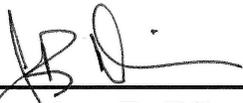


**Visual Resources Impact
Report
for
Shadow Run
(ER 00-0205
MUP 00-030
TM 5223 Rpl³)**



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ABBREVIATIONS

ADT	Average Daily Trip
CEQA.....	California Environmental Quality Act
MUP	Major Use Permit
PRD.....	Planned Residential Development
SR.....	State Route
TM.....	Tentative Map
TPM	Tentative Parcel Map

EXECUTIVE SUMMARY

The visual analysis of the Shadow Run Project for 44 residential lots and three open space lots on 248.2 acres, determined that there are potential significant visual impacts to the surrounding area or to State Route (SR) 76, Pala Road. The forty-four residential lots will be clustered on two acre minimum lots. The open space lots consist of a biological open space easement, an agricultural open space easement and a recreational open space easement. A visual impact could occur to travelers on SR 76 if the existing groves on proposed lots were to be removed.

The project proposes mitigation and design considerations which will lessen any potential visual impacts to below a level of significance. Specifically, pads along SR 76 will be set back from road. A 100 foot wide easement will be placed over lots adjacent to SR 76. The easement will parallel SR 76 at the project boundary and will require the retention of grove trees in a visual easement to reduce potential impacts. Additionally, grove trees will be retained or other landscaping will be required and manufactured slopes will be landscaped. These measures will fully mitigate impacts and no further mitigation is required.

The project will not produce any cumulative impact because projects in the study area do not contribute to an area-wide significant impact and the visual aesthetic of the area remains intact.

CHAPTER 1.0 INTRODUCTION

1.1 Purpose of the Visual Resources Report

The purpose of this study is to assess the visual impacts of the proposed project, determine the significance of the impacts under CEQA, and to propose measures to avoid, minimize, or mitigate potential adverse visual impacts associated with the development of Shadow Run to the surrounding visual environment.

1.2 Key Issues

The report evaluates the potential visual impacts on surrounding areas including existing residential development to the east, SR 76 (Pala Road) to the south and the uninhabited areas to the north and west of the project site.

1.3 Principal Viewpoints to be Covered

Four key views were selected with the approval of County staff to represent the viewpoints with the most potential to be impacted by the proposed project. The perspectives of these viewpoints are shown on Figure 5, "Index to Key Views".

CHAPTER 2.0 PROJECT DESCRIPTION

The project proposes a Major Use Permit (MUP) for the development of a Planned Residential Development (PRD) and Tentative Map (TM) for 44 residential lots and three open space lots on 248.2 acres. The forty-four residential lots will be clustered on two acre minimum lots. The open space lots consist of a biological open space easement, an agricultural open space easement and a recreational open space easement.

2.1 Land Use Designations and Zoning

The property is zoned A70 (4) under the previous General Plan, which is the governing document for the project. The General Plan Designation of (19) Intensive Agriculture allows for a PRD upon the issuance of an MUP. Figure 1, “Regional Vicinity Map,” shows the location of the in San Diego County. Figure 2, “Land Use Map” demonstrates the land uses in the area.

2.2 Regulatory Framework

The proposed project is subject to the following regulatory documents for an aesthetic evaluation:

- San Diego County General Plan – Scenic Highway Element
- Scenic Highway Program

2.3 Design Policies and Guidelines

Local design policies covering the proposed project have been reviewed. These are discussed below.

2.3.1 Pala/Pauma Community Plan

The Pala/Pauma Community Plan does not directly address visual or aesthetic resources. The proposed project is not in conflict with any goals of the community plan with regard to aesthetic resources.

CHAPTER 3.0 VISUAL ENVIRONMENT OF THE PROJECT

3.1 Project Setting

The site of the proposed project is located approximately two miles northwest of the intersection of SR 76 and Cole Grade Road. SR 76 is the main artery connecting the Pala/Pauma region to I-15.

3.2 Project Viewshed

The viewshed of the proposed project is shown on Figure 3, "Existing Viewshed." The areas to the northeast and southwest are at a higher elevation than the project site, however they are uninhabited. The area to the southwest is generally below the elevation of the site.

The segment of SR 76 that passes through the viewshed in a northwesterly direction is approximately 2.2 miles in length. The Scenic Highway Element of the San Diego County General Plan does not include this portion of the highway in the Scenic Highway System Priority List. The Element defines SR 76 from El Camino Real east to Interstate 15 (excluding portion within the City of Oceanside) as a first priority scenic route and SR 76 from East Grade Road, east to SR 79 as a second priority scenic route.

3.3 Landscape Units

The site of the proposed project has three distinct landscape units. For locations of the units, see Figure 4, "Landscape Units." Landscape Unit 1 is the northeastern section of the site. This area slopes upward from the reservoir to a high point of approximately 1,410 feet and includes a knoll and groves immediately below the reservoir. Landscape Unit 2 forms the major portion of the site and extends from the hillside south to SR 76. It is primarily composed of groves and is the proposed location of the PRD. Landscape Unit 3 lies on along the western boundary and encompasses Frey Creek.

CHAPTER 4.0 EXISTING VISUAL RESOURCES

4.1 Existing Visual Resources

4.1.1 Visual Character

Visual character is described by detailing pattern elements and character. Figure 4, “Landscape Units,” provides an aerial view of the site with the locations of the Landscape Units.

4.1.1.1 Landscape Unit 1

Pattern Elements: The primary element of this landscape unit is the reservoir and adjacent hillsides and knoll which form the northeastern edge of the property. The terrain slopes upward approximately 430 feet from the flatter section around the reservoir. The color moves from the green of the avocado and citrus groves, which define the southwestern edge of the unit, to the more barren and steeper slopes above the reservoir. The water feature provides a natural break in color as the terrain becomes steeper. There is a shift in texture as the slope increases.

Pattern Character: The most dominant feature of Landscape Unit 1 is the reservoir in the northeastern portion of the site. Just above the reservoir the terrain slopes more sharply to the high point of the site, a knoll with an elevation of approximately 1,410 feet. These two features set the scale and diversity of the landscape unit. Continuity is expressed by the gradation from the vegetated areas to the foot of the knoll.

4.1.1.2 Landscape Unit 2

Pattern Elements: Consisting of citrus, avocado and persimmon grove trees, the pattern of Landscape Unit 2 is relatively uniform. The unit extends from the southern property boundary of SR 76 northeasterly approximately two-thirds of the distance to the reservoir. At that point the rate of grade increases slightly and the groves change from citrus to primarily avocado. The line, color and texture of the landscape unit are uniform; the groves are geometric and of the same deep green color throughout. The texture is broken only by service paths through the groves.

Pattern Character: The groves are the dominate feature of the landscape unit. The landscape is uniform, the only diversity is the location of service paths in the groves and a service road running northeast from the southern boundary to approximately the center of the project site. Scale and continuity are uniform throughout the landscape unit.

4.1.1.3 Landscape Unit 3

Pattern Elements: The form of Landscape Unit 3 is a shallow depression along the western edge of the property. It begins at the southwest corner of the property and extends along

the western boundary. It is sparsely covered with a mix of native and agricultural vegetation. The dominant feature is a creek bed through natural vegetation, which forms the line of the landscape unit. The color and texture are defined by the natural scrub vegetation along and in the creek bed.

Pattern Character: Landscape Unit 3 is the least dominant feature on the site. The scale is minimal in comparison with Landscape Units 1 and 2. Landscape Unit 3 shows little diversity in character either in the color, shape or texture. It does have a sense of continuity as it traverses the western boundary.

4.1.2 Visual Quality

The three criteria for assessing visual quality are the vividness, intactness and unity of each of the landscape units.

4.1.2.1 Landscape Unit 1

Vividness: The knoll in Landscape Unit 1 is the most prominent point on the site. The south-facing slope meets a private reservoir, which then forms a distinctive visual pattern. The unit has the potential of vividness; however, the reservoir is not visible from SR 76. The knoll is partially visible from SR 76. As the viewer approaches the site from the south, lower portions of the hillside are screened from the knoll by existing vegetation. The groves on the gradually increasing elevation effectively screen the lower portion of the unit, which is nearly three-quarters of a mile distant, from the view from the highway.

Intactness: The reservoir and knoll are wholly contained within the site and within Landscape Unit 1, giving the unit its sense of intactness.

Unity: The components of Landscape Unit 1 comprise a unit of design that is distinct from the rest of the site. The knoll and reservoir provide a contrasting unit to the groves found throughout the majority of the site and the natural depression along the western boundary.

4.1.2.2 Landscape Unit 2

Vividness: The groves of trees provide the vividness of Landscape Unit 2, although it is difficult to see their full impact from ground level. The trees are densely packed throughout the majority of the site, reaching nearly to the shoulder of SR 76.

Intactness: The groves form an intact component of the site. The area is uniform in texture, color and form. There is no encroachment on the overall unit.

Unity: The groves are separated only by service roads and are unified by their overall shape, creating a harmony of design in this landscape unit.

4.1.2.3 Landscape Unit 3

Vividness: The depression that forms Landscape Unit 3 has a low quality of vividness. It is difficult to see in its entirety from any point on the site. The color is drab and the vegetation is sparse.

Intactness: The area is intact in the sense that it is continuous from the northeast corner of the site along the western property line. It is separated from surrounding terrain by differences both in elevation and in color and texture from the adjoining landforms.

Unity: Landscape Unit 3 has a sense of compositional harmony when considered as a unit. There is little or no variation in the component color, texture or line within the unit.

4.2 Viewer Response

The process of assessing potential viewer response is defined through identification of viewer sensitivity, specific groups of viewers, their potential for exposure to the site and the level of awareness of potential viewers.

4.2.1 Viewer Sensitivity

Sensitivity to the site is an effort to predict the level of response to the visual landscape at the public level. The Pala-Pauma Subregional Plan does not specify any goals or polices with regard to aesthetics. However, experience predicts that different viewer groups in the area will have varied responses to the scenic quality of the site. The following sections will describe the viewer groups and their general experience of the scenic components of the site.

4.2.2 Viewer Groups

Viewer groups are defined by the distinct view they have of the site. Three viewer groups are identified: travelers along SR 76, the southwestern boundary of the site; residents of the rural estate homes to the east of the site; and recreational users of the national forest lands to the north of the site. The area to the west is uninhabited. A recreational vehicle camping site is located across SR 76 at the site to the south, which is otherwise uninhabited.

4.2.3 Viewer Exposure

Two types of travelers, commuters and visitors, comprise the viewer group along SR 76. The speed limit is 55 mph. The site would be in view for approximately 0.8 of a mile. Therefore, the average traveler would be able to view the site for approximately 53 seconds. The average daily traffic count (ADT) along SR 76 in front of the site is 9,456¹. The quality of the view depends on the screening features of the terrain and the interest of the traveler.

There are approximately 19 homes within a three-quarter mile radius of the site's eastern boundary. These homes are rural residential and have mature landscaping, many with their own citrus grove. These viewers do not have a clear view of the site beyond their immediate surroundings. In addition to existing landscaping, there are obstacles of buildings and terrain to screen the view of the site.

The Cleveland National Forest is located to the north of the site. The area is rugged and is used by hikers and campers during part of the year. These viewers are surrounded by heavy natural habitat and do not have a clear view of the site. Additionally, the knoll on the

¹Shadow Run Ranch Traffic Study, December 2013 by KOA Corporation

northeastern portion of the site and the distance from the site, serve to limit the lines of sight of viewers using the national forest.

4.2.3 Viewer Awareness

Awareness of the viewer along SR 76 is dependent on the purpose of the traveler. One type is the local user who is commuting or traveling on errands. The second is the visitor to the area who may be passing through to Pala on the northwest or the Pauma Valley/Rincon area to the southeast. This viewer may be more interested in the visual aspects of the trip than the commuter who makes frequent trips. Viewer awareness of this group is moderate to high.

It is expected that residents to the east are not generally aware of the site. From their perspective there is little difference between their immediate surroundings and the site. The area is developed as rural residential; citrus and avocado trees are common in the area. Viewer awareness of this group is moderate to low.

Hikers and campers using the Cleveland National Forest are limited in their view of development to the south of their surrounding area. The terrain is rugged and locally dense in the area of trails and campsites. Additionally, the surrounding topography screens this viewer group from land use to the south of the Cleveland National Forest. Viewer awareness of this group is very low.

CHAPTER 5.0 VISUAL IMPACT ASSESSMENT

5.1 Guidelines for Determining Significance

The project was evaluated for impacts to visual resources using the following guidelines:

1. Will the project introduce features that would detract from or contrast with the existing visual character and quality of the community or surrounding area by conflicting with important visual elements or be inconsistent with applicable design guidelines?
2. Will the project result in the removal or substantial adverse change of one or more features that contribute to the visual character of the area, i.e. landmarks, historic resources, trees, and rock croppings?
3. Will the project substantially obstruct, interrupt, or detract from a valued focal point or panoramic vista from:
 - a) a public road,
 - b) a trail within an adopted County or State trail system,
 - c) a scenic vista or highway, or
 - d) a recreational area?
4. Does the project comply with applicable goals, policies or requirements of an applicable County Community Plan, Subregional Plan, or Historic District Zoning?

5.2 Key Views

Four key views of the site were established to demonstrate the potential impacts from SR 76 and from the adjoining population to the east. The perspective of these photos is seen in Figure 5, “Index to Key Views.”.

5.2.1 Key View 1

Orientation

Key view one is taken from SR 76 (Pala Road) looking northwesterly into the project site. The existing view is of citrus and avocado groves. Figure 7, “Key View 1, SR 76 (Pala Road) Looking Northwesterly,” demonstrates the perspective from the roadway for a traveler heading westerly toward Pala.

Existing Visual Character and Quality

The existing trees bordering the northeasterly shoulder of SR 76 will remain. There are three distinct border tree groupings. Approaching from the east, looking west, a viewer will encounter a stand of large mature trees that completely screen the proposed site. See Figure 6, “Conceptual Landscape Plan,” lower photograph, for the location of existing trees. After passing the mature trees, there are no trees immediately bordering the shoulder of SR 76 for a distance of approximately 330 feet. The citrus grove is seen on the right (north) and sits approximately 15 feet from the pavement along this stretch of roadway. These trees will remain in place and provide a visual barrier to the project site.

As vehicles approach the entrance to the grove access road (See Figure 7 adjacent to the palm tree), the grove of citrus trees gives way to a thicker stand of oak trees, which prevent a clear view of the southwest corner of the site. Additionally, as travelers pass the palm tree, the grade of the roadway descends and a small bank exists between the road surface and the site. The vegetation thickens again as the road is lined with foliage. The screening function of the trees and the bank prevent a clear view of the project site. The length of time traveled to pass the proposed site is approximately 27 seconds. An eight foot public trail will be maintained on the northerly side of the right of way of SR76.

Proposed Project Features

The principal project features in Key View 1 are the residential units and the knoll at the rear of the property. The residential lots will be clustered on lots with a minimum size of two acres.

Change to Visual Character and Quality

From the perspective of Key View 1 there will be minimal change to the visual character and quality of the site. The trees that provide screening, including the existing orange grove, to the travelers along SR 76 will remain. From the roadway in this area, the angle of vision toward the knoll is very steep when looking over the height of the trees bordering the highway. From that extreme angle it would not only be difficult to see the knoll clearly during the 27 seconds it takes to pass the site, a viewer would have to tilt their head back to even get a glimpse of the knoll from the highway directly adjacent to the site. The project proposes to retain grove trees on all lots where grading is not required for pads, driveways, or roads. Residences on lots along SR 76 will be setback so that pads are located at a point farthest away from the roadway. However, residents on these lots have the right to remove grove trees, which may create a potential visual impact for travelers on SR 76. Impacts are potentially significant.

Viewer Response

As noted, potential viewer awareness of the viewer group using SR 76 would be moderate to high, dependent on the type of travel, either regular commuter or visitor to the area. Since the existing trees bordering the roadway will remain, their screening function will not be altered.

Resulting Viewer Impact

The homesites will not be clearly visible to travelers along SR 76. The project will not have a significant impact on visual resources from this vantage point.

5.2.2 Key View 2

Orientation

Key View Two is taken from SR 76 (Pala Road) traveling southeasterly and looking northerly into the project site. The approximate boundary of the proposed project is shown in red. The viewer approaches the proposed site rounding a curve in the road.

Existing Visual Character and Quality

As the traveler approaches the proposed site, the first visual is of a cut bank. This area is covered in dense native vegetation. As the traveler proceeds southeasterly the character of the vegetation bordering the roadway changes slightly. A thick stand of persimmon trees adjacent to the roadway is encountered. These trees form a barrier between SR 76 and the existing grove access road. After passing the palm tree, noted in Key View 1, the character of the trees bordering SR 76 changes to citrus. The grove is approximately 50 feet distant from the travel way of SR 76. After a distance of approximately 300 feet, the citrus trees give way to the thick stand of shade trees that are at the corner of SR 76 and Adams Drive.

Proposed Project Features

The principal project features in Key View 1 would be residential and groves. The residential lots will be clustered on two acre minimum lots and groves will be maintained along the roadway in a proposed 100 foot visual easement.

Change to Visual Character and Quality

As noted in the discussion of Key View 1, minimal change to the visual character and quality of the site will be made from the perspective of SR 76. The trees that provide screening to the travelers along SR 76 will remain. To ensure a visual barrier is maintained a 100 foot easement will be required that calls for the maintenance of trees adjacent to the roadway.

Lots 30 and 29 will be screened from view from SR 76 as a result of the existing topography. The grade from the road to the elevation of the developed site prevents the viewer from being able to see the lots. Figure 8A, "Plan and Profile, Lots 29 and 30, Looking Southeast," demonstrates the angle of vision from travelers approaching the site. Additionally, landscaping will screen the lots. The existing grove trees will remain, along with the proposed 100 foot visual buffer retaining the existing trees. As a result, the lots will not be visible from SR 76. See Figure 6A, "Detail of Landscape Plan, Lots 29 and 30," and Figure 6B, "Detail of Slope Planting, (Ref: Concept Landscape Plan)."

Viewer Response

As noted, in the discussion of Key View 1, potential viewer awareness of the viewer group using SR 76 would be moderate to high and since the existing trees will remain and revegetation of the new bank alignment will match existing vegetation, the screening function will not be altered. A 100 foot easement along the north right-of-way of SR 76 will allow the retention of a visual barrier, thereby reducing impact to below a level of significance.

Resulting Viewer Impact

The proposed changes to the site will not be clearly visible to travelers along SR 76. The project will not have a significant impact on visual resources from this vantage point.

5.2.3 Key View 3

Orientation

The perspective of Key View 3 is from residents living to the east of the proposed project. The specific photo was taken from a private drive, approximately 1,430 feet east of the property. The view was selected because it is typical of residents living along Adams Drive, east of the proposed project. At least nine homes use this drive for access.

Existing Visual Character and Quality

The area in the vicinity of Key View 3 is comprised of Rural Residential homesites that have a substantial agricultural component. From the aerial view, several groves and thick stands of trees are apparent. From the ground view, it is clear that the area is well screened from the proposed site. Landscape trees line Adams Drive and each homesite has a complement of ornamental trees and/or citrus groves.

Proposed Project Features

The proposed project features in this area consist of residential lots located approximately 235 to 300 feet west of Adams Drive. .

Change to Visual Character and Quality

Residents living east of the proposed project will experience no significant change to the visual character and quality of the existing view from their vantage point. These homesites are rural residential and contain mature landscaping. There are five residences on Adams Drive, two on El Sendero Drive and two on Paseo Lindo. Most of the residences are situated in small citrus groves. These trees form a screen that prevents a view of the landscape to the west of the residences. Adams Drive is approximately 235 feet east of the project boundary at the intersection with SR 76. It extends to the northeast, and is approximately 685 feet to the east at the northeast corner of the project site. The nearest homesite is approximately 380 feet east. The proposed project will retain existing grove trees in each lot after pad grading. Residential viewers from Key View 3 will not be significantly impacted by the project.

Viewer Response

Viewer awareness of residents to the east of the proposed project is moderate to low. Given the presence of existing landscaping, which screens the proposed project from these viewers, the potential visual impact to residents east of the site is minimal.

5.2.4 Key Views 3A and 3B

Key View 3A

Orientation

This view is taken from Adams Ave. at the intersection of El Sandero Drive and looks northwesterly toward the proposed project.

Existing Visual Character and Quality

The area in the vicinity of Key View 3A is comprised of Rural Residential homesites that have a substantial agricultural component. From the aerial view, several groves and thick stands of trees are apparent. Adams Ave is bounded by thick stands of trees and other natural vegetation. This view represents the perspective of travelers along Adams Ave. as well as homes to the east side of the roadway.

Proposed Project Features

The proposed project features in this area consist of residential lots located approximately 235 to 300 feet west of Adams Drive. Residential lot owners may retain the groves on their lots.

Change to Visual Character and Quality

Residents living east of the proposed project will experience no significant change to the visual character and quality of the existing view from their vantage point. Existing trees and vegetation form a screen that prevents a view to the west. Adams Drive is approximately 300 feet east of the project boundary at this point. The proposed project will retain existing grove trees in each lot after pad grading. Residential viewers and travelers along Adams Ave. will not be significantly impacted by the project.

Viewer Response

Viewer awareness of residents to the east of the proposed project and travelers along Adams Ave. is moderate to low. Given the presence of existing landscaping, which screens the proposed project from these viewers, the potential visual impact to residents east of the site is minimal.

5.3 Assessment of Visual Character and Visual Quality

An assessment of the character and quality of the visual response and awareness of the identified viewer groups and from the key viewpoints indicates that there will be a minimal effect on the visual resources in the project area.

Four key views of the proposed project from the surrounding area were selected with consultation from County staff. These key views are used to assist in the assessment of the project's effect on visual character. Figure 5, "Index to Key Views," shows the locations and perspectives of the key views and the location of the photosimulations.

5.3.1 Assessment of Visual Character

Visual character is assessed by evaluating the changes to the environment during the stages of the project's development. These stages are: existing conditions, during construction, end of construction, and at maturity.

Key View 1

Figure 7, "Key View 1 – SR 76 (Pala Road), Looking Northwest," is the view of a traveler headed northwest on SR 76 (Pala Road). Point A (service road) is a common point of reference in successive photosimulations. In the lower view, the white post on the right side of the roadway, in the center of the photo, is the approximate location of the easterly property line of the project site. As the viewer approaches the property at Adams Drive a heavy concentration of oak trees obscures any view of the site.

As the viewer continues northeasterly, the vegetation bordering the right side of SR 76 becomes primarily citrus and avocado groves. Figure 6, "Concept Landscape Plan, (Reduced)," indicates that the groves and trees along the southerly boundary of the project will remain as screening and ornamental barriers to the views of the proposed project. After passing the service road at Point A, the screening trees are primarily oak trees.

At this point a proposed emergency access road will intersect with SR 76. However, the natural vegetation at this point will be protected in an impact neutral easement and it will pose no visual impact to viewers along SR 76. See Figure 11, "Proposed Impact Neutral Easement,"

The speed limit along SR 76 is 55 miles per hour. The frontage of the property along SR 76 is approximately 1,850 feet. A viewer traveling at the average rate of speed would pass the site within a range of 27 seconds. Since the existing trees bordering SR 76 on the west will remain, the project will be screened from the traveler.

Key View 2

Figure 8, "Key View 2 – SR 76 (Pala Road), Looking Southeast," is the view of a traveler headed southeast on SR 76 (Pala Road). The traveler approaches a bank as the roadway turns to border the project site. The red outline approximates the position of the site boundary. The trees seen just beyond the property line correspond to the stand of persimmons as noted in

Key View 1 and on the Concept Landscape Plan. They will remain and provide a barrier to visual effects of the project.

As noted above, the length of time to pass the site is approximately 22 seconds. The viewer will have little opportunity to see the project beyond the trees which currently screen the site and which will remain.

Figure 8A, “Plan and Profile, Lots 29 and 30, Looking Southeast,” indicates the line of sight from viewers approaching the site from the northwest, proceeding easterly. As motorists approach, then pass the southwest corner of the project, the view of Lots 30 and 29 are below the line of sight. The angle of the terrain prevents the viewer from seeing the proposed development of the lots. Additionally, a 100 foot visual easement and grove of existing orange trees will effectively screen any potential visual impact of the project. (Note location of buffer and groves on Figure 6A, “Detail of Landscape Plan, Lots 29 and 30,.”) Each lot can retain its own grove trees or substitute landscaping and brush management planting. (See Figure 6B, “Detail of Slope Planting, Ref: Concept Landscape Plan,”) These measures, along with the natural terrain, mitigate any potential visual impacts for these two lots.

Key Views 3 and 3A

Figure 9, “Key View 3A, Residential Area East of Project Boundary,” and Figure 9A, Key View 3B, “Looking Northwesterly from Adams Ave,” are representative of the viewer group of residents along Adams Drive and travelers along Adams Ave. These viewers are separated by distance, topography, and vegetation from the project site. The aerial view shows the location of the photosimulation and the extensive existing vegetation.

The photosimulation view from El Sendero Drive clearly demonstrates that the existing vegetation prevents the site from being seen. As shown on the Aerial View in Figure 9, there are five homesites located on Adams Ave., east of the project; two homes are located on El Sendero Drive and two homes are seen on Paseo Lindo, just east of Adams Drive. All of these homesites have mature screening landscaping. They are further screened from the project by the natural vegetation along Adams Ave., which will be left intact.

Key View 4

Figure 9B , “Key View 4, Photosimulation of Main Entrance” is a perspective of the view of the entrance from SR 76 opposite Pauma Valley Road. The view of motorists travelling east and west on SR 76 will be screened by the proposed vegetation and the retention of existing citrus groves. A decorative entrance monument will anchor the entry and provide aesthetic relief. The entrance is at a grade of 10 percent and the project will be screened by landscape planting and the retention of existing citrus groves. Details of the monument and the proposed planting for the entry way can be seen on Figure 6, “Landscape Concept Plan.” Proposed lots and structures will be additionally screened from view from the roadway by the existing citrus trees.

Construction

The conditions described above for each key view would not significantly change during construction, since the screening property of the existing trees will remain. Lot pads will be

graded during the construction phase. However, the only existing grove trees that will be removed are those immediately on the pad location. The majority of the existing citrus and avocado trees will remain intact. See Figure 6B, “Detail of Slope Planting (Ref: Concept Landscape Plan), for detail of slope planting and the remaining orchard trees which will be typical of all lots.

It is anticipated that all the proposed pads will be graded in a single phase. The grading will be sequential and not all pads will be graded at the same time. While heavy equipment will be onsite and trucks will be removing debris, they will not impact visual resources. The existing landscaping will screen the heavy equipment which will remain onsite during construction and commercial trucks are a common sight along SR 76.

At the conclusion of construction, the pads will be at an elevation that is significantly below the existing and remaining tree line. At maturity, assuming the construction of single family homes on each of the lots, the structures will not be clearly visible from the viewshed or SR 76. The remaining grove trees in conjunction with the existing landscaping along the right-of-way of SR 76 (Pala Road) will effectively screen the homesites.

5.3.2 Assessment of Visual Quality

The site currently consists of avocado and citrus groves. The southern boundary of the proposed project is lined with trees as shown in Figure 7, “Key View 1- SR 76 (Pala Road), Looking Northwest,” and Figure 8, “Key View 2, Looking Southwesterly on SR 76 (Pala Road), as described in the previous section. Figure 9, “Key View 3, “Residential Area East of Project Boundary,” provides the existing view of the site from the viewer group immediately east of the project site. The visual quality of the site is defined by the unity of the groves and perimeter trees.

As previously noted, the construction of the project will take place with sequential grading of the pads. Construction of homes will follow and the project will be built out as one unit. Existing grove trees will be preserved beyond the pad areas, masking construction activities from the viewshed. A small increase in the presence of commercial trucks will be necessary for bringing in equipment and supplies and removal of debris.

The project landscaping will essentially be at a mature stage at the end of construction since the majority of grove trees will be retained and landscaping along SR76 will remain intact. At the end of construction, the vividness and unity of the site will be substantially unchanged.

5.4 Assessment of Viewer Response

The exposure and sensitivity of the viewer determine their response to the changes to the visual environment brought about by the project.

The viewer group identified as travelers along SR 76, Pala Road, will experience little exposure to the project during the stages from existing condition to maturity. The existing conditions and the screening feature of the landscaping are shown in Figures 7, Figure 8, and Figure 8A, which demonstrate the views approaching the site from the southwest and the northeast. During construction these viewers will note little distraction from their view as demonstrated in the

above mentioned figures. The site is almost fully screened from view by existing vegetation consisting of mature trees. Due to the proposed 100 foot visual easement, these trees will remain as seen in Figure 6, “Concept Landscape Plan,” and detailed on Figure 6B. Additionally, many of the current grove trees will also be left intact during construction of the proposed project. Maturity is not an issue, since the trees onsite are already at a mature state of growth and will continue to effectively screen the site from all viewer groups.

The viewer group to the east of the site, consisting of residents on large rural lots, will not experience a significant change to the current view of the area. Figure 9, “Key View 3, “Residential Area East of Project Boundary,” serves to illustrate both existing and future conditions. Mature trees are already in place and provide screening of the project site to this viewer group. Additionally, the existing residential sites to the east have extensive landscaping and grove trees onsite. These add to the limitation of visual effects for this viewer group.

The areas west and north of the project site are unpopulated. The potential viewer group of these areas would consist of hikers or campers. This viewer group is already screened by topography and existing vegetation from the project site. Planned changes to the site will not affect this group.

5.5 Determination of Significance

The project was evaluated for impacts to visual resources using the following guidelines:

1. Will the project introduce features that would detract from or contrast with the existing visual character and quality of the community or surrounding area by conflicting with important visual elements or be inconsistent with applicable design guidelines?

Discussion

The project proposes the development of 44 Rural Residential lots, which will be designed and graded within an existing citrus and avocado grove. The majority of the grove trees will be retained so that home owners can retain their grove trees or substitute landscaping and brush management planting, leaving the visual character as seen by the surrounding community primarily unchanged in the short term. However, because residents could remove trees and not install landscaping on their lots, a visual buffer is needed to preserve the visual quality of the site from SR 76. The project effect on Guideline 1 is exceeded and effects are significant. Mitigation is required.

The project conforms to all applicable design guidelines. The project effect on Guideline 1 is not exceeded and effects are not significant. No mitigation is required.

2. Will the project result in the removal or substantial adverse change of one or more features that contribute to the visual character of the area, i.e. landmarks, historic resources, trees, and rock croppings?

Discussion

The project design does not require the substantial adverse change of any features important to the visual character of the area. Some grove trees will be removed to allow the grading for pads. The remaining trees will be sufficient to maintain the existing visual character as seen by the identified viewer groups. In the long term, groves trees could be removed and

residences would be visible from SR 76. The project effect on Guideline 2 is less than significant by use of design considerations. Guideline 2 is exceeded and effects are significant. Mitigation is required.

3. Will the project substantially obstruct, interrupt, or detract from a valued focal point 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?

Discussion

The project does not directly impact the view from SR 76, Pala Road, which is a public road and is designated as a priority two scenic highway. Existing trees currently screen viewers using the roadway from the project site. They will remain intact. The design of the project will incorporate existing grove trees and the proposed single-family homes will not obstruct the current view from any identified vantage points. In the long term, groves trees could be removed and residences would be visible from SR 76. The project effect on Guideline 3 is significant and mitigation is required.

4. Does the project comply with applicable goals, policies or requirements of an applicable County Community Plan, Subregional Plan, or Historic District Zoning?

Discussion

The project complies with the Pala Subregional Plan and the San Diego County General Plan. Guideline 4 is not exceeded and the project effect is less than significant.

5.6 Mitigation and Design Considerations

To mitigate for impacts to the visual character of SR 76 along the project boundary, a 100foot wide easement shall be placed along the project frontage with SR 76. The easement will be located on lots 5, 6, 15, 16 and 30. The specific purpose of the easement will be to maintain groves to screen residences from view for travelers on SR 76. Lot 30 encompasses both grove trees and oaks. The oaks will not be disturbed as part of the project and will be retained within the easement.

The PRD section of the project will use design considerations to reduce the potential impacts to visual resources. These design considerations include maintaining the screening vegetation currently in place along the right-of-way of SR 76. Additionally, placement of pads on lots 5, 6, 15, 16, and 30 will be away from the roadway, allowing for the retention of groves along SR 76.

5.7 Cumulative Impact Analysis

Cumulative impacts were assessed using County of San Diego KIVA Net data base. The boundary for analyzing the cumulative impacts of the project area is based on the viewshed. Figure 10, “Cumulative Study Area,” defines the boundary and locates specific projects which have been reviewed for the cumulative analysis.

The “List of Projects Method” was used to identify projects in the area which may contribute to a cumulative visual impact. Four projects were identified as being within the cumulative boundary of the project. Two are completed and two are currently active. They are listed in the table below:

Project Identification	Visual Impact
MUP 05-014 Cell Tower	Visual impacts mitigated by camouflage and vegetative screening
Ad Min Permit 05-065	None – permit for weed clearing
MUP 67-092 Campground	None
MUP 99-001 Packing Plant	None
AD 11-037 Sol Orchard	Visual impact and glare. Mitigated with landscaping, panel design
MUP 08-045 Cell Site	Negative findings

MUP 05-014 has been camouflaged and visual impacts mitigated by design. AD 11-037 uses landscaping and panel orientation to reduce impacts. Findings of no impact were made for MUP 08-045. Another project, Diana Acres, TPM 20896 was withdrawn.

MUP 06-076 is a cell tower located outside the cumulative boundary. The site is approximately three miles southeast of the project and almost a mile distant from SR 76SR 76. It has been mitigated by design and screening with vegetation. This site does not contribute to cumulative impacts in the study area.

Other projects located outside the cumulative area but within the SR 76SR 76 corridor include: TM 5540, a condominium project with no visual impacts; TM 4944, 10 lots, no visual impacts; TPM 21004, 4 lots, no visual impacts; TM 5263, no visual impacts; TM 5499, 32 lots, no visual impacts; TPM 20913, 4 lots, no visual impact; and MUP 81-037, Church addition, no visual impact.

The project in conjunction with other recently approved and pending projects within the cumulative boundary will not have a significant cumulative effect to visual resources because visual effects have been avoided and mitigated where they occur. The overall visual quality of the area remains intact and impacts are not significant.

5.8 Summary of Project Impacts and Significance and Conclusions

Careful project design will retain the majority of the existing citrus and avocado grove thereby reducing significant visual impacts to the surrounding area in the short term. In the long term, trees on individual lots could be removed. As measured by the guidelines for determination of significance, this possibility exceeds guidelines set for the project and therefore constitutes a significant impact.

Retention of grove trees not within a 100 foot wide easement paralleling SR 76 on lots 5, 6, 15, 16, and 30 will ensure the visual barrier remains in the long term. This will reduce significant impacts to below a level of significance. The western boundary will be largely undeveloped and forms a visual barrier to the undeveloped land to the northwest. Existing rural residential development to the east has established mature landscaping and is further protected from visual impact by the retention of grove trees along the eastern boundary of the project. The area to the north is rugged and uninhabited. Hikers and campers who may use this area are prevented by topography and native vegetation from visual impacts of development to the south. There are no visual impacts in these three directions.

Four guidelines were reviewed. The project could detract from the visual appeal of the area if proposed residences along SR 76 are not screened. Retention of the vegetation around these residences in the form of a 100 foot buffer mitigates this impact. While there are no visually prominent features on the site, removal of groves along SR 76 could detract from the visual consistency of the site with surrounding areas. The buffer proposed mitigates this impact. The project does not detract from visual focal points because potential impacts are mitigated. The project complies with the General Plan and local planning documents.

Cumulative impacts were evaluated and are not significant because overall visual quality of the area remains intact and impacts are not significant.

CHAPTER 6.0 VISUAL MITIGATION AND DESIGN CONSIDERATIONS

To mitigate for impacts to the visual character of SR 76 along the project boundary, a 100 foot wide easement shall be placed along the project frontage with SR 76. The easement will be located on lots 5, 6, 15, 16 and 30. The specific purpose of the easement will be to maintain groves to screen residences from view for travelers on SR 76. Lot 17 encompasses both grove trees and oaks. The oaks will not be disturbed as part of the project and will be retained within the easement.

The PRD section of the project will use design considerations to reduce the potential impacts to visual resources. These design considerations include maintaining the screening vegetation currently in place along the right-of-way of SR 76. Additionally, placement of pads on lots 5, 6, 15, 16, and 30 will be away from the roadway, allowing for the retention of groves along SR 76, possible.

CHAPTER 7.0 REFERENCES

San Diego County General Plan – Scenic Highway Element

Pala/Pauma Community Plan

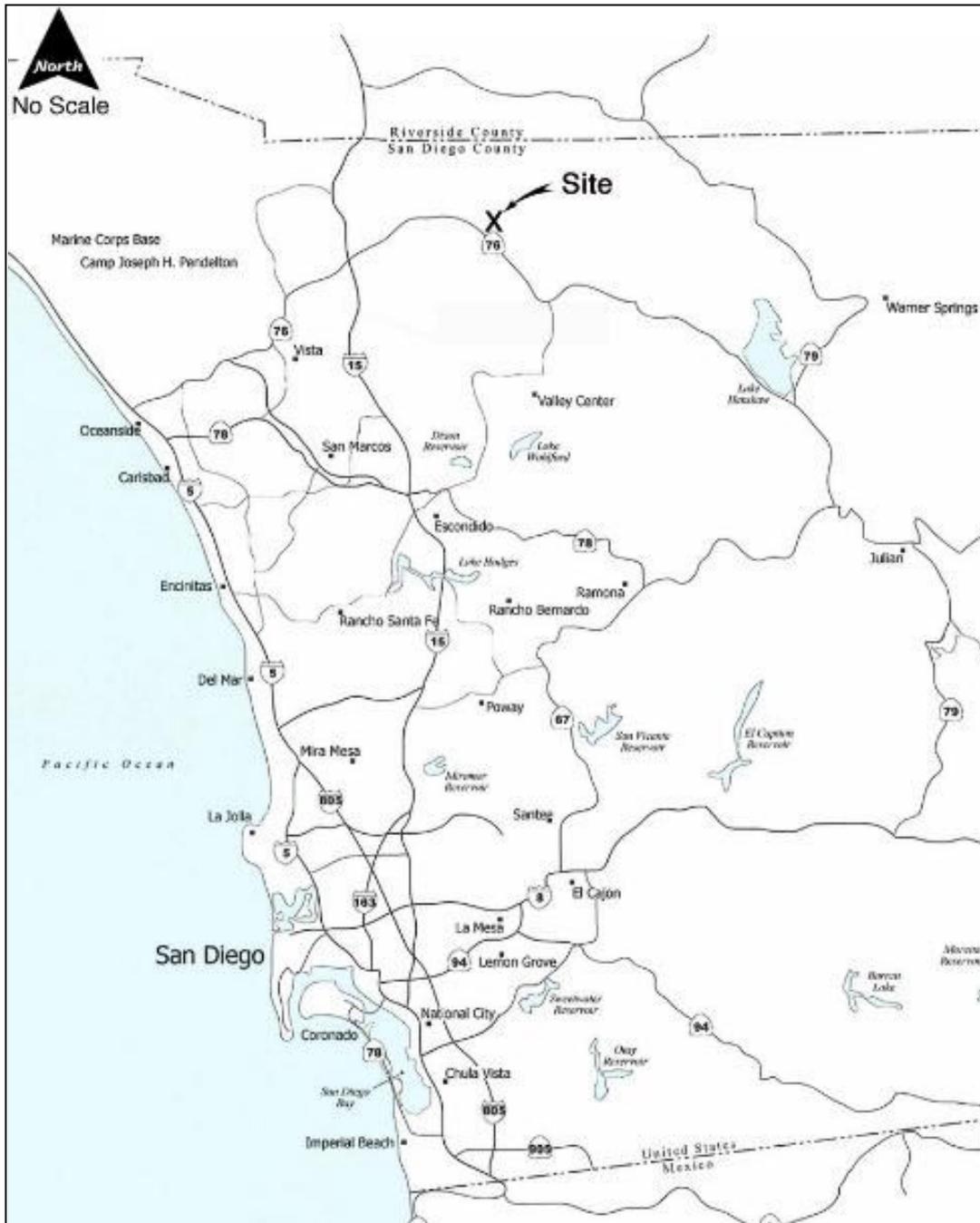
Google Earth

CHAPTER 8.0 REPORT PREPARERS

Jerelyn B. Dilno, County Approved Visual Consultant - Author

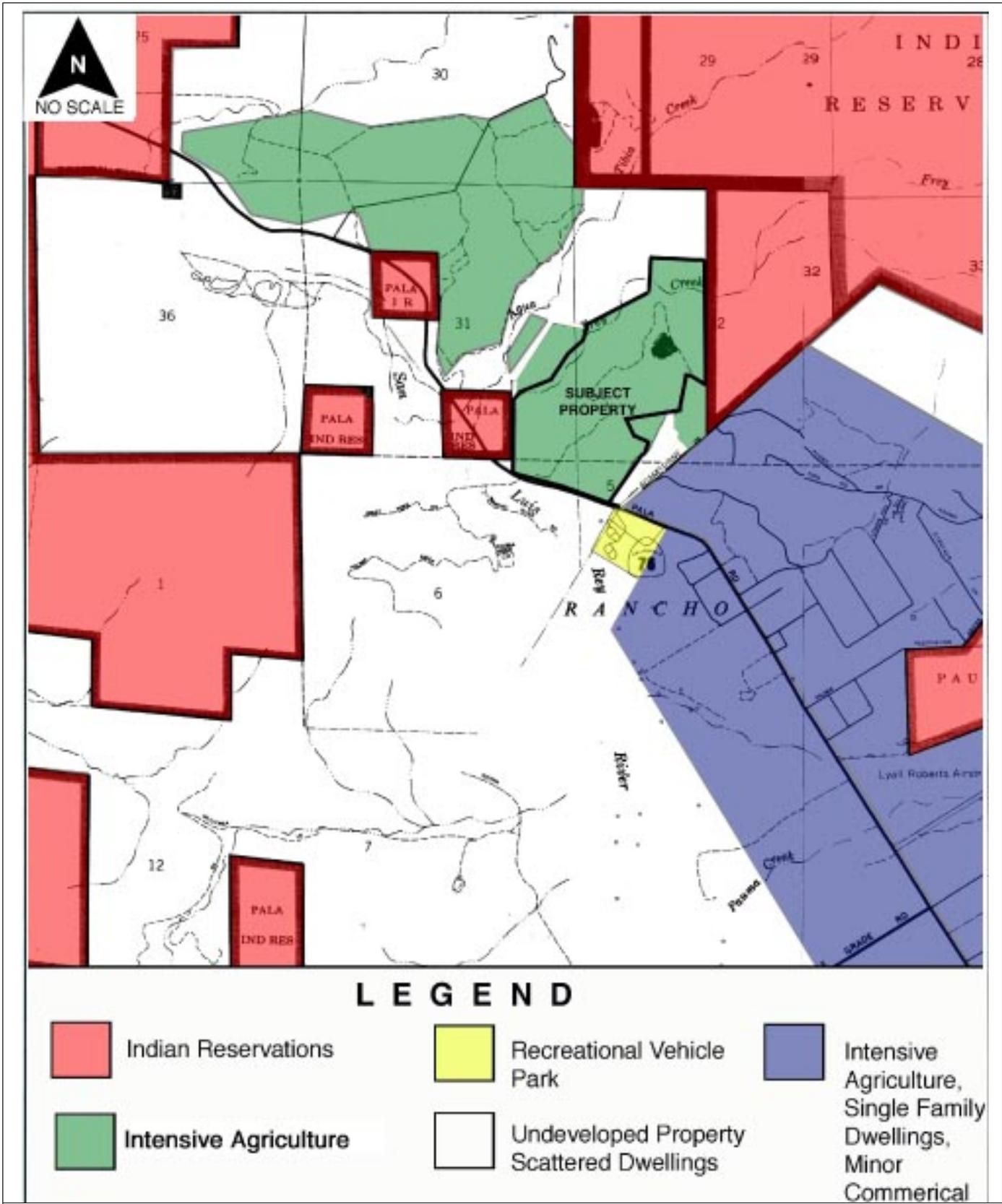
Eric Kallen, Graphics

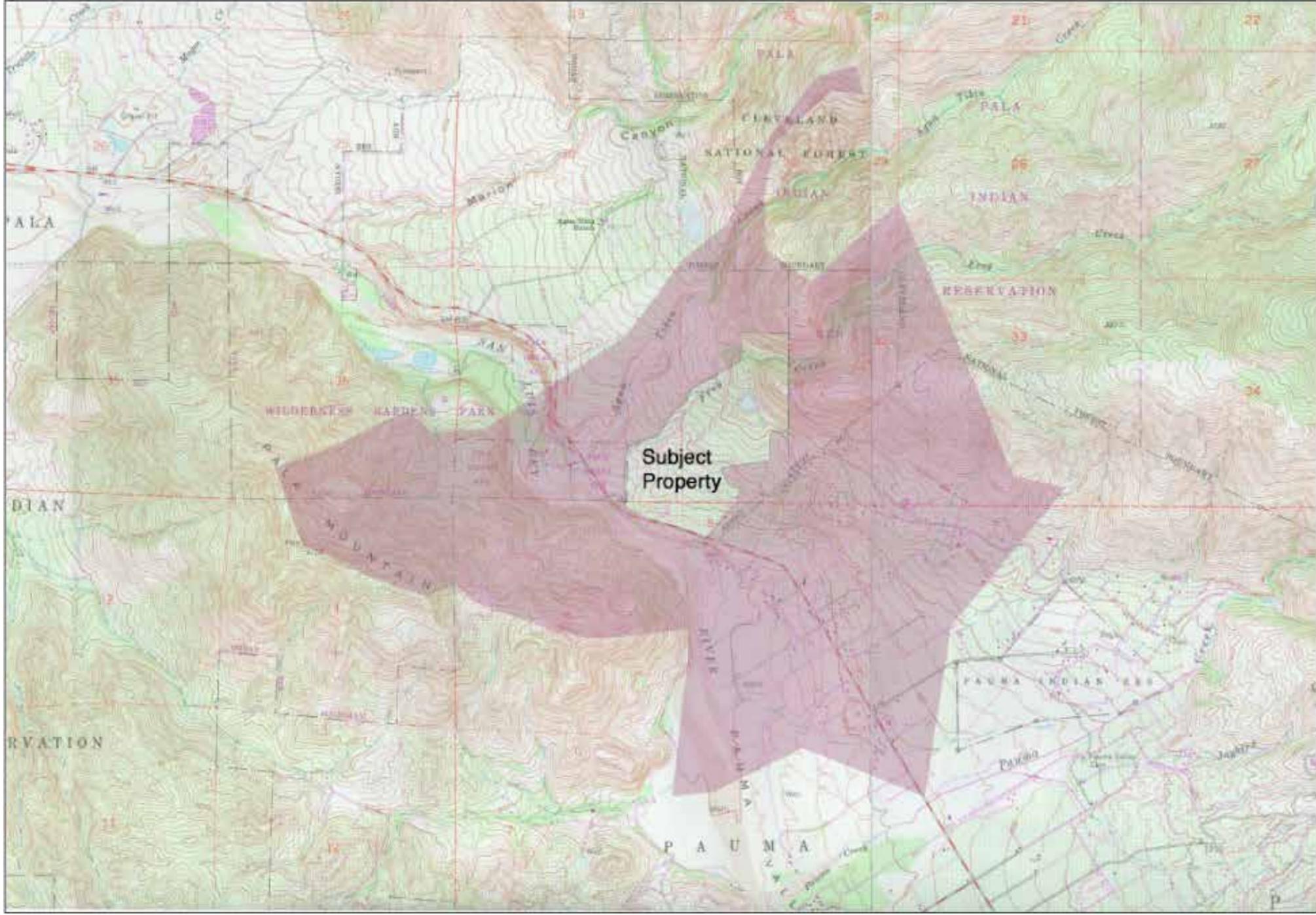
Andrea Beach, Research



Regional Vicinity Map

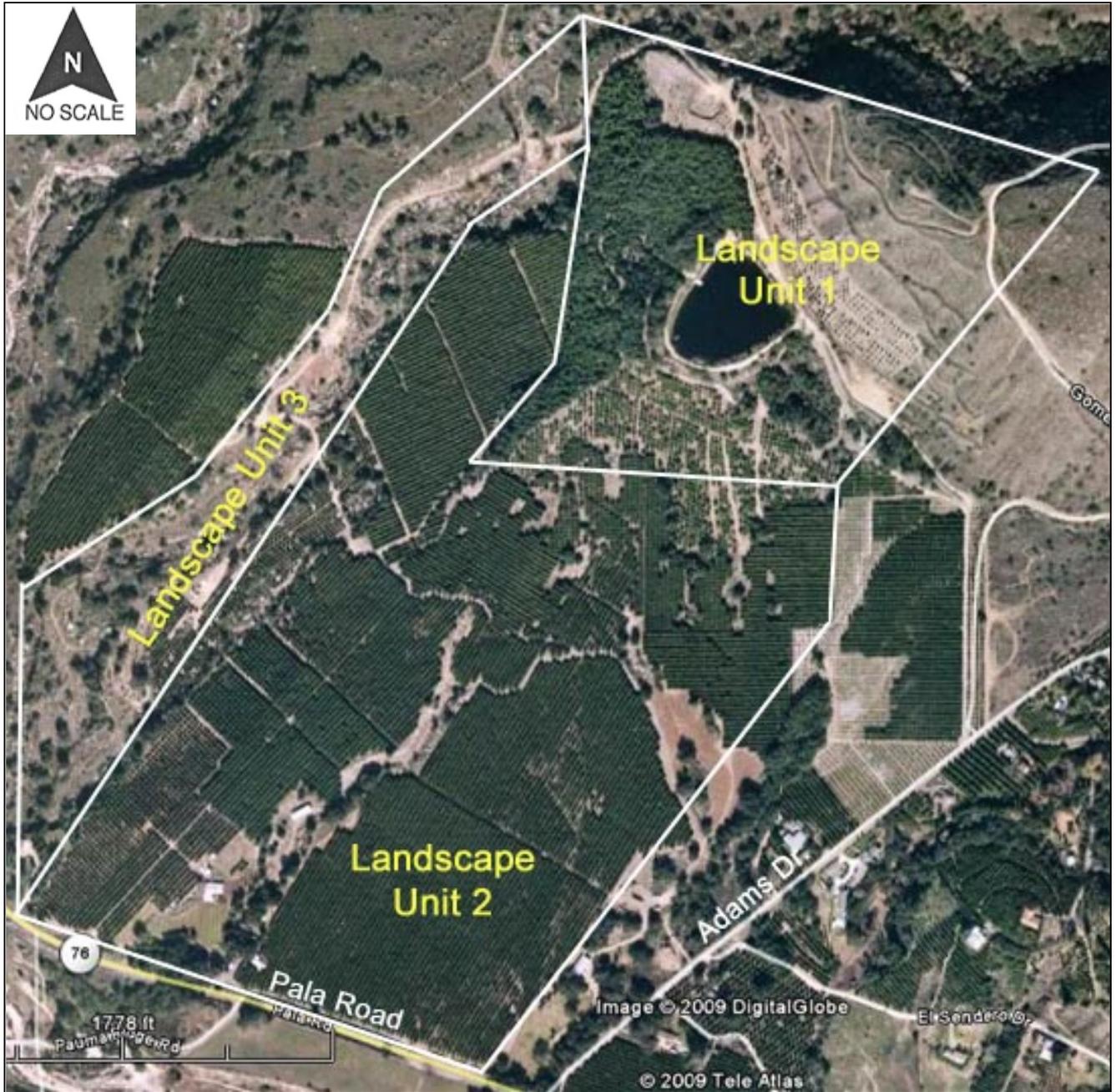
Figure 1

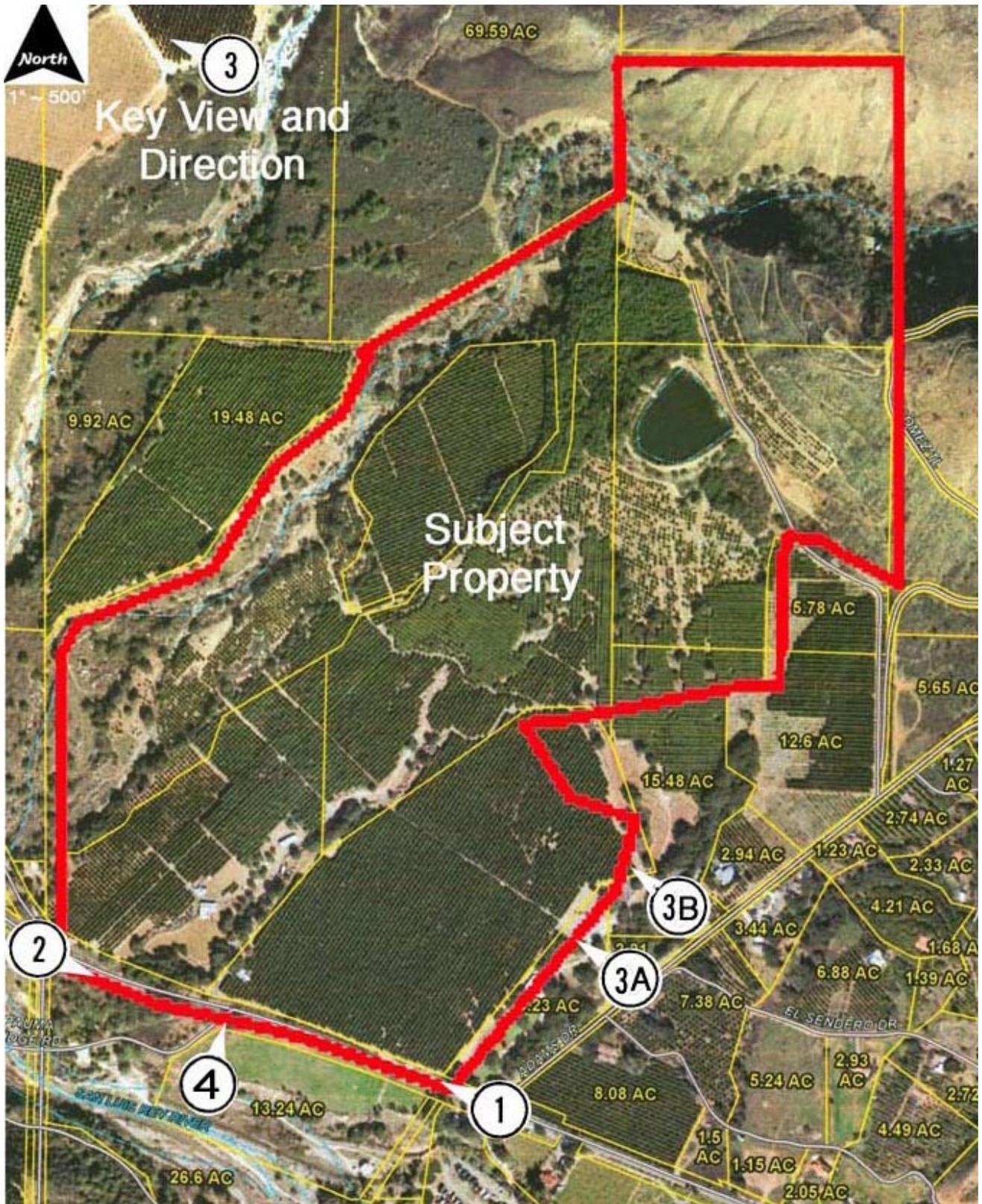




Existing Viewshed

Figure 3





Index to Key Views

Figure 5

LANDSCAPE CONCEPT PLAN

BRUSH MANAGEMENT PLAN TYPICAL LANDSCAPING ON MANUFACTURED SLOPES

CAUTION: CERTAIN OVERLOOK AREAS ON PREVIOUS LOTS WILL BE MAINTAINED AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER. THE LANDSCAPE CONCEPT PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE. THE LANDSCAPE CONCEPT PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE. THE LANDSCAPE CONCEPT PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE.



100' FIRE BUFFER: 100 FT. FIRE BUFFER ZONE
Zone One: 100 FT. FIRE BUFFER ZONE
Zone Two: 50 FT. FIRE BUFFER ZONE
Zone Three: 25 FT. FIRE BUFFER ZONE

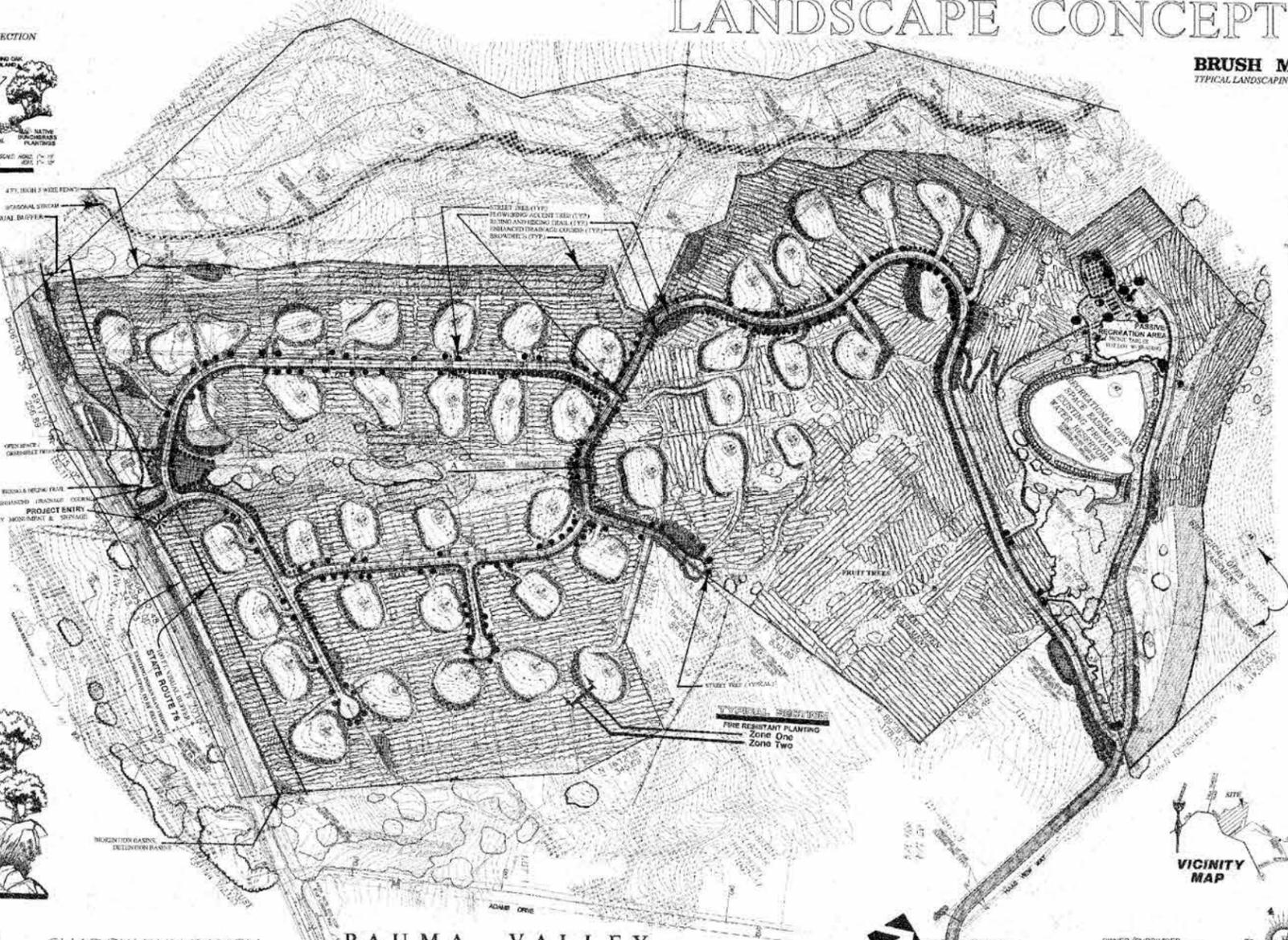
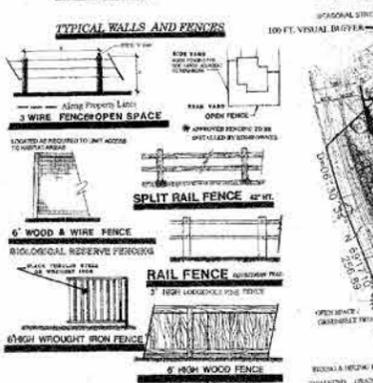
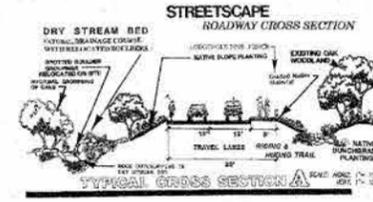


DECLARATION OF RESPONSIBILITY
 I, THE ENGINEER, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA AND THAT I HAVE PREPARED THIS LANDSCAPE CONCEPT PLAN IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE ENGINEERING PROFESSION.

Plant Materials List

- STREET TREE:** ...
- FLOWERING ACCENT TREE:** ...
- OPEN SPACE TREES:** ...
- AGRIAN LANDSCAPE PLANTING:** ...
- FLOWERING ACCENT SHRUBS:** ...
- TYPICAL SLOPE PLANTING CONCEPT:** ...
- GENERAL NOTES:** ...

General Notes:
 1. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCE CODE SECTION 4600 AND THE CALIFORNIA PUBLIC RESOURCE CODE SECTION 4601.
 2. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCE CODE SECTION 4602 AND THE CALIFORNIA PUBLIC RESOURCE CODE SECTION 4603.
 3. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCE CODE SECTION 4604 AND THE CALIFORNIA PUBLIC RESOURCE CODE SECTION 4605.



Chisholm Land Planning
 4644 14th St., San Diego, CA 92111
 (619) 594-1550
 LANDSCAPE ARCHITECTURE
 CA License # 20000

SHADOW RUN RANCH
 ZOOM B/W

PAUMA VALLEY
 COUNTY OF SAN DIEGO TRACT 5223-3

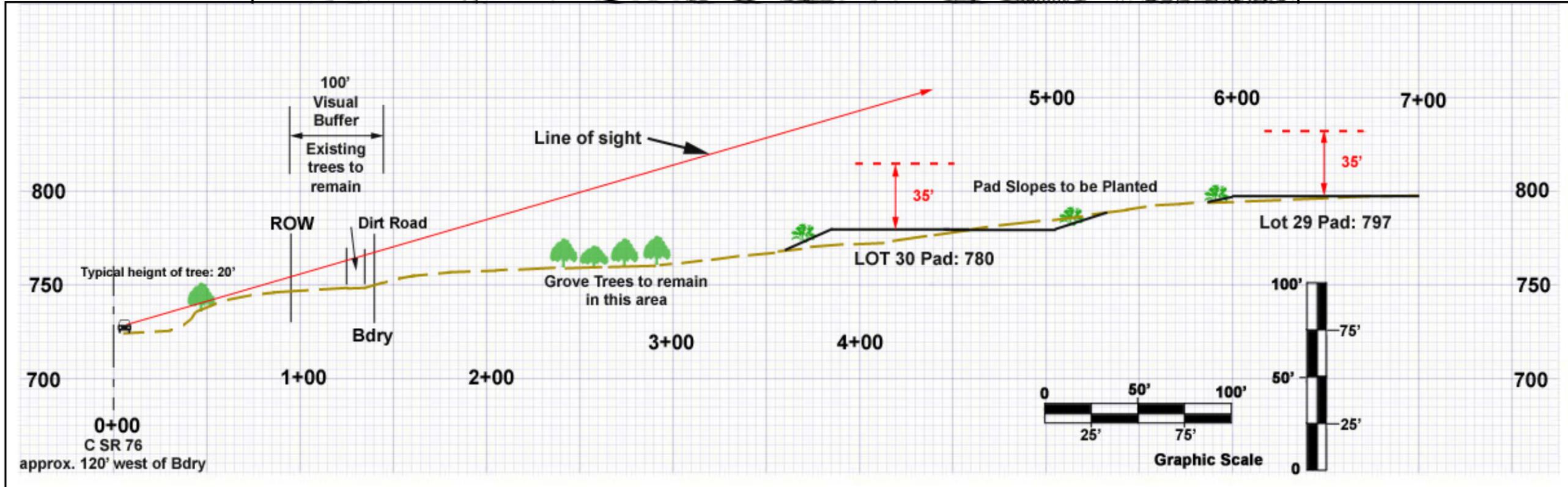
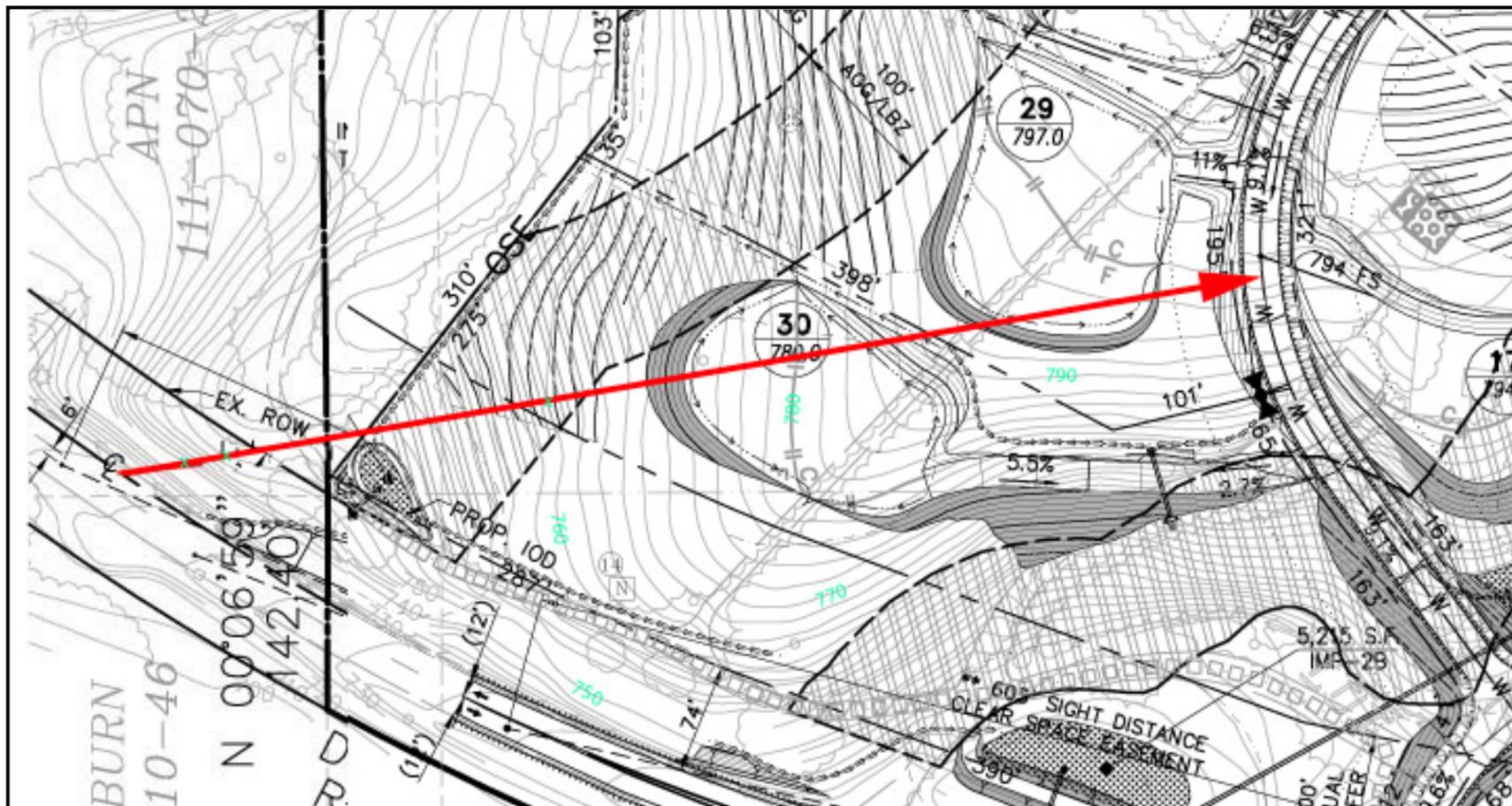


OWNER/SUBDIVIDER:
 ...

ENGINEER:
 ...

Conceptual Landscape Plan (Reduced)

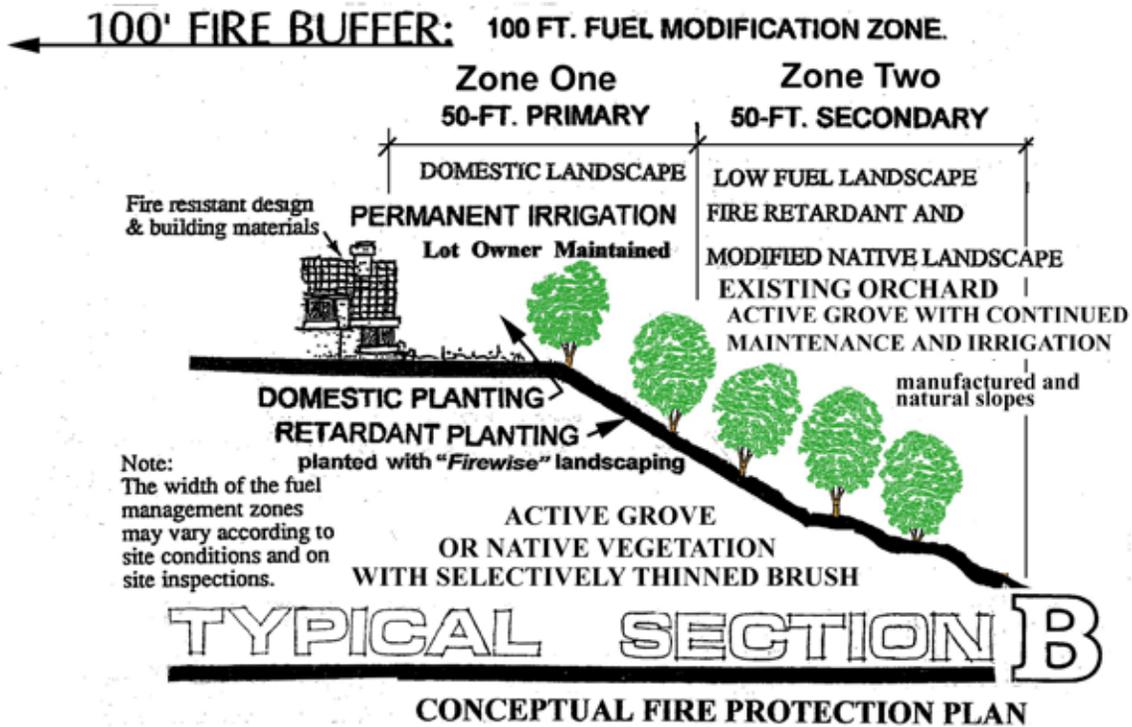
Figure 6



Detail of Landscape Plan
Lots 29 and 30

Figure
6A

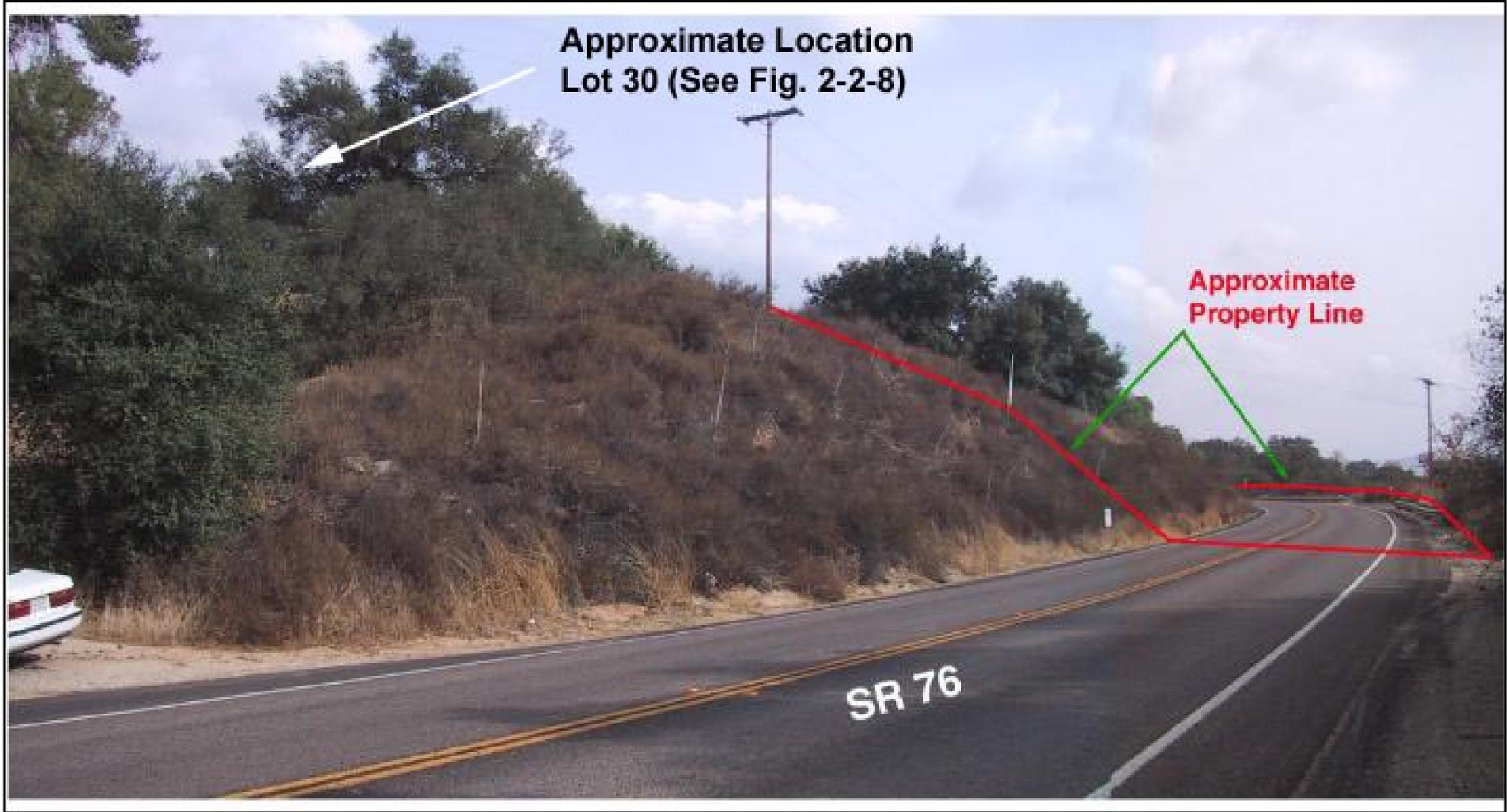
BRUSH MANAGEMENT PLAN
TYPICAL LANDSCAPING ON MANUFACTURED SLOPES





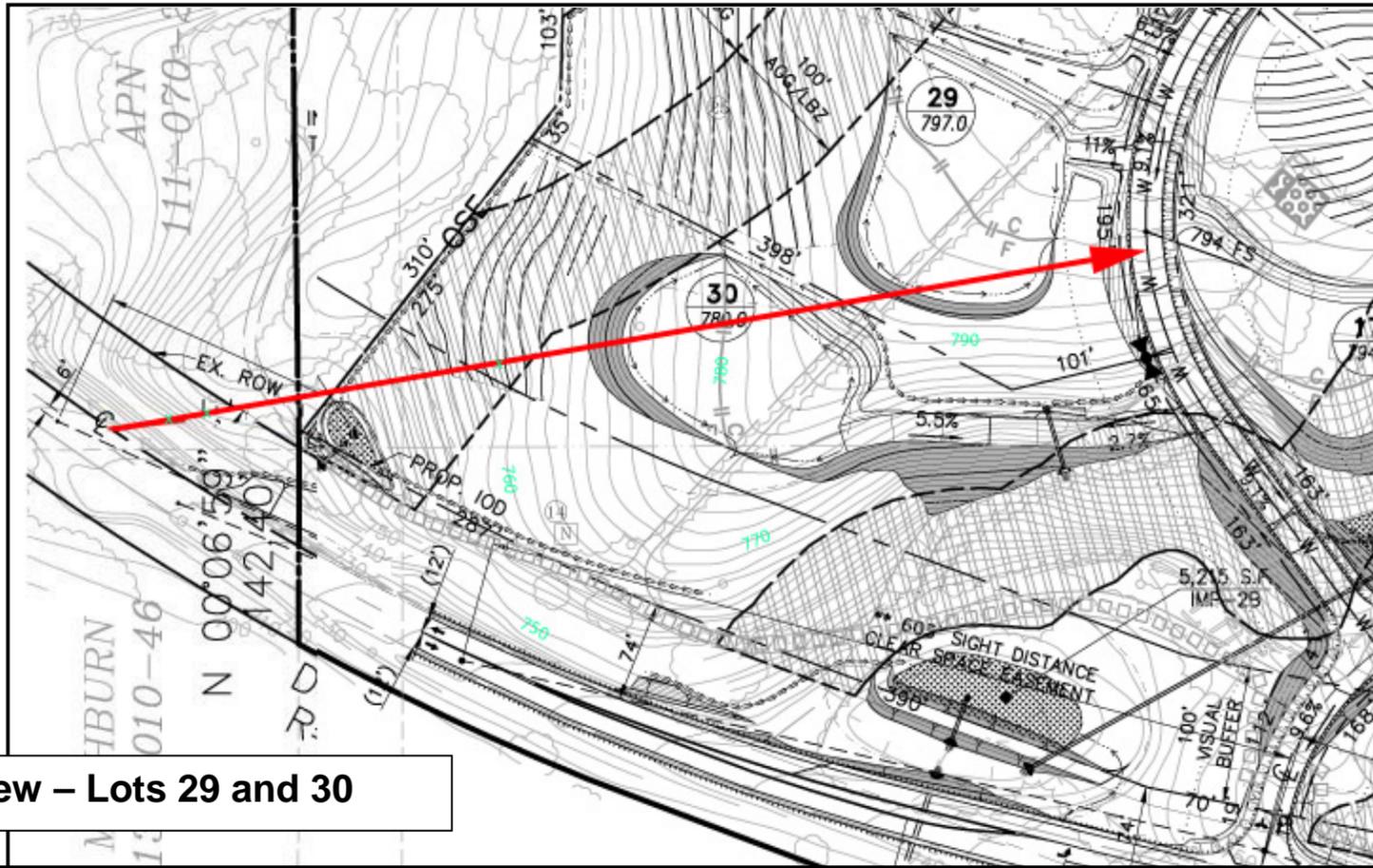
**Key View 1 – Pala Road (SR 76)
Looking Northwest**

**Figure
7**

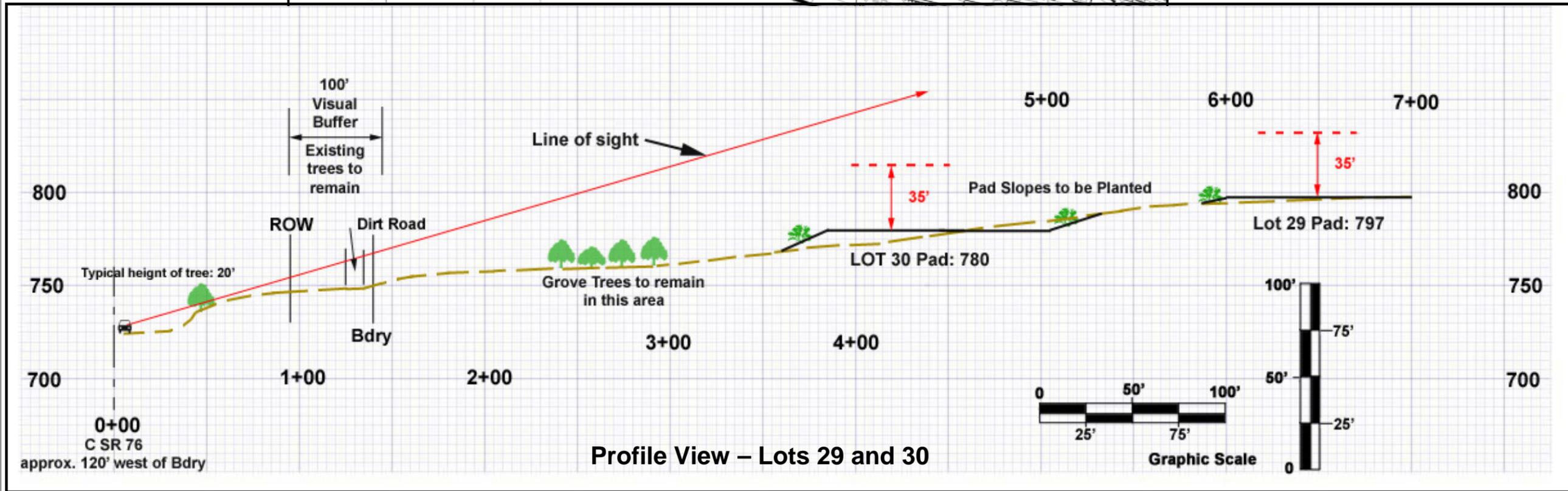


Key View 2 SR 76 (Pala Road)
Looking Southeast

Figure
8



Plan View – Lots 29 and 30



Profile View – Lots 29 and 30

**Plan and Profile
Lots 29 and 30
From View 2**

**Figure
8A**



The typical view from Rural Estate properties located east of the site. View is looking westerly into the site of the proposed project. Access Road connects with Adams Dr.

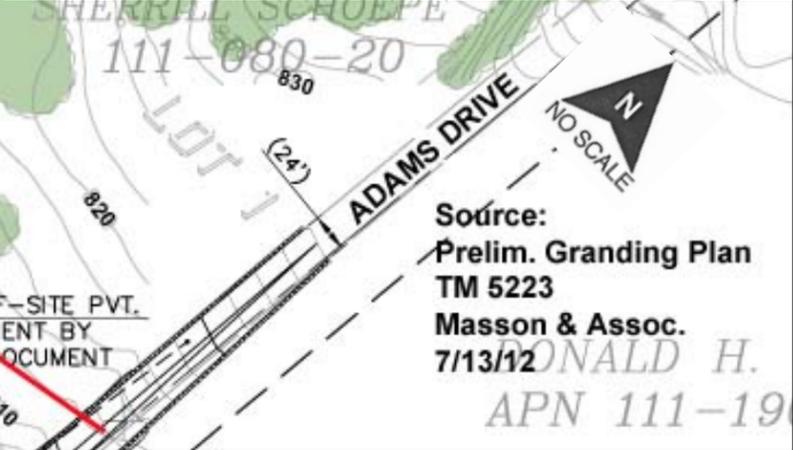
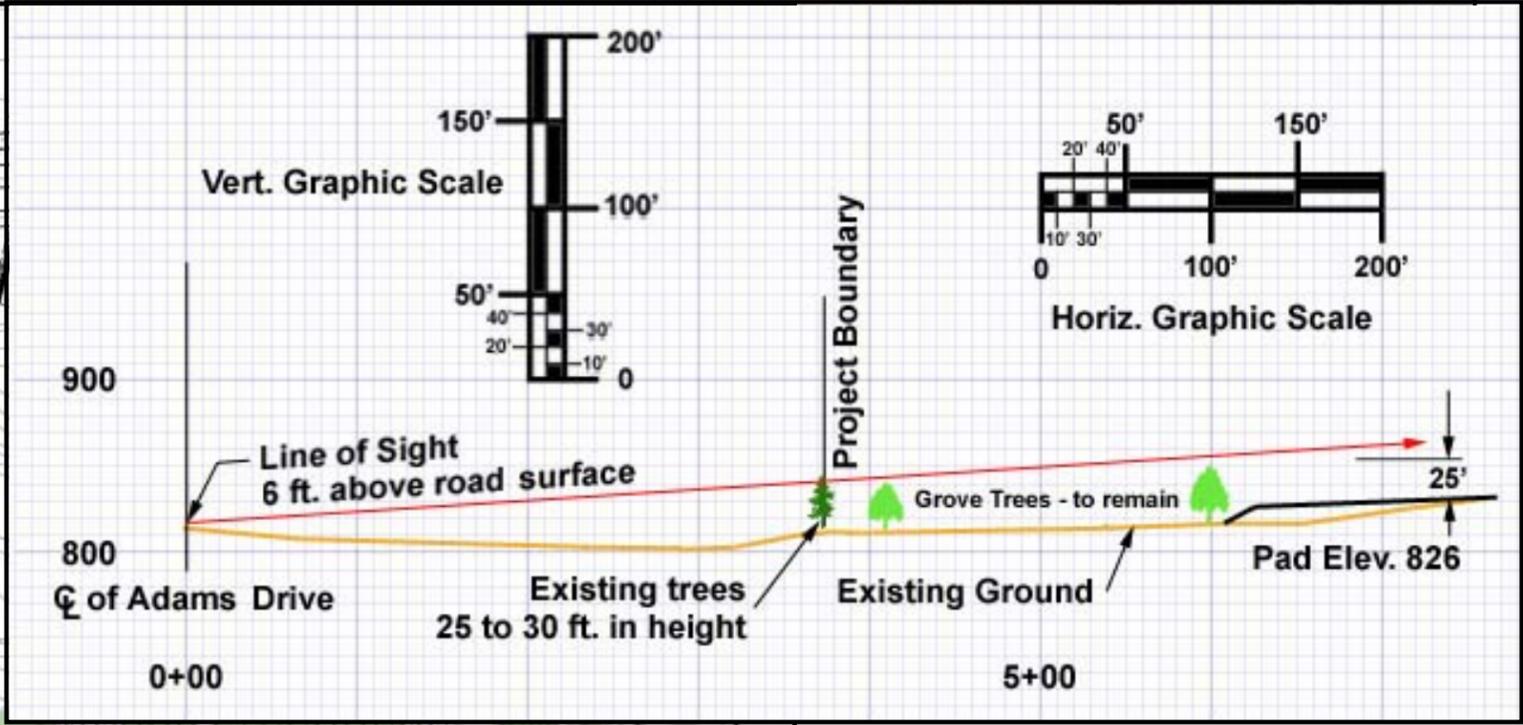
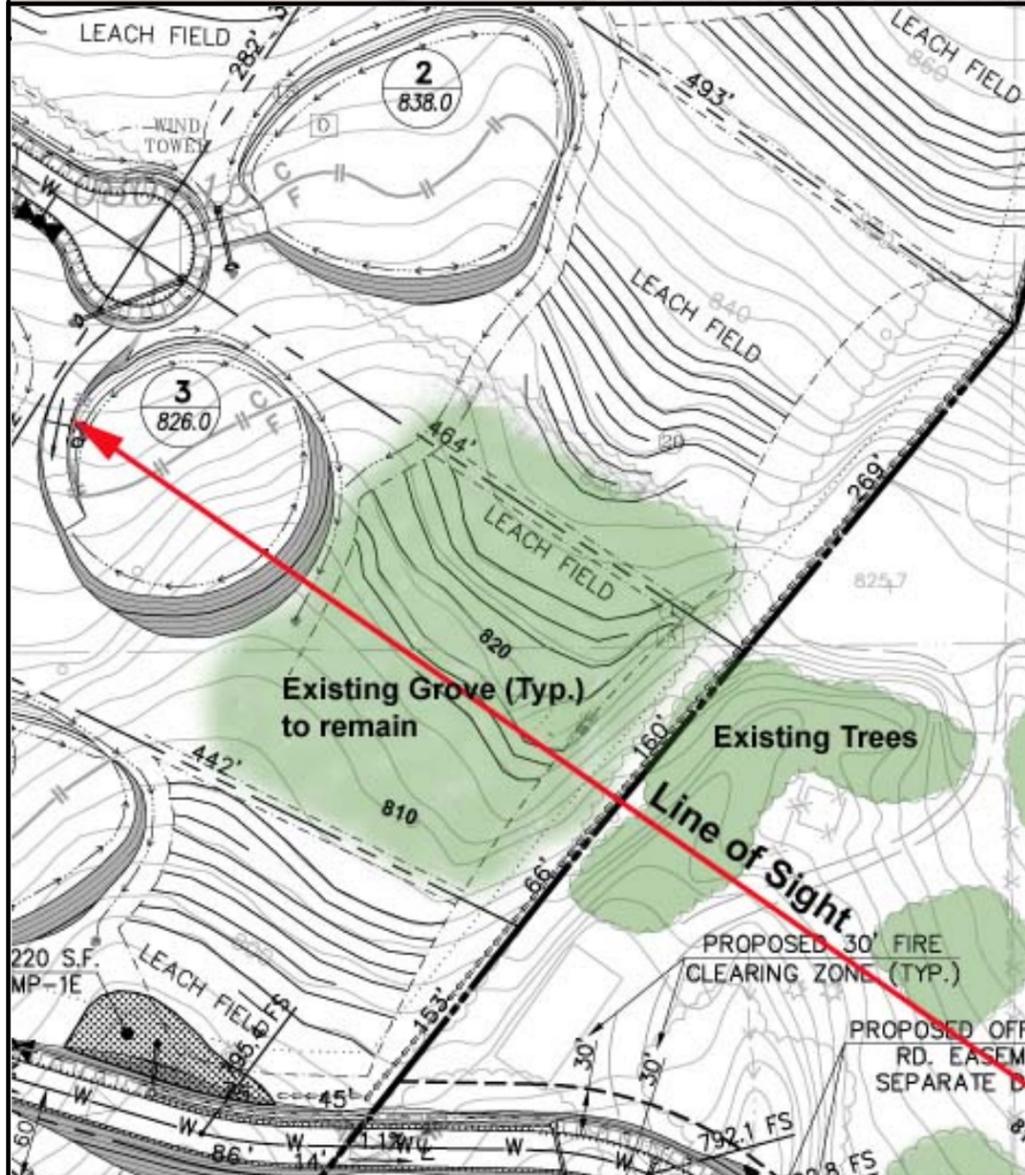
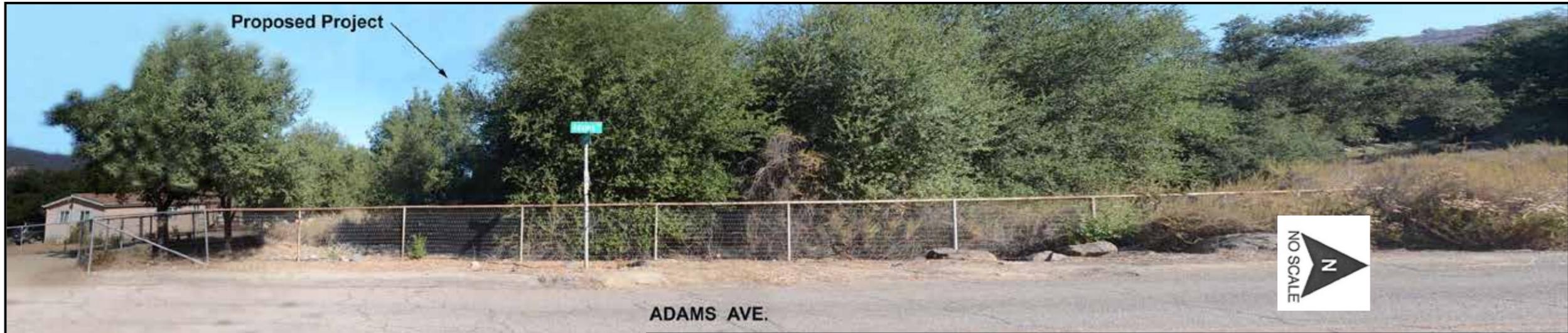
Location of Key View 3A

Aerial view, which demonstrates the orientation of the viewpoint as shown above.
Source: Google Earth



Key View 3 A
Rural Residential Area – East of Project Boundary

Figure 9

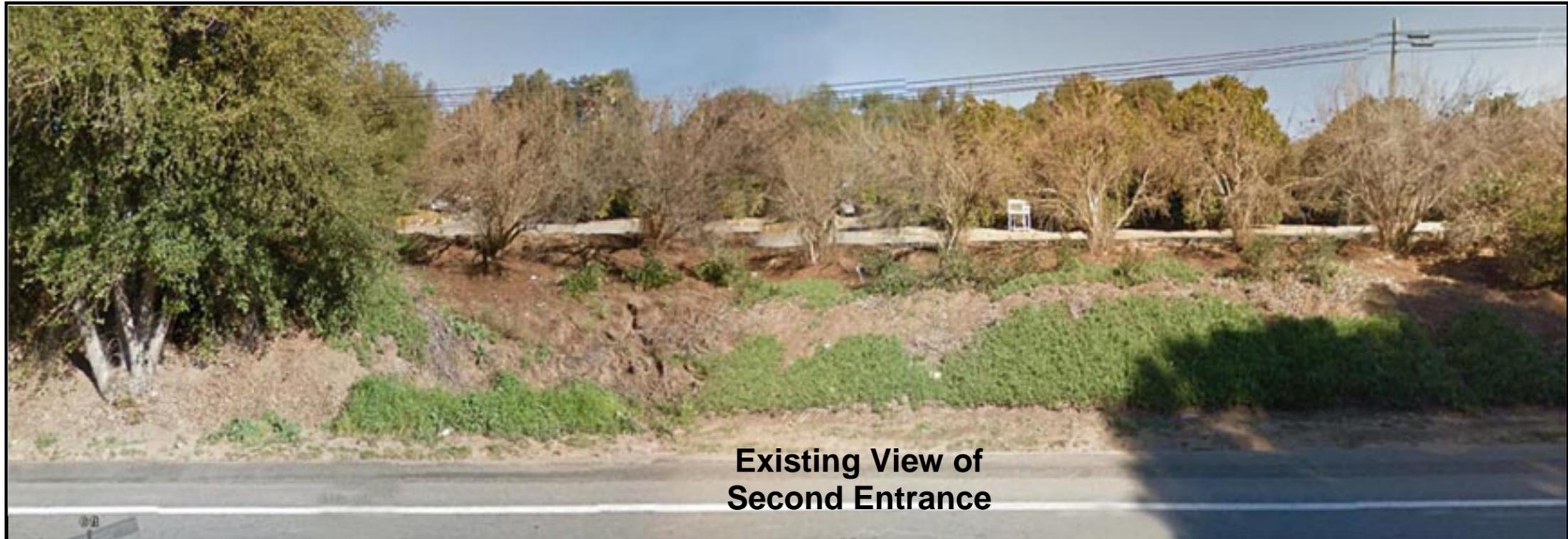


PROFILE VIEW

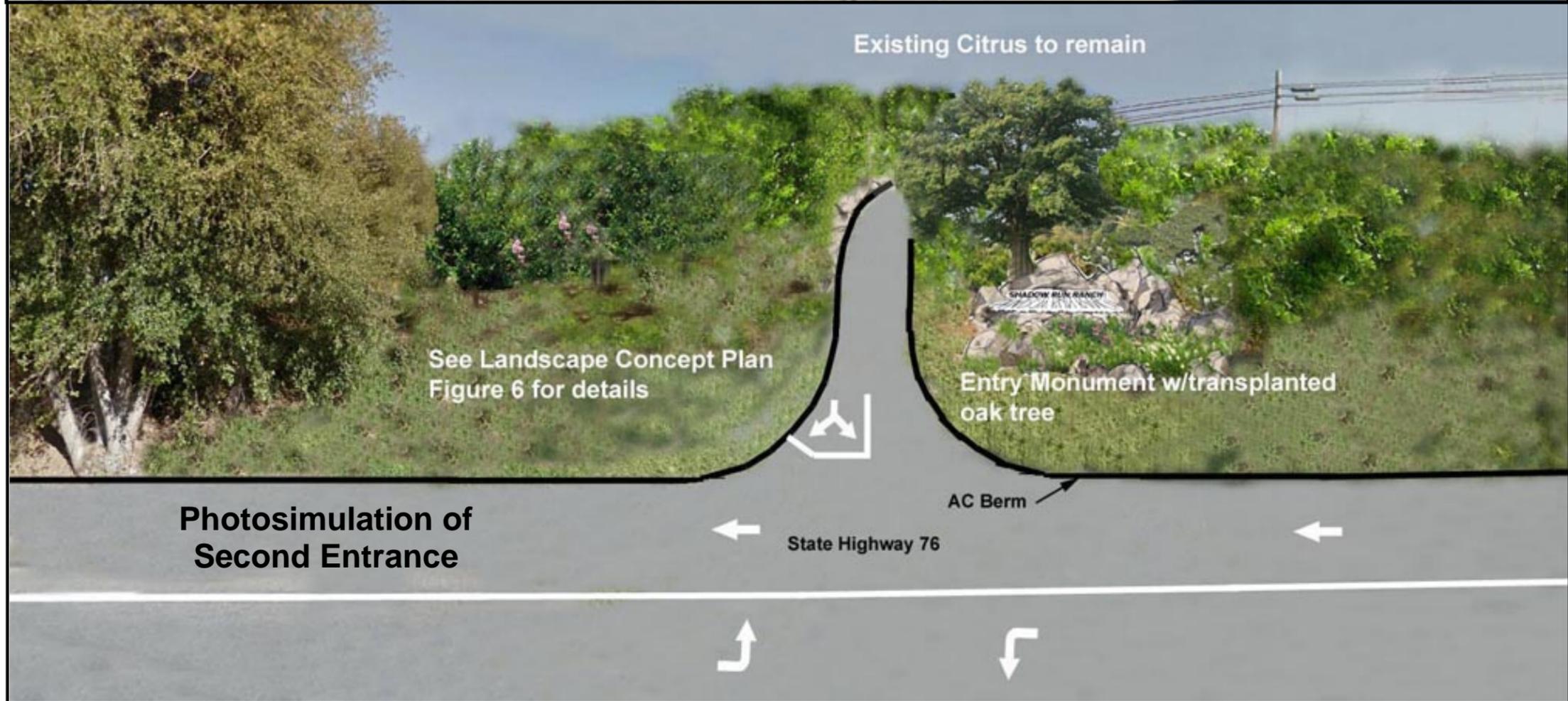
PLAN VIEW

Key View 3B
Looking Northwesterly from Adams Ave.

Figure 9A



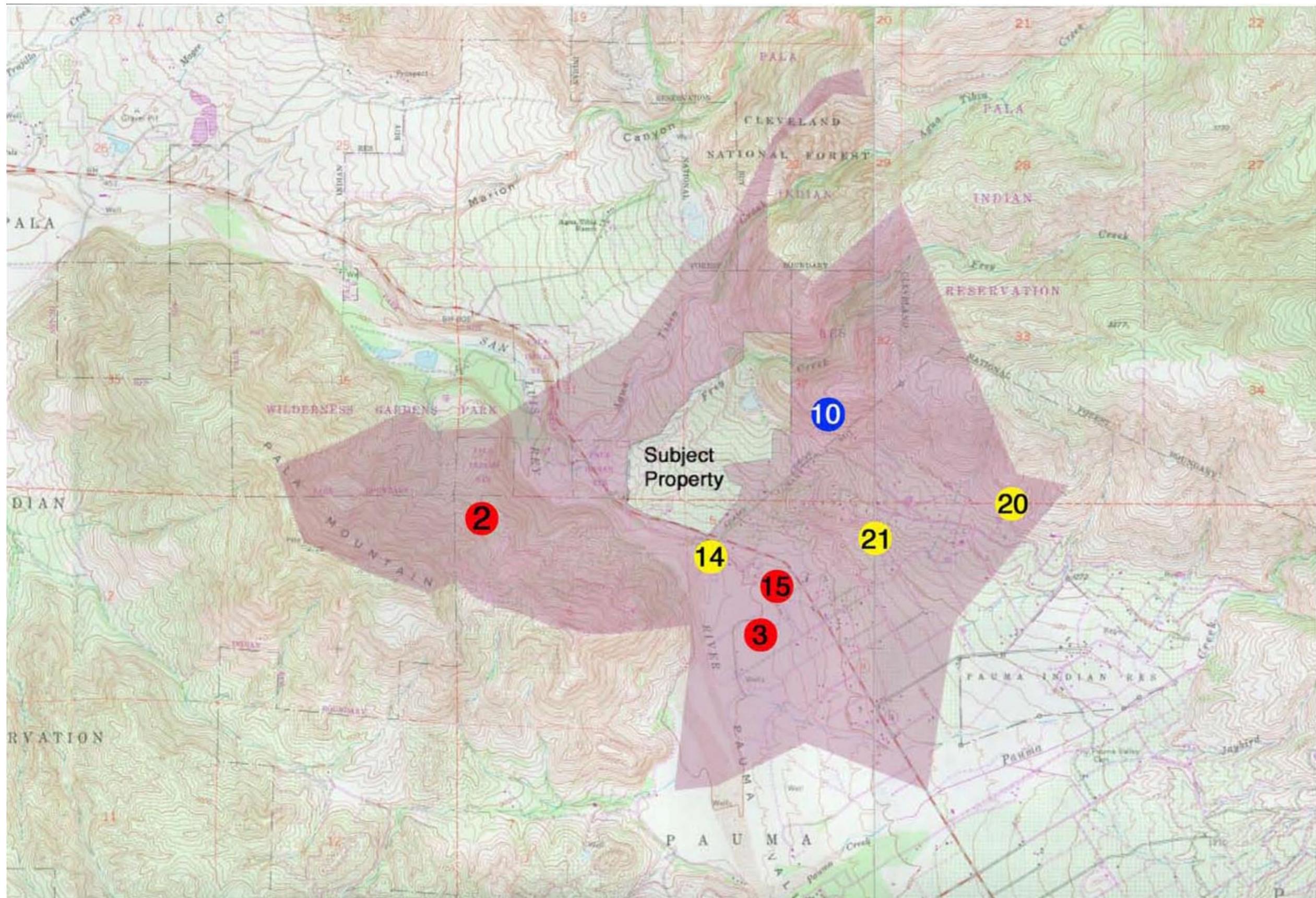
Existing View of Second Entrance



Photosimulation of Second Entrance

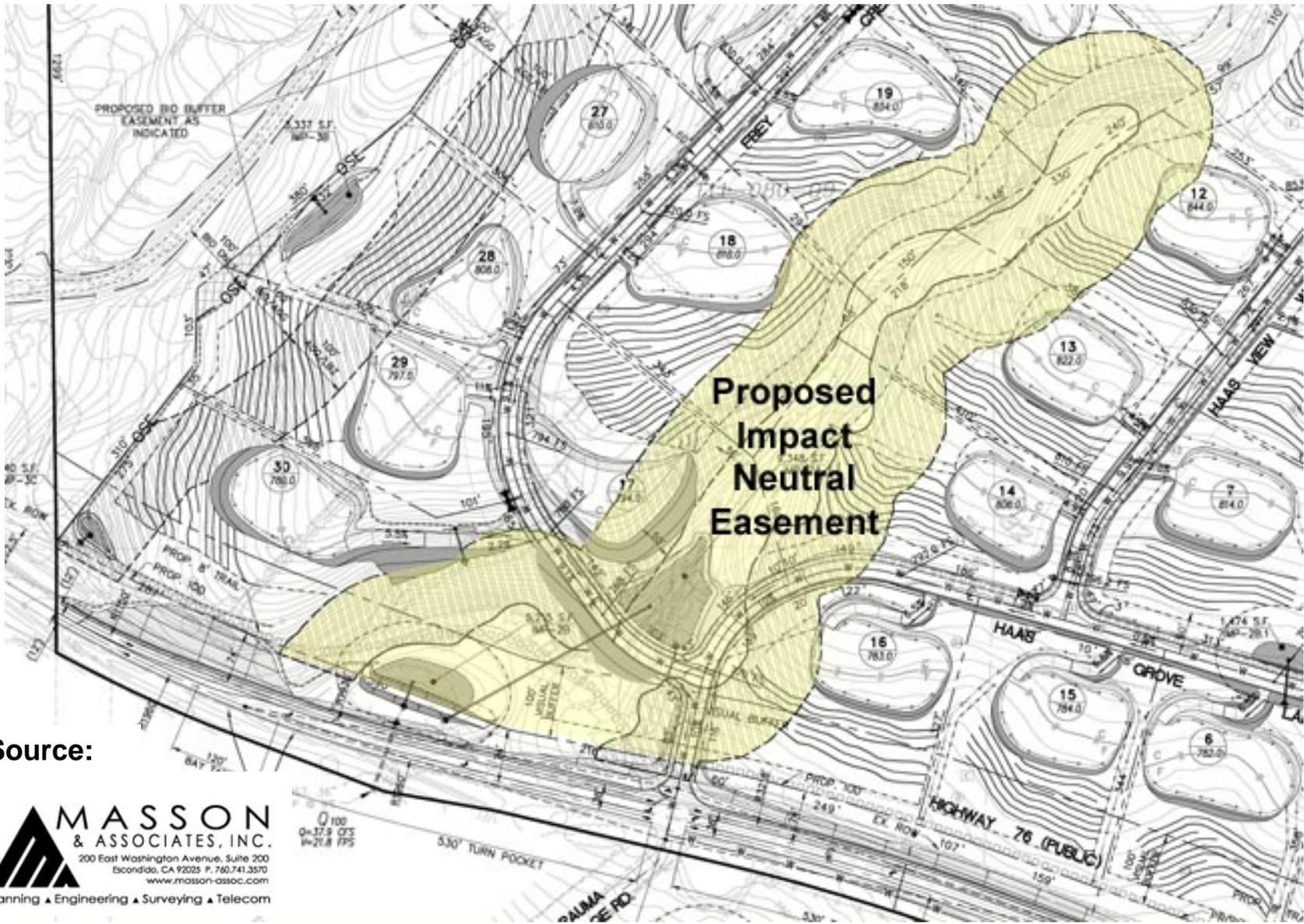
Photosimulation: Main Entrance

Figure 9B



Cumulative Study Area

Figure 10



Source:

MASSON & ASSOCIATES, INC.
 200 East Washington Avenue, Suite 200
 Escondido, CA 92025 P. 760.741.3570
 www.masson-assoc.com
 Planning ■ Engineering ■ Surveying ■ Telecom

Figure
11

Proposed Impact Neutral Easement

TRS
CONSULTANTS