

## **4.10 Aesthetics**

This subchapter describes the regulatory setting applicable to visual resources, identifies guidelines for determination of significance, and evaluates potential Project-direct aesthetics and community character impacts. In some instances, land use compatibility is evaluated in other sections of the EIR, such as land use. Where appropriate, these analyses are cross-referenced within this subchapter. Potential cumulative impacts are addressed in Chapter 5.0.

### **4.10.1 Thresholds of Significance**

A significant impact to visual resources would occur if the Project would:

1. 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. 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. 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. Not comply with applicable goals, policies or requirements of an applicable County Community Plan, Subregional Plan, or Historic District's Zoning.

The guidelines for significant visual impacts are from the County Guidelines for Determining Significance for Visual Resources (dated July 30, 2007), which provide guidance for evaluating adverse visual effects.

### **4.10.2 Proposed Project**

Project effects are addressed below. A general introduction to Project elements resulting in visual change is presented first, followed by key phasing milestones, and an overview of Project visual effects. The discussion is then broken into impact assessments based on each of the guidelines presented in Section 4.10.1.

#### **4.10.2.1 *Analysis of Project Effects and Determination as to Significance***

The Proposed Project would be located in the sparsely populated, partially undeveloped EOMSP Subarea 2, with primarily industrial uses prevalent to the west and south, and primarily

undeveloped BLM land to the east and north. The Project site exists within a larger context that encompasses the mesa, industrial and commercial development, and the foothills and peaks of the San Ysidro Mountains. The most important visual elements currently include the disturbed grasslands between development and the mountains, and the San Ysidro Mountains themselves. An additional notable element in the current view toward the Project is the power plant. Each of these elements is depicted in Views 2 through 11 in Figures 3.10-2 through 3.10-7). Please note that view identifications match those in Section 3.10 of this EIR for ease of reference. Specific view reference numbers have not been changed to account for deletion of existing conditions views that are not included within the impact discussion (e.g., due to not being within line-of-sight toward the Project, or where the view normally would not be seen by the general public such as into Vulcan Materials).

The Project impact footprint would be located in a developing portion of the mesa where it meets the foothills of the San Ysidro Mountains. The visual character and quality of the area largely draws from the visually distinctive flat mesa areas and the rolling topography of the mountains, and the diverse developed areas which provide additional variety in form, color, texture and line.

During operation of the Proposed Project, earthmoving and aggregate processing equipment and the soil and rock exposed on the slopes and pads of the impact footprint would change the patterns of the visual environment on and near the Project site. The final configuration of slopes and pads post-reclamation also result in changes to the existing visual patterns.

Project operations would be located above grade and visible for a number of years. More detailed information on phasing is presented in Chapter 2, *Description of Proposed Project/Action and Alternatives*, Section 2.3.1.2 and in Table 2-3, *Extraction/Backfilling Summary for Phases 1 Through 4*. In summary:

- Phase 1, site preparation, would last one year, would be located in the approximately 16-acre northernmost portion of the Project, and would include preparation of pads to support the processing plant and provision of site utilities. The processing plant includes a primary crusher, a hot mix asphalt (HMA) plant, an aggregate processing plant, a concrete ready mix plant and a recycling plant (see Figure 2-3).
- Phase 2, extraction to natural grade elevation, would be broken into three sub-phases (a through c, moving north to south) south of Phase 1, with activities anticipated to take 4.5, 5.5, and 11 years, respectively, for a total of 21 years.
- Phase 3, open pit extraction, would be located in the area of Phase 2, but would excavate down to approximately 525 feet below grade in four north to south overlapping phases, with backfilling beginning as excavation is completed within subareas a through d. Timing of the four phases is anticipated to be approximately 3, 12, 18 and 33 ( $\pm 1$  year) years, respectively, for a total of 66 years. Equipment shown at the south end of Figure 2-3, including the recycling plant and primary crusher, is portable and would be relocated to the quarry floor as excavation progresses below grade.

- Phase 4, IDEFO (landfill) would complete (subsurface) backfilling within five phases (a through e) that would largely overlap with Phase 3, and then extend for another 15 years following cessation of extraction efforts.

It is conservatively estimated that the Proposed Project operations would occur for approximately 120 years. During this time, extraction and reclamation activities would occur concurrently at times, and areas not yet disturbed would continue to support existing vegetation. Extraction operations would include multiple visible elements, including equipment, stockpiles of materials, and exposed soil. Generally, the equipment would be composed of geometric forms, smooth, metallic textures, and bold, regular lines. The color of the structures could be lighter or brighter than earth-tones of the surrounding area and may draw the eye due to their contrast with those earth-tones. They also may contrast with structures at the neighboring power plant, which are painted in earth-tones. During operation, equipment and exposed soil and slopes would be visible almost anywhere within the Project impact footprint, and equipment and proposed structures would be visible to varying degrees from the surrounding area. As described in more detail below, however, the most visible Project elements, would not be dominant in area views for the entire operational period, because the longest excavation period would occur below grade, if approved.

Three cross sections have been prepared to illustrate proposed modifications to existing landform/grades and depict the Project during different phases of implementation in an east-west orientation. Figure 2-4 illustrates existing and proposed conditions during Phase 1 of Project implementation. Figure 2-5 illustrates a cross-section of the typical configuration of the 1:1 manufactured cut slope proposed to be located surrounding the flat pads during Phase 2. Figure 2-6 depicts the cross-section of the proposed Phase 3 conditions.

Although mining equipment can be substantial in size, it would be movable in the location of active cut operations, and much of the more long-term sited equipment would be located in the northernmost portion of the property. The main group of equipment would be placed within the northern 16-acre pad area, just east of the power plant, and would be most visible from the eastern extents of Otay Mesa Road and Calzada de la Fuente, as well as Paseo de la Fuente, De la Fuente Court, and Access Road southwest of the power plant, where they would be visually outweighed by the larger power plant facilities. They also may be visible from east-west trending roads further south, such as Siempre Viva, due to the flat topography of the mesa. These latter roads, however, are approximately one mile from the portion of the Project impact footprint where the equipment would be concentrated; consequently, the operational equipment would be smaller and less distinct in views from east-west trending roads south of Otay Mesa Road. This area would be largely obscured from some viewing locations to the west by the Calpine power plant and other built uses in this area. In the southern portion of the Project, the equipment would be subsurface and out of view of at-grade viewers for almost 70 years, leaving the active hillside cut activities of Phase 2 (approximately 21 years) as the primary visible period, as described below.

As noted, the greatest overall visibility would be related to the time period when active excavation is occurring within the southern portion of the property, and against the lower part of the westernmost hills east of Paseo de la Fuente. It would occur during the 21-year Phase 2 period when cut into above-grade slope is occurring and equipment movement is visible during efforts to both cut slope and transport materials to the northern portion of the property. The Proposed Project would introduce new elements – structures and equipment during the operation of the Project and

new, steeper slopes with benches – into existing and future public views; creating more diverse visual elements.

The mechanical equipment would be interspersed with stockpiled materials extracted during Project operation. These stockpiles would be geometrically cone-shaped piles up to 35 feet high, and the material would be expected to vary from surface weathered soils. The color of the exposed slope and pad areas where Project operation is ongoing also would be expected to vary. These raw soils would be visible particularly in areas not yet revegetated, and could contrast strongly with the vegetation and any visible red-toned topsoil in the surrounding areas.

In these areas of disturbance, the equipment, which could be light in color, and the exposed soil, which would be lighter in color than the surrounding existing vegetation, would constitute visually dominant elements due to their high contrast with the existing visual environment. These incompatible elements would be notable on the eastern edge of the developed mesa area. Following that anticipated 21-year Phase 2, equipment movement would still be visible during travel between the processing location and the recessed pit, and a possible conveyor belt extending from the extraction area to the processing area at the north end, but actual mining activity and associated equipment in that area would be increasingly obscured as the pit grows deeper (ultimately up to 525 feet below surface). They would be more compatible, however, with the industrial areas to the west. They also would not be permanent.

The inconsistency would become less noticeable as the viewer moves farther west. Where seen between buildings and/or distinguishable in the distance, the elements would not contrast as strongly with the industrial nature of the developed areas.

While the Proposed Project activities would occur over approximately 120 years, the staining of visible broken rock, revegetation of manufactured slopes and the reclamation of flat pad areas would occur as part of Project design and would be implemented during ongoing operations. The operational equipment and exposed soil in any specific area would not be visible for the life of the Project. As each phase is completed, the exposed slopes would be seeded according to the Reclamation Plan. In other words, Phase 2a would be vegetated as Phase 2b begins, with Phase 2a raw soil being visible for the anticipated five years of mining. As Phase 2b mining occurs, the Phase 2a revegetation would take hold, softening the effect of Phase 2a mining. Similarly, as the anticipated six-year Phase 2b is concluded, seeding would occur in that location, etc. The plant palette outlined in the Reclamation Plan is drawn from existing vegetation communities on the Project site and in the surrounding hillsides. The revegetation of the Project slopes during operation (after each phase) and of the pads post operation would somewhat soften the contrast of color between the exposed soil and the surrounding hills.

An additional three cross-sections were prepared to illustrate the reclamation phase (Phase 4) of the Project (see Figures 2-7 through 2-8). The slopes would transition into existing surrounding slopes; the height of each would be broken by benches, or flat areas a minimum of 6 feet wide, located every 25 vertical feet for structural purposes. Because the top of Project elevations would be below elevations to the north and east, the top of Project-modified slopes would not be silhouetted. Slopes would be rounded as a transition into the existing hillsides at the base and rim of cut as feasible to provide continuity with the surrounding foothills. The hillsides and mountains in the background would remain undisturbed and visible within views from the west.

## Assessment of Visual Character and Quality (Guideline No. 1)

### Visual Character During Operations

Figure 4.10-1, *Topographic Elevations in the Project Vicinity*, is an aerial that shows the impact footprint within the overall Project boundary, and highlights sample topographic elevations. The figure is included to provide general context regarding the portions of slopes modified relative to the unmodified and increasingly higher slopes to the east. The Proposed Project operation would not introduce visually different large-scale structural or equipment elements into the visual environment. Structures would generally be between 30 and 45 feet in height, with the tallest structures being silos associated with the ready mix plant and the HMA plant, both of which would be up to 75 feet in height. The tallest silos would be associated with the HMA area (mid-point on the processing plant lot). Others would be located at the northern extent of the processing plant lot as part of the concrete ready mix facility adjacent to the office. Both of these locations would be in the portion of the Project due east of the power plant. The existing ground elevation in this area ranges from approximately 665 to 700 feet AMSL, and the processing plant pad elevation would be approximately 676 to 690, approximately 20 feet lower than the terminus of Calzada de la Fuente at the northeast end of the Calpine power plant.

### *Views from the East and South*

There are no existing paved public roads south of the site within the United States—all roads are dirt. Use of these roads is therefore generally expected to be extremely low, and often consisting of individuals focused on work rather than recreation (e.g., border patrol agents, or SDG&E maintenance personnel).

Westward views are available from the Otay Mountain Truck Trail, located east of the Project site. Although the equipment of the site would be visible, above-ground elements of the neighboring power plant would be larger. As described above, the Project equipment and buildings could be up to 75 feet in height, which would be partially screened from eastern viewpoints above the Project, and visually minimized both by the larger Calpine facility immediately to the west and by visual foreshortening that occurs when looking down upon a feature rather than seeing it at grade. Additionally, the open space areas preserved by the Project would intervene between the Project impact footprint and the viewer, and the mesa that comprises the background in westward views would remain visibly dominant and is a much larger scale element than the Proposed Project. Therefore, the scale of the Project elements during operation would not be incompatible with the existing visual character from eastern vantage points.

Visual effects would be minimized from the south due to the slope cut extending north-south. Viewers located on dirt roads/trails to the south who look down upon the Project could notice an increasingly more abrupt cut to the slope as excavation continues than occurs with the more gentle grade of the natural slope, but the impact would be in line of sight, and therefore not as noticeable as when viewed “face on” or perpendicularly. Limited potential future viewers associated with potential 20-acre residential lots (c.f., Subchapters 3.9 and 3.10) could be located south of the Project during operations (area within the Project would be redesignated to industrial or open space uses as part of the Project). The size of the lots (anticipated to be 20 acres per the EOMSP) would result in only one lot anticipated in this southern area and would allow the purchaser to orient the

residence as desired. Additional discussion relevant to these few viewers is provided in the discussion of View 4, below.

Views toward the Project footprint from the east are provided in Figure 4.10-2, *Representative Project Views A*. Visible portions of the Proposed Project impact footprint (approximately 105 acres in all) are represented on each photograph by a yellow/green shaded area, except where the edge of the impact area would be obscured by topography or vegetation. No physical change would occur to the remainder of the 410-acre Project site, approximately 305 acres would be preserved as the OHCA prior to aggregate recovery operations commencing.

View 1 is from the dirt access road abutting the southwestern portion of the Project. It represents a future closest view to the Project from an area crossed by dirt paths and access roads, including to the SDG&E transmission lines/towers and by current ORV activity. It also represents the worst-case view of greatest impact as the longest period of active mining (either through cutting into the slope or excavating below grade) would be visible, as would the immediately adjacent highest cut slope. The extent of the north-south cut along these western foothills could be most visible. The area highlighted in View 1 on Figure 4.10-2 shows area that would be excavated.

The slopes westerly of, or in “front” of, the viewer would be mined and subject to Project impacts; and areas upslope from the 800 AMSL elevation line would be retained in open space. The slopes generally west of the transmission line access road would be excavated to the approximate grade of other mesa heavy industrial uses (e.g., the existing visible Vulcan Materials plant, Calpine, and Pio Pico power plants). Graded and disturbed area (similar to that currently part of the Vulcan Materials plant and adjacent uses) would extend easterly toward the view point, and some of the industrial features associated with the existing facilities would become more visible as the intervening slopes would be removed. Moving and visible excavation equipment also would be located on site (most visible to viewers farther east during initial cuts downward from this point), with potential views into the pit as excavation moves below grade in Phase 3. As the hill is cut away toward the more northern portion of the Project, the processing area of the site (again, similar to Vulcan in nature) would become visible just east of the Calpine power plant, in an area currently obscured by topography, and the eastern boundary of the Calpine site could also become more visible, depending on the viewer’s location.

As noted, the area upslope from the vicinity of the access road/800 AMSL topographic line would be retained in open space. This would be part of the approximately 305-acre fenced OHCA. Proximate views to the disturbance area are expected to be restricted to the immediate area of the access road, and to be viewed by a very restricted number of viewers (e.g., SDG&E maintenance personnel). This is because so many of the dirt trails and roads in these hills are blocked from westerly access, and much of the adjacent property would be placed into permanent, fenced, open space, with no access by the general public if the Project is approved. For viewers located on roads and trails east of the open space, westerly views toward the Project would be either blocked by intervening topography or would generally look over the Project to the valley floor due to their higher elevation combined with horizontal distance from the Project (i.e., the viewer would be unable to physically look down onto the site from an adjacent ridge line when they are set back from the impact footprint). Where visible, transmission towers would continue to provide vertical elements rising above the ground surface at the edge of disturbance, and any visible build or natural

mesa elements would continue to be so. Visual impacts would be less than significant due to the very restricted number of viewers from this or similar viewpoints east of the Project.

View 2 (Figure 4.10-2) was taken from the Otay Mountain Truck Trail. When this photograph was taken in 2005, access into the hills could be gained from Alta Road to points east. In 2017, access from the west from south of Otay Mesa Road to the George F. Bailey Detention Center are either gated, posted for “No Trespass,” or both. As a result, the photograph does not show the developed Calpine power plant. It has been retained for context, however, as it is still indicative of views that could pertain to a small number of users approaching the mesa from the east, shows vegetation and human disturbance in this area, and the largely developed nature of the mesa in views from these areas.

The Project impact footprint is visible from three areas along this road; View 2 represents an encompassing view from the road to the site and more distant westerly landscape elements. The photograph illustrates a portion of the Project proposed for permanent biological preserve (the hillside on the left of the picture and the draw down toward the mesa), just north of the Project’s easternmost extent into the hills. The impact footprint associated with the northernmost lot of the Project would be visible from here, along with its processing facilities. View 2 shows the dense development of Tijuana, Mexico, and the grading associated with primarily industrial and commercial development west of the Project impact footprint, all of which would remain in the view. The views also include the hills adjacent to the Project impact footprint and retained as permanent open space (i.e., the OHCA) as a dominant element in the foreground view. Long-reaching views over the flat mesa areas to the west are illustrated. The location of the neighboring power plant is visible, as are other industrial developments in the surrounding area (refer to View 1 for additional depiction of existing development edging the Project). Automobiles in the nearby auction yard are reflective and draw the viewer’s attention. Straight lines created by area roadways also are visible in the background.

Overall, the site footprint comprises a relative small portion of the view from this location. The (1) distance of viewers from the impact footprint at this viewpoint, (2) likelihood of the viewers moving along the dirt road rather than being stationary, (3) elimination of viewers from existing dirt roads/paths east of the Project that would be fenced open space with Project implementation, and (4) encompassing nature of the view overall, combine to render Project visual effects from this viewpoint as visible, but less than significant.

#### *Views from the North and West*

For viewers from the north and northwest, the northernmost pad and associated structures (processing plant) would be dwarfed and shielded by the mass and height of structures and stacks at the power plant, which exceed 130 feet in height. The Project would not extend higher than the horizon line as mountains comprise the background. The introduction of the Project facilities would not add contrast to the existing view as it would be sited immediately adjacent to, and largely “behind” the existing power plant. There would be some increase in vertical lines related to the silos, but the overall forms would be similar, although lower, than those existing at the Calpine power plant or the existing Vulcan Plant. The Project structures would not exceed 75 feet in height (the concrete ready mix plant and the HMA plant), with the next highest structure (the baghouse and its ducting) typically standing at 45 feet in height. As described in Subchapter 3.10, the tall

Calpine towers and large covered structure are located immediately west of the northern portion of the Proposed Project. The towers and other large built structures dominate the eastern-most built portions of the mesa in this area. The Proposed Project would not change the existing visual dominance of the power plant.

The Project would cut into slopes east of the existing Calpine facility and the Vulcan Plant for approximately the northern two-thirds of the Project. The slope cuts would also extend south of those facilities, between 1,100 and 1,200 feet south from the Otay Mesa Road trajectory toward the hills. The existing ground elevation in this area ranges from a low of approximately 575 to 800 feet AMSL, at the (isolated) lowest and highest points, respectively, with the majority of the cut area being both higher and lower than these extremes. Cut slopes would rise to elevations of 750 to 800 feet (approximately the elevation of the existing transmission line corridor that cuts across the slopes in a north-south direction, along the eastern side of the Project disturbance footprint). The top elevation of the hill is approximately 1,020 feet AMSL. The slopes that would be created by the Proposed Project would therefore not break the horizon line in views of the Project site and surrounding area from the west but would rather top out approximately mid-slope. Further to the south, where not obscured by intervening uses, they also would be consistent with equipment at the existing Vulcan Materials site. The Proposed Project would be visibly smaller the farther west the viewer is sited. Generally, while the Proposed Project impacts ultimately would encompass all 105 acres, the final slope configuration would not be out of scale with the surrounding area.

Views toward the Project footprint from the north and west are provided in Figures 4.10-3 through 4.10-6.

View 3 (Figure 4.10-3, *Representative Project Views B*) is from the driveway/access to the former Kuebler ranch, currently a commercial/industrial business and Alta Café restaurant. This view shows the Otay Mesa Detention Center just south of a graded pad, the Calpine power plant beyond that on the left side of the photograph, and the Pio Pico Energy Center on the right side of the photograph. Each of these facilities is located at a slightly lower elevation than the viewpoint, which provides some views over them to mesa area to the south (showing as generally developed from this vantage point). The Project property located east of the Calpine facility, is also both at these slightly lower elevations, as well as equal and higher elevations. From this viewpoint, the transmission towers that are generally backed by higher slopes for viewers from the west extend above the horizon. While no Project changes would occur to the areas east of Calzada de la Fuente in the area east of the Detention Center parking lot, south of the towers extending east-west from the Calpine facility, Project mining would cut into the westernmost portion of the visible southern slope, highlighted in yellow. This would change the view from this viewpoint but would be generally consistent with the industrial nature of adjacent development and would be at some distance from the viewer (between approximately 0.5 mile at the closest point and 1.0 mile at the most distant point in line of sight). Naturally rising and rounded hill forms would be seen above the more vertical lower slope, as currently seen and that extend further to the east.

View 4 (Figure 4.10-3) is taken from the eastern terminus of Calzada de la Fuente and the northeast edge of the Calpine power plant fence line, looking south-southwest onto Project property. The Calpine fence is visible, as are three transmission tower bases near the viewer. The SDG&E access road visible in the center of the photograph provides a rough edge to the Project's developable

eastern boundary at approximately 700 to 800 feet AMSL (the road has far more variation in line than the boundary, and the boundary would always be located west of the transmission line towers).

Access to the Project property is not available from this viewpoint; it is both gated and posted for no access. The Project would largely redesignate land uses to Mixed Industrial or Conservation/Limited Use, and this Project would redesignate (or a prior 2009 project has redesignated) EOMSP Rural Residential uses in the area north of the Project footprint to Conservation area and buffer. This is anticipated to remove potential for residential uses to the north of the Project footprint. South of the Project, it is anticipated that one home (on a 20-acre lot per the EOMSP; County 2015:29) southeast of Paseo de la Fuente could be implemented. Depending on exact viewer location, modified slopes would contrast with slopes in the OHCA located to the east of the mining area both in their modified nature and removal of vegetation prior to revegetation. Although there would be some machinery movement, and the mining would differ in specific effects than the existing condition, it would not be expected to vary in industrial nature the Vulcan facility, located adjacent to the Project in this southern area.

Although potentially notable and highly visible from specific locales, there are several factors that would reduce the impact level. The Project may be in operation during any future development of homes in this area (i.e., it would be an existing condition during residence purchase and would not constitute a changed condition during occupation). Regardless, given the potential for only one home based on the required lot size there would be very low exposure for residential viewers. And finally, the 20-acre size of the lot would allow the purchaser to orient the residence as desired, so that if views in another direction are preferred, they could be accommodated, with anticipated distance and slope variation taken into account. The very low number of viewers affected, combined with the anticipated existing nature of the mine and the ability to orient views, results in impacts being notable for this potential small pool of viewers but less than significant from this locale.

View 5 (Figure 4.10-4, *Typical Project Views A*) looks east along Calzada de la Fuente, which would provide primary access to the project site but currently dead ends at the Project site boundary. Developed uses along the road include the CCA Detention Center on the north side of the street, and the Pio Pico and Calpine Energy Centers located at grade on the south side of the street. The visible portion of the Project property (north of the processing area obscured by Calpine) would not change from existing conditions – this flatter part of the Project would be left undeveloped, and the portion of the abrupt hills rising behind would be included in the permanent open space (i.e., the OHCA). No Project-related change would occur from this vantage point.

View 7 (Figure 4.10-5, *Typical Project Views B*) illustrates a view from Paseo de la Fuente and De la Fuente Court, approximately 0.15 mile east of Alta Road and 0.25 mile north of Otay Mesa Road. It represents a typical view of the site from the road that provides access to industrial lots to the west of the site. The power plant, roadways and landscaping are the dominant features within this view. Paseo de la Fuente and De la Fuente Court are lined with sidewalks, low-lying, flowering shrubs and street trees (e.g., Mexican fan palms), which provide visual contrast to the earth-toned facilities and the San Ysidro Mountains in the background. The Project impact footprint is visible in the middle ground (shown in yellow/green shading), with wider views available to the hills beyond and above that would be included in biological preserve. Equipment moving across the

impact area would draw the eye of passing viewers. The relatively low elevation of cut into the much higher hills from this vantage point, and the abutting developed uses, combined with the moving nature of the viewer along the road, and the nature of the viewer (focused on accessing other industrial uses from Paseo de la Fuente), result in visual impacts from this road being visible but less than significant.

View 8 (Figure 4.10-5) depicts a view looking east from the intersection of Paseo de la Fuente and Access Road. The mix of industrial uses and open space on this part of the mesa is visible, but there is currently no disturbance to the slopes at the eastern extent of Access Road directly in front of the viewer. Those slopes would be impacted by the Project, with mining into the slopes extending north and south, east of the graded lot and the Vulcan Materials plant, respectively. As indicated on the figure, Project grading would occur westerly of the SDG&E transmission towers, also visible in the figure (shown in yellow/green shading). This places the visible grading approximately half way up the slopes and below the hilltops and mountain tops that form the horizon. The Vulcan Materials plant walls and vegetation are visible, and from just a bit farther east on Access Road, the equipment and structures can be seen (refer to View 8, described immediately below). Again, Access Road, sidewalks, street lights and landscaping are dominant in the foreground, while the San Ysidro Mountains along with dirt roads and trails are visible in the background. Project grading is also prominent in this view, and notably different from both the hardscape/landscaped elements and the natural hillsides. Viewers from this vantage point, however, would be accessing either the Vulcan Materials facility or the industrial lots behind the green fencing on the north side of the road. Viewers are expected to be focused on work and to be relatively few in number. Given the context and low number of viewers, visual changes would be notable, but less than significant.

View 10 (Figure 4.10-6, *Typical Project Views C*) is from the intersection of Alta Road and the terminus of Otay Mesa Road, approximately 0.5 mile to the west of the Project impact footprint. This represents clear eastward views of the visual environment of the site and the surrounding area. Undeveloped land, transected by dirt roads and vegetated by grasses and low-lying shrubs, is visible in the foreground of the view. The Project impact footprint is centered in the photograph and is visible in the middle ground (shown in yellow/green shading), along with the Calpine power plant and batching plant. The closest points of the Project site are also the lowest. The San Ysidro Mountains provide a background for eastward views. This picture provides the most direct and clear views to the entirety of the Project site relative to existing views. Given the much higher elevation of the hills and mountains behind it, the Project appears to be relatively low-lying from this vantage point. Nonetheless, the approximately 190 vertical feet of cut into the foothills would be visible, as would the north-south extent of the Project modifications. Moving equipment might draw the eye and dust plumes would be likely to do the same. These new cuts would be visible from points farther west on the mesa (e.g., from this view point as well as View 10, described below).

While the Project would be notable, the site is located immediately east of an area designated for heavy industrial uses. The grading into the lower slopes would be somewhat minimized by the higher hills behind it, and would comprise a larger impact area with visual similarities to the Vulcan materials site immediately west of it. This is because although the Vulcan Materials site is not mining into the hillside, it contains disturbed soil, large piles of variously colored soil materials, and similar equipment types. The greatest difference from this immediately abutting use

would be the modification to slope line of the lower foothills, which would introduce straighter line grading into the natural slope, resulting in consistent horizontal bands across the lower slopes and exposure of generally tan soil that would contrast with the low-growing scrub and grasses which are generally more ashy green or brown in tone. Although largely mixed industrial uses are planned to be sited between Alta Road and the Project site in the long term, they do not currently exist, and these Project changes would be very visible, especially in the short term. Viewers seeing the Project, however, are not expected to be very sensitive to these effects. Viewers would be turning onto Alta Road as they exit a series of industrial uses, and generally would be expected to be travelling north to access either nearby industrial areas for work or to the prisons, with their focus on point of destination. Travelers focused on recreational uses and scenic views are not likely to be on this roadway (or at least not in notable numbers and would be in transit to their destination). Those travelers generally would access the hills from identified entry points east and north from routes such as Otay Lakes Road. As such, given the consistency with mesa development plans, the existing abutting uses, competing visual elements (adjacent cars and closer grassland views as well as potential distant focus on the mountains) and the low number of viewers who could be traveling for recreational purposes, impacts are considered notable, but less than significant.

View 11 (Figure 4.10-7, *Typical Project Views D*) was taken from the eastern terminus of Airway Road, just north of Enrico Fermi Place and east of Enrico Fermi Drive, a little more than 0.8 mile southwest of the Project impact footprint. The closest and southernmost hill would be cut into for approximately half of its visible height, as indicated in the figure. The top of the hill would remain in its current state, and the expansive mountains to the east would continue to provide the most dominant view element in terms of drawing the eye of the viewer. Even during the active mining time period, when moving equipment would draw the eye and focus, the visual effect would not be expected to be significant. This is because: (1) the overall modified area would comprise approximately one-third of the horizontal view and less than a tenth of the vertical view, so that competing view elements would continue to dominate; (2) viewers would see this view as they prepare to turn south from Airway, or onto Airway, with no area to stop and observe the view, and with potential nearby traffic to observe and respond to; (3) viewers are expected to be primarily travelers accessing businesses or border uses in this area as no recreational or residential uses are in the vicinity, thus having a lower rating of sensitivity; (4) the prominent mountains to the east (drawing the eye up) would retain their current skyline; and (5), the site is at some distance, which lessens clarity as to specific activities.

#### Visual Character During Operations

As described above, these activities would not take place within a pristine visual environment, but within an area of moderate quality, as described in Section 3.10.5 of this document. The site vicinity contains existing ground disturbing batch plant activities at Vulcan Materials, and other industrial uses such as adjacent power plants (Calpine and Pio Pico), as well as other modified lots in the vicinity as shown in Project photographs.

The longest-term and largest built structures associated with the Project would be in the approximately 16-acre northern portion of the Project, containing the processing plant. This area would be expected to remain for the life of the Project, and would include a primary crusher, an HMA plant, an aggregate processing plant, a concrete ready mix plant and a recycling plant. As

noted above, these structures would generally be between 30 and 45 feet in height, with the tallest structures being silos associated with the ready mix plant and the HMA plant, both of which would be up to 75 feet in height. The tallest silos would be associated with the HMA area (mid-point on the processing plant lot). Others would be located at the northern extent of the processing plant lot as part of the concrete ready mix facility adjacent to the office. These facilities would largely be screened from the west by the immediately adjacent (equally sized or larger) Calpine facilities and would be consistent in character with the larger and intervening facility. As described in Section 2.3.1.5, northern perimeter planting would screen Project activities from the north east of Calzada de la Fuente. As described throughout this discussion, from the east, the low number of potential viewers would be looking over the facility, and views toward this northern portion and Project built structures would be seen in conjunction with the adjacent Calpine and (farther west) Pio Pico facilities, with their large buildings and silos. From the south, views toward the northernmost parcel would be at distance, as any potential viewers would be looking through the southern portion of the Project and encompass the Vulcan Materials facility as well. That view is discussed further below.

The most visible period for all at-grade viewers (including all of those looking at the site from the west) is the 21-year Phase 2 period when excavation into the foothills at the eastern extent of the mesa would occur. Moving from the south end of the plant equipment and processing pad to the extraction area at the southern end of the Project, Phases 2a to 2c would be implemented north to south and would be located as shown on Figure 2-5 of this EIR. During Phase 2a, aggregate resources would be recovered immediately adjacent to the Phase 1 area and over a 17.1-acre area of the site and over an approximately 4.5-year period. Phase 2b operations would include extraction of material from a 24.2-acre area and is expected to continue for approximately 5.5 years. Phase 2c would mine material from the remainder of the above-grade extraction footprint (45.4 acres). Phase 2c is expected to continue for approximately 11 years. Although the existing Vulcan Materials plant abuts the western boundary of the Project site that would generally be mined during Phase 2b, without development occurring to the north or south of Vulcan, views from the west would see excavated hillside to the north (Phase 2a) and south (Phase 2c), as well as impacts to elevations higher than the current plant. The lengthy Phase 3 actions occur below grade, and, therefore, would not be visible from viewers along public roadways to the west.

Slopes would be revegetated as each phase (described above, and in more detail in Section 2.3.1.6) is complete. This would soften the overall look of the cut areas as color variation associated with raw soil would be somewhat obscured. It is understood, however, that the more abrupt slopes, combined with the “terracing” of the cut slope, is expected to retain a modified nature and never be wholly obscured by vegetation. The character of the natural foothills would not be restored and would remain noticeable. The issue is whether the visible long-term change resulting from the Project is considered significant.

Overall, although the length of the Project exceeds that of a residential or commercial construction period, and would retain some permanent character as a modified slope where visible, it also varies from such projects in that: (1) it would occur in part on an already disturbed site adjacent to similar activities as part of the existing condition, (2) construction activities would move around the site, creating more focused disturbance areas at any specific point in time with the most highly visible Project elements (slope modification) occurring within a 21-year period and with the longest

above-grade operational phase being 11 years, and (3) activities also would be partially screened by robust intervening landscaping from the north, and by intermittent built uses just east of the site.

Viewers from the east (anticipated to be very few due to the relative inaccessibility of the area and identification of the area as preserve) would be located at higher elevations than the Project and looking at extremely expansive views westerly. They would generally be looking over the Project, which would result in the excavated slopes at elevations lower than those viewers not being within their field-of-view, and they would not be viewing the foothills per se. Potential future viewers from the north or south (in open space areas currently posted for no trespass) would be looking in line-of-sight along the foothill/mesa floor junction. The benched cuts into the existing slopes would be noticeable but seen by very few viewers; and those viewers also would not be looking at the foothills straight on. These views also would include industrial elements already existing, such as the Vulcan Materials plant and the Calpine and Pio Pico energy facilities. The views most affected would be from the west, where viewers could look over open (and currently largely undeveloped) mesa toward the foothills. Sensitive viewers with substantial exposure associated with parks, identified vista points, etc. have not been identified in this area. Viewers are generally expected to be associated with industrial businesses, or with through traffic to the prisons/other industrial uses on Alta Road 0.5 mile from the project site.

The contrast caused by the Proposed Project during operations would be noticeable from the mesa floor but not visually dominant relative to the overall mountain scape and would not be larger in scale than the surrounding elements. It would introduce new diversity, and slightly interrupt the continuity of overall views. It would not, however, be inconsistent with immediately abutting heavy industrial uses, and would not affect the hilltop and mountain views that draw the eye up and eastward. Although a future condition, it is also noted that during the operations phase, anticipated development consistent with the EOMSP is likely to result in existing views from Alta Road being partially or wholly screened by other industrial development located between Alta Road and the foothills.

#### Visual Character Post Reclamation

Figure 4.10-8, *Visual Simulation of View Eastward from Otay Mesa Road Terminus at Alta Road*), depicts a post-reclamation view from the most open view point to the Project to the Project, seen by the greatest number of viewers. It depicts the Proposed Project's topographic configurations after all phases of the above-grade extraction operation and reclamation have been completed, following rock staining and reseeding efforts associated with Phases 2a through 2ca. The Proposed Project would change the profile of some of the foothills whose gentle slopes currently provide a visual transition between the hills and the mesa; however, the long-distance views of the flat mesa areas would not be interrupted by the Proposed Project landform configurations. Although equipment and some lower Project elements could be visible for some time thereafter from particular view locations, they cannot be accurately simulated due to their active and mobile nature. The simulation addresses the most visible and permanent Project element, modifications to natural slope above grade.

As described, reclamation would commence upon completion of each phase, with final reclamation including final grading of final land forms, removal of built plant equipment, application of topsoil resources, and revegetation of pads. Mobile equipment also would be

removed. Some transverse roads may remain, but no structures would remain on the site. The proposed pad areas, where at similar elevations as the existing mesa in the southern portion of the site, would extend the existing mesa farther to the east where the bottom of the hill has been cut.

The most notable permanent change to the Project would be the manufactured slopes resulting from the mining activities, as shown on Figure 4.10-8. The cut areas would extend no further than approximately half way up the existing slope and would not result in modified topographic features forming a new horizon line. Final slopes would be steeper (up to 1:1) than the existing hills on and near the Project site and would have horizontal benches spaced evenly across them. All exposed rock and soil on the hillsides, where visible, would be light colored when first exposed.

Slope revegetation would reduce the visual contrast of the exposed soil with the surrounding area. The steep, rocky slopes with benches would support sparser vegetation (with lighter soil showing through) than the existing vegetation, and the slopes would appear more manufactured in configuration. In accordance with the design measures included in the Reclamation Plan, exposed rock outcroppings would be stained and the proposed vegetation would be planted, which would provide some softening and screening. Slopes work would occur as each phase ends, so that reclamation activities for Phase 2 would be completed within the 21-year impact cycle and several years following for staining/plant installation. The native plants proposed by the Reclamation Plan would provide visual continuity between the Project site post-reclamation and the surrounding area, softening the strong contrast and ensuring that the manufactured slope elements created by the Project would still contain vegetative references to nearby natural slopes.

These design measures would lessen the dominance of the newly formed slopes such that they would not be visibly incompatible with the existing visual character. The slopes, while still distinguishable (having steeper angles than nearby hills), would be compatible due to the similar vegetation and the staining of exposed rock. The diversity post-reclamation, therefore, would not be incompatible with the existing visual environment. Overall, the contrast caused by the Proposed Project would be noticeable but not visually dominant, would not be larger in scale than the surrounding elements, would introduce new diversity, and slightly interrupt the continuity of overall views. The native plants proposed by the Reclamation Plan, however, would provide visual continuity between the Project site post-reclamation and the surrounding area, softening the strong contrast and ensuring that the diversity created by the Project would not be substantially incompatible with the existing visual environment to the east.

### Visual Quality During Operations

The existing vividness of the Project impact footprint area currently is comprised of the undulating, flowing lines of the mountains and the expanse of the mesa area, and the contrast existing between them. The Project is located where the lowest hills provide a transition between the flat mesa and the high mountains.

During Project operation and where visible, the anticipated lightly colored equipment, the exposed tan soil without vegetation and darker volcanic rock (where excavation actually reaches volcanic deposits) would be contrasting elements that would interrupt the continuity of the flowing lines between the mesa and the mountains. These elements would draw the viewer's eye and provide a distracting element from the overall visual composition of the area but would not substantially

affect the overall vividness (level of memorability), based on the much larger size of the background foothills and mountains, and their unaffected open space above the grading footprint.

It is noted that the EOMSP identifies the foothills as an area of “special scenic beauty” in Policy UD-1, which can provide a heightened sensitivity to change in visual quality. This discussion addresses overall quality of the visual environment and is particularly applicable to views toward the Project from the west, because open expansive views encompassing the foothills are provided from the west. Please see Guideline 4, below, for additional discussion of plan conformance.

Project-related visual impacts to the foothills have been assessed throughout this analysis. Although the Project footprint directly impacts the foothills, overall effects on visual quality have to be addressed in context. The foothills extend north-south for approximately 10 miles within the U.S. (They extend further south into Mexico, and could be considered part of the visual setting, but are not included here because the border fence, and the variation in development pattern north and south of the border, affect the visual impact of these foothills.) Looking solely at the U.S. portion of the foothills variously visible for viewers set back from the mountains, the Project would affect approximately one mile in a linear extent, and less than 200 feet vertically, backdropped by the much higher hills and mountains to the east. The relative size of the Project assessed against this larger backdrop is indicated in Figure 4.10-7. The Project is notable but does not substantially affect the perception of an expansive extent of open space east of the valley floor. Also, relative to quality, it is also noted that viewers are generally aware of the industrial uses in the vicinity, as they travel through them, and to some extent look through, by, or over them, to these foothills. These considerations, combined with the low number of sensitive viewers identified, result in effects on visual quality being notable but less than significant relative to contrasting with existing character.

Recreational users of the Johnson and O’Neal Canyons located within the foothills would either be entirely shielded from the Project or have extremely limited views toward it given the depths of the canyon, elevations of the Project impacts, and intervening uses.

#### Visual Quality Post Reclamation

Post reclamation (both ongoing during Project operations and following cessation of mining operations all together, the contrast would not be as strong due to the staining and vegetation required under the Reclamation Plan, although the slopes would still be noticeable. The smaller scale of the Proposed Project elements in relation to the mountains and mesa that comprise the vivid overall view would ensure that the Proposed Project post-reclamation would not impact the vividness of the area. Additionally, the Proposed Project elements would not interrupt views of the largest mountains that form the horizon; these would continue to provide the dominant background in eastward views of the area.

When the Project is complete, the equipment would be removed. Some transverse roads may remain, but no structures would remain on the site. The proposed pad areas, where at similar elevations as the existing mesa in the southern portion of the site, would continue the mesa further eastward.

Exposed rock formations that would not support vegetation would be stained as part of Project design to resemble aged, exposed rock, thereby reducing the potential contrast and visibility of exposed outcroppings. The vegetation that would be replanted would likely be sparser than the vegetation on the abutting hills because the new slopes would support less topsoil than the existing hills. Although it would somewhat darken views of the slopes, particularly from a distance, the lighter color of the underlying earth would still show through when the vegetation is mature.

The Proposed Project would have cut away some of the slopes visible in westward views, such as from Otay Mountain Truck Trail, but the elements would be below the viewer, at some distance from viewers on the trail with intervening gullies between them (and therefore not in the foreground). Please refer to Figures 4.10-1 and -2 regarding the mid-slope and west-facing nature of cut as well as Project properties that would not be subject to mining. Being below the viewer and at distance, the viewer's focus would naturally be over the Project site to more distant westerly views. The Project would not interrupt the vividness of the view toward the west, which draws the eye with the expansive nature of the dominant background mesa.

Looking easterly, the unity of the area is created by the vegetation that provides visual transitions between the mesa and the mountains, and the repeating, undulating lines of the hills as they rise toward the taller mountains in the east. The contrasting elements that would be introduced by the Proposed Project operations would remove portions of the vegetation within the Project impact footprint, damaging the visual order of the area through the introduction of wide expanses of exposed soil and rock. These changes would be smaller in scale than the dominant elements that comprise the visual composition of that area, and therefore would not degrade the overall unity of the area. The greatest impacts, when only raw soil/newly cut rock is visible, also would be temporary. The site reclamation would soften the contrast created by the exposed soil and would ensure that the Proposed Project slopes would be more compatible with the existing vegetation on the hillsides and pads abutting the Project site. The scale of the Proposed Project, a relatively small area in a much more expansive horizontal and vertical landscape, also would ensure that the overall unity within the larger visual landscape is not significantly degraded. Also, as noted above, although not part of this Project, the overall setting is identified for primarily industrial uses, and increased development would obscure or additionally minimize, views specifically to the Project area, with the highest peaks to the east likely remaining visible.

The smaller scale of the Proposed Project elements in relation to the mountains and mesa that comprise the vivid overall view would ensure that the Proposed Project post-reclamation would not impact the vividness of the area. Additionally, the Proposed Project elements would not interrupt views of the largest mountains that form the horizon; these would continue to provide the dominant background in eastward views of the area, with hilltops and higher ridgelines remaining intact. The visual effects of the Project would be toward the developing portion of the mesa and not substantially affect the visual coherence of either the developing mesa or the more natural open space given its small relative size in the view.

#### Applicable Design Guidelines

With regard to applicable design guidelines, the EOMSP characterizes East Otay Mesa as the unincorporated County's largest industrial area. Although permanent building massing, setbacks etc. are primarily focused on business parks in this area and not applicable to a mining activity,

the Proposed Project would not visually conflict with the desired character of the surrounding area, as outlined in the EOMSP site planning, landscaping, and architectural standards. Planned site reclamation would allow future development of the site consistent with the EOMSP, including review, to ensure compatibility with future surrounding development. Please also see discussion under Guideline 4, below, relative to EOMSP compliance relative to UD-1).

Overall, the Project would have a less than significant impact with respect to Guideline No. 1.

#### Changes to Valued Visual Elements (Guideline No. 2)

No historic resources, trees or notable rock outcroppings are located on the Project site. Visual value may be assigned to area slopes and existing vegetation. This is consistent with identification of the foothills as a valued scenic resource in the EOMSP (see also analysis under Guideline 4).

#### Slopes Modification

Operation of the proposed construction aggregate facility and the resulting creation of pads and manufactured slopes would impact slopes within the 105-acre Project impact footprint. The resulting manufactured slopes would be steeper, and more uniform and geometric, than the existing hillsides; they also would include evenly spaced benches extending horizontally across the length of the new slopes. Cuts would expose rock and soil with different tones than the weathered topsoil with vegetative cover, or the existing sparse scrub habitat. Where cuts reach to underlying volcanic deposits, darker rock could be exposed, contrasting with the lighter soil. This configuration would affect continuity of the Project site's visual environment. These modified slopes would be visible from points west of the mining area (see Figures 4.10-4, -5 and -6). As the Project grading would be restricted to the approximately bottom half of the slope, however, with hilltops being retaining in their natural state and staining/revegetation taking place, the resulting manufactured slopes would remain noticeable, but not substantially degrade the quality of views toward the broad foothills and mountains, of which the Project is only a small part. Overall and more prominent views to the steep slopes of the higher foothills and mountains with larger expanses of slopes would not be substantially altered. The Project, therefore, would not cause a significant impact to valued visual character with regard to slope modification.

#### Undisturbed Natural Vegetation

Native vegetation exists within the Project impact footprint and is visually similar to the vegetation surrounding the site. The vegetation contributes to the continuity of the Project impact footprint with both mesa to the west and hills to the east, as well as unity of the visual environment. None of the vegetation within the Project impact footprint is visually unique or vivid and areas have been disturbed by human activity, including installation and operation of the transmission line crossing the site. Large portions of the pad and slope areas are identified as disturbed scrub or non-native grassland (see Figure 4.3-1). This is visually apparent, as is the sparse nature of some of the existing vegetation (see Figures 3.10-2, 3 and 5).

As noted above, Project operations would not occur within the entire mining area at any one time. Areas not yet disturbed by Project operations would continue to support the existing vegetation, and reclamation (with reintroduction of the native palette) would occur as each phase of the Proposed Project is completed, ensuring that the entire site would not be devoid of vegetation

at any one time. The Reclamation Plan plant palettes have been drawn from existing and surrounding vegetation, and mainly low-growing shrubs and annual flowers and grass-like plants such as buckwheat, monkey flower, redberry, sage, California poppy and lupine. Larger shrubs such as toyon and laurel sumac are also included, but in lesser quantities that reflect the sparser distribution of such shrubs in the surrounding hills. Pad areas would be seeded with a similar mixture of mostly low-growing shrubs and annuals to control erosion and provide cover. Although replaced vegetation would grow more sparsely on the rocky slopes created by the Project, this vegetation would still provide continuity with the native vegetation to the east in nearby foothills and the mountains. The large open space set aside associated with the Project (a total of approximately 305 acres in the sensitive hills and mountains east of the mining footprint) would ensure that visible native habitat is retained in perpetuity. Given the distance of viewers to the site and to that open space, the lack of uniqueness or vividness of the on-site habitats, as well as ongoing revegetation and retention of such a large block of native habitat, visual impacts associated with loss of habitat are considered less than substantial, and less than significant for this visual element.

Obstruction, Interruption or Detraction from a Valued Focal and/or Panoramic Vista (Guideline No. 3)

As noted in the description of the Project setting, no existing parks or other formal public viewpoints are located in proximity to the Proposed Project. Also, this Project would not result in obstruction of any vista as it would not construct anything that would shield views otherwise visible. Visible elements of the Project would be on the lower elevations of the San Ysidro Mountains and foothills when viewed from the west, and below the viewer and generally out of line of sight when viewed from the east. The remainder of this discussion addresses potential interruption of, or detraction from, views from recreational areas or public roads; and in particular, views to the foothills, in accordance with the EOMSP.

Views from Harvest Road to the mining area (a third priority route) are generally not considered sustained or clear. The road trends north-south, so viewers would be obtaining peripheral, rather than straight on, views. Also, located at a mile plus distant from the Proposed Project at its closest point, and on the (relatively flat) mesa, viewers would be located west of SR 905 until the crossing of Otay Mesa Road, with intervening development (including that associated with the busy Otay Border Crossing) sited between the viewer and the southeastern portion of the Project site (where the greatest level of vertical modification would take place). Once north of Otay Mesa Road, where views toward the mountains would be most open, intermittent development would still be between the viewer and the Project site, with the power plant located between the viewer and north end of the mining area. The northern portion of the Project site is also the area where the least incursion into the hill formation would occur, with most activity being at “ground level.” Due to the distance, the intervening and distracting uses, and the location of greatest visual effect being in the least visible portion of the site from Harvest Road, no substantial detraction to views from this road are identified.

The reader is also referred to the discussion of impact associated from the Otay Mesa Road and Alta Road intersection, as depicted in Figure 4.10-6 (View 10) and in Figure 4.10-7 (View 11). Conservatively assessing these stop-signed intersections to comprise valued focal points still would not result in substantial detraction from the vista. Activity that would draw the eye,

involving active excavation and moving equipment along the hillside above the mesa floor, primarily would occur in focused areas for a 21-year period. This would be obscured by intervening development anticipated under the EOMSP. Mounds and vehicular activity associated with active mining operations potentially would draw the viewers' attention, but given the other industrial activity in the area, as well as general distance from the site, would not result in substantial detraction. The mesa closest to the viewer would not be affected by the Project, and the modified slopes behind the Project would be visually outweighed by the higher hills associated with the mountains to the east. Structures and silos associated with the Project would be visible to viewers from this location to the northeast but would be restricted to the northernmost portion of the Project and would meld into the larger and taller structures associated with the Calpine power plant. This portion of the mesa is not currently natural in appearance due to the power plant, and the power plant would continue to dominate the built environment. Substantial detraction from the existing view would not occur. Ultimately, as shown on Figure 2.1-1 in the EOMSP, the entire intervening area would be built out with mixed industrial uses and State Route 11, which would block views to these lower foothills (see additional discussion in Chapter 5.0, *Cumulative Impacts/Environmental Consequences*).

The Otay Mesa Truck Trail is used by mountain bikers and off-road vehicle motorists, as well as border patrol agents. Westward panoramic views of Otay Mesa are available from portions of the Otay Mountain Truck Trail east of the Project mining area (View 2, Figure 4.10-2). Although numerous areas along the trail contain intervening topography or vegetation shielding views toward the site, other locations provide open visibility to the site and mesa to the west. Particularly if users of the trail stop along the way, expansive views of some duration can be obtained.

Viewers from the Trail would be looking down slope and over native vegetation toward the site and the mesa. The Proposed Project would introduce noticeable elements in the middle ground (active mining equipment, or structures, graded or pit areas, and/or conical piles of stored aggregate) which would not be obscured from a few sections of this trail. As noted, however, the Proposed Project would be lower in elevation than the viewer and the pad and slope areas created by the Project would not constitute major elements. To some extent, the modified foothills (where the greatest amount of slopes modification would occur) would be vertical and below the viewer from the east. Their view also is oriented westerly, toward the open and expansive mesa. Potential detraction or interruption of these views is not identified as substantial for the following reasons. The portion of the site seen from the viewpoint is generally the northernmost 16 acres, which would include structures/office/parking and disturbed earth areas, similar to those already in the view. Views directly down into the site from the Trail are not possible because the Trail does not trend close enough to the impact footprint. Either the viewer would be focused on the more expansive western view and generally looking over the visible disturbed portion of the site, or the viewer would look down toward the site, but the view would already be substantially impacted by the prominent power plant and nearby development and the additional mining activity would not independently substantially affect this view. No substantial interruption or detraction is identified.

Otay Mountain Wilderness Area is located within approximately one mile to the east of the Project site. The Wilderness area encompasses remote peaks with no access roads or trails, and therefore is not included as a location that might support potential viewers. If public viewpoints existed, views of the Project site would not be available due to topography and distance. Therefore, no substantial detraction from an identified vista would occur in the Wilderness Area.

As noted in Section 3.10.5.1, future facilities associated with access to Otay Regional Park through Johnson Canyon or an equestrian trail along a portion of Calzada de la Fuente west of the Proposed Project would be expected to focus on views to the north and further east, or to encompass larger and intervening industrial development.

The mining into the lower part of the foothills could detract from the panoramic views to which they contribute. As described above, however, the encroachment would occur on a small portion of the lower elevation extent of the foothills and following the phased reclamation would contain elements of the nearby natural slopes. Absent intervening mesa development, the Project-related slope modifications would remain visible, but constitute a relatively small portion of the view overall based on the extensive panoramic views associated with the mountain range in the background. There is also a general lack of identified sensitive viewers, and the mesa in the Project vicinity is largely planned for current and future industrial uses overall. Ultimately, parts of the slope modification would not be visible, and the value of the Otay Mountains views as a backdrop to the industrial and developed mesa uses, would continue. The potential Project-related adverse effects would not constitute substantial changes to the overall view.

Based on the lack of substantial obstruction and interruption or detracting of Project effects as described above, no significant impact is identified based on substantial impacts to valued focal points or scenic vistas. The reader is also referred to more detailed discussion of policy conformance under Guideline No. 4, below.

#### Compliance with Applicable Goals, Policies or Requirements (Guideline No. 4)

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

The Project proposes applicable design measures to ensure that lighting, site, landscape and grading plans and their implementation comply with the County’s General Plan Conservation and Open Space Element. Compliance with the Conservation and Open Space Element policies applicable to the Proposed Project are detailed in Table 4.9-1. Specific information pertaining to scenic resources, and potential impacts to slopes are located under Guidelines 1 through 3, with the most substantial discussion under Guidelines 1 and 2. Potential lighting impacts are discussed under the heading Dark Sky Ordinance, below.

##### East Otay Mesa Specific Plan

The EOMSP Policy UD-1 encourages the preservation of the visually prominent San Ysidro Mountain foothills, within which the Project site is located. Visual impacts resulting from the Proposed Project would impact a low and relatively focused portion of the foothills and would not disrupt the overall visual environment of the mountains, as explained above and as depicted in Figures 4.10-5, -6, and -7. Additionally, the existing slopes on site that would be impacted are not visually distinct, and while the ultimate configuration of land within the Project impact footprint would include steeper and more sparsely vegetated slopes, the Project’s proposed Reclamation Plan includes a Revegetation Plan that would provide some visual continuity both with the natural hillsides and the flatter mesa areas surrounding the Project.

The “Implementation” text immediately following the policy notes that UD-1 is “primarily applicable to portions of Johnson and O’Neal Canyons” (County 2015:54); designated Rural

Residential and Conservation/Limited Use. The Proposed Project does not include any development or impacts within O’Neal or Johnson Canyons, and the focus of areas identified as areas of special scenic beauty in the EOMSP. Recreational users of those canyons would either be entirely shielded from the Project or have extremely limited views toward it given the depths of the canyons, elevations of the Project impacts and intervening uses. Johnson Canyon is located west of the north-south portion of Alta Road and north of Otay Mesa Road and Paseo de la Fuente. Canyon recreationalists would not have views to the Project site (refer to the Viewshed Map, Figure 3.10-1). O’Neal Canyon is located north of the Project, cutting between Donovan State Prison and the George F. Bailey Detention Center before entering the mountains north of the east-west trending portion of Alta Road. The northernmost portion of the Project has a current elevation of approximately 700 feet AMSL and an intervening hill between the Project impact footprint and the canyon is a minimum of approximately 900 feet AMSL (climbing ever higher to the east). The canyon drops down in elevation, toward the drainage, by several hundred feet. Recreationalists in the canyon would not have views to the Project. Trails on the north side of the canyon, also appear to be at slightly less elevation than the intervening hill. Any views would be relatively short in duration, and generally would look over other existing industrial uses between Alta Road and Calzada de la Fuente.

This then leaves the less than “primary” concern over preservation and enhancement of visually prominent land forms and areas of special scenic beauty, especially as seen from Circulation Element (CE) roads and Open Space Element trails. Each of these elements is addressed in order.

Merriam-Webster defines “prominent” as:

1. “standing out or projecting beyond a surface or line (as in the sense of “protuberant”),
2. readily noticeable (as in the sense of “conspicuous”), or
3. “widely or popularly known.”

As stated throughout this analysis, it is acknowledged that the cut into the hill would be visible, and noticeable. EOMSP Policy UD-1 addresses the resource. As can be seen on Figure 3.10-6, which presents the existing view without any highlighting of the Project area, the portion of slope that would be affected does not stand out from the rest of the hills. It is at lower elevation and is visually “outweighed” by the higher elevation of the hill above it, which *does* stand out from the higher mountains above and east of it. This portion of the foothills is not conspicuous. For a viewer looking due east from the west, it is close to the mesa line in an area where the eye is drawn up toward the tops of the hills and mountains and toward the distant horizon line. Additionally, this location abuts the mesa, which results in it being hidden from sight from some locales by other development to the west or north of it. It is also not of “special scenic beauty.” It is *consistent* with the foothills overall and does not stand out as an “especially” scenic portion of the hills.

With regard to visibility from CE roads, there are two in the vicinity with good views to this location. One is Alta Road, from which the Project footprint is depicted in Figure 4.10-6. This is the most open and straightforward view toward the Project and is similar to one in which a driver turning north onto Alta Road from Otay Mesa Road could be looking directly toward the Project. Other views from this CE road could be similar but would not be as direct as they would be

peripheral views seen by travelers moving north-south along Alta Road rather than those traveling east. The existing condition is also the worst-case condition for potential view effects. Although the precise nature and timing of other mesa development is not certain, it is noted that the expectation is that the mesa between Alta Road and the Project will be developed consistent with the EOMSP. The closer developed uses would obscure the Project from that roadway. Travelers in this area also are considered to generally be traveling between existing business/industrial uses (e.g., truck and container storage lots that currently line Otay Mesa Road and Alta Road in this area), the nearby power plants, and/or the prison facilities. As stated above, and as opposed to recreational viewers, business-oriented viewers are not assigned high levels of sensitivity to visual change – their focus is considered to be on their destination rather than their setting. For all the reasons described above, the impacts to views toward the Project from CE Alta Road are not identified as inconsistent with UD-1.

The second CE road with views to the Project is Lonestar Road. This road would be located on top of current Paseo de la Fuente in proximity to the Project, and future portions of the road that do not currently exist as it will trend southerly to intersect with Siempre Viva Road. Two figures are relevant to Project visibility from these future sections of Lonestar Road: Figure 4.10-5 View 7 and Figure 4.10-7 View 11. As depicted in Figure 4.10-5, the young vegetation along Paseo de la Fuente provides some level of shielding to the Project footprint area. This condition is expected to continue, with vegetation becoming more dense as it becomes more mature. Existing power plant elements are already evident in these nearby views, and other developed uses in accordance with the EOMSP are expected to be placed in this area as it builds out. The more open views from future Lonestar Road would be located to the south. These views are generally represented by Figure 4.10-7, from the eastern terminus of Airway Road. Currently, paved road trends south from the location in the figure, but ultimately, Siempre Viva Road will extend east and north to meet an extension of current Paseo de la Fuente when it becomes the Lonestar Road extension at a location approximately due east of the Airway Road terminus. At that point, the cut would be close to the viewer, and future uses are expected to be mixed industrial. As noted in the EOMSP, some large lot (20-acre) lot residential uses could be located in the area. Residential viewers generally are considered highly sensitive to changes in their existing environmental setting. There are, however, no homes currently in the area. Assuming that some homes could be located in this area prior to Project initiation, the size of the lots results in few lots being possible, which would minimize the number of viewers. Although all of these are future conditions, it is noted that the visual environment also would not be otherwise pristine. As stated, Lonestar Road/Siempre Viva, both CE Major roads would be in proximity to these viewers. The anticipated extension of SR 11, a major route carrying substantial truck traffic to access a planned U.S. Port of Entry, would be located just to the west of those roadways. Mixed industrial planned uses about the rural residential designations, and the buffer surrounding a potential landfill located in the hills east and south of the Project also overlays the planned residential and mixed industrial uses in this area. All of these considerations result in the Project being assessed as consistent with Policy UD-1, as noted above.

Finally, and relative to the designated trails, the closest trail is the one shown on the EOMSP trending north from Calzada de la Fuente toward the Otay River Valley. A portion of this trail (closest to the Project) has been completed by the Detention Center. It trends along the eastern boundary of the Center adjacent to the parking lot. Trail users moving northerly would have their backs to the Project area. For users moving southerly, views are expected to be to the immediately adjacent open space – due east -- rather than toward the Calpine facility, located immediately south

of the trail. Those viewers would be moving toward a very industrialized portion of the mesa. This is not considered inconsistent with UD-1. No significant adverse effects are identified to views to or from these areas of special scenic beauty.

EOMSP Policy UD-6 states that on-site landscaping should be compatible and complementary with streetscape design along the public right-of-way. The Project proposes tree and shrub screening of the portion of the Project abutting Calzada de la Fuente. Plants are compatible with streetscape plants identified in the EOMSP for streetscape, and also with natives located in the area.

#### Resource Conservation Area

Otay Mountain is located within the Otay Mountain – Lower Otay Lake RCA, described in the Otay Subregional Plan of the County General Plan (2011). While significant plant and habitat resources are located throughout the RCA, the mountain is also described as being a scenic landmark. While the RCA boundary is a minimum of approximately 850 feet distant from the closest part of the Project footprint (the boundary is located within the OHCA), the mountain is located approximately 3.5 miles northeast of the Project impact footprint. The Project impact footprint is not visible from Otay Mountain due to distance and topography, nor would the Proposed Project change Otay Mountain or block views toward it from any public or private viewpoints; therefore, no scenic or visual impact to the RCA would occur due to the Proposed Project operation or reclamation. Any potential Project biological impacts to the RCA would be addressed under the MSCP; therefore, no visual resources impact to the RCA would occur due to the Proposed Project operation or reclamation.

#### Dark Sky Ordinance

The Project site is located more than 15 miles from Mount Palomar and Mount Laguna, and is, therefore, within the LPC Zone B. Consistent with the County Outdoor Lighting Ordinance (Division 9, Sections 59.101-59.15 of the San Diego County Zoning Ordinance), outdoor lighting at the Project impact footprint, such as security or parking lot lighting, would be less than 4,050 lumens and fully shielded.

The Proposed Project would include lighting, but as stated in the Project Description, processing activities generally would occur between 5:00 AM and 10:00 PM; with other activities outside these hours as required for public health, safety and welfare concerns; as described in Section 2.3.1.1 of Chapter 2.0. Project-related lighting would be required to adhere to Division 9 of the San Diego County LPC. One entry light would be located at the site perimeter, adjacent to the street providing access to the Project (within a light industrial/commercial district). As shown on Figure 2-3, other lights exceeding 250 Watts would be located interior to the site, with lights focused on areas of activity, and not onto off-site locales. Lights would primarily be attached to stationary plant equipment. Security lights at the site office building and/or parking lot lighting may remain on during later hours to facilitate maintenance activities of material export. Lights would be 15 to 20 feet tall and would be similar in illumination to street lights. They would be directed downward and/or fully shielded, consistent with County requirements. In addition, each piece of equipment may be lit, and the equipment may move during Project operation. When required, lighting within the Project impact footprint adjacent to preserved habitat would be of the

lowest illumination allowed for human safety, selectively placed, and shielded. All Project lighting would be directed toward interior Project use areas and no light would spill beyond the boundary of the Project impact footprint. Overall, the lighting would comply with the Dark Sky Ordinance and Zone designation. No impact would occur.

#### **4.10.2.2 Significance of Impacts Prior to Mitigation**

While some elements of the Proposed Project operations would contrast with the surrounding areas and be visually notable, the general lack of identified scenic viewpoints, the limited number of sensitive viewers, the distance to the Project impact footprint from potential view locations, the generally smaller percentage of the view that would encompass the Project in the expansive viewsheds, the lower elevation of Project visual effects against the much higher foothills and mountains, the lack of large-scale Project elements that would obscure or interrupt views, the lack of Project effects to ridgelines/skylines, and the set aside of permanent open space encompassing higher hills (i.e., the OHCA), result in less than significant impacts being identified related to aesthetics.

#### **4.10.2.3 Mitigation Measures**

Because significant impacts are not identified, no mitigation measures are required.

#### **4.10.2.4 Conclusion**

Based on the discussions provided above, potential Project-specific aesthetic impacts associated with implementation of the Proposed Project would be effectively avoided or reduced to less than significant levels. This includes no significant impact related to detraction or contrast with existing visual character or quality due to conflict with important visual elements or character, or through inconsistency with applicable design guidelines as addressed in Guideline No. 1, due to the generally low number of sensitive viewers, location within an existing disturbed industrial setting, screening provided by Project landscaping, and ongoing reclamation activities. Relative to consistency with applicable design guidelines, the Project is located in the County's largest industrial area. The Proposed Project's long-term interim mining/extractive use would be compatible with the current undeveloped/industrial character of the area, while planned site reclamation would allow future development of the site that would be compatible with future surrounding development according to the EOMSP. No historic resources, trees or notable rock outcroppings are located on the Project site, and the Project would not cause significant impacts to notable slopes, or substantial visual impacts associated with loss of habitat. The Project would therefore not have a significant impact on valued visual elements, as addressed in Guideline No. 2. No existing parks or other formal public viewpoints are located in proximity to the Proposed Project, and it would not result in obstruction of any vista. No substantial interruption of, or detraction from, views to valued focal points or scenic vistas was identified pursuant to Guideline No. 3. The Project is exempt from the RPO, and would be consistent with the LPC, General Plan COS, EOMSP Policy UD-1 (including lack of impact to O'Neal and Johnson Canyons and lack of impact to a "prominent" part of the foothills) and EOMSP Policy UD-6 regarding landscaping in accordance with Guideline 4. The Project would conform with applicable guidelines, regulatory requirements, and the conclusions and recommendations provided in the Project Reclamation Plan

(Appendix B), and no significant impact was identified pursuant to Guideline No. 3. Accordingly, no mitigation measures are required or proposed.

### **4.10.3 Extraction to Natural Grade Alternative**

#### **4.10.3.1 Analysis of Project Effects and Determination as to Significance**

The Extraction to Natural Grade Alternative would not involve any extraction beyond the natural grade (roughly the elevation of the mixed industrial land use area immediately west of the project site [625 feet AMSL for Phases 2A and 2B, 585 feet AMSL for Phase 2C]). As described below, visual impacts similar to the Project would result, varying only in changes to relatively limited views from immediately abutting higher elevations from the north and east and to overall Project duration.

All impacts to above-grade slopes would be the same as under the Proposed Project; and it is these impacts that are most visible to area viewers. The only difference relative to grading area would be below grade, which (as detailed in Section 4.10.3), would have extremely limited visibility to off-site viewers. Because this alternative's excavation into above-grade slopes would stop at grade, the excavation below grade (for an additional 525 feet) would not occur. However, potential views into the pit would be experienced only by individuals such as maintenance personnel along the SDG&E access road. As described under the heading "Views from the East and South," recreational users on trails such as the Otay Mountain Truck Trail would be located north and/or east of the property, and generally not within preserve set aside by the Project, or immediately along the cut grade line looking down into the quarry.

Visual impacts related to: visual character and quality; changes to valued visual elements; obstruction, interruption or detraction from a valued focal and/or panoramic vista; and compliance with applicable goals, policies or requirements; would be similar, but lessened in duration because the longest phase of the Proposed Project is identified as Phase 3 (66 years) during which activity would still be occurring in the pit. Under that alternative, that phase would be eliminated, and final reclamation, consisting of approximately 15 years following completion of grading, would begin immediately at the end of Phase 2c, rather than 66 years later. Reclamation of Phase 2 grading areas would remain the same, which are the areas shown in the Project simulation. Any adverse strong contrast created by the color of exposed soil, the vegetation line between existing vegetation and areas of no vegetation, or the color of equipment structures would not be significant for the same reasons as described in the analysis for the Proposed Project.

Additionally, the grading proposed for the slope areas (specifically the rounded top-of-slope configuration) would ensure that the final landforms and vegetation of slopes and pads visually blend to some extent with the existing surrounding San Ysidro Mountains foothills. The staining and revegetation proposed by the reclamation plan additionally would reduce impacts caused by steep slope encroachment and the removal of native vegetation. Therefore, the Extraction to Natural Grade Alternative, would be similar to the Proposed Project, and would not result in significant adverse visual impacts. These impacts would be additionally reduced from the less than significant impacts identified to the Proposed Project due to the shorter time-frame preceding final reclamation. Impacts would be less than significant.

#### **4.10.3.2 Significance of Impacts Prior to Mitigation**

No visually significant impacts would occur under this alternative.

#### **4.10.3.3 Mitigation Measures**

Because no significant impacts would occur, no mitigation measures are required.

#### **4.10.3.4 Conclusion**

The Extraction to Natural Grade Alternative would result in less than significant visual impacts. No mitigation measures beyond the reclamation plan required as part of Project design are required because the Extraction to Natural Grade Alternative would be notable but would not result in significant adverse visual impacts.

### **4.10.4 Extraction to Varying Depth Alternative**

#### **4.10.4.1 Analysis of Project Effects and Determination as to Significance**

The Extraction to Varying Depth Alternative would create similar landforms, operational visual effects and end landform and vegetation as the Proposed Project, but to less depth within the Project site. Above-grade excavation into Project-area slopes would be the same as the Proposed Project, but the time frame would be shorter overall due to less excavation and subsequent fill. Therefore, visual impacts, contrast ratings, and impacts to sensitive visual resources also would be similar, but lessened in extent and duration based on the up to 60-year timeframe. Adverse contrast created by the color of exposed soil, benching of the mined slopes, changes to location of the vegetation line between existing vegetation and areas of no vegetation, or the color of equipment structures would not be significant for the same reasons, including phasing of reclamation, as described in the analysis for the Proposed Project.

Additionally, the grading proposed for the slope areas (specifically the rounded top-of-slope configuration) would ensure that the final landforms and vegetation of slopes and pads visually blend with the existing surrounding San Ysidro Mountains foothills. The revegetation proposed by the reclamation plan would reduce impacts resulting from slope encroachment and the removal of native vegetation. Therefore, the Extraction to Varying Depth Alternative, similar to the Proposed Project, would result in less than significant long-term visual impacts. Impacts would be less than significant.

#### **4.10.4.2 Significance of Impacts Prior to Mitigation**

No visually significant impacts would occur under this alternative.

#### **4.10.4.3 Mitigation Measures**

Because no significant impacts would occur based on reclamation plan implementation required as part of Project design, no mitigation measures are required.

#### **4.10.4.4 Conclusion**

The Extraction to Varying Depth Alternative would result in less than significant visual impacts. No mitigation measures are required because the Extraction to Varying Depth Alternative would result in less than significant visual impacts, similar to the Proposed Project.

#### **4.10.5 No Project/Existing Plan Alternative**

##### **4.10.5.1 Analysis of Project Effects and Determination as to Significance**

Mixed industrial uses pursuant to the existing designated land uses within this area would occur in the lower, flatter portions of the Project site, mostly in the canyon area neighboring the existing power plant. These uses would be a continuation of current development patterns in the area. Few, if any, steep slopes would be impacted by the industrial development occurring under buildout of the current EOMSP. Industrial buildings within these areas, are expected to be single or double story, white or light colored, boxy and geometric, and would be visually similar to the manner in which the surrounding properties have developed, and would not create a strong visual contrast. The EOMSP Final EIR concluded that visual impacts associated with industrial development within the flatter portions of the SPA would be less than significant.

Low-density hillside residential uses pursuant to the existing designated land uses in the EOMSP would occur on the slopes and peaks of the San Ysidro Mountain foothills that exist within the Project site. The approximately 12 dwelling units would require grading to create flat pads on the hillsides or peaks within the 254 acres of the 410-acre Project site that are designated for rural residential land use under the EOMSP. Barring possible open space and conservation easement requirements, vegetation may be cleared or converted to ornamental landscaping based on private owners' desires, and within brush management zones surrounding the buildings. The development of two-story residential buildings located on hillsides and peaks surrounded by swaths of ornamental landscaping would not be visually comparable to the manner in which the surrounding properties have developed, and would create a strong visual contrast. The EOMSP Final EIR recognized that landform alteration impacts of the Hillside Residential District of the SPA are considered to be potentially significant since extensive slopes exist in this area that could be graded or disturbed to accommodate dwelling units and roads. Pursuant to the EOMSP, the County's "G" Designator overlay would apply to areas of 15 percent slope or greater so that review of grading plans would occur prior to tentative map approval. In addition, development within this area may also be subject to RPO.

While the creation of industrial development within the Project site would not be visually significant, the development of rural residential lots at higher elevations within the Project site might be potentially significant. However, implementation of the design guidelines pursuant to the "G" Designator overlay and requirements of the RPO and CEQA are anticipated to reduce visual impacts to less than significant.

##### **4.10.5.2 Significance of Impacts Prior to Mitigation**

No visually significant impacts would occur under this alternative.

#### **4.10.5.3 Mitigation Measures**

Because no significant impacts would occur, no mitigation measures are required.

#### **4.10.5.4 Conclusion**

As discussed in the EOMSP Final EIR, creation of industrial development within the flatter portions of the project site would not be visually significant; however, development of rural residential lots in the Hillside Residential district within the project site would be potentially significant. The “G” Designator overlay discussed above would reduce the visual impacts associated with the hillside residential development to less than significant. No significant impacts were identified; therefore, no mitigation measures are required.

#### **4.10.6 No Project Alternative**

##### **4.10.6.1 Analysis of Project Effects and Determination as to Significance**

No visual impact change would occur due to the No Project Alternative, because no development would occur on the Project site. The visual environment would remain as it currently exists. Accordingly, no visual impact would occur.

##### **4.10.6.2 Significance of Impacts Prior to Mitigation**

No visually significant impacts would occur under this alternative.

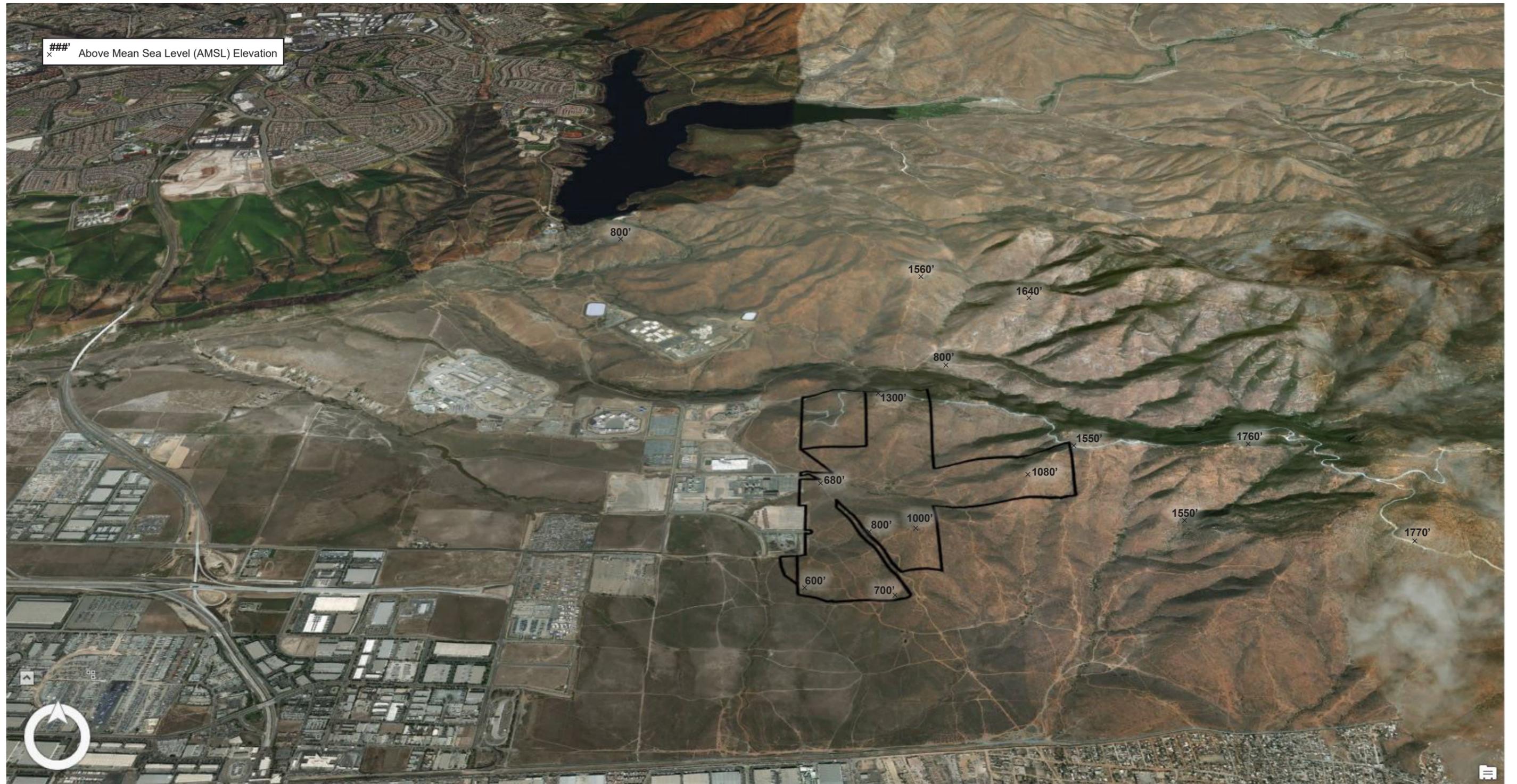
##### **4.10.6.3 Mitigation Measures**

Because no significant impacts would occur, no mitigation measures are required.

##### **4.10.6.4 Conclusion**

No visual impact change would occur due to the No Project Alternative. No mitigation measures would be required because the No Project/No Action Alternative would not create any visual impact.

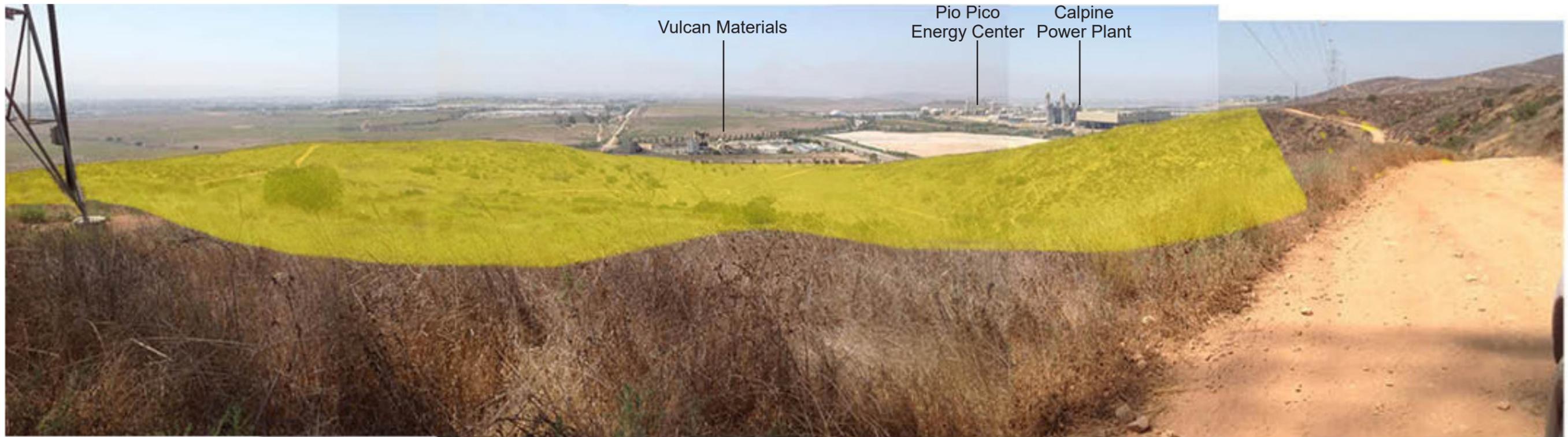
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**Topographic Elevations in the Project Vicinity**

OTAY HILLS EIR

Figure 4.10-1



View 1: View westward from Project slopes. (2017)



View 2: View westward from Otay Mountain Truck Trail. (2005)



View 3: View southward toward Project from parking access road to lot of Alta Cafe (old Kuebler Ranch). (2017)



View 4: View southerly along Calpine Power Plant fence line from eastern terminus of Calzada de la Fuente. (2017)

Fig4-10-3\_TV\_Impts.indd SRM-3.10-4 09/12/17 -EV

## Representative Project Views B

OTAY HILLS EIR

Figure 4.10-3



View 5: Looking due east along Calzada de la Fuente and at Pio Pico Energy Center from Alta Road. (2017)  
Project not visible from this view.

Fig4-10-4\_TV\_Impts.indd SRM-3.10-4 09/12/17 -EV

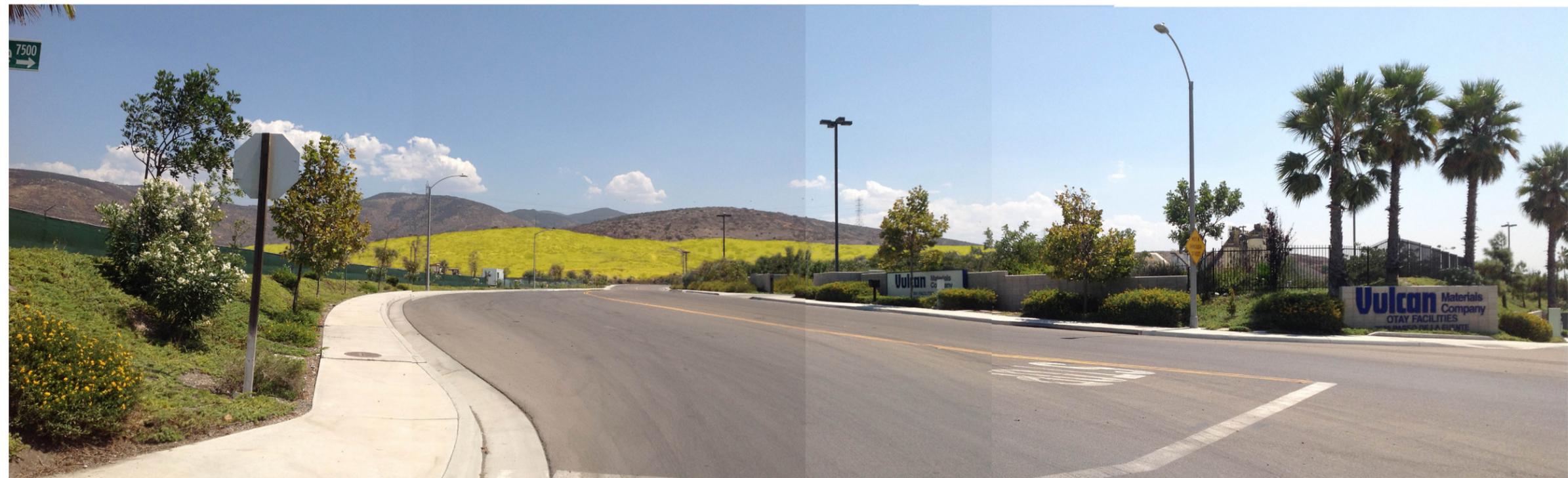
## Typical Project Views A

OTAY HILLS EIR

Figure 4.10-4



View 7: Looking southeasterly along Paseo de la Fuente from intersection with De la Fuente Court to Calpine Power Plant and San Ysidro foothills/mountains. (2017)

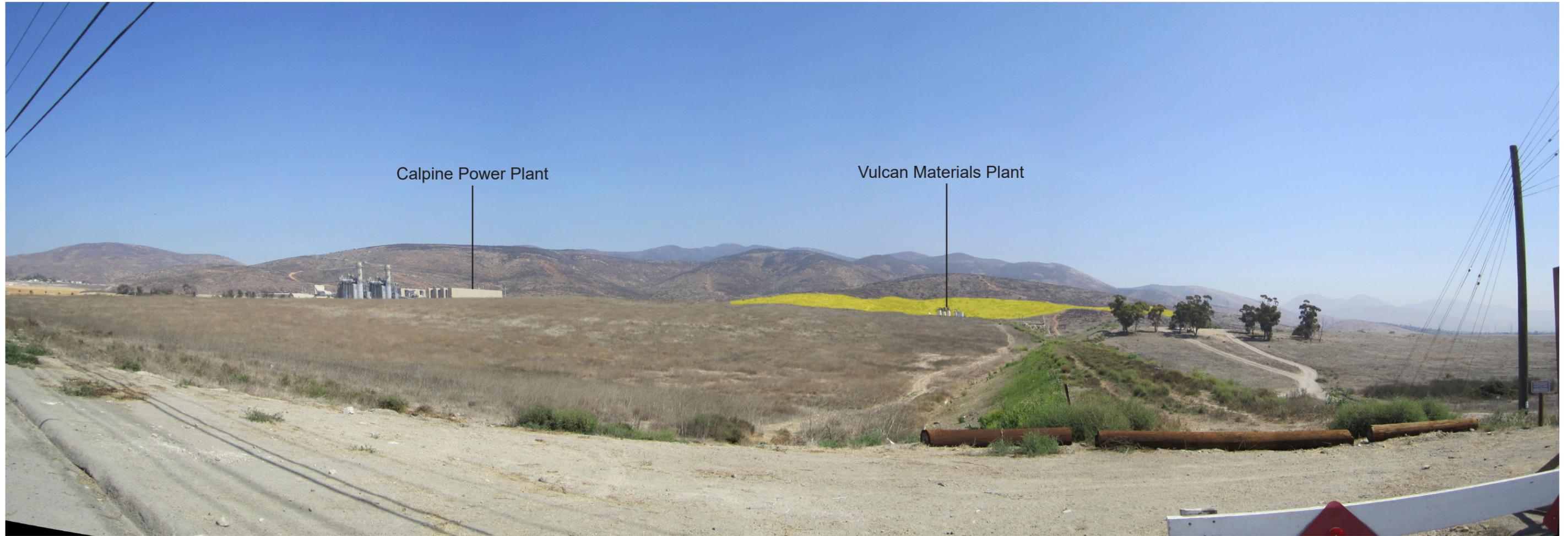


View 8: Looking easterly along Access Road at intersection. (2017)

**Typical Project Views B**

OTAY HILLS EIR

Figure 4.10-5



View 10: View northeast toward San Ysidro foothills/mountains from the eastern terminus of Otay Mesa Road at Alta Road. (2011; unchanged in 2017)

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## Typical Project Views C

OTAY HILLS EIR

Figure 4.10-6



View 11: View northeast toward the Project and San Ysidro foothills/mountains from the eastern terminus of Airway Road. (2011; unchanged from Calpine Power Plant to south end of photo in 2017)

## Typical Project Views D

OTAY HILLS EIR

Figure 4.10-7



Existing Conditions



Proposed configuration post-reclamation

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## Visual Simulation of View Eastward from Otay Mesa Road Terminus at Alta Road