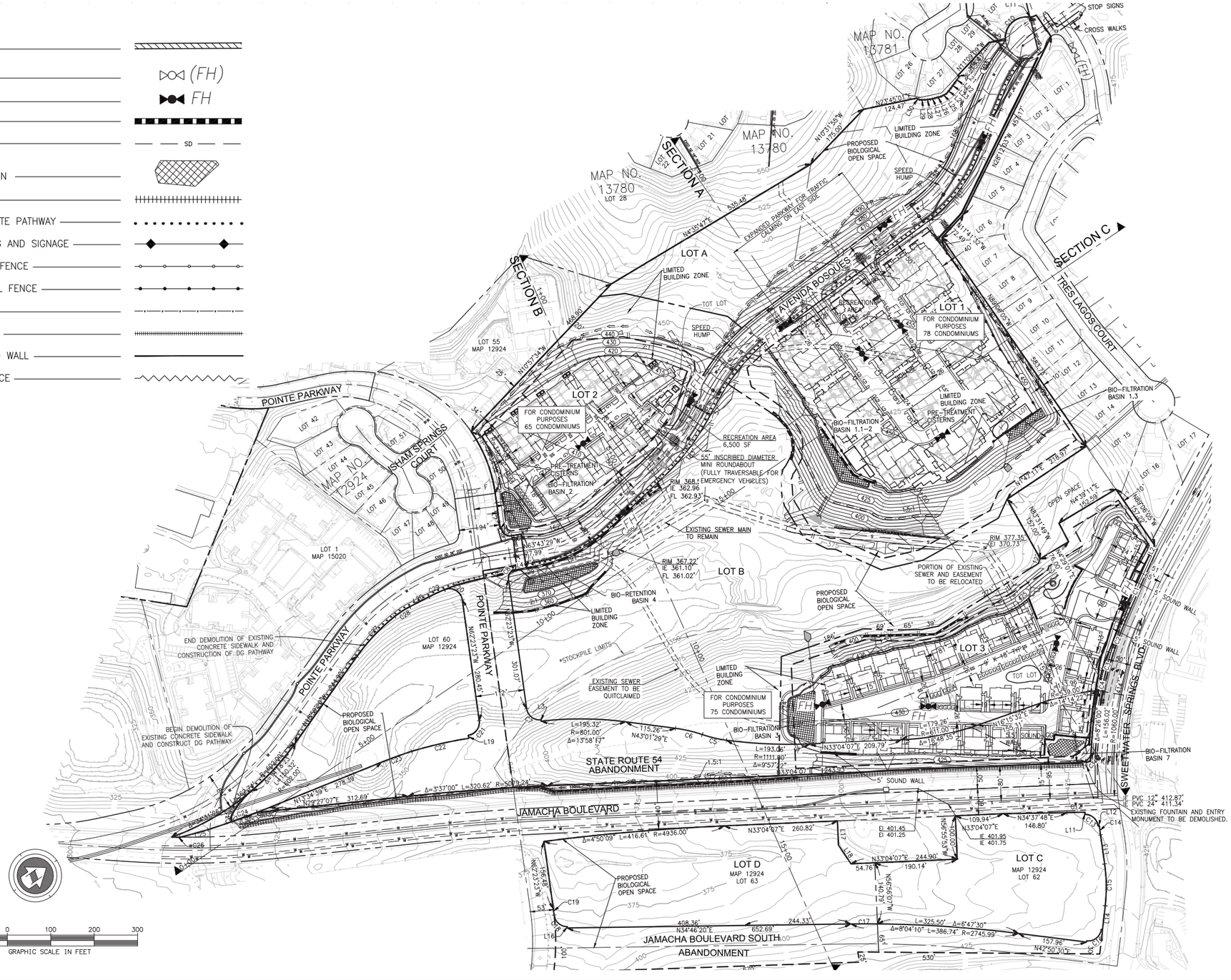
N

0 200 Feet

Figure 4

LEGEND

- NON–COMBUSTIBLE VIEW–WALL LOCATIONS
- EXISTING FIRE HYDRANT — (FH)
- PROPOSED FIRE HYDRANT — FH
- PROPOSED RETAINING WALL
- PROPOSED STORM DRAIN — SD
- PROPOSED WATER QUALITY BASIN
- PROPOSED TRAIL
- PROPOSED DECOMPOSED GRANITE PATHWAY
- PROPOSED BIOLOGICAL FENCING AND SIGNAGE
- PROPOSED 5' TUBULAR STEEL FENCE
- PROPOSED 3.5' TUBULAR STEEL FENCE
- PROPOSED 5' WOOD FENCE
- PROPOSED SPLIT RAIL FENCING
- PROPOSED 5' MASONRY SOUND WALL
- PROPOSED 6' GLASS VIEW FENCE



Source: Fuscoe Engineering 2016

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Preliminary Grading Plan

SWEETWATER VISTAS

Figure 5

HELIX Environmental Planning

Lot 1: 2-Story Townhomes

Lot 2: 3-Story Row Townhomes

Lot 3: Triplex Units

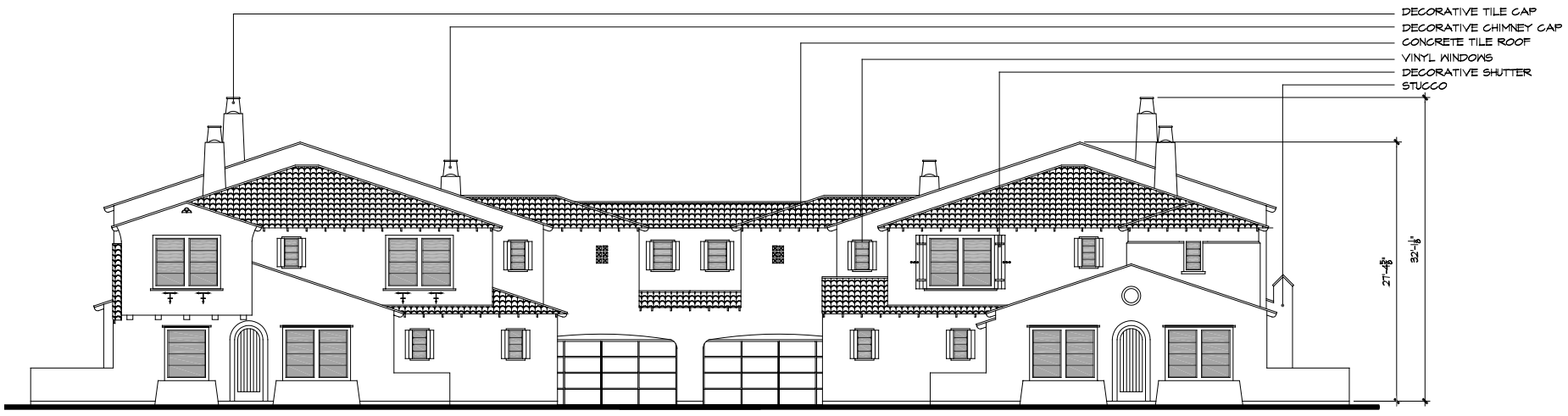
Source: Douglas Wilson Company 2016

Residential Building Types

SWEETWATER VISTAS

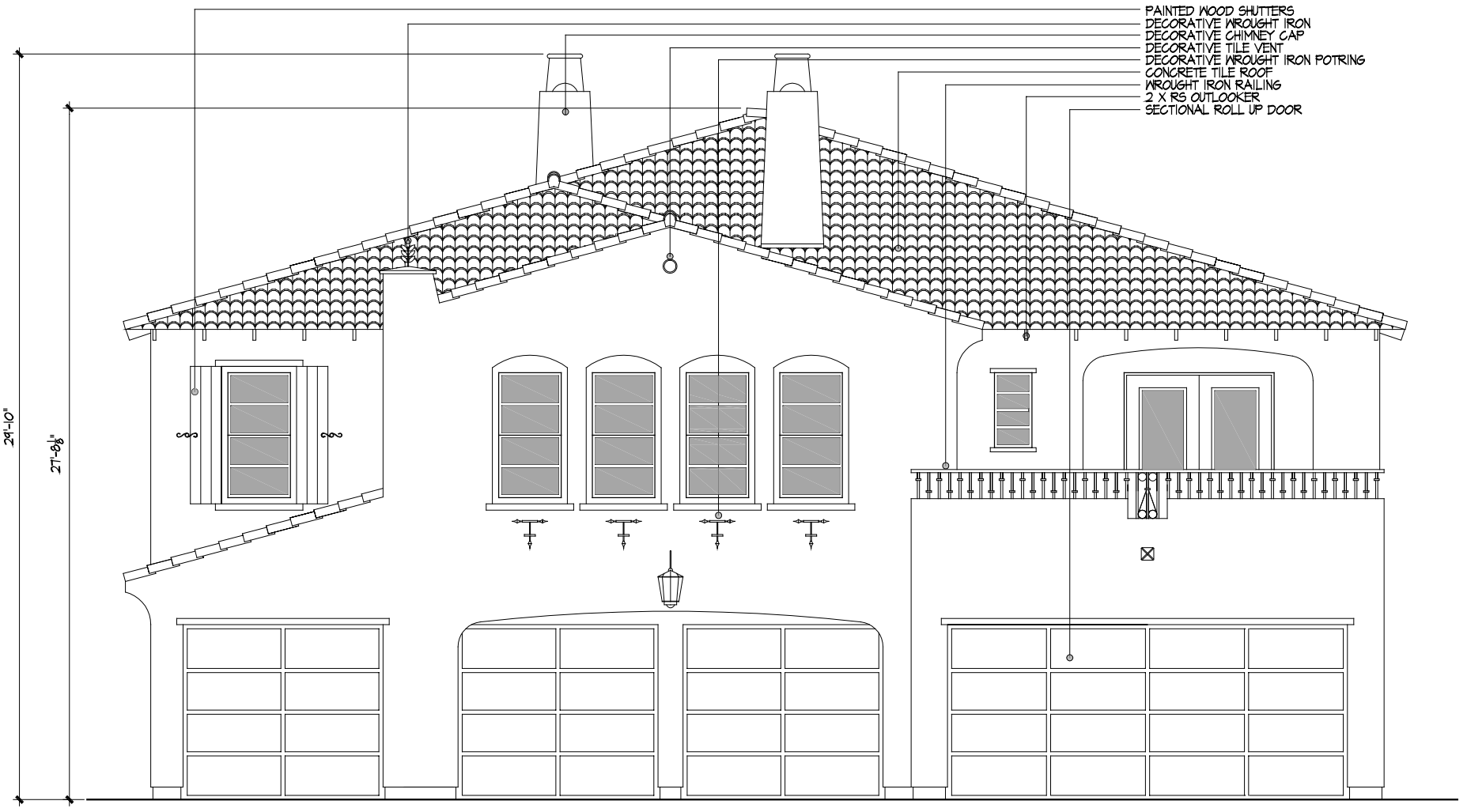
HELIX Environmental Planning

Figure 6a



2-Story Townhomes
Lot 1

3-Story Row Townhomes
Lot 2



Triplex Units
Lot 3

Source: Douglas Wilson Company 2016

Architectural Elevations

SWEETWATER VISTAS

Figure 6b

HELIX Environmental Planning

PLANTING LEGEND NOTE: SEE ENLARGEMENT SHEETS FOR COMPLETE LEGEND

COMMUNITY DEVELOPMENT LANDSCAPE

TREES NOTE:TREES ALONG DESIGNATED FIRE ACCESS ROADS/DRIVES/AISLES SHALL PROVIDE A MIN. OF 13'-6" VERTICAL CLEARANCE FOR THE FULL FIRE ACCESS WIDTH

LARGE CANOPY TREES

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLs
	GINKGO BILOBA	MAIDENHAIR TREE	24" BOX	M
	POPULUS FREMONTII	FREMONT'S COTTONWOOD	24" BOX	M
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	VL
	ULMUS PARVIFOLIA	CHINESE ELM	24" BOX	M

CONSTRAINED AREAS

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLs
	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	24" BOX	L
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	M

PALMS

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLs
	ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM	10' BTH	M
	BISMARCKIA NOBILIS	BISMARK PALM	10' BTH	L
	PHOENIX DACTYLIFERA	DATE PALM	10' BTH	L

NOTE: PALMS ARE TO BE USED ONLY AROUND POOL AREAS

TREES FOR GENERAL LOCATIONS

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLs
	OLEA EUROPEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	L
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	L
	TIPUANA TIPU	TIPU TREE	24" BOX	L
	TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	M

STREET TREES

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLs
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	M

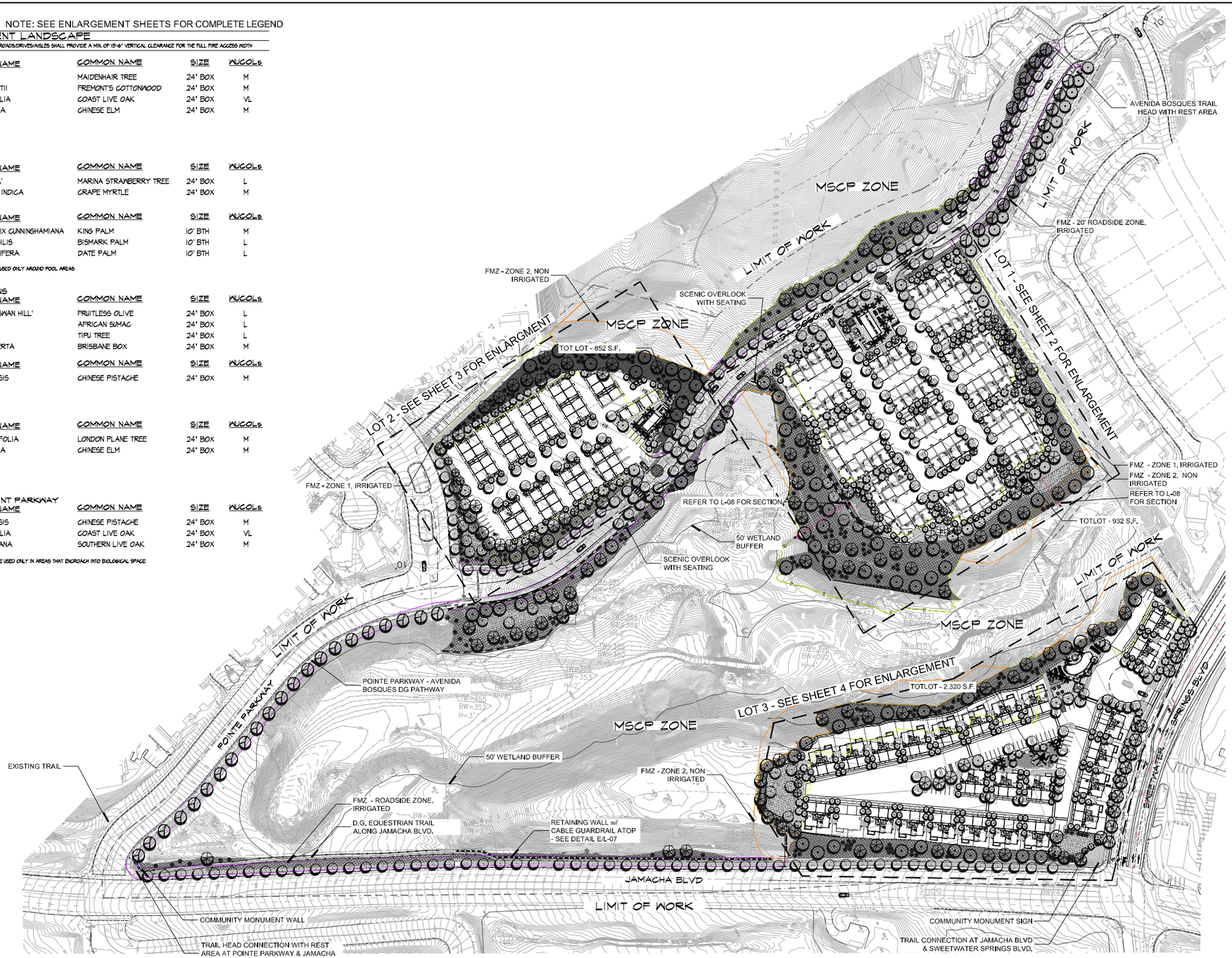
TREES - SWEETWATER BLVD.

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLs
	PLATANUS ACERIFOLIA	LONDON PLANE TREE	24" BOX	M
	ULMUS PARVIFOLIA	CHINESE ELM	24" BOX	M

TREES - AVENIDA BOSQUES/POINT PARKWAY

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLs
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	M
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	VL
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX	M

NOTE: OAK SPECIES TO BE USED ONLY IN AREAS THAT ENCROACH INTO BIOLOGICAL SPACE



PROJECT NOTES:

IRRIGATION

-ALL IRRIGATION SYSTEMS SHALL BE COMPLIANT WITH THE COUNTY'S WATER CONSERVATION IN LANDSCAPING ORDINANCE AND THE WATER EFFICIENT LANDSCAPING ORDINANCE DESIGN MANUAL

-IRRIGATION FOR ALL LANDSCAPES AREAS SHALL CONNECT INTO THE EXISTING POTABLE WATER MAINLINE

-ALL LANDSCAPED AREAS WILL BE IRRIGATED AS FOLLOWS:
- --NON-SLOPE AREAS, SHRUBS, & GROUNDCOVERS WILL RECEIVE DRIP TUBING IRRIGATION BELOW MULCH GRADE
- --ALL LANDSCAPING ON SLOPES AND BIORETENTION BASINS SHALL BE IRRIGATED WITH MPR ROTATORS
- --TREES NOT ON SLOPES SHALL BE IRRIGATED WITH TRICKLE PATTERN BUBBLERS

-IRRIGATION ON TRANSITIONAL SLOPES SHALL NOT NEGATIVELY AFFECT NATIVE VEGETATION OR CREATE FIRE HAZARDS ON ADJACENT MSCP LANDS. OVERSPRAY, RUNOFF, AND LOW HEAD DRAINAGE WILL NOT BE ALLOWED.

RESPONSIBILITY OF MAINTENANCE

- THE OWNER/CLIENT SHALL BE RESPONSIBLE FOR ALL LANDSCAPING MAINTENANCE WITHIN THE PROPERTY LINES AS WELL AS ALL LANDSCAPING WITHIN RIGHT-OF-WAYS ALONG ALL STREET FRONTAGES.

PARKING REGULATION

WHEEL STOPS ARE REQUIRED PER THE PARKING DESIGN MANUAL. FINAL PLANS WILL ADHERE TO REGULATIONS IN SECTION III, C.5 (B) OF THE PARKING DESIGN MANUAL.

FUEL MANAGEMENT ZONES

PLEASE REFER TO THE LATEST FIRE PROTECTION PLAN PREPARED BY DUDEK, SPECIFICALLY SECTION 5.6 DEFENSIBLE SPACE & VEGETATION MANAGEMENT.

BICYCLE PARKING

- BICYCLE PARKING SHALL BE DESIGNED AT A RATE OF .5 SPACES PER DWELLING UNIT.
- BICYCLE PARKING SHALL BE NO FURTHER THAN 100' FROM ANY VISITORS' ENTRANCE AND MUST BE READILY VISIBLE.
- BICYCLE PARKING MUST BE AS ACCESSIBLE TO THE USE OR BUILDING SERVED AS THE MOST CONVENIENT VEHICULAR PARKING STALL AND AS CLOSE TO BUILDING ENTRANCES AS PRACTICAL WITHOUT INTERFERING WITH PEDESTRIAN TRAFFIC.
- ALL BICYCLE PARKING MUST BE AT GRADE.

Source: G.M.P. 2016

Conceptual Landscape Plan - Project Site

SWEETWATER VISTAS

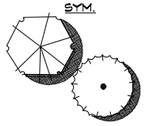
Figure 7a

PLANTING LEGEND

COMMUNITY DEVELOPMENT LANDSCAPE

TREES NOTE: TREES ALONG DESIGNATED FIRE ACCESS ROADS/DRIVES/AISLES SHALL PROVIDE A MIN. OF 13'-6" VERTICAL CLEARANCE FOR THE FULL FIRE ACCESS WIDTH

LARGE CANOPY TREES



SYM.	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLs
	GINKGO BILOBA	MAIDENHAIR TREE	24" BOX	M
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	ULMUS PARVIFOLIA	CHINESE ELM	24" BOX	M

CONSTRAINED AREAS

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLs
	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	24" BOX	L
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	M

PALMS

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLs
	ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM	10' BTH	M
	BISMARCKIA NOBILIS	BISMARK PALM	10' BTH	L
	PHOENIX DACTYLIFERA	DATE PALM	10' BTH	L

NOTE: PALMS ARE TO BE USED ONLY AROUND POOL AREAS

TREES FOR GENERAL LOCATIONS

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLs
	OLEA EUROPEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	L
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	L
	TIPUANA TIPU	TIPU TREE	24" BOX	L
	TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	M

STREET TREES

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLs
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	M

TREES - SWEETWATER BLVD.

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLs
	PLATANUS ACERIFOLIA	LONDON PLANE TREE	24" BOX	M
	ULMUS PARVIFOLIA	CHINESE ELM	24" BOX	M

TREES - AVENIDA BOSQUES/POINT PARKWAY

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLs
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	M
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	VL
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX	M

NOTE: OAK SPECIES TO BE USED ONLY IN AREAS THAT ENCROACH INTO BIOLOGICAL SPACE

VERTICAL ACCENT TREES

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLs
	PODOCARPUS 'MAKI'	SHRUBBY YEW PINE	15 GAL.	M

SHRUBS, PERENNIALS, SUCCULENTS

SMALL SHRUBS/PERENNIALS 1-3'

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLs
ACHILLEA MILLEFOLIUM	YARROW	1 GAL.	L
AGAPANTHUS SPP. (SHADE)	LILY OF THE NILE (SHADE)	1 GAL.	M
ANIGOZANTHOS SPP.	KANGAROO PAW	1 GAL.	M
BERGENIA CRASSIFOLIA (SHADE)	WINTER BLOOMING BERGENIA	1 GAL.	M
CARISSA MACROCARPA	NATAL PLUM	1 GAL.	L
CISTUS SPP.	ROCKROSE SPECIES	1 GAL.	L
DIETES IRIDIODES	FORTNIGHT LILY	1 GAL.	L
GALVEZIA SPECIOSA	ISLAND SNAPDRAGON	1 GAL.	VL
HEUCHERA MAXIMA	CORAL BELLS	1 GAL.	M
LANTANA MONTEVIDENSIS	TRAILING LANTANA	1 GAL.	L
LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	1 GAL.	L
LIMONIUM PEREZII	SEA LAVANDER	1 GAL.	L
KNIPHOFIA UVARIA	RED HOT POKER	1 GAL.	L
PHORMIUM 'BLACK ADDER'	BLACK NEW ZEALAND FLAX	1 GAL.	M
PHORMIUM 'MAORI MAIDEN'	NEW ZEALAND FLAX	1 GAL.	M
PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	WHEELER'S DWARF JAPANESE MOCK ORANGE	1 GAL.	M
SANTOLINA VIRENS	GREEN SANTOLINA	1 GAL.	L
STACHYS BYZANTINA	LAMB'S EARS	1 GAL.	M
WESTRINGIA FRUTICOSA 'DWARF MUNDI'	COAST ROSEMARY	1 GAL.	L

LARGE SHRUBS/PERENNIALS 3-6'

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLs
ARBUTUS UNEDO	DWARF STRAWBERRY TREE	25% 15 GAL.	L
CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	75% 5 GAL.	L
CISTUS SPP.	ROCK ROSE		L
HETEROMELES ARBUTIFOLIA	TOYON		VL
LEONOTIS LEONURS	LION'S TAIL		L
LIGUSTRUM TEXANUM	TEXAS PRIVET		M
PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE		L
PHORMIUM 'YELLOW WAVE'	NEW ZEALAND FLAX		M
PITTOSPORUM TOBIRA	JAPANESE MOCK ORANGE		M
PRUNUS ILICIFOLIA LYONII	CATALINA CHERRY		M
RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY'	MAJESTIC BEAUTY INDIAN HAWTHORNE		M
TEUCRIUM FRUITICANS	BUSH GERMANDER		L
YUCCA RECURVIFOLIA	SOFT LEAF YUCCA		L

SUCCULANTS

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLs
AEONIUM 'SALAD BOWL'	SALAD BOWL AEONIUM	1 GAL.	L
ALOE BAINESII	TREE ALOE	15 GAL.	L
ALOE STRIATA	CORAL ALOE	1 GAL.	L
AGAVE AMERICANA MEDIO-PICTA 'ALBA'	WHITE-STRIPED CENTURY PLANT	5 GAL.	VL
AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL.	L
AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	5 GAL.	VL
AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL.	VL
AGAVE PARRYI	PARRY'S AGAVE	5 GAL.	VL
AGAVE SHAWII	SHAW'S AGAVE	5 GAL.	VL
AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL.	VL
DUDLEYA PULVERULENTA	LIVE FOREVER	5 GAL.	VL
ECHEVERIA 'AFTERGLOW'	AFTERGLOW ECHEVERIA	1 GAL.	L
EUPHORBIA TIRUCALLI 'STICKS ON FIRE'	RED PENCIL TREE	5 GAL.	VL
HESPERALOE PARVIFOLIA	RED YUCCA	5 GAL.	VL
SANSEVIERIA TRIFASCIATA	SNAKE PLANT	1 GAL.	L
SENECIO VITALIS	NARROW-LEAF CHALKSTICKS	1 GAL.	L

GROUNDCOVERS

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLs
BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	FLATS @36" O.C.	L
CEANOTHUS 'YANKEE POINT'	YANKEE POINT CALIFORNIA LILAC	FLATS @36" O.C.	L
GAILLARDIA GRANDIFLORA	BLANKET FLOWER	FLATS @10" O.C.	L
LANTANA 'NEW GOLD'	NEW GOLD LANTANA	FLATS @36" O.C.	VL
SENECIO MANDRALISCAE	BLUE CHALKSTICKS	FLATS @18" O.C.	M
SATUREJA DOUGLASII (SHADE)	YERBA BUENA	FLATS @18" O.C.	M
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	FLATS @18" O.C.	M

AGROSTIS PALLENS	NATIVE BENT GRASS	SOD	L

VINES NOTE: VINES FOR SCREENING OF SOUND WALLS AND RETAINING WALLS)

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLs
CLEMATIS LIGUSTICIFOLIA	WESTERN WHITE CLEMATIS	5 GAL.	L
DISTICTIS BUCCINATORIA	RED TRUMPET VINE	5 GAL.	M
MACFADYENA UNGUIS-CAT	CAT'S CLAW	5 GAL.	L
VITIS CALIFORNICA	CALIFORNIA WILD GRAPE	5 GAL.	L

BIORETENTION ZONES

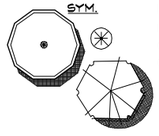
TREES

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLs
	PLATNUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	M

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLs
ARTEMISIA DOUGLASIANA	DOUGLAS MUGWORT	1 GAL.	M
CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL.	L
CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	5 GAL.	L
IVA HAYESIANA	POVERTY WEED	1 GAL.	VL
JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL.	L
LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	5 GAL.	L

SLOPE PLANTING NOTE: THE FOLLOWING ZONE 1 PLANTINGS MAY ALSO BE USED IN THE COMMUNITY DEVELOPMENT'S STREET PLANTINGS & ON SLOPES.

TREES



SYM.	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLs
	POPULUS FREMONTII	FREMONT COTTONWOOD	24" BOX	M
	QUERCUS DUMOSA	SCRUB OAK	24" BOX	VL
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	VL

SHRUBS

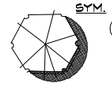
BOTANICAL NAME	COMMON NAME	SIZE	WUCOLs
AGAVE AMERICANA MEDIO PICTA ALBA'	WHITE-STRIPED CENTURY PLANT	5 GAL.	VL
AGAVE PARRYI	PARRY'S AGAVE	5 GAL.	VL
AGAVE SHAWII	SHAW'S AGAVE	5 GAL.	VL
CEANOTHUS SPP.	CALIFORNIA LILAC	5 GAL.	L
CISTUS SPP.	ROCK ROSE	5 GAL.	L

GROUNDCOVER

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLs
BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	FLATS @36" O.C.	L

BRUSH MANAGEMENT ZONE | NOTE: THE FOLLOWING ZONE 1 PLANTINGS MAY ALSO BE USED IN THE COMMUNITY DEVELOPMENT'S STREET PLANTINGS & ON SLOPES.

TREES



SYM.	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLs
	QUERCUS DUMOSA	SCRUB OAK	24" BOX	VL
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	VL

*NOTE: TREE SPACING MUST BE KEPT AT 10' MINIMUM BETWEEN CROWNS & NO CROWNS WITHIN 10' OF STRUCTURES.

SHRUBS

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLs
ACHILLEA MILLEFOLLIUM	YARROW	1 GAL.	L
AGAVE SHAWII	SHAW'S AGAVE	5 GAL.	VL
CEANOTHUS 'YANKEE POINT'	YANKEE POINT CEANOTHUS	5 GAL.	L
ENGELIA CALIFORNICA	COAST SUNFLOWER	1 GAL.	VL
FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	L
LOTUS SCOPARIUS	DEERWEED	1 GAL.	VL
OPUNTIA LITTORALIS	COAST PRICKLY PEAR	5 GAL.	VL
PENSTEMON CENTRANTHIFOLIUS	SCARLET BUGLER	1 GAL.	L
VIGUIERA LACINATA	SAN DIEGO SUNFLOWER	1 GAL.	VL
YUCCA WHIPPLEI	OUR LORD'S CANDLE	5 GAL.	VL

*NOTE: SHRUBS SHALL BE KEPT AT A MINIMUM SPACING OF 5' ON CENTER.

GROUNDCOVER

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLs
BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	FLATS @36" O.C.	L
IVA HAYESIANA *NOTE: ONLY ON PERMANENTLY IRRIGATED SLOPES	POVERTY WEED	FLATS @36" O.C.	VL

IRRIGATED NATIVE HYDROSEED *NOTE: ALL SLOPE PLANTING AREAS SHALL RECEIVE HYDROSEED APPLICATION WITH THE FOLLOWING DROUGHT TOLERANT NATIVE SEED MIX.

BOTANICAL NAME	COMMON NAME	PURITY %	GERMINATION RATE %	BULK APP. RATE (LBS/ACRE)
ENGELIA CALIFORNICA	BUSH SUNFLOWER	40	60	6.00
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	N/A	N/A	2.00
HELIANTHEMUM SCOPARIUM	PEAK SUN ROSE	N/A	N/A	2.00
LOTUS SCOPARIUS	DEERWEED	40	60	4.00
LUPINUS BICOLOR	LUPINE	95	80	2.00
LUPINUS SUCCULENTUS	ARROYO LUPINE	95	85	4.00
MIMULUS AURANTIACUS VARPUNICEUS	RED MONKEY FLOWER	2	55	2.00
MIMULUS CARDINALIS	SCARLET MONKEYFLOWER	90	70	2.00
PHACELIA PARRYI	PARRY'S PHACELIA	N/A	N/A	1.00
STIPA PULCHRA	PURPLE NEEDLE GRASS	40	30	2.00
VULPIA MYCROSTACHYS	VULPIA	N/A	N/A	2.00
			BULK	29.00

PLANTING NOTES

- PLANTS SHOWN ON THE LEGEND (EXCLUDING THOSE ADJACENT TO BIOLOGICAL OPEN SPACE LOTS (MSCP), & PLANTING WITHIN THE 20 FOOT LANDSCAPE EDGE ZONES) MAY CHANGE. PLANT SUBSTITUTIONS MAY BE GRANTED BETWEEN APPROVAL OF THE SPECIFIC PLAN AMENDMENT AND SUBMITTAL OF FINAL LANDSCAPE DOCUMENTATION PACKAGE PLANS UPON APPROVAL.

- PRIOR TO THE PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED MEET THIS REQUIREMENT.

- SOIL AMENDMENTS SHALL BE INCORPORATED ACCORDING TO RECOMMENDATIONS OF THE SOILS REPORT AND WHAT IS APPROPRIATE FOR THE PLANTS SELECTED.

- FOR LANDSCAPE INSTALLATIONS, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

- TO MEET REQUIREMENTS OF THE RESOURCE MANAGEMENT PLAN, PLANT SPECIES LISTED ON APPENDIX I IN THE COUNTY OF SAN DIEGO'S WATER EFFICIENT LANDSCAPE DESIGN MANUAL SHALL NOT BE USED ADJACENT TO OPEN SPACE LOTS.

Table 5
Distance Between Tree Canopies by Percent Slope

Percent of Slope	Required Distances Between Edge of Mature Tree Canopies [1]
0–20	10 feet
21–40	20 feet
41+	30 feet

[1] Determined from canopy dimensions as described in Sunset Western Garden Book (Current Edition)

Source: 2014 SDCCFC Section 4907.3.1. County of San Diego.

Source: G.M.P. 2016

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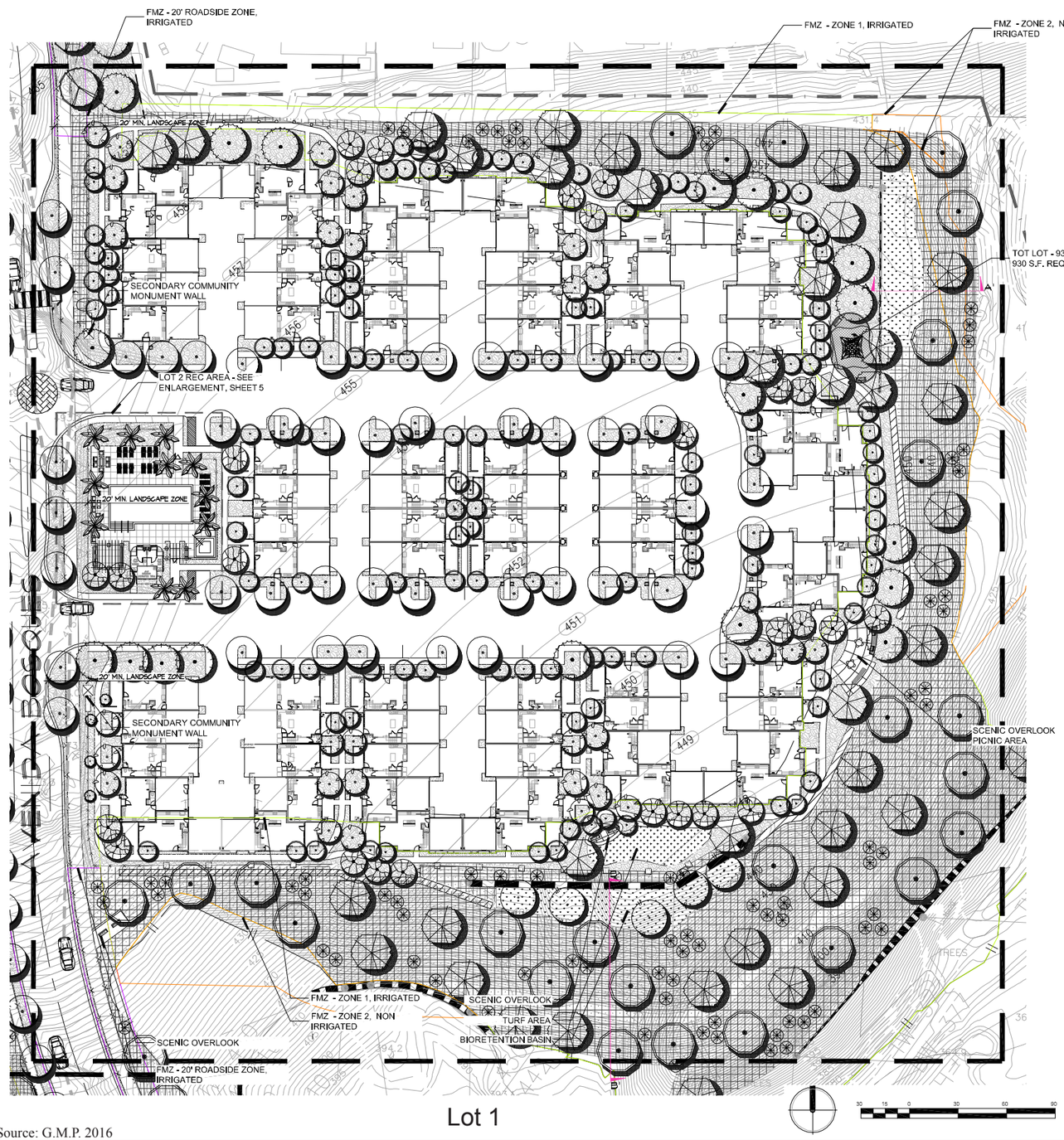
Conceptual Landscape Plan - Project Site

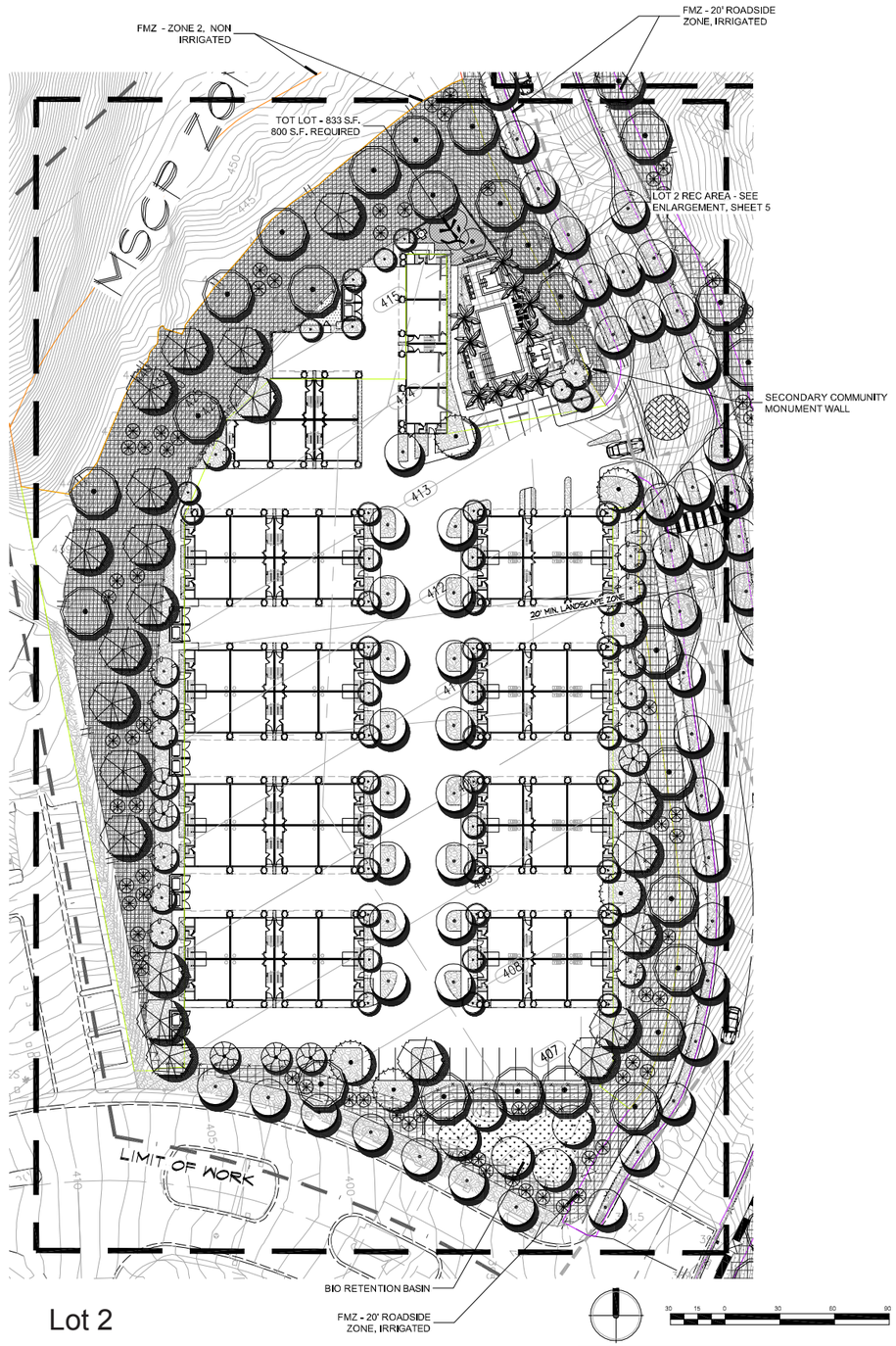
SWEETWATER VISTAS

Figure 7b

HELIX Environmental Planning



Lot 1



Lot 2

Source: G.M.P. 2016

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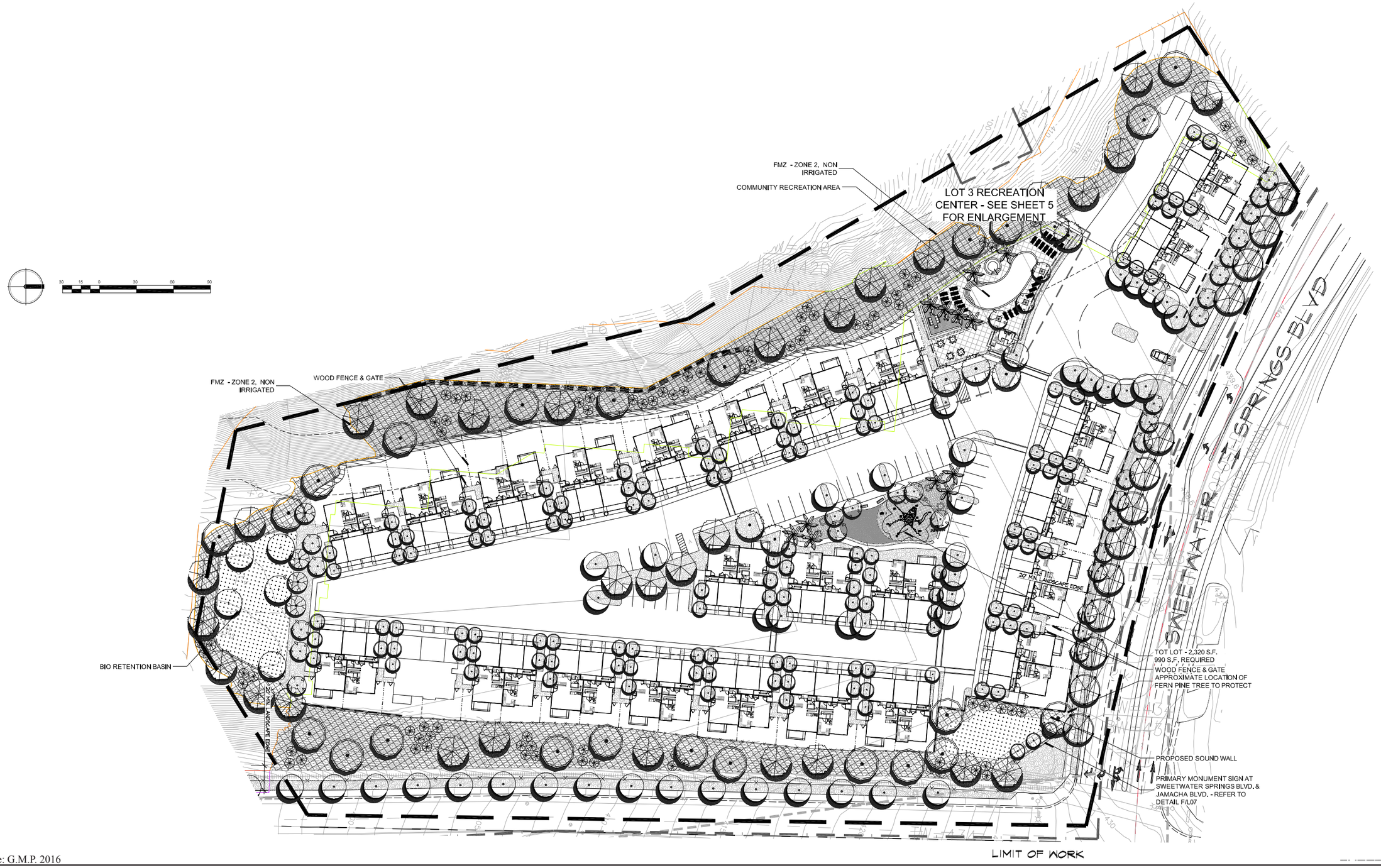
Conceptual Landscape Plan - Lots 1 and 2

SWEETWATER VISTAS

Figure 7c

HELIX Environmental Planning



Source: G.M.P. 2016

Conceptual Landscape Plan - Lot 3

SWEETWATER VISTAS

Figure 7d

HELIX Environmental Planning

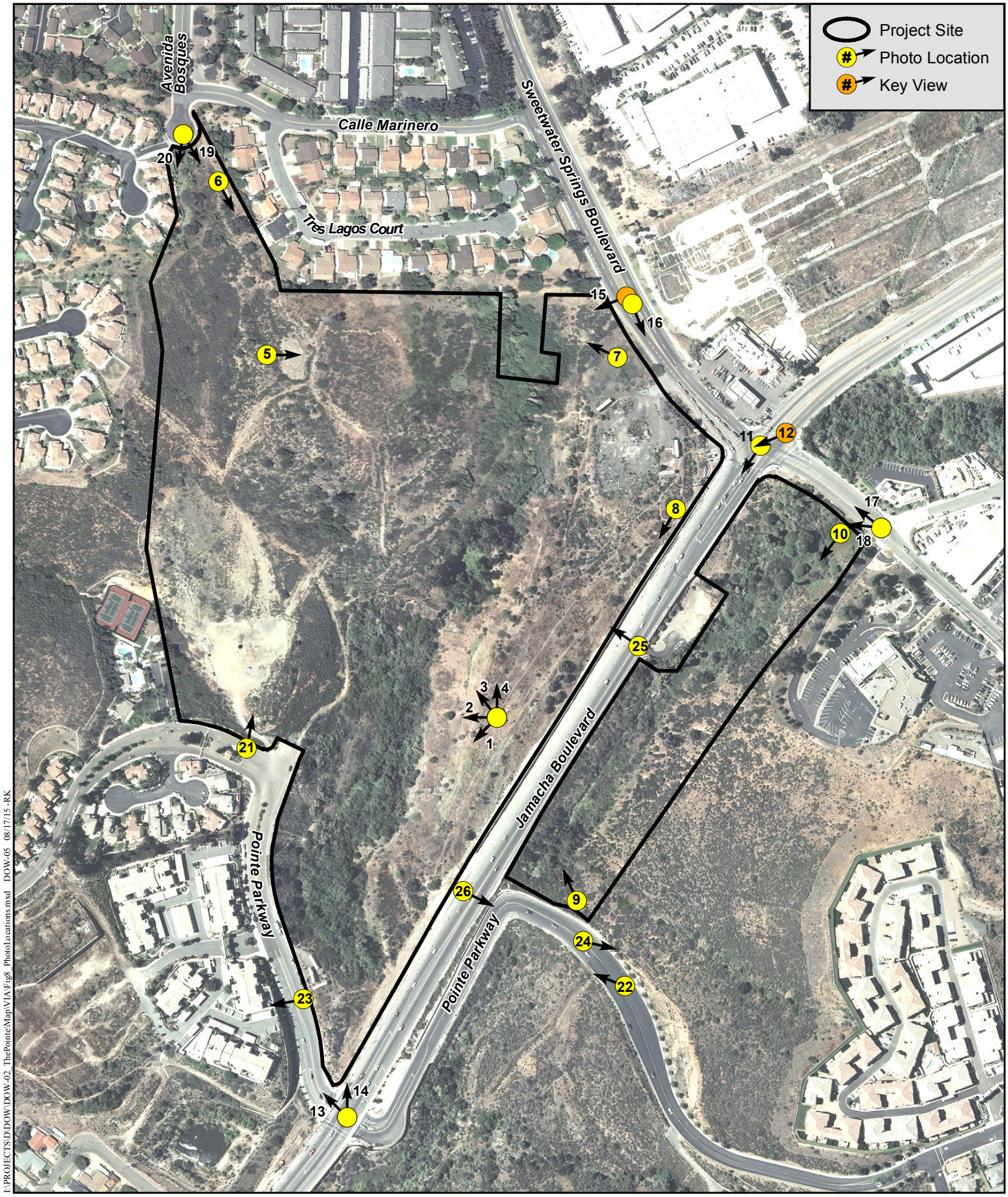


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Photo Location Map

SWEETWATER VISTAS

HELIX Environmental Planning

N

0 350 Feet

Figure 8

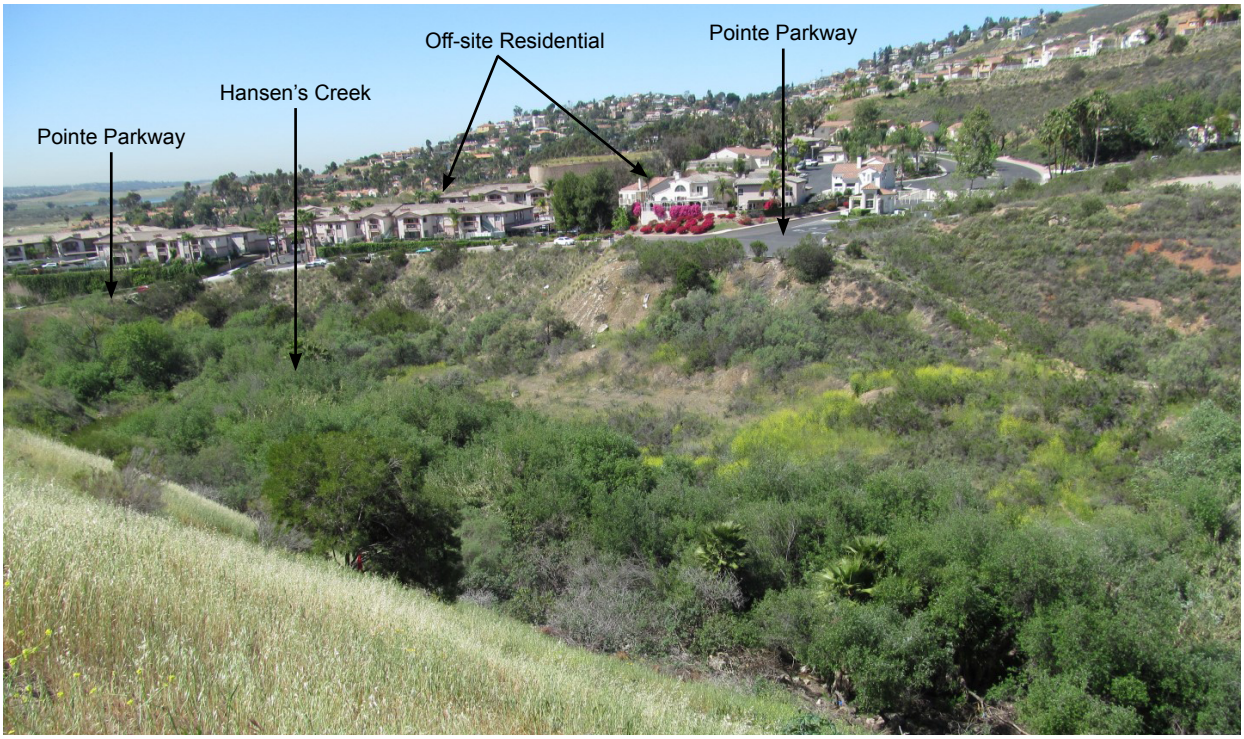


Photo 1: Looking southwest across the Western Parcel

Photo 2: Looking west across the Western Parcel

Representative Site Photos

SWEETWATER VISTAS

Photo 3: Looking northwest across the Western Parcel

Photo 4: Looking north across the Western Parcel

Representative Site Photos

SWEETWATER VISTAS

Photo 5: Looking east across the Western Parcel

Photo 6: On-site drainage in the northern portion of the Western Parcel

Representative Site Photos

SWEETWATER VISTAS

HELIX Environmental Planning

Figure 9c

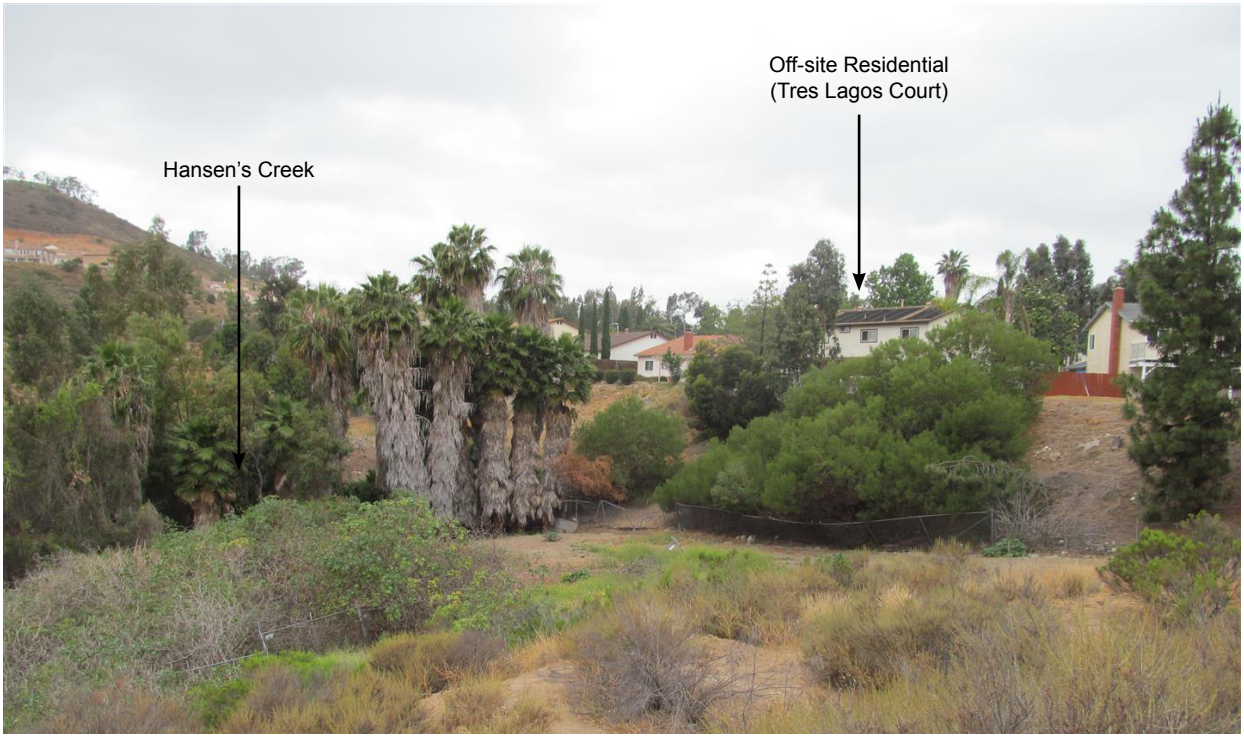


Photo 7: Looking northwest toward the northern boundary of the Western Parcel

Photo 8: Looking south at the eastern edge of the Western Parcel

Representative Site Photos

SWEETWATER VISTAS

HELIX Environmental Planning

Figure 9d

Photo 9: Looking northwest from the southern end of the Eastern Parcel

Photo 10: Looking southwest from the northern portion of the Eastern Parcel

Representative Site Photos

SWEETWATER VISTAS

Photo 11: Looking south from Jamacha Boulevard

Photo 12 (Key View 1): Looking southwest from the Jamacha Boulevard/Sweetwater Springs Boulevard intersection

Off-site Vantage Points - Jamacha Boulevard

SWEETWATER VISTAS

Photo 13: Looking west toward the Western Parcel from Jamacha Boulevard near Pointe Parkway

Photo 14: Looking northwest from the Jamacha Boulevard/Pointe Parkway intersection

Off-site Vantage Points - Jamacha Boulevard

SWEETWATER VISTAS

Photo 15 (Key View 2): Looking west into the Western Parcel from Sweetwater Springs Boulevard

Photo 16: Looking south down Sweetwater Springs Boulevard

Off-site Vantage Points - Sweetwater Springs Boulevard

SWEETWATER VISTAS

Photo 17: Looking northwest toward the site from the Sweetwater Springs Boulevard/Willie Barker Way intersection

Photo 18: Looking west toward the site from the Sweetwater Springs Boulevard/Willie Barker Way intersection

Off-site Vantage Points - Sweetwater Springs Boulevard

SWEETWATER VISTAS

HELIX Environmental Planning

Figure 11b

Photo 19: Looking southeast from the Avenida Bosques cul-de-sac

Photo 20: Looking south from the Avenida Bosques cul-de-sac

Off-site Vantage Points - Avenida Bosques

SWEETWATER VISTAS

Photo 21: Looking north from Pointe Parkway adjacent to the Western Parcel

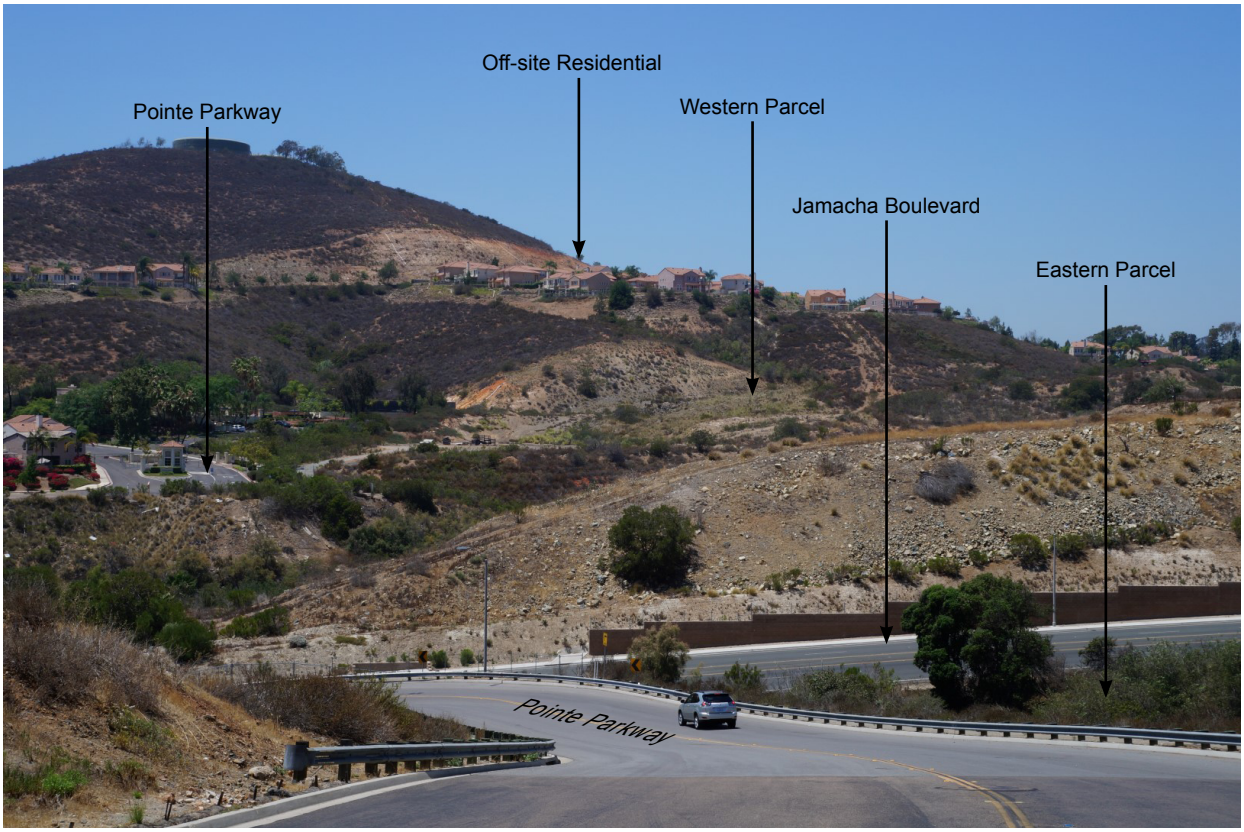
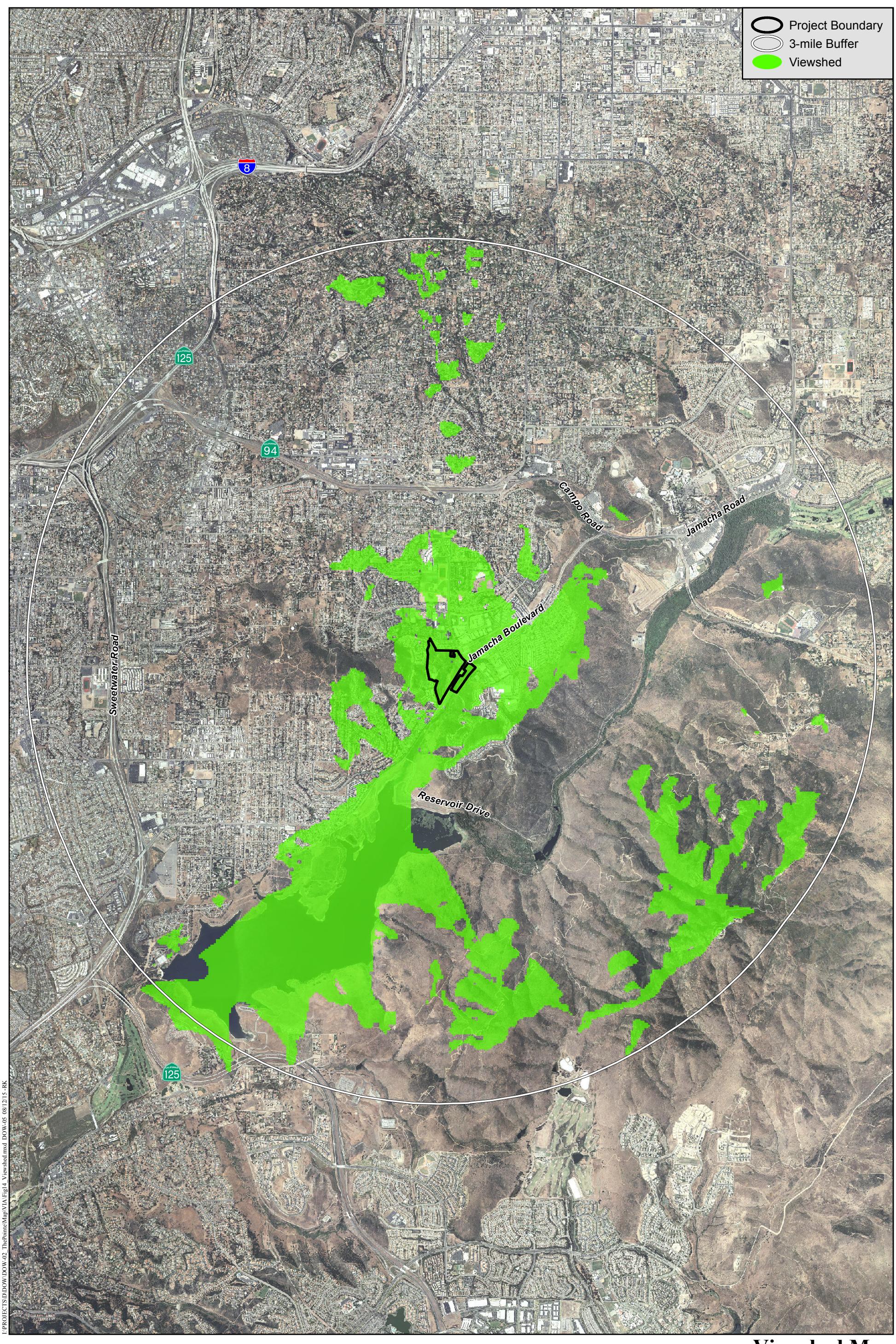


Photo 22: Looking west toward the Project site from Pointe Parkway

Off-site Vantage Points - Pointe Parkway

SWEETWATER VISTAS



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Viewshed Map

SWEETWATER VISTAS

HELIX Environmental Planning

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Figure 14

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Key View 1 Cross-section

SWEETWATER VISTAS

HELIX Environmental Planning

N 0 250 Feet

Figure 15

Key View 1 Existing View

Key View 1 Simulated View

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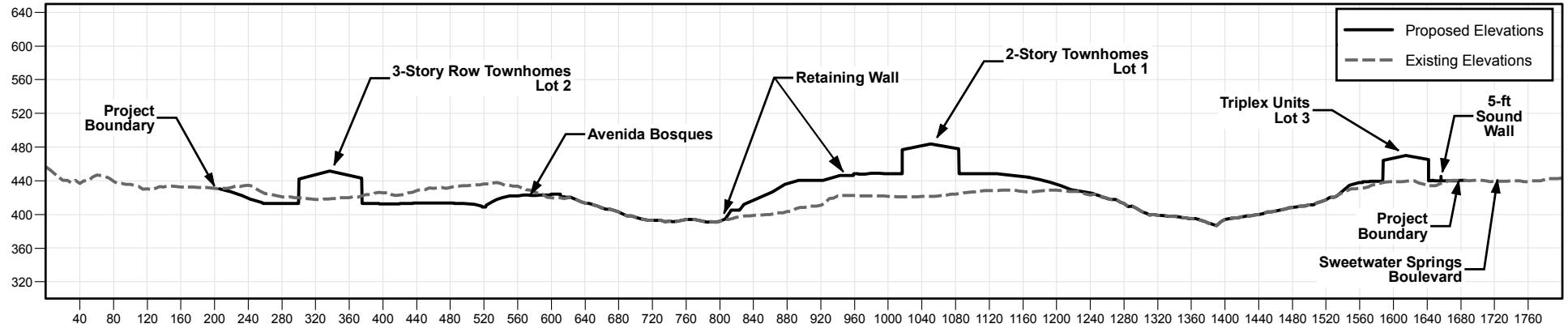
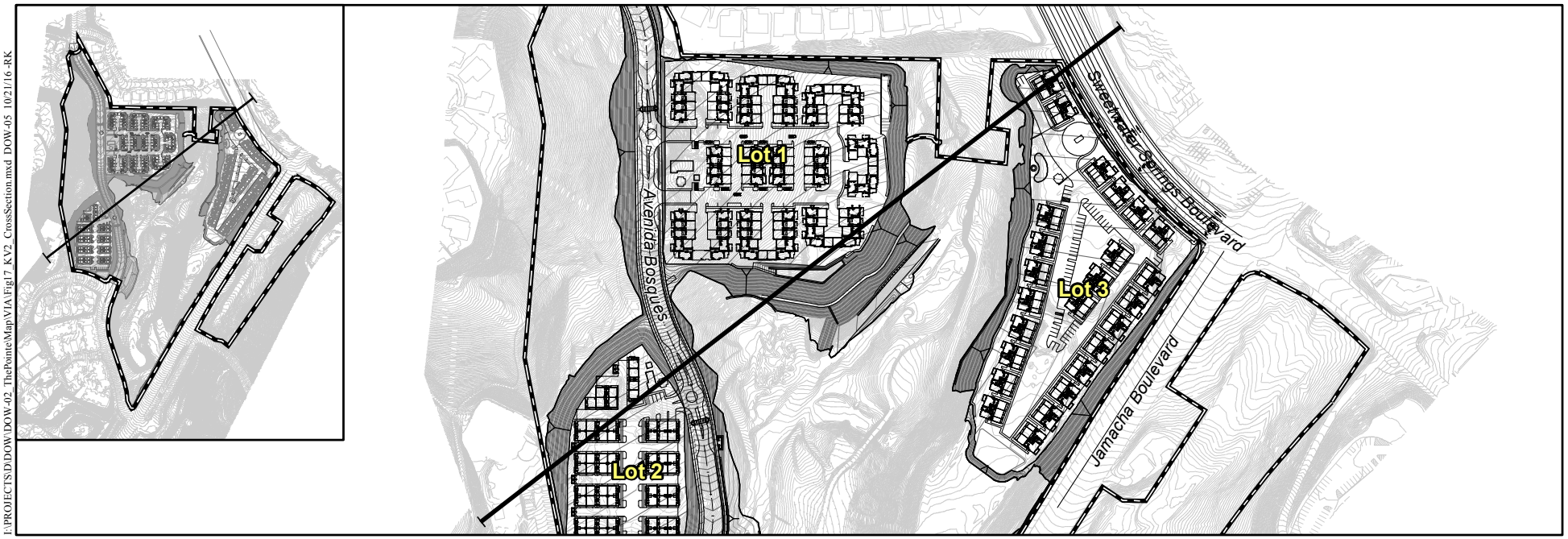
Key View 1 – Existing and Simulated Views

SWEETWATER VISTAS

HELIX Environmental Planning

Figure 16





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Key View 2 Cross-section

SWEETWATER VISTAS

HELIX Environmental Planning

N 0 350 Feet

Figure 17

Key View 2 Existing View

Key View 2 Simulated View

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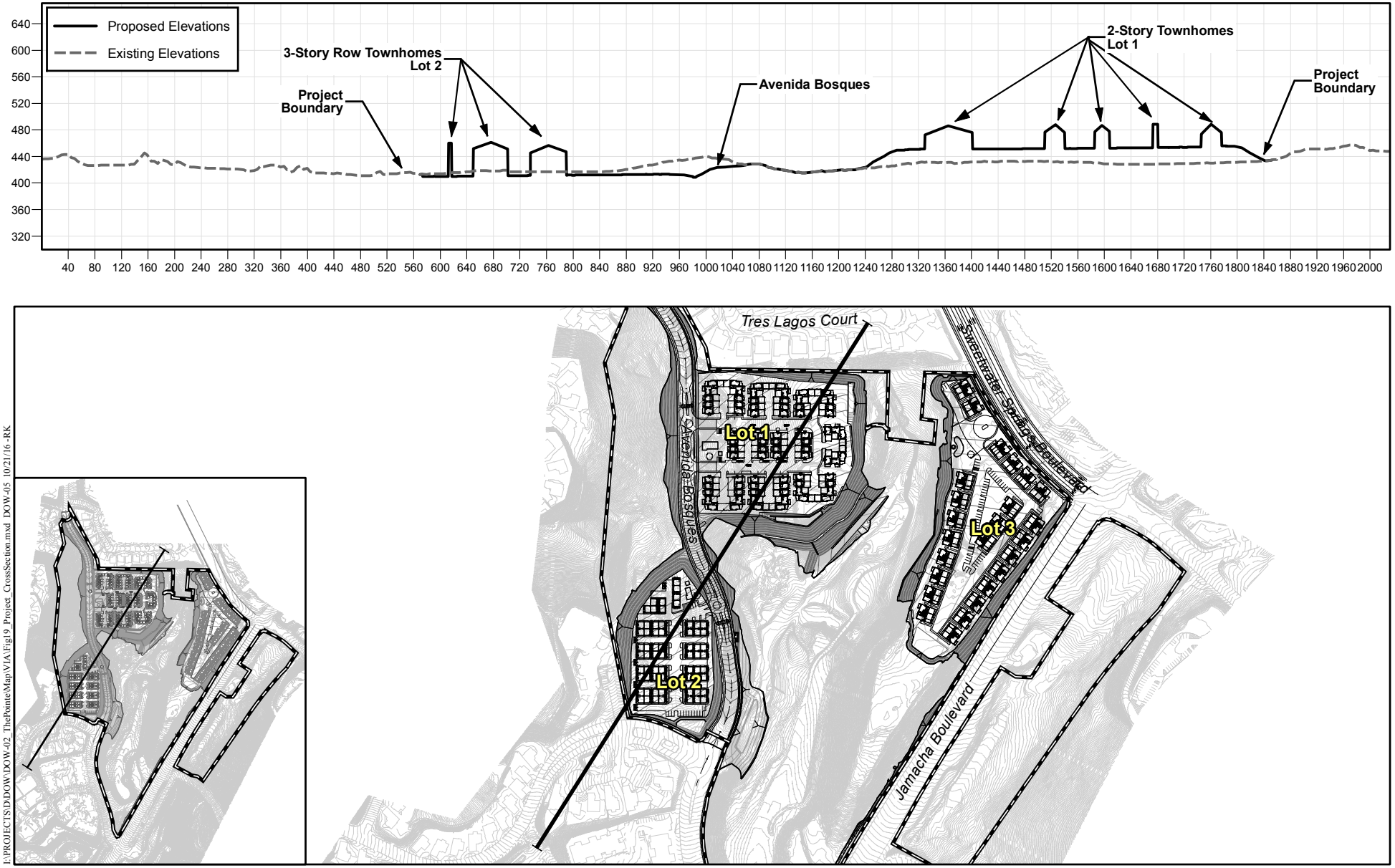
Key View 2 – Existing and Simulated Views

SWEETWATER VISTAS

HELIX Environmental Planning

Figure 18



Project Cross-section

SWEETWATER VISTAS

HELIX Environmental Planning

N 0 450 Feet

Figure 19

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Simulated View of Project Cross-section

SWEETWATER VISTAS

HELIX Environmental Planning

Figure 20

Photo 23: Pointe Lakeview

Photo 24: Jackson Pointe

Existing Surrounding Walls

SWEETWATER VISTAS

Figure 21a

Photo 25: Jamacha Boulevard (West Side)

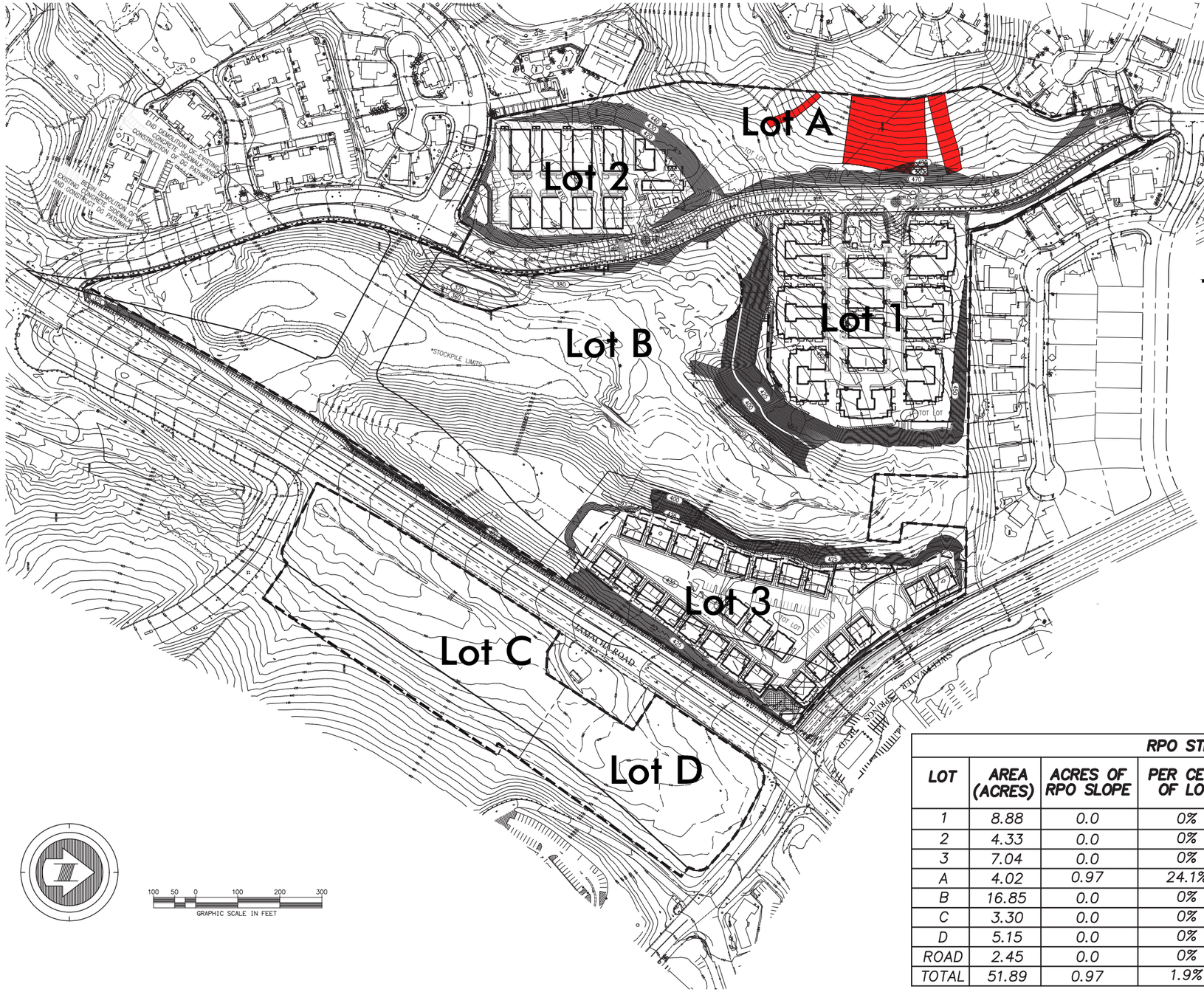
Photo 26: Jamacha Boulevard (East Side) and Pointe Parkway

Existing Surrounding Walls

SWEETWATER VISTAS

Figure 21b

HELIX Environmental Planning



LEGEND

- Project Boundary
- Existing Contour
- > 25% and > 50' rise

  86.602(p) "STEEP SLOPE LANDS": ALL LANDS HAVING A SLOPE WITH NATURAL GRADIENT OF 25% OR GREATER AND A MINIMUM RISE OF 50 FEET, UNLESS SAID LAND HAS BEEN SUBSTANTIALLY DISTURBED BY PREVIOUS LEGAL GRADING. THE MINIMUM RISE SHALL BE MEASURED VERTICALLY FROM THE TOE OF SLOPE TO THE TOP OF SLOPE WITHIN THE PROJECT BOUNDARY."
- Encroachment

RPO STEEP SLOPE ENCROACHMENT ANALYSIS

LOT	AREA (ACRES)	ACRES OF RPO SLOPE	PER CENT OF LOT	ALLOWABLE ENCROACHMENT	ACRES OF ENCROACHMENT	PER CENT ENCROACHMENT	RPO COMPLIANT
1	8.88	0.0	0%	10%	0.0	0%	YES
2	4.33	0.0	0%	10%	0.0	0.0%	YES
3	7.04	0.0	0%	10%	0.0	0%	YES
A	4.02	0.97	24.1%	10%	0.05	5.1%	YES
B	16.85	0.0	0%	10%	0.0	0.0%	YES
C	3.30	0.0	0%	10%	0.0	0.0%	YES
D	5.15	0.0	0%	10%	0.0	0.0%	YES
ROAD	2.45	0.0	0%	10%	0.0	0.0%	YES
TOTAL	51.89	0.97	1.9%	10%	0.05	0.1%	YES

Source: Fuscoe Engineering 2016

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Resource Protection Ordinance Steep Slopes

SWEETWATER VISTAS

HELIX Environmental Planning

Figure 22

Attachment A

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION

Table A-1
LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION

Applicable Goals and Policies	Project Compliance	Consistent (Yes/No)
General Plan Conservation and Open Space Element		
Goal COS-11: Preservation of Scenic Resources. Preservation of scenic resources, including vistas of important natural and unique features, where visual impacts of development are minimized.	Project development would not block views to any unique landforms or topographic features (prominent ridgelines or hills) in the Project vicinity. The Project area is characterized by diverse landforms, including numerous hills and local peaks to the west, larger peaks and ridges to the east, and narrow river valleys in between the hillsides that open up to a broader flat floodplain area of the Sweetwater Reservoir to the south. The surrounding hills provide notable visual features as they are relatively close to the site, and substantially rise above the valley floor. The peaks to the west generally range in elevation from 800 to 1,000 feet amsl, with Dictionary Hill representing the highest point at 1,064 feet amsl. To the west, the peaks are much larger and range in elevation from approximately 900 to 2,500 feet amsl. San Miguel Mountain is located less than three miles from the site to the southeast and, at 2,565 feet amsl, is a prominent peak that is visible from distant locales within the County. Mother Miguel Mountain is located approximately three miles to the southeast and has an elevation of 1,527 feet amsl. The Jamul Mountains are located east of San Miguel Mountain and rise to an elevation of 2,059 feet amsl. These prominent peaks are visible from most areas of the community, and the larger peaks can be seen from many areas within the region. Views of these topographic features would be retained. The Sweetwater Reservoir and floodplain to the south of the Project site also are prominent visual features in the vicinity given the open expanse of water and riparian vegetation set against the backdrop of the hillsides and large peaks. Views of the reservoir and associated floodplain from public vantage points near the Project site would be retained. In addition, the Project would preserve the on-site creek corridors and associated riparian vegetation.	Yes

Table A-1 LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Goals and Policies	**Project Compliance**	**Consistent (Yes/No)**
General Plan Conservation and Open Space Element (cont.)		
Policy COS-11.1: Protection of Scenic Resources. Requires the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.	No protected views or designated scenic vistas or view corridors are located in the Project vicinity. Additionally, there are no state designated scenic highways or County scenic corridors identified in the COS Element within the Project vicinity. Three Resource Conservation Areas (RCAs) are identified within the Project vicinity. Two (Sweetwater River Floodplain and Dictionary Hill) occur outside of the Project footprint and would not be directly impacted, nor would the Project affect views of them. The Hansen's Pond RCA is located partially within the Project site and partially adjacent to the site. Hansen's Pond is designated an RCA due the biological value of habitat and cultural and historical importance associated with the historic Isham Springs bottling plant, and does not visual resources. Nonetheless, the Project would not impact this impact this RCA identified RCA because it would preserve the on-site portion of the Hansen's Creek corridor. The Project would not impact or block views to any dominant natural features in the Project vicinity. The Project is located near prominent hills and peaks, including Dictionary Hill, San Miguel Mountain, and Jamul Mountain. The latter two are visible from many vantage points in the region. Additionally, Sweetwater Reservoir is located to the south. Views of these off-site features would still be visible.	Yes

Table A-1
LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION

Applicable Goals and Policies	Project Compliance	Consistent (Yes/No)
General Plan Conservation and Open Space Element (cont.)		
Policy COS-11.2: Scenic Resource Connections. Promote the connection between 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.	The Project proposes two trails; one along the site frontage of Jamacha Boulevard and another along the proposed extension of Avenida Bosques. These trails would connect to planned trails identified in the Trails Program Community Trails Master Plan (2005).	Yes
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: o Creative site planning o Integration of natural features into the project o Appropriate scale, materials, and design to complement the surrounding natural landscape o Minimal disturbance of topography o Clustering of development so as to preserve a balance of open space vistas, natural features, and community character o Creation of contiguous open space networks	The Project would not impact or block views to any unique landforms or topographic features. Views to surrounding prominent hills, ridgelines, and peaks would be retained. Project development would occur in three areas on the site to preserve on-site natural resources. Creek corridors (Hansen's Creek and the Sweetwater Reservoir tributary on the Eastern Parcel) and associated riparian vegetation would be preserved as permanent open space. Most of the on-site steep slopes would be retained as well, with only very small encroachments into protected steep slopes all of which are below the allowable encroachment by ordinance. Proposed residential buildings would be compatible in scale and architectural design with surrounding residential development. The proposed buildings would be similar in bulk and scale to other nearby multi-family development in that they would be arranged in similar-sized buildings with similar configurations and similar lot coverages.	Yes

Table A-1
LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION

Applicable Goals and Policies	Project Compliance	Consistent (Yes/No)
General Plan Conservation and Open Space Element (cont.)		
Policy COS-11.4: Collaboration with Agencies and Jurisdictions. Coordinate with adjacent federal and State agencies, local jurisdictions, and tribal governments to protect scenic resources and corridors that extend beyond the County's land use authority, but are important to the welfare of County residents.	As appropriate, the Project applicant would coordinate with the resource agencies with regard to Project impacts to sensitive biological resources and permitting requirements. Additionally, coordination with Native American representatives has occurred and would continue to occur during the construction phases of the Project.	Yes
Policy COS-11.7: Underground Utilities. Require new development to place utilities underground and encourage "undergrounding" in existing development to maintain viewshed.	The Project would place Project-installed electrical and telecommunications lines underground within the Project site.	Yes
Goal COS-12: Preservation of Ridgelines and Hillsides. Ridgelines and steep hillsides that are preserved for their character and scenic value.	The Project site mostly contains undeveloped land with varied topography comprised of sloping terrain and riparian features. Steep slopes include those with a natural gradient of 25 percent or greater and a minimum vertical rise of 50 feet. The Project site contains approximately 0.97 acre of steep slopes which are protected under the County's RPO. A total of approximately 0.05 acre of permanent encroachment would occur to protected on-site slopes. Most of the on-site steep slopes would be retained, with only very small encroachments into protected steep slopes all of which are below the allowable encroachment by ordinance.	Yes
Goal COS-13: Dark Skies. Preserve dark skies that contribute to rural character and are necessary for the local observatories.	Project lighting would adhere to the County of San Diego's LPC.	Yes
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.	Project lighting would include safety and accent lighting consistent with the County LPC. Additionally, proposed homes would be illuminated from interior lights or outdoor safety lighting. Although Project lighting would be expected to produce light levels brighter than currently exists on the Project site, all lighting would adhere to the County's LPC.	Yes

Table A-1
LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION

Applicable Goals and Policies	Project Compliance	Consistent (Yes/No)
Spring Valley Community Plan Land Use Element		
Goal LU 1.1: Residential, commercial and industrial development that enhances Spring Valley's community character, are consistent with Zoning and Design Review Criteria, and improve the quality of life of its citizens.	The Project would construct a multi-family residential development that is compatible with the existing character of the community. Proposed residential buildings would be similar in bulk and scale to other nearby multi-family development in that they would be arranged in similar-sized buildings with similar configurations and similar lot coverages. They would also be consistent with building materials, color schemes, and architectural treatments of residential buildings on surrounding development and those within the larger community. The Project would be consistent with design regulations of the proposed Village Residential (VR-15) zone.	Yes
Goal LU 1.2: A Spring Valley where residential uses are not located adjacent to hazardous industries or other uses not compatible with residences.	The Project site is located at the eastern edge of the developed community and surrounded primarily by residential uses. A small retail development is located immediately to the north across Sweetwater Springs Boulevard that contains a gas station, a few restaurants, and other small businesses. These uses are compatible with residential development. A business park is located to northwest and other industrial uses are located in the vicinity, but none are located adjacent to the proposed residential development.	Yes
Goal LU 2.1: Residential development that is not higher than 15 dwelling units per acre to allow for moderate development that compliments and improves the character of Spring Valley.	The Western Parcel is proposed to zoned as Village Residential with a maximum density of 15 dwelling units per acre. Proposed residential development of Project would not exceed the allowable maximum density and thus, would not be higher than 15 dwelling units per acre.	Yes
Goal LU 2.4: Residential development that incorporates design guidelines and improves upon the community character of Spring Valley.	The Project has been designed to be compatible with surrounding development and would incorporate design elements and features characteristic of the existing community character. Architectural styling would provide varied roof and gable lines, window treatments, entries, exterior cladding materials and textures, articulations, massing, and other architectural design elements. Exterior façades and design elements would	Yes

Table A-1
LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION

Applicable Goals and Policies	Project Compliance	Consistent (Yes/No)
Spring Valley Center Community Plan Land Use Element (cont.)		
Goal LU 2.4 (cont.)	be painted in earth and Mediterranean tones to visually blend with the surrounding area. Overall, the Project would result in the construction of elements within the landscape that would be compatible with the existing varied visual character and would provide an architectural product with landscaping to mesh with the visual quality of the neighborhood. No architectural features are proposed that would sharply contrast with surrounding visual elements.	
Policy LU 2.4.1: Require all new development and remodeling of multi-unit residential uses to: o Screen trash containers o Utilize building colors that are subdued in density and saturation o Provide signs in conformance with Spring Valley sign requirements o Be constructed to be as energy efficient as possible, including but not limited to, solar, recycled water, use of native vegetation or xeriscaping. o Provide parking at a minimum of two spaces per unit in addition to handicapped and required visitors' parking. Accommodations on appropriate reductions can be made only for those types of developments noted in General Plan Policy M-10.5, when reductions would not affect desired community character. Parking for Multi-family units shall be covered and/or garaged.	Trash receptacles within common areas and associated with residents would be screened from public viewing areas. Large trash bins in specified common areas would be within enclosures designed with building materials, colors, and finishes compatible with each residential area. Proposed buildings would be painted with earth and Mediterranean tones that are prevalent throughout the community. Entry monument signage would comply with guidelines and requirements contained in the Spring Valley Design Guidelines. Energy-efficient design features would be incorporated into the Project, as appropriate, and could include installation of energy-efficient and water-saving appliances, timers on irrigated landscaping and outdoor lighting, and use of native vegetation and some drought tolerant plants in the landscape concept. Parking for Project residents and guest parking would be provided on site within each proposed development areas. Parking for the proposed condominiums would be provided in two-car garages, and covered parking areas would be provided in the proposed stacked flats. Surface parking lots would be screened from public view areas by a combination of landscaping and fencing. Landscaping would be provided in common areas, surrounding residential buildings, on manufactured slopes surrounding building pads, and along	

Table A-1
LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION

Applicable Goals and Policies	Project Compliance	Consistent (Yes/No)
Spring Valley Center Community Plan Land Use Element (cont.)		
Policy LU 2.4.1 (cont.) o Provide landscaped open space for at least 75% of the front yard o Provide minimum front yard setbacks of 15 feet from right-of-way o Provide all parking onsite, within the property of the proposed project o Provide screening for all parking, which may consist of landscape materials, decorative wood, or fencing o Provide screening from adjacent properties using either wood, masonry or stucco, at least six feet in height o Conduct appropriate studies for noise o Provide a multi-use area with open space and play areas for children as well as adults of at least 100 square feet per individual unit o Use paint colors of a neutral, subdued tone	Project roadways. Residential buildings would be set back more than 15 feet from roadways. Fencing and walls would be constructed along portions of the site perimeter and around each residential area (Lots 1, 2, and 3). Fencing/walls along with Project landscaping would provide some screening of residential buildings. An acoustical study was prepared for the Project (HELIX 2016c) to evaluate potential noise impacts to the proposed residences from adjacent roadways. Each residential area (Lot 1, 2, and 3) would include a recreation center consisting of a pool, spa, barbeque area, and seating. Tot lots and additional passive recreation areas (turf areas, scenic overlooks, dog runs) would also be provided throughout the site.	Yes

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