

VALIANO PROJECT

APPENDIX B

VISUAL IMPACT ANALYSIS

for the

DRAFT ENVIRONMENTAL IMPACT REPORT

PDS2013-SP-13-001, PDS2013-GPA-13-001,
PDS2013-STP-13-003, PDS2013-TM-5575,
PDS2013-REZ-13-001, PDS2013-ER-12-08-002

APRIL 2015

Prepared for:

COUNTY OF SAN DIEGO
PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310
SAN DIEGO, CALIFORNIA 92123

Visual Impact Analysis

Valiano Project

**PDS2013-SP-13-001, PDS2013-GPA-13-001,
PDS2013-STP-13-003, PDS2013-TM-5575,
PDS2013-REZ-13-001, PDS2013-ER-12-08-002**

Lead Agency:

County of San Diego

Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, California 92123

Project Proponent:

Eden Hills Project Owner, LLC

2235 Encinitas Boulevard, Suite 216
Encinitas, California 92024

Prepared by:

Lisa Capper, County-approved Visual Consultant

HELIX Environmental Planning, Inc.

7578 El Cajon Boulevard
La Mesa, California 91942

April 2015

TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
EXECUTIVE SUMMARY	1
1.0 INTRODUCTION	1
1.1 Purpose of This Report.....	1
1.2 Key Issues.....	1
1.3 Principal Viewpoints to be Covered.....	1
2.0 PROJECT DESCRIPTION	2
2.1 Project Location	2
2.2 Project Description	2
2.2.1 Residential Development.....	2
2.2.2 Community Recreation Areas.....	5
2.2.3 Visual Open Space.....	6
2.2.4 Project Entries.....	6
2.2.5 Walls/Fencing.....	6
2.2.6 Lighting.....	7
2.2.7 Utilities.....	8
2.2.8 Landscaping.....	10
2.2.9 Fuel Modification.....	12
2.2.10 Off-site Improvements	13
2.2.11 Landform Modification.....	14
2.2.12 Construction Phasing	14
2.3 Land Use Designations and Zoning	15
2.4 Regulatory Framework.....	16
2.4.1 County of San Diego General Plan — Conservation and Open Space Element	16
2.4.2 San Dieguito Community Plan	16
2.4.3 Resource Protection Ordinance.....	16
2.4.4 Dark Skies/Glare.....	17
2.5 Design Policies and Guidance.....	17
2.5.1 County General Plan Conservation and Open Space Element	17
2.5.2 San Dieguito Community Plan	18
3.0 VISUAL ENVIRONMENT OF THE PROJECT.....	24
3.1 Project Setting	24
3.1.1 On-site Uses.....	25
3.1.2 Surrounding Uses.....	26
3.1.3 Photo Observation Points.....	27
3.2 Project Viewshed.....	30
3.3 Landscape Unit.....	31
3.3.1 Existing Public Viewpoints.....	31
3.3.2 Existing Private Viewpoints	32

TABLE OF CONTENTS (cont.)

<u>Section</u>	<u>Page</u>
4.0 EXISTING VISUAL RESOURCES AND VIEWER RESPONSE	34
4.1 Existing Visual Resources	34
4.1.1 Visual Character	34
4.1.2 Visual Quality	35
4.2 Viewer Response	36
4.2.1 Viewer Groups and Viewer Sensitivity	36
4.2.2 Existing Viewer Exposure	38
4.2.3 Existing Viewer Awareness	39
5.0 VISUAL IMPACT ASSESSMENT	41
5.1 Guidelines for the Determination of Significance	41
5.2 Key Views	43
5.2.1 Key View 1	44
5.2.2 Key View 2	44
5.2.3 Key View 3	45
5.2.4 Key View 4	45
5.3 Assessment of Visual Character and Visual Quality	45
5.3.1 Assessment of Visual Character	45
5.3.2 Assessment of Visual Quality	47
5.4 Assessment of Viewer Response	48
5.5 Determination of Significance	49
5.5.1 Significance Guideline 1: Contrast with Existing Visual Character and/or Quality by Conflicting With Important Visual Elements or the Quality of the Area, or by Being Inconsistent With Applicable Design Guidelines	49
5.5.2 Significance Guideline 2: Result in the Removal of/or Change to the Valued Visual Elements	74
5.5.3 Significance Guideline 3: Obstruct, Interrupt, or Detract From a Valued Focal and/or Panoramic Vista	77
5.5.4 Significance Guideline 4: Compliance with Applicable Goals, Policies, or Requirements	80
5.5.5 Effects of Lighting and Glare	81
5.5.6 Effects of Proposed Off-site Improvements	84
5.6 Cumulative Impact Analysis	85
5.7 Off-site Wastewater Treatment Options	92
5.8 Summary of Project Impacts and Significance and Conclusions	96
6.0 VISUAL MITIGATION AND DESIGN CONSIDERATIONS	97
7.0 REFERENCES	99
8.0 REPORT PREPARERS	100

TABLE OF CONTENTS (cont.)

APPENDICES

- A Project Consistency Evaluation with Applicable Visual and Community Character Goals and Policies

LIST OF FIGURES (provided at end of report)

<u>No.</u>	<u>Title</u>
1	Regional Location Map
2	Project Location Map
3	Aerial Vicinity Map
4	Neighborhood Layout
5a-1	Typical Architectural Detailing Options
5a-2	Typical Architectural Detailing Options
5a-3	Typical Architectural Detailing Options
5b-1	Neighborhoods 1 and 4 – Typical Lot Configurations
5b-2	Neighborhoods 2 and 3 – Typical Lot Configurations
5b-3	Neighborhood 2 – Typical Lot Configurations
5b-4	Neighborhoods 3 and 5 – Typical Lot Configuration
6	Public Neighborhood Park Concept Plan
7	Conceptual Trail Plan
8a	Open Space and Recreation
8b	Open Space Areas
9	Circulation Plan
10	Entry Concept
11a-1	Wall and Fence Types
11a-2	Typical Retaining Wall Character Images
11b	Proposed Retaining Walls
11c	Walls and Fencing
11d	Proposed Sound Wall Locations
12	Lighting Concept Plan
13a	Landscape Concept Plan
13b	Landscape Zones
13c	Neighborhood 1 – Typical Section Landscape Buffer
13d	Neighborhood 3 – Typical Section Landscape Buffer
13e	Neighborhood 5 – Typical Section Landscape
14	Fuel Treatment Zones
15	Photo Location Map

TABLE OF CONTENTS (cont.)

**LIST OF FIGURES (cont.)
(provided at end of report)**

<u>No.</u>	<u>Title</u>
16a	On-site Visual Elements
16b	On-site Visual Elements
16c	On-site Visual Elements
16d	On-site Visual Elements
16e	On-site Visual Elements
17a	Off-site Vantage Points
17b	Off-site Vantage Points
17c	Off-site Vantage Points
17d	Off-site Vantage Points
17e	Off-site Vantage Points
18	Project Viewshed Map
19a-d	Key Views (1 through 4)
20	Typicals for WTWRF
21	Wastewater Treatment and Water Reclamation Facility Layout
22a	Photosimulation A – Looking West from Country Club Drive toward Northern Portion of Project Site (Neighborhood 4)
22b	Photosimulation B – Looking Southwest from Country Club Drive toward Southeastern Corner of Project Site (Neighborhood 5)
22c	Photosimulation C – Looking Northwest from Country Club Drive toward Southeastern Corner of Project Site (Neighborhood 5)
22d	Photosimulation D – Looking Northeast from Seeforever Drive toward Northern Portion of Project Site (Neighborhoods 2, 3, and 4)
23a	Site Topography/Slope Analysis
23b	Maximum Slope Heights
24	Cumulative Projects for Visual Analysis

LIST OF TABLES

<u>No.</u>	<u>Title</u>	<u>Page</u>
1	Grading Quantities by Neighborhood.....	14
2	Cumulative Projects	85

EXECUTIVE SUMMARY

The Proposed Project would consist of a residential community with 326 single-family dwelling units in five neighborhoods, park and recreational uses, open space, an on-site wastewater reclamation facility, and related roadway and utility infrastructure improvements. Off-site roadway improvements to segments of Hill Valley Drive, Eden Valley Lane, and Mt. Whitney Road are also proposed consisting of minor road widening and/or surface improvements, and/or installation of turn pockets, including from Country Club Drive, to provide adequate transitions at the Project entries.

The Proposed Project is located in the unincorporated portion of northern San Diego County, near the cities of Escondido and San Marcos. The approximately 239-acre Project site is generally divided into two areas, a larger northwestern portion of approximately 192 acres and a smaller southeastern portion of approximately 48 acres. The two areas connect corner to corner at Mt. Whitney Road.

On-site topography is generally characterized by a north-south trending ridge in the western portion of the property and a large knoll in the southeastern-most area of the northwest parcel, with several larger drainages flanking these upland features. The southeastern parcel is relatively flat. On-site elevations range from approximately 1,013 feet above mean sea level (amsl) along the ridge top near the northwestern site boundary, to 614 feet amsl along the southeastern property boundary.

The Project site is currently used for commercial agriculture, with extensive areas of active avocado orchards occurring on the hillsides in the western portion of the site. Although some of these grove areas survived the May 2014 wildfires (in particular, the Project site north of Hill Valley Drive), other areas burned. The California Environmental Quality Act (CEQA) baseline for assessing impacts is the date of the Notice of Preparation (NOP), June 20, 2013. The wildfire is viewed as a temporary change in the visual environment. A few structures occur within the hillsides and valley floor that support the agricultural use. An equestrian center is located in the southeastern portion of the site. Several unpaved roads traverse the site to provide access to agricultural and equestrian uses. In addition, overhead electrical power lines cross the southern portion of the site within an east-west easement that contains two large transmission towers rights-of-way.

The site design and layout of the Project would not substantially contrast with the existing visual character and quality of the larger Project vicinity, and would not introduce a new land use that does not currently exist in the area. Proposed residential neighborhoods have been sited adjacent to existing residential development, and in keeping with the area, existing on-site visual elements such as equestrian amenities and agriculture would be retained. Residential lots would be grouped to limit the impact footprint and provide large areas of open space and retention of on-site visual resources, such as large mature tree stands, steep hillsides, avocado orchards/agricultural preserve, a pond, and an existing equestrian complex. Extensive landscaping, utilizing species consistent with the existing character of the Project area, would be planted along the site perimeter, along Project roadways, within residential neighborhoods, within parks and recreation uses, and on graded slopes. As a result, the proposed development

would expand continuation of the visual patterns of development of the surrounding neighborhoods onto the Project site.

The Project would result in the construction of elements within the landscape that would be compatible with the existing visual character and visual quality with regard to architecture, materials, and color.

The closest listed scenic highway to the Project site is the segment of Elfin Forest Road/Harmony Grove Road between the San Marcos city limits and the Escondido city limits. This roadway segment is located, at its closest point, approximately 0.5 mile from the Project site. It is identified as a scenic corridor in the Conservation and Open Space (COS) Element and is included as part of the County Scenic Highway System. Several peaks and intervening topography and structures prevent any views to the location of the Proposed Project from this scenic highway.

The Project would be consistent with applicable goals and policies related to aesthetics contained within applicable local land use plans, including the Conservation and Open Space Element of the County of San Diego General Plan and the San Dieguito Community Plan. No associated significant visual impacts would occur.

Due to on-site topography and to minimize grading, numerous retaining walls are proposed along Project roadways, ranging between 3 and 16 feet in height and between 43 and 206 feet in length. Other retaining walls would be located along lot lines, ranging in height from 2 to 20 feet and in length from 66 to 523 feet. Although many of the walls would be down slope from viewers, or would be located behind residential structures, which would shield them from off-lot viewers, without Project design considerations the introduction of large retaining walls with line elements and rectilinear surface planes would visually contrast with the backdrop of rolling hillsides and steep ridgelines, resulting in a significant visual impact. Although mitigative measures such as landscape screening have been incorporated into Project design, additional mitigation would be required for this issue. Color and surface treatments would help soften views and reduce visibility of the retaining walls. These are proposed as additional mitigation. The Project design and mitigation measures combined would render these impacts less than significant.

Noise walls within Neighborhood 5 are recommended as Project mitigation along the rear of residential lots where backyards would be adjacent to Country Club Drive (Lots 291-297). The low height of the wall (visibility to a maximum of approximately 4 feet), would combine with the cobbled format and landscaping required as part of Project design to result in less than significant visual impacts.

The Project would construct several manufactured slopes ranging in height from 20 to 76 feet. Although manufactured slopes within steep slopes would be contour graded to follow the natural topography, the resulting landform modification due to the height and visibility of some manufactured slopes, along with the potential for newly exposed and un-weathered rock would contrast with the adjoining natural hillsides where vegetation is established and exposed rocks have weathered and darkened. This was identified as a significant impact and staining of rock to

achieve a more natural “desert varnish” look is proposed as mitigation to simulate natural coloration changes in exposed rock, as well as an increase in installation density of 25 percent. Installation of Project-mandated landscaping ultimately would ensure that these manufactured slopes ultimately would blend with surrounding landforms. The Project design and mitigation measures would render these impacts less than significant.

Landscaping would be installed within each constructed phase and would help lessen adverse visual impacts of raw slopes and new buildings, ending with general visual vegetation maturity (excluding notably slow-growing oaks) being attained in approximately five years. Until the landscaping reaches maturity, short-term visual impacts would be adverse. Similarly, Project lighting effects would result in increased glow from the area over existing conditions. While street trees and internal landscaping, when mature, would help to buffer the homes from views to the Proposed Project from off site, soften sharp edges, unify the Project and shield Project lighting and glare, this would not be the case in the short-term. Finally, there is potential for rock crushing to occur on site during Project construction so that oversize rock can be reduced in size. While its use would be relatively short-term (during and immediately following potential blasting activities on site), the crusher, and trucks transporting rocks to and from the crusher, would provide an additional industrial note that is currently absent from the Project site. While temporary in nature and ultimately addressed through Project design and landscaping over the long-term, short-term adverse visual impacts to the Project site’s visual character associated with Project construction would be significant and unmitigable.

THIS PAGE INTENTIONALLY LEFT BLANK

1.0 INTRODUCTION

The following Visual Impact Analysis (VIA) was prepared for the Proposed Project. It is based upon the project description found in Chapter 1.0 of the Environmental Impact Report (EIR) and the Project Specific Plan. Project elements applicable to aesthetics review include removal of existing structures associated with on-site equestrian uses and installation of the proposed development (including residential and necessary infrastructure such as road improvements, sewage facilities, etc.), as well as architectural, landscaping/fire management, lighting, and grading assumptions.

1.1 Purpose of This Report

The purpose of this VIA is to:

1. assess the visual impacts of the Proposed Project,
2. determine the significance of the impacts under the California Environmental Quality Act (CEQA), and
3. propose measures to avoid, minimize, or mitigate adverse visual impacts associated with the construction of Proposed Project on the surrounding visual environment, as appropriate.

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

1.2 Key Issues

This report evaluates potential impacts to the visual character and quality of the Project site and surrounding area as viewed from public and private view points within the Project viewshed. It focuses on variation in visual effects of the proposed development from the existing condition. Visual effects associated with construction of residential and recreational uses in an area currently used for open space, agricultural, limited residential, and recreational uses are evaluated. This report also discusses potential inconsistencies with applicable adopted land use plans, policies, and design guidelines related to visual resources.

1.3 Principal Viewpoints to be Covered

This report describes the Project parcels and evaluates principal views of the Proposed Project from public roads, recreational trails, and private viewpoints in the Project vicinity. Viewpoints include locations both immediately adjacent to the Proposed Project and at a distance, from which more expansive views, containing larger, and visually varying, portions of the Project may be obtained. An introduction to these viewpoints is provided in Section 3.0, *Visual Environment of the Project*, with locales providing the most illustrative information regarding Project design selected for photosimulation of changed conditions, as described in Section 5.2, *Key Views*.

2.0 PROJECT DESCRIPTION

2.1 Project Location

The Proposed Project is located in the unincorporated portion of northern San Diego County, near the cities of Escondido and San Marcos (see Figures 1 and 2, with Figure 2 illustrating Project boundaries on a topographic map). The site includes 13 individual parcels, with the following Assessor's Parcel Numbers (APNs): 228-313-13, 232-013-01 through 232-013-03, 232-020-55, 232-492-01, 232-500-18 through 232-500-24 (refer to Figure 2). The approximately 239-acre Project site is generally divided into two areas, a larger northwestern portion of approximately 191 acres and a smaller southeastern portion of approximately 48 acres. The two areas connect corner to corner at Mt. Whitney Road. Country Club Drive is the primary north-south roadway in the vicinity of the Proposed Project; the southeastern portion of the Project site borders this roadway. State Route 78 (SR-78) is located approximately 0.6 mile from the northern project boundary to the north and Interstate 15 (I-15) is located approximately 1.7 miles to the east. In brief, the Proposed Project primarily would be sited on the more gentle slopes and valley portion contained between areas of steeper topography associated with Mt. Whitney and associated hills to the west and the generally north-south alignment of Country Club Drive to the east, with some residences located on the steeper western hills within the Project. The Proposed Project would grade approximately 124 acres, or approximately 52 percent, of the overall Project site. Figure 3 depicts the Project area on an aerial photograph.

Project implementation would include approval of the following actions: (1) a General Plan Amendment (GPA) and Rezone to accommodate the proposed development; (2) a Specific Plan to establish criteria such as setbacks, height limits, design parameters, and landscaping palettes; (3) a Vesting Tentative Map (VTM) with a site plan to subdivide the property; and (4) a Major Use Permit (MUP) for the on-site wastewater treatment and water reclamation facility (WTWRF). The Project would also support Local Agency Formation Commission (LAFCO) action to approve annexation of the Project site into the County Sanitation District for sewer service and de-annexation of the Project site from the Rincon del Diablo Municipal Water District.

2.2 Project Description

The Proposed Project would consist of a residential community with 326 single-family dwelling units (DUs) in five neighborhoods, park and recreational uses, open space, an on-site WTWRF, and related roadway and utility infrastructure improvements. These Project components are described in detail below. Figure 4 depicts the site plan of the Project and shows the neighborhood locations, associated lot configurations, minimum and average lot sizes, DUs, and grading limits.

2.2.1 Residential Development

The residential development would be divided into five distinct neighborhoods, each with unique and distinct housing type. Building styles within these neighborhoods would include a variety of architectural themes and styles, including Craftsman, European Cottage, Mission, Monterey,

Spanish and Italian. Proposed residential units would vary in architectural details; however, the architecture is intended to be compatible with the semi-rural and rural ranch setting found in the existing valley and surrounding area. Maximum building heights would be no more than 35 feet in height above grade.

Conceptual architectural design is described in the Specific Plan. Although specific design elements are not identified because they would be left to the Project development, the Project would provide architectural styling that is consistent with other development in this part of the County. As noted, potential styles include Craftsman, European Cottage, Mission, Monterey, Spanish, and Italian vernaculars. These styles provide varied roof and gable lines, window treatments, highlighted entries, exterior cladding materials and textures, articulations, massing, and other architectural design elements. Some typical design elements of these styles are shown on Figures 5a. All garages would be set back from the primary house line closest to sidewalk or roadway viewers. Roof colors would be dark browns (as opposed to red tile), and exterior facades and design elements would be painted in earth tones to visually blend with the surrounding area. Houses mostly would be two stories with heights not to exceed 35 feet. Several different floor plans would be provided in each Neighborhood.

Neighborhood 1

Neighborhood 1 would include 96 single-family residential units. Lots would be grouped to limit impact footprints and to maximize the area for a community recreation facility within this neighborhood. Neighborhood 1 would include conventional lots as well as detached condominium (courtyard) homes sharing a common lot. Lot sizes in Neighborhood 1 would be a minimum of 5,630 square feet (s.f.) with an average lot size of approximately 8,300 s.f. Figure 5b-1 shows the typical lot configuration, set back, and product footprint for this neighborhood. Lots would be a minimum of 50 feet wide and 100 feet deep. Homes would be set back 5 feet from the side yard lot lines, a minimum of 15 feet from the rear lot line and a minimum of 12 feet from the front lot line. Garages would be attached and set back from the front of the home. Figure 5b-1 also shows a typical configuration, setback, and product footprint for courtyard homes. These detached condominiums would share a common lot a minimum of 110 feet wide and 120 feet deep. Homes would be set back 5 feet from the side yard lot lines, a minimum of 20 feet from the rear lot line, and a minimum of 15 feet from the front lot line. Garages would be oriented to the interior shared driveway.

Neighborhood 2

Neighborhood 2 would include 58 single-family residential units. Lots would be grouped to limit impact footprints and to maximize retention of agricultural open space within this neighborhood. Lot sizes in Neighborhood 2 would be a minimum of 8,620 s.f. with an average lot size of over 19,200 s.f. Figure 5b-2 shows the typical lot configuration, set back, and product footprint for this neighborhood. Lots would be a minimum of 70 feet wide and would be a minimum of 113 feet deep. Homes would be set back 5 feet from the side yard lot lines, a minimum of 15 feet from the rear lot line, and a minimum of 12 feet from the front lot line. Garages would be attached and set back from the front of the home. Neighborhood 2 may also include up to 23 small Second Dwelling Units (i.e., casitas), and these units could be attached or

detached and would be a minimum of eight feet from the rear lot line and no greater than 50 percent of the width of the main structure. Figure 5b-3 presents configuration examples for these secondary units.

Neighborhood 3

Neighborhood 3 would include 41 single-family residential units, with 21 wider and deeper lots to allow horse and market animal keeping. Lots would be grouped to limit impact footprints and to maximize the areas for the proposed trail head and components in Trail Head Park. Lot sizes in Neighborhood 3 would be a minimum of 9,650 s.f. with an average lot size of over 14,400 s.f. Lot configuration, setbacks, and product footprints for this neighborhood generally would be the same as Neighborhood 2, as shown in Figure 5b-2. Lots with animal enclosures would have the same front setback as the other homes, a side yard setback of up to 15 feet and a rear setback of 10 feet from the animal enclosure (Figure 5b-4). Garages would be attached and set back from the front of the home. Similar to Neighborhood 2, Neighborhood 3 may also have up to 11 Second Dwelling Units.

Neighborhood 4

Neighborhood 4 would include 76 single-family residential units. Lots would be grouped to limit the impact footprint and maximize the retention of existing agriculture within this neighborhood. Lot sizes in Neighborhood 4 would be a minimum of 7,000 s.f. with the average lot size over 14,850 s.f. Figure 5b-1 shows a typical lot configuration, set back, and product footprint for this neighborhood. Lots would be a minimum of 63 feet wide and 105 feet deep. Homes would be set back 5 feet from the side yard lot lines, a minimum of 15 feet from the rear lot line, and a minimum of 12 feet from the front lot line. Garages would be attached and set back from the front of the home.

Neighborhood 5

Neighborhood 5 would include 55 single-family residential units, with 33 wider and deeper lots to allow horse and market animal keeping. Lots would be grouped to limit the impact footprints and maximize the retention of existing tree groves, an existing water feature, and barn within this neighborhood. Lot sizes in Neighborhood 5 would be a minimum of 8,350 s.f. with an average lot size of 17,200 s.f. (0.4 acre). Conventional lots would be a minimum of 50 feet wide and 100 feet deep. Homes would be set back 5 feet from the side yard lot lines, a minimum of 15 feet from the rear lot line, and a minimum of 12 feet from the front lot line. Similar to Neighborhood 3, on lots with animal enclosures, the animal enclosure would have the same front setback as the homes, a side yard setback of up to 15 feet and a rear setback of 10 feet minimum (Figure 5b-4). Garages would be attached and set back from the front of the home. Similar to Neighborhoods 2 and 3, Neighborhood 5 may also have up to 20 Second Dwelling Units.

The existing equestrian complex previously used in association with the Harmony Grove Equestrian Center would be retained in the southern portion of the neighborhood. This facility would be open to the public, but privately maintained.

2.2.2 Community Recreation Areas

The Project would include an approximately 2.7-acre public neighborhood park and staging area in the southeastern corner of the site within Neighborhood 5 and adjacent to Country Club Drive. The park would include turf areas, picnic facilities, a shade structure, restrooms, a small tot-lot or playground, half-court basketball, community garden, a horse hitching/water trough area, an information kiosk and connections to multi-use trails, and a parking lot. The park would be open from dawn to dusk, but would not have night-lighting. The park would be signed for day-time use only. Figure 6 presents a concept plan for the public neighborhood park. As indicated above, portions of the prior Harmony Grove Equestrian Center facility would be subject to reuse. Portions would accommodate horse boarding. The site would be reconfigured to allow public horse trailer parking and use of an exercise ring for the public to access the multi-use trail.

A private community recreation facility would be located within Neighborhood 1 to serve residents of the Project (refer to Figure 4). This approximately 2.3-acre facility would include a community room, shade structure, picnic tables, a children's play area, swimming pool, and informal lawn area, as well as restroom facilities.

An existing grove of mature oaks within Neighborhood 2 would be retained and protected as "Central Oak Park." This approximately 1.2-acre private park would maintain existing habitat and provide opportunities for passive recreation with picnic areas, children's play areas, fitness nodes, and connections to neighborhood walks and the multi-use trails.

A private trail head is proposed within the eastern portion of the Project site in Trail Head Park in Neighborhood 3 that would provide access to the trail system within the site and surrounding area to the east. The park would encompass approximately 0.5 acre and would include benches, picnic tables, and a trail map/area information kiosk. There would be no vehicular access to this park.

A system of public multi-use trails and private trails would link key open space features of the Project site, as well as connecting to proposed off-site areas and planned public trails (Figure 7). In areas abutting Neighborhoods 1 and 5, a five-foot-wide soft-surface pathway would be built along Mt. Whitney Road. A 10-foot-wide public multi-use trail would be sited along the southern and the portion of Neighborhood 5 abutting Country Club Drive. At the entry to the public park in Neighborhood 5, the trail would bring users into the park enter the park, exiting onto Mt. Whitney Drive to the north. The on-site public multi-use trails would be 10 feet wide edged by fencing on one or both sides and would have a surface of native soil or similar suitable material. These trails would serve equestrian, pedestrian, and bicycle (i.e., non-motorized) users. Overall, multi-use trails would extend along 2.65 miles of the community parkway, in addition to connecting with parks and open space. At the north end of the multi-use trail, a turnaround has been provided with shade trees, benches, trash receptacle, and trail signage. Smaller private pedestrian trails would also be provided that would connect the residential neighborhoods to the multi-use trails. Concrete sidewalks would be located along most internal roadways, and would connect to the trail system. Off-site future County-planned trails include a proposed community pathway identified along Mt. Whitney Road and proposed community trails along Calico Lane, Romance Road and Eden Valley Lane as depicted in the North County Metro Community Trails

and Pathways Plan, as well as the planned off-site public trail in the Harmony Grove Village Specific Plan Area.

2.2.3 Visual Open Space

Approximately 115 acres (or approximately 48 percent) of the Project site would consist of visual open space. This includes the biological open space, retained orchard/agricultural preserve, common areas and landscaped areas identified on Figure 8b with the following clarifications. A total of 32 acres has been deleted from the overall total relative to visual open space. The 115 acres would not visually read as “developed” following Project completion and installation of landscaping, and/or would not change from existing conditions (Figures 8a and 8b). For this reason, it excludes the community center park with its structures and pool, as well as over an acre of the Neighborhood Park, which would contain parking or restrooms. The transmission line easement in the southern portion of the Project is also excluded from the visual open space. Although part of the existing condition, this right-of-way is primarily a broad swath of grasses with intermittent large lattice towers that provide an industrial note inconsistent with open space. The visual open space acreage number also conservatively excludes the limited building zone (LBZ), which may contain uninhabited structural improvements such as sheds, gazebos, pools and patios. (Although likely within some of the LBZ, it is also likely that much of it would be vegetated.) The 48 percent is therefore likely to be a conservative number. Taken altogether, it is expected that approximately half of the Project site would provide visual relief from the Project built elements.

2.2.4 Project Entries

The Proposed Project design includes a network of internal private access, as shown on Figure 9. The Project site would have four access points. Moving north to south, these would include one off Eden Valley Lane within Neighborhood 3, one off Mt. Whitney Road within Neighborhood 1, and two off Country Club Drive within Neighborhood 5, . Project access points would include entry monuments and roadside landscaping. In addition to the primary access/egress points, one (solely) emergency access point would be provided off Hill Valley Drive, at the north end of the Project, and connecting to Neighborhood 4; with a second emergency access route being along Mt. Whitney Road. Existing 20-foot roads would be paved to 20 or 24 feet in width with pervious concrete to support emergency vehicle access/egress. The Project design does not include substantial off-site facilities or uses, with proposed off-site activities limited to minor modifications along existing roadways such as left-turn lanes for north-bound traffic to accommodate Proposed Project access points to Project entries. Entry monuments would be comprised of low rock walls and boulders with drought-tolerant landscaping (Figure 10).

2.2.5 Walls/Fencing

Stone and masonry and stucco walls would be constructed throughout the Project. Fencing would be provided within residential lots and public areas. Fence types may include tube steel and “rustic” character fences such as post-and-rail equestrian fences and shadow box fences among others. Walls and fences located on residential lots would be similar colors and materials

as the adjacent homes. They may occur within the interior yard as an extension of house living spaces, to frame courtyards, to direct views, or to provide privacy. Visibility to these walls, their heights and lengths, as well as their visibility and visual effect, are addressed in Section 5.5.1, below. Types of walls and fencing proposed for the Project are pictured in Figure 11a-1. A variety of images depicting retaining wall character based on vegetation screening or rock facing/texturing, are shown in Figure 11a-2.

Due to on-site topography, numerous retaining walls are proposed along Project roadways and within lots (see Figure 11b). Retaining wall heights would range between 2 and 20 feet and lengths would vary from 43 to 523 feet. Many of these walls would be interior to the site. The locations of planned privacy walls or fences along the Project perimeter are shown on Figure 11c.

Sound walls have been identified as mitigation in the Project Acoustical Site Assessment Report (HELIX 2014b). They would be up to six feet in height and would be required along the rear of residential lots where backyards would be adjacent to Country Club Drive (see Figure 11d).

2.2.6 Lighting

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

Figure 12 provides information on location and various types of lighting for the Project site. Intersections would include taller, slightly higher intensity light fixtures and parks, and people-oriented places would have low lighting and pedestrian scale fixtures. Consistent with the rustic character of Project site and surrounding area, street lighting would be minimal. No street lights are proposed along Project roadways as a whole. Lights would be provided at primary road intersections within the Project for safety and directional purposes. Project lights would be as low level as possible, timed as appropriate, directed downward and screened to minimize the impacts on the dark sky and minimize spillover onto adjacent properties. Accent lighting may be used in recreation areas. Low voltage accent lighting would be directed off trees, rocks and other natural features. Accent light sources would be shielded to eliminate glare and light trespass.

At the Project entries, low voltage lights installed close to the ground would be used to illuminate vertical planes such as signs and walls, and to light paths and sidewalks. Additional low voltage accent lighting would be directed off trees, rocks, and other natural features, as well as up toward Project signs. All Project lighting would be equipped with glare shields and louvers, allowing the light to be directed to specific focal points, and limiting glare as well as light spill. Materials may include metal, wood, composite material, and masonry.

Security lighting at the WTWRF would be activated only when operators are present and the access gate is opened. It would be limited to the site perimeter, and would be directed downward and shielded to limit spill and glare onto adjacent areas. Any lighting necessary for safety and

code compliance in this area would be controlled by sensors to turn on only when needed. Pole lights would not exceed 14 feet and would be shielded.

2.2.7 Utilities

Potable Water

Municipal water service is available in much of the Project area (particularly the more developed portions), including the Project site, which is served by the Rincon del Diablo Municipal Water District (with a number of associated water lines located along or adjacent to the eastern site boundary).

Wastewater Treatment and Water Reclamation Facility/Pump Site and Wet Weather Storage Area

The Project proposes installation of an on-site WTWRF, as described below. Alternative service options are described under Section 5.7 of this report, *Wastewater Treatment Options*.

The Project design includes a 0.4-acre on-site WTWRF located in the southeastern-most portion of the site, within Neighborhood 5 (refer to Figure 4 of this VIA and to Figure 1-14a of the Project EIR). This facility would provide treatment for all wastewater generated on site, and would produce reclaimed effluent per applicable regulatory standards for irrigation of on-site landscaping. Based on the loading and design criteria used in the 180,000 gpd Harmony Grove plant design, a scaled-down version could be constructed to serve the Proposed Project. Such a plant (with three active treatment trains and one standby train), as is provided in the design for the Harmony Grove WTWRF, would include numerous very small tanks at the Proposed Project's WTWRF.

A summary of major plant components has been identified. The schematic representation noted above is the most conservative, as it identifies the greatest number of anticipated facility elements (during design, buildings may be combined and basins may be located adjacent to each other, thereby using a smaller footprint). Conservatively, the WTWRF could include three buildings and four basin areas, as described below:

- **Headworks** (a building housing the influent pump station and appurtenances, approximately 400 s.f. in size) providing fine screening of the influent wastewater.
- **Equalization basin** (basins, approximately 600 s.f.) to balance out variations in flow by storing a portion of the peak flows received for treatment in the plant during low-flow periods.
- **Aeration basins and anoxic basins, and clarifier basins** (basins, approximately 1,200 s.f.) performing the activated sludge process along with biological nitrogen removal, and allowing settlement of most of the solids out of the wastewater, respectively, to yield a clarified flow that goes to filters for further turbidity removal.

- **Filters** (basins, approximately 625 s.f.) for further removal of turbidity to produce reclaimed water meeting Title 22 standards for effluent clarity.
- **Chlorine contact basins** (basins, approximately 500 s.f.) for disinfection of the reclaimed water by chlorine solution.
- **Residual solids processing** (building, approximately 900 s.f.). The Aero-Mod style process typically includes digester basins for further reduction of the settled solids produced by the treatment process.
- An **operations/laboratory building** (building, approximately 500 s.f.) providing space for employees to store their personal items, restrooms and showers for employees, some desk space and a small laboratory for use in operational control of the plant.

The WTWRF would include each of the facilities noted above as well as a small parking lot; and a water storage pond. The WTWRF would be fenced with coated chain link fencing, and screened with landscape plantings. Buildings would be one story, ranging from 15 feet to no higher than 20 feet, and would reflect architectural characteristics consistent with area agricultural uses. The intent is to create the impression of an out-building cluster of agrarian barn structures. Design details would include: varied building massing; gable roof profiles with standing-seam materials to provide textural interest; horizontal siding; exposed, simple beams and columns; carriage style stable and man doors; cupolas and weather vanes; and roof dormers. The structures would be screened by the landscaping, and lighting for the facility would not be any higher than the height of the equipment and only activated when workers are present. All mechanical equipment would be housed within buildings or noise-attenuating covers.

In addition, a concrete lined wet weather storage area would be located in the northwest corner of Neighborhood 5, to provide storage for excess treated effluent when required (e.g., during winter months when irrigation demand is lower).

Sewer Lift Stations

Three lift (pump) stations would be located in the northern and eastern portions of the site. Each of these sites would include an area of approximately 400 s.f. and would contain a building housing the pump equipment to deliver wastewater flows to the on-site plant. The building would be approximately 200 s.f. in size, no higher than 16 feet, and would resemble a barn or other farm outbuilding consistent with architectural treatments proposed for the WTWRF.

Detention/Bioretention Basins

Detention basins are proposed throughout the Project site within each Neighborhood to accommodate on-site drainage. Depending on the space available and the detention requirements, the detention basins would have enough depth to meet the County regulations... Project landscaping would be installed within and around the basins consisting of native grasses in the bottoms and trees at the upper edges. Shrubs and ground covers may be incorporated.

Three bioretention basins are also proposed. The bioretention basin would be located along portions of Mt. Whitney Road (two basins) and in the Neighborhood 1 park/recreation site (one basin), with the latter basin to be incorporated into the landscape design of the park/recreation area. The basins would be depressed to allow for surface ponding and freeboard over the overflow outlet. Below the surface ponding, engineered soil would be provided as a growing medium. This would be underlain by open-graded gravel with a void space.

Maintenance for the extended detention basins would require regular landscape maintenance with monthly inspections during the rainy season and removal of sediment, trash and debris to ensure that orifices, overflow inlets, and storm drain pipes remain clear of obstructions. Maintenance for the bioretention basins would include regular landscape maintenance with semiannual inspections.

Vegetation within the bioretention basins would be left a minimum four to six inches in height to facilitate pollutant filtrations and removal within the area. Water within the bioretention basins would not be allowed to pond. If ponding occurs, minor re-grading of the basin may be required. Additionally, soils in the basin may need to be replaced every 5 to 10 years.

2.2.8 Landscaping

The landscape design is intended to reference the existing natural and agricultural landscape character. The unique geography of the site, as well as the existing oaks and agriculture offer the opportunity to incorporate several distinct landscape zones. Figures 13a through 13e present the overall landscape concept for the Project Specific Plan. Plant palettes for each of the landscape zones are provided in the proposed Specific Plan with focused discussion below.

The landscape zones are based upon topography, landform and natural systems, and contain unique landscape features that are proposed to add visual interest and diversity within the community. The major landscape zones are referenced as: Parkway, Hillside Orchard, Natural Hillside, Woodland, and Buffer landscapes and are briefly described below. Trees would be routinely planted from 15 gallon or 24-inch box containers. Due to their slow growth rate relative to other species noted above, the entry olives would be installed from 36- to 48-inch boxes so that more mature trees are would be installed at the beginning. Oaks also would be planted from up to 48-inch boxes (particularly in streetscape areas). Hydroseed would provide base coverage with plant mix, and shrubs would be planted from one- to five-gallon containers.

Parkway Landscape

The parkway is a key element in the overall plan for the Project. It is the continuous open space feature that links the residential neighborhoods. Planting would consist of informal groupings of trees, shrubs, and grasses to evoke a California rural landscape. The proposed palette includes olive trees at the entries, and sycamores, oaks, and bay laurels along the roadway. Understory shrubs and grasses would be used sparingly in order to reduce maintenance needs and minimize a manicured appearance. Boulders would be located to provide interest and maintain the connection with the existing rock features of the area.

Orchard Hillside Landscape

The northwestern hillside area offers an opportunity to continue ongoing agricultural operations on the Project site. The potential for continued avocado production and even small-scale viticulture production would support the semi-rural character of the area. Trees near homes would be selected and informally sited to provide shade and scale while framing views to the valley. Some of these areas are also within the fuel modification zone and plant material type and density would conform to the Project Fire Protection Plan (FPP). Where informal groves would be planted as part of the typical orchard hillside zone, at least five of the species would achieve visual maturity within two to five years (strawberry tree, citrus species, Brisbane box, sweet bay and fern pine. Aleppo pine, used in a limited fashion, would require 5 to 15 years to mature, while the similarly limited stone pine would not visually mature for approximately 30 years (more similar to the oak species).

Natural Hillside Landscape

In the southwestern hillside zone, a large area of diseased and damaged avocado trees would be replaced with a blended transition between the developed areas of the Project and the adjacent native hillsides. The goal would be to seamlessly blend residential lot landscaping into native and drought-tolerant plant materials. Natural hillside landscaping would help re-establish wildlife habitat, reduce erosion, and restore soil health; as well as visually softening the transition between privately maintained yards and nearby natural areas. Planting and irrigation would comply with fuel modification zone requirements of the Project FPP, which requires that brush be thinned to 50 percent of cover.

Within the Natural Hillside Landscape, manufactured slope areas beyond pads that abut native habitat and exceed 20 percent slope would receive an enhanced native planting program in the Landscape Plans to provide visual and horticultural compatibility with the native plant materials. This would occur in areas along the western Project boundary from the vicinity of Eden Valley Road/Hill Valley Drive southerly in Neighborhoods 2 and 4. Manufactured slopes exceeding 20 percent slope would initially be hydroseeded with a native hydroseed mix, anticipated to be the same or similar to the following mix, with final seed mix contents would be identified in the Final Landscape Plan. (Common names are used here for the reader's convenience; genus/species information is provided in the Project Specific Plan, in Section 2.2.3, Landscape Palette.) The mix would be likely to include species such as coyote bush, golden yarrow, bush sunflower, California poppy, arroyo lupine, monkeyflower, purple needlegrass, Californian plantain, white sage and three week fescue. Following hydroseed, 1-gallon and 5-gallon shrubs containing some of those same species would be planted. Because the plants would be of varying ages when planted, this would result in a more natural growth appearance, and would also result in denser coverage being obtained more rapidly, than would occur with hydroseed alone.

Woodland Landscape

Existing mature oak and broad canopy trees typify this landscape. Project landscaping in this zone has been designed to reinforce the larger natural landscape patterns and utilize the existing

iconic oak woodland and grassland setting. Planting patterns within this zone would reinforce the continuity of the overall oak woodland in the street landscape character. A mix of large canopy native and ornamental trees and understory plants would be planted in large informal groupings.

Woodland species would be added to existing woodland areas, and are intended to augment the existing woodland through additional species variety, supplementing the existing coloration and form of these areas with new colors and lines. At least four of the identified species would be visually mature with five years. These include white alder (1 to 5 years), evergreen ash and California sycamore (2 to 5 years), and bay laurel (5 to 10 years). Trees would be routinely planted from 15-gallon or 24-inch box containers.

Buffer Landscape

A buffer landscape edge would be planted along several property boundaries to provide an attractive visual and dimensional separation between the Project and existing adjacent residential lots and the new proposed residential lots. Trees and shrubs would be densely planted in these areas, as permitted by the FPP. Any walls or fences proposed along the edges would be screened with plant material.

The buffering landscaping has been chosen to provide heavy screening within the first five years of planting unless otherwise specified. Most of these plants/shrubs would be installed from one- to five-gallon containers. Identified species include the following plants, with anticipated attainment of visual maturity noted: Matilja poppy and sugarbush (1 year), coffeeberry (1 to 3 years), coast live oak (installed from a 48-inch box; 10 to 25 years), Catalina cherry and hybrid Oregon grape (2 to 5 years), manzanita (5 to 15 years), and coastal scrub oak (low shrub; 5 to 15 years).

2.2.9 Fuel Modification

The Project FPP includes clearing and landscaping requirements. The FPP requires vegetation management that was determined based upon fire history, fire risk assessment, and on-site inspection, as well as fire behavior models specific to the Project site. Vegetation management zones, illustrated in Figure 14, would be required for any lot on which structures are proposed and include irrigation, reduction of fuel cover, and proper placement of plants. Key components of the FPP include:

- A 150-foot Fuel Modification Zone (FMZ) around all inhabited structures and the entire Project perimeter. The FMZ includes two zones. Zone 1 represents the first 50 feet from inhabited structures and would be planted with irrigated fire-resistant landscaping. Zone 2 represents the area between 50 to 150 feet. This is a non-irrigated area that would be subject to ongoing maintenance to remove or thin vegetation by 50 percent;
- A 30-foot FMZ on either side of roadways per Zone 2 requirements; and
- Off-site fuel management (Zone 3) to meet required clearing distances.

It is expected that variation would occur in regard to plant palette, tree spacing, and management strategies, and whether a lot is adjacent to an up or down slope, is an interior or exterior lot, and is (or is not) proximate to open space.

2.2.10 Off-site Improvements

Proposed off-site improvements that would be constructed as part of the Project include roadway improvements to segments of Hill Valley Drive, Eden Valley Lane, and Mt. Whitney Road.

Hill Valley Drive is a public roadway that extends westward from Country Club Drive and terminates at the northeastern corner of the Project site. The approximately 0.25-mile segment of the roadway along an industrial complex frontage (on the north side) is paved for a curb-to-curb width of 24 feet with a graded width of 28 feet. Beyond this portion of the road, Hill Valley Drive continues as a private dirt road where it ultimately dead-ends at the Project boundary. One section of this road (approximately 185 - 195 feet) can only be improved to 20 feet wide due to easement access issues. A design exception for this portion of roadway was granted by the County PDS in a letter dated October 28, 2014 (County of San Diego PDS 2014a). An additional access option is also included where Project access would be provided via Hill Valley Drive in addition to Eden Valley Lane, Mt. Whitney Road and the two future access driveways south of Mt. Whitney Road all connecting to Country Club Drive. As discussed previously, this portion of Hill Valley Drive is an existing dirt road that is proposed to be improved to a paved road approximately 24 feet wide, for a majority of the road length as part of the Proposed Project. One section of this road (approximately 185 - 195 feet) can only be improved to 20 feet wide due to easement access issues. In order for this roadway to meet private road standards set by the County, the entire road would need to be improved paved width of 24 feet on 28 feet graded width with a corresponding speed of 30 miles per hour.

The Project would pave the dirt portion of the roadway to the full existing width of 20 feet in order for this roadway to meet emergency access standards set by the County.

Eden Valley Lane is a private roadway that extends westward from Country Club Drive for approximately 0.25 mile and then briefly turns south and then turns west again until it terminates at the Project site. The 0.25-mile segment also abuts the Project site where it turns south. The primary east-west segment is located within a 60-foot-wide road and public utility easement. The north-south portion is located within a 30-foot-wide road and public utility easement. The current roadway has a paved curb-to-curb width of less than the private road standard of 24 feet. The Project would improve this road to meet private road County standards, with a graded width of 28 feet and a paved width of 24 feet.

Mt. Whitney Road is located within a generally 30-foot wide road and public utility easement. It is a private roadway that extends westward from Country Club Drive with a paved curb-to-curb width of less than the private road standard of 24 feet. The Project would require this roadway to be improved to meet private road County standards with a graded width of 28 feet and a paved width of 24 feet. If warrants are met, a stop sign could be installed on Mt. Whitney Road where it intersects with Country Club Drive.

North-bound left-turn lanes would be installed from County Club Drive into the Project and at Mt. Whitney Road and Eden Valley Lane to keep traffic on Country Club Drive moving within acceptable levels and provide a safe turn zone. Finally, the Proposed Project also would include the construction of numerous internal intersections, with the traffic controls installed, as appropriate, at each intersection (dependent upon signal warrants).

2.2.11 Landform Modification

Although the ultimate project development footprint would cover approximately 92 acres, proposed on-site landform modifications include grading approximately 124 acres (or 52 percent) of the Project site, resulting in a total of 928,000 cubic yards (cy) of balanced cut and fill. The maximum slope ratio of manufactured slopes would be 2:1 (1 foot vertical change for every 2 feet horizontal change) and the maximum height would be 76 feet. Table 1 identifies grading quantities by Neighborhood.

Earthwork for the off-site road improvements would include 6,200 cy of export from Mt. Whitney Road.

Neighborhood	Cut/Fill
1	146,000 / 137,000 ¹
2	288,000 / 244,000 ²
3	62,000 / 115,000 ³
4	308,000 / 308,000
5	124,000 / 124,000
TOTAL	928,000

¹ 9,000 cy to be exported to Neighborhood 3.

² 44,000 cy to be exported to Neighborhood 3.

³ 53,000 cy to be imported from Neighborhoods 1 and 2.

2.2.12 Construction Phasing

Market conditions, funding for public facilities, and similar conditions beyond the control of the developer would drive specific product phasing, as well as controlling the overall implementation period. Nonetheless, an overall approach to Project development has been designed that would ensure a logical and orderly expansion of roadways, public utilities, and infrastructure.

Project construction is broken down into five main construction sequential phases. The first phase focuses on Neighborhood 5 and included within this first phase is the grading, infrastructure, and construction of the WTWRF, wet weather storage, public neighborhood park and staging area, equestrian facility and multi-use trail. The second phase consists of Neighborhood 1 and the private recreational facility. The third phase consists of the grading,

infrastructure and construction of Neighborhood 2. The fourth phase consists of the grading, related infrastructure, and construction of Neighborhood 3. The final phase would include the grading, infrastructure and construction of Neighborhood 4.

Project construction is broken down into three main construction phases for each neighborhood area. The first phase focuses on overall site grading and rock blasting, which would begin in 2016 and last approximately two years. The second phase would be the infrastructure installation, which includes the construction of the utility connections, and roadways. The infrastructure phase would last approximately one year. The third phase, which addresses “vertical” development of the Project and includes constructing the residential buildings and coating the pavement/architecture, would take approximately 2.5 years.

2.3 Land Use Designations and Zoning

The County Zoning Ordinance (effective December 19, 1978, as amended) identifies the permitted uses of the Project site, consistent with the land use designations of the General Plan. The Project site has a zoning designation of Limited Agriculture (A70) and General Agriculture (A72) with minimum lot sizes of 1 to 2 acres. One parcel has a Special Designator of C, Airport Land Use Compatibility Plan Area. The Proposed Project is subject to the Airport Land Use Compatibility Plan Area Regulations contained in Section 5250 et seq. of the County Zoning Ordinance. The purpose of these provisions is to regulate land uses within portions of the unincorporated territory of the County of San Diego located in Airport Influence Areas surrounding airports for which the San Diego County Regional Airport Authority has adopted Airport Land Use Compatibility Plans. In this case, McClellan-Palomar Airport is located approximately seven miles to the west.

The Project site is located in the northernmost portion of the San Dieguito Community Plan Area. The community of Eden Valley, within which the Project is located, has been added to the San Dieguito Community Plan Area from the North County Metropolitan Subregional Area. The San Dieguito Community Plan designates the Project site as Semi-Rural Residential (SR-1, SR-2). Densities under these designations vary depending on slope and range from 1 DU per gross acre to 1 DU per 4 gross acres for the SR-1 designation and 1 DU per 2 gross acres to 1 DU per 8 gross acres for the SR-2 designation.

The Project proposes a GPA to change the land use designation to SR-0.5 to allow for a range of densities from 2 DUs per gross acre to 1 DU per 2 gross acres. The Project also would include an application for a Rezone to change the entire site to RS. Minimum lot sizes under the proposed zone classification would be 4,500 s.f.

Land use designations of surrounding properties within unincorporated areas are predominantly SR-2. To the south, a 468-acre area is designated as a Specific Plan Area, which is the Harmony Grove Village project that is currently being constructed. Other adjacent County General Plan land use designations include Public/Semi-Public Facilities (a one-acre parcel to the north and two one-acre parcels to the east) and Semi-Rural Residential ([SR-10] adjacent to the southeast corner of the Project site). The northern portion of the Project site borders the City of San Marcos; land use designations within this portion of San Marcos include Agricultural/Residential with densities of 0.125 to 1.0 DU/parcel. Corresponding zoning classifications of these

surrounding properties within the unincorporated areas and the City of San Marcos are generally consistent with their land use designation.

2.4 Regulatory Framework

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

2.4.1 County of San Diego General Plan — Conservation and Open Space Element

The 2011 COS Element of the County General Plan combines what formerly were four separate elements (Open Space, Conservation, Scenic Highway, and Energy) and describes the natural resources within the County and goals and policies to preserve them. The COS Element provides direction for future growth and development in the County with respect to the conservation, management, and utilization of natural (biological, water, agricultural, paleontological, mineral, visual [including scenic corridors and dark skies]) and cultural resources; protection and preservation of open space; and provision of park and recreation resources. In the vicinity of the Project site, Elfin Forest Road/Harmony Grove Road, from the San Marcos city limits to Escondido city limits, is identified as a scenic corridor in the COS Element and is included as part of the County Scenic Highway System. This roadway segment is located, at its closest point, approximately 0.5 mile from the Project site. Specific goals and policies in the COS Element are addressed in Section 2.5, *Design Guidance and Policies*.

2.4.2 San Dieguito Community Plan

The San Dieguito Community Plan (August 2011) augments the 2011 General Plan and contains goals and policies specific to the San Dieguito community planning area. The Project site is located in the northernmost portion of the San Dieguito community planning area. The community of Eden Valley, within which most of the Project site is located, was added to the San Dieguito community planning area from the North County Metropolitan Subregional Area. Guidance related to aesthetics is contained in several elements of the San Dieguito Community Plan, including the Community Character, Land Use, Circulation, Conservation, Scenic Highways, and Open Space elements. Because the southern portion of the Project site falls within the Harmony Grove community, goals and policies related to aesthetics contained within the Elfin Forest and Harmony Grove Community Plan portion also apply.

2.4.3 Resource Protection Ordinance

The County's Resource Protection Ordinance (RPO) provides special regulations applicable to certain types of discretionary applications, including tentative maps. The ordinance focuses on the preservation and protection of the County's unique topography, natural beauty, diversity, natural resources, and quality of life. It is intended to protect the integrity of sensitive lands including

wetlands, wetland buffers, floodplains/floodways, sensitive habitats, cultural resources, and steep slopes (lands having a natural gradient of 25 percent or greater and a minimum rise of 50 vertical feet, unless said land has been substantially disturbed by previous legal grading), all of which are components of visual quality and community character. There are approximately 35.6 acres of slopes on the property which meet the definition of steep slopes under the County's RPO. This represents approximately 15 percent of Project site. Refer to Section 5.5.2 for discussion and to Figure 23a for a map of the slopes on site.

2.4.4 Dark Skies/Glare

Dark skies are regulated under the Light Pollution Code (LPC) which seeks to control undesirable light rays emitted into the night sky in order to reduce detrimental effects on astronomical research. Zone A, defined as the area within a 15-mile radius centered on the Palomar Observatory and within a 15-mile radius centered on the Mount Laguna Observatory, has specific light emission restrictions. The unincorporated portions of San Diego County not within Zone A fall within Zone B, and are subject to lesser restrictions. Outdoor lighting, such as security or parking lot lighting, must be less than 4,050 lumens and fully shielded within Zone B. The Project site is located approximately 25 miles from the Palomar observatory and even farther from the Laguna Observatory, and is therefore, within the Outdoor Lighting Ordinance Zone B.

2.5 Design Policies and Guidance

Design policies and guidance can be found in the County General Plan COS Element (2011), and the San Dieguito Community Plan, including the portion of the Community Plan focused on Elfin Forest and Harmony Grove. Excluding the I-15 Scenic Corridor Design Guidelines, which are not applicable to the Proposed Project, the North Metro Subregional Plan does not contain design guidance relative to visual resources.

2.5.1 County General Plan Conservation and Open Space Element

Specific elements relative to visual resources are described in the County COS Element (2011). Three goals and nine policies apply to the Proposed Project and are listed below.

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

- COS-11.1 addresses protection of scenic resources and requires the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.
- COS-11.2 promotes scenic resource connections between regionally significant natural features, designated historic landmarks, and points of regional historic, visual, and cultural interest via designated scenic corridors, such as scenic highways and regional trails.

- COS-11.3 requires development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas, through the following:
 - Creative site planning
 - Integration of natural features into the project
 - Appropriate scale, materials, and design to complement the surrounding natural landscape
 - Minimal disturbance of topography
 - Clustering of development so as to preserve a balance of open space vistas, natural features, and community character
 - Creation of contiguous open space networks
- COS-11.4 addresses coordination with adjacent federal and State agencies, local jurisdictions, and tribal governments to protect scenic resources and corridors that extend beyond the County’s land use authority, but are important to the welfare of County residents.
- COS-11.7 requires new development to place utilities underground and encourage “undergrounding” in existing development to maintain viewsheds

Goal COS-12 addresses preservation of ridgelines and steep hillsides for their character and scenic value. Two policies could apply to the Project.

- COS-12.1 protects undeveloped ridgelines and steep hillsides by maintaining semi-rural or rural designations on these areas.
- COS-12.2 requires development to preserve existing physical features by being located down and away from ridgelines so that structures are not silhouetted against the sky.

Goal COS-13 addresses preservation of dark skies that contribute to rural character and are necessary for the local observatories. Two policies are applicable to the Project.

- COS-13.1 restricts outdoor light and glare from development projects in Semi-Rural and Rural Lands and designated rural communities to retain the quality of night skies by minimizing light pollution.
- COS-13.2 requires minimization, to the maximum extent feasible, of the impact of development on the dark skies surrounding Palomar and Mount Laguna observatories to maintain dark skies which are vital to these two world-class observatories by restricting exterior light sources within the impact areas of the observatories.

2.5.2 San Dieguito Community Plan

The Project is located within the San Dieguito Community Plan; at the north end of the covered communities. This Community Plan contains both general policies, and then more detail for

specific areas within the plan. The Project generally falls within an area covered only under general policies. The southernmost parcel of the Project site (south of Mt. Whitney Road) is located within a separate portion of the San Dieguito Community Plan that addresses the Elfin Forest and Harmony Grove communities. This portion of the plan identifies a number of goals and policies associated with Harmony Grove community character that are related to visual review. The general policies of the San Dieguito Community Plan are provided first, followed by the specific policies of the Harmony Grove Village section that address the southernmost parcel.

San Dieguito Community Plan General Policies

The first goal cited is for **community character**, and identifies a goal of provision of orderly development of the plan area while maintaining the identities of historically established neighborhoods and preservation of “a more rural environment.” Related policies include the following:

- Policy 1 Perpetuate the present state of rural residential living in the San Dieguito Plan Area.
- Policy 2 Utilize the open spaces provided by low-intensity land uses to separate distinct neighborhoods and utilize low density development graduated toward urban growth.
- Policy 3 Establish and maintain San Dieguito as an economically and socially balanced community while ensuring that development is gradual, orderly and in harmony with the existing environment.
- Policy 4 Ensure the adequate provision of such amenities as quality education programs, parks and recreation programs which meet the needs of all the residents of the plan area.
- Policy 5 Encourage the preservation and enhancement of the natural features located within the San Dieguito Plan Area.
- Policy 6 Encourage high standards of design, materials and workmanship in all construction.
- Policy 7 Signs shall be regulated to prevent any adverse impact upon the basic character of the community or on property values.
- Policy 9 In reviewing proposed development the County shall consider such criteria as:
- Site topography and protection of steep slopes;
 - View orientation and view protection of adjacent properties;
 - Natural site amenities such as trees, bluff, rocks and natural drainage channels;
 - Access to the proposed residence;
 - Protection of ridgelines, and
 - Preservation of dark skies.
- Policy 10 The design of a building must be reasonably appropriate to its site, and harmonize with its surroundings.

Under **land use**, the cited goal is to provide a distribution of land uses that is compatible with the existing character of the community and preserves the rural nature as it transitions to surrounding jurisdictions.

The general **circulation goal** requests implementation of a balanced system to accommodate automobile, bicycle, equestrian, pedestrian, and mass transit networks while minimizing impacts detracting from the natural beauty of area and the citizens quality of life. A number of related policies are relevant to Project visual analysis, as listed below.

- Policy 2 Road alignment shall minimize the necessity of altering the landscape by following the contours of the existing, natural topography thus enhancing scenic areas.
- Policy 3 Encourage roadside and median landscaping.
- Policy 4 Safely separate pedestrian, bicycle and vehicular traffic when these modes share rights-of-way.
- Policy 5 Establish a separate system of hiking trails, bicycle paths and equestrian trails from which motorized vehicles will be banned.
- Policy 7 Significant natural vegetation should be transplanted from the area of road construction rather than destroyed.
- Policy 13 Urban-type street improvements such as gutters, curbs, and sidewalks and extensive street lighting should not be installed because they would detract from the existing, highly desired rural appearance of San Dieguito and out of character of the community.

A general goal for **conservation** includes provision of a desirable, healthful and comfortable environment while preserving San Dieguito's unique natural resources. The County Board of Supervisors has adopted Resource Conservation Areas (RCAs) for a number of communities within San Diego County. These RCAs identify lands which possess some significant natural resource that requires special attention so that it can be preserved or utilized in a manner best satisfying public or private objectives. Although a number of RCAs have been identified within the San Dieguito Planning Area, none of them are relevant to the Proposed Project area, and they are not further discussed.

A general **soils** goal stresses erosion concerns, but the general policies contain elements relevant to visual review.

- Policy 1 Buildings should be designed to fit the existing topography. This can be accomplished by planning single level houses for relatively flat sites, and stepping houses up or down sloped sites.
- Policy 2 Grading should retain the natural appearance of the existing land forms and natural slopes in excess of 25 percent shall be protected from unnecessary grading.
- Policy 3 Natural conditions of drainage should be preserved and any changes to the natural contours shall not cause damage to nearby properties.

- Policy 4 All grading plans shall include preparation for an installation of landscaping.
- Policy 6 Minimize grading in general. Too much soil or rock moved in or out of a site will have an adverse impact upon the natural appearance of the site.
- Policy 7 When the natural terrain is altered, new landscaping shall utilize at least 50 percent native species.
- Policy 8 Unaltered land greater than 25 percent slope and at least 1,000 s.f. in area shall be retained in its natural state.
- Policy 9 Minimize brushing for agricultural uses and retain areas of natural vegetation to facilitate habitat regeneration.

A **dark skies** goal emphasizes restriction of exterior lighting throughout the San Dieguito Community Planning Area. Relevant policies include:

- Policy 1 In general, outdoor lighting must be directed downward and screened so as not to be visible from any adjoining property or street.
- Policy 2 Street lighting shall not be made a condition of subdivision approval unless absolutely necessary for traffic safety at road intersections. If lighting is required under these circumstances, lights must be low level, timed, directed downward, and screened to minimize the impact of the lights on the dark sky.
- Policy 3 If street lighting is required at intersections; utilize alternative types of lighting to minimize spillover onto adjacent properties.

A **scenic highways** goal calls for creation of corridors within which scenic, historical, and recreational resources are protected and enhanced. Because of the rural, estate character of the area and its natural scenic beauty, all Mobility Element roads should be designated Scenic Highway Corridors. All such roads will be subject to the policies and provisions of the Visual Resources section of the County General Plan COS Element. The following policy pertains:

- Policy 1 It shall be appropriate to add Scenic (S) Special Area Regulations to the zoning of all properties adjacent to any Mobility Element road. Land within the scenic viewshed of a Mobility Element road shall also be subject to the standards and criteria of the “S” Designator.

A final **open space** goal is provision of an open space system adequate to preserve the unique natural elements of the community.

Elfin Forest and Harmony Grove Portion of the San Dieguito Community Plan

As noted above, the southernmost Project parcel is located within the portion of the San Dieguito Community Plan that addresses the Elfin Forest and Harmony Grove communities. This portion

of the plan identifies six goals and 19 policies associated with Harmony Grove community character that are relevant to visual review.

Goal LU-1.5 addresses preservation of the rural small town feeling of Harmony Grove.

- LU-1.5.1 requires minimum lot sizes of two acres outside the Village Boundary as the standard, unless significant preservation of resources is achieved; and specific findings are met for the preservation of community character with the utilization of lot area averaging, planned residential developments, or specific plans.
- LU-1.5.2 requires developers to obtain community review and input of their plans prior to permit approval.
- LU-1.5.3 provides for lot sizes permitting residents to keep leisure and market animals on their property.
- LU-1.5.4 restricts land use primarily to single-family residences outside of the Village.

Goal LU-1.6 addresses open access community design that fosters a feeling of “one neighborhood” despite multiple developments.

- LU-1.6.1 requires large developments to retain connectivity with visual or physical pedestrian/equestrian access to community features.
- LU-1.6.2 promotes design of development with a rural, country theme.

Goal LU-1.7 addresses preservation of mature native trees.

- LU-1.7.1 requires development design that avoids the removal of mature trees and encourages shady parking areas with trees.

Goal LU-1.8 addresses dedicated open space.

- Policy LU-1.8.1 requires mitigation land for development within the community to be purchased within the community to create open space and trails.

Goal LU-1.9 requests an attractive equestrian community that encourages environmentally sensitive, responsible horse keeping.

- LU-1.9.1 requires disclosure of Harmony Grove’s rural nature to potential home buyers in order for new residents to accept the consequences and benefits of living in a rural environment (i.e., proximity of large animals and small farms and ranches).
- LU-1.9.2 encourages the keeping of equestrian and market animals.
- LU-1.9.3 encourages proper maintenance of fences and animal enclosures.

- LU-1.9.8 promotes the use of a non-motorized trail system for the enjoyment of horses and their riders, hikers and bicyclists.
- LU-1.10 supports preservation of a rural visual environment, including leisure and market animals grazing in fenced front yards.

The rich visual resources of the valley, including a locally significant visual resource, i.e., “Lady of the Valley” mountain formation, are threatened by urban sprawl. Although policies concerning ridgelines are addressed above under Goal COS-12, this portion of the Community Plan contains an additional goal.

Goal LU-1.12.1 fosters a rural residential lifestyle built in a fashion that is compatible with and sensitive to its natural setting; unspoiled views of intact hills, valleys, and creeks.

3.0 VISUAL ENVIRONMENT OF THE PROJECT

This section consists of a discussion of the existing visual setting and aesthetics conditions in the area. The existing visual and landform setting is based upon research of photographs, topographic mapping, aerial photographs, reference document reviews, and documented on- and off-site land uses, as well as site reconnaissance. This section also includes a discussion of the Project viewshed, as well as the type, location, and duration, or frequency, of views.

3.1 Project Setting

The Project site is located in an unincorporated area of San Diego County, west of the City of Escondido and south of the City of San Marcos. Regional and local access to the site is provided from SR-78, Nordahl Road, and Country Club Drive, from which a number of smaller surface streets (e.g., Hill Valley Drive, Eden Valley Lane, and Mt. Whitney Road) extend along or near the northern and eastern property boundaries. Refer to Figures 1, 2, and 3 of this VIA.

Overall, the Project area consists of the sloping and rolling valley floor with some relatively low hill features being locally notable. Ridgelines are located west of the Project site, and are associated with the higher hills around Mt. Whitney. Estate single-family homes, agricultural uses, and undeveloped properties are located along the hillsides to the west and semi-rural development is present on the lower hilltops and in the valley east of the Project.

On-site topography is generally characterized by a north-south trending ridge in the western portion of the property and a large knoll in the southeastern-most area of the northwest parcel, with several larger drainages flanking these upland features. The southeastern parcel is relatively flat. On-site elevations range from approximately 1,013 feet above mean sea level (amsl) along the ridge top near the northwestern site boundary, to 614 feet amsl along the southeastern property boundary. Surface drainage from most of the Project site flows primarily to the east and south, with some variability due to local topography. Associated off-site flows continue generally south before ultimately entering Escondido Creek. A steep slopes analysis was performed for the Project site. Approximately 109 acres (46 percent) of the site are comprised of slopes with a gradient of less than 15 percent, approximately 57 acres (24 percent) of the site have slopes with a gradient between 15 and 25 percent, approximately 65 acres (27 percent) of the site have slopes with a gradient between 25 and 50 percent, and approximately 7 acres (3 percent) of the site have slopes with a gradient greater than 50 percent. Natural steep slopes, i.e. natural slopes exceeding 25 percent slope with a vertical rise of 50 feet or more in elevation, are primarily located in the western portions of the Project site, among the hillsides rising above the valley floor. See discussion in Section 5.5.2 for illustration of existing steep slopes on site.

The closest listed scenic highway to the Project site is the segment of Elfin Forest Road/Harmony Grove Road between the San Marcos city limits and the Escondido city limits. This roadway segment is located, at its closest point, approximately 0.5 mile from the Project site. It is identified as a scenic corridor in the COS Element and is included as part of the County Scenic Highway System. Several peaks and intervening topography and structures prevent any views to the location of the Proposed Project from this scenic highway.

The closest large public park or recreation facilities to the Project site include the Elfin Forest Recreational Reserve (Reserve), and Del Dios Highlands. At their closest points, the Reserve is located approximately 1.8 miles to the south in the County, and the Del Dios Highlands County Preserve (largely in the City of Escondido and extending from Del Dios Highway to meet trails in the Reserve) is approximately 1.4 miles to the south. The Reserve maintains approximately 7.5 miles of trails transecting 750 acres overlaying portions of the ridgeline separating the Escondido Creek valley and the area surrounding Lake Hodges, and hosts an estimated 60,000 visitors per year, including hikers, bicyclists, and equestrians. The Project site is visible from north-facing slopes within the Reserve and to the east along the Del Dios Highlands Trail within the Del Dios Highlands County Preserve, although at a distance. A total of seven additional public parks within the cities of San Marcos and Escondido are located within the computer-generated Project viewshed described below. In order of distance from the Project, they include (1) Montiel Park, located approximately 1.25 miles northeast of the Project site; (2) Knob Hill Park, located approximately 1.3 miles northeast of the Project site; (3) Hollandia Park, located approximately 1.5 miles north of the Project site; (4) Woodland Park, located approximately 1.8 miles to the north; (5) Helen Bougher Memorial Park, located approximately 2.25 miles to the north; (6) Rod McCleod Park, located approximately 2.5 miles to the northeast; and (7) Grape Day Park, located approximately 2.5 miles to the east. Views of the Project site are either: (1) not available from these public parks due to intervening topography and built uses (including highways and structures), as well as the distance from the Project site; and/or (2) available only to the very highest points on the western and northern property boundaries, where development is not proposed. This includes Rod McCleod Park, Grape Day Park, and the lower portions of Montiel Park. Particular attention was paid to the northern extent of Montiel Park, where Frisbee golf areas are located higher in elevation than most of the facility. The uppermost reaches of the park would provide some sight lines to the northeastern most portion of homes in Neighborhood 4 (as well as open space areas) from the Frisbee golf area. Under best-case viewing conditions, approximately 30 lots would be within the sight-line of these viewers.

A circuit-training trail is open to the public in the vicinity of the Palomar Hospital medical center in the City of Escondido, but visibility to the site is restricted (and is expected to become more so as the intervening vegetation matures). No additional existing official or designated trails are adjacent to the Proposed Project.

The Project site has very low levels of existing night-lighting. No street lights exist along Country Club Drive or the smaller roads trending into the Project from the east. Some down-lights are present on the valley floor associated with the existing developed uses.

3.1.1 On-site Uses

The Project site is currently used for commercial agriculture, with extensive areas of active avocado orchards occurring on the hillsides in the western portion of the site. A few structures occur within the hillsides and valley floor that supports the agricultural use. An equestrian center is located in the southeastern portion of the site and includes several outbuildings, a ranch house, stables/corrals, a pond, well tanks, a rose garden, and apiary uses (beekeeping). Several unpaved roads traverse the site to provide access to agricultural and equestrian uses. In addition,

overhead electrical power lines cross the southern portion of the site within an east-west easement that contains two large electrical transmission towers.

Biological resources within the Project boundaries are generally disturbed due to the existing development and agricultural operations. The majority of the Project is mapped as orchard or agriculture; with the next largest category being non-native grassland. Vegetation communities consist of freshwater marsh, southern riparian forest, southern riparian woodland, southern willow scrub, freshwater marsh, mule fat scrub, herbaceous wetland, disturbed wetland, tamarisk scrub, Diegan coastal sage scrub, coast live oak woodland, southern mixed chaparral, eucalyptus forest and woodland, non-native vegetation, and pond—situated within larger non-native grassland and extensive agriculture communities in the more eastern parcels. Extensive agriculture is wholly located in the southeastern parcel, which is also where the eucalyptus forest, pond, and some of the coast live oak woodland habitats are situated.

3.1.2 Surrounding Uses

Grove agricultural operations and single-family homes on flat building pads comprise the majority of the property abutting the Project site, interspersed with some open space. Undeveloped land associated with Mt. Whitney, a major visual resource in the Project area, abuts the property to the west. Immediately south of the Project site, the 468-acre Harmony Grove Village is actively building out, with mass grading already completed. Figure 3 illustrates the various land uses of the surrounding area.

Estate, rural and semi-rural residential developments, with some equestrian and agricultural uses, are located in the vicinity of the Project site. The houses in this area are generally one- or two-story single-family detached structures ranging in size from relatively small (1,600 s.f.) to larger estate homes located on lots ranging from 0.33 to 1.0 acre in size (though some lots in the area are much larger). Larger lots in the area generally are used for horse-keeping and grazing purposes, or for small agricultural operations such as fruit orchards or groves. Landscaped yards provide verdant settings, including (primarily non-native) trees such as palm, pepper, pine, and eucalyptus that provide a dominant element in the visual character of the area due to their age, size, and quantity. Some natural, dense vegetation exists, including native oak trees.

Denser residential subdivisions east of Country Club Drive in the City of Escondido are located between 0.25 and 0.5 mile east of the Project site as shown on Figure 3. Lot sizes in this area are much smaller; with up to approximately eight houses an acre. Landscaped yards and large street trees are present, but the denser housing tends to dominate the visual landscape from these areas.

Industrial and commercial development and mobile home communities are located northerly of the Project, extending to SR-78 and I-15 and beyond. Large parking lots and plain concrete buildings set the visual character of the industrial areas; much less landscaping and vegetation exists around the businesses. The majority of the Project site is not visible from these areas due to area topography. The relatively recent Palomar Hospital medical facilities are located to the northeast of the site, at a slightly elevated position. Views from east-facing portions of the structure encompass portions of the Project site as part of a larger view. Views from an exercise circuit/walking path between the hospital and adjacent residential uses currently are possible to

the site based on topography, but are largely blocked by screening vegetation planted by the hospital on intervening slopes.

The surrounding area has varying levels of existing night-lighting. As noted, no street lights exist along Country Club Drive or on smaller surrounding roads such as Seeforever Drive. All area homes exude some level of night-lighting, however, and the effect is more noticeable in the denser residential areas to the east. The Palomar Hospital Complex has night-lighting which is notable in the area due to the mass and height of the existing facility.

3.1.3 Photo Observation Points

Figure 15 is an aerial photograph of the Project site and the surrounding area, and shows the location from which each photograph was taken. In order to make it easier for the user to read consecutive pages of text and to find photographs all in one place, all Project figures are located following document text and tables at the back of this report.

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

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

On-site visual elements are illustrated in Figures 16a through 16e followed by pictures to the site from off-site locations (Figures 17a through 17e).

On-site Visual Elements

- Figure 16a, Photograph A looks directly into the Project from the western extent of the northern east-west portion of Eden Valley Lane. Behind the three-rail fence, the field slopes slightly up to the northwest.
- Figure 16a, Photograph B is taken on site, on the slight crest of the slope shown in Photograph A. The view looks at the field west of, and in between, Eden Valley Lane and the private road north of Eden Valley Lane in the northern portion of the Project. The viewpoint is looking westerly and shows the open nature of the existing field and the rise in topography at the western extent of the Project. The field consists of mainly

grasses with some taller vegetation in the background of the Project site. The single-family residential uses on the east-facing slopes of the hillside in the background are off site.

- Figure 16b, Photograph C was taken from the intersection of Country Club Drive and Mt. Whitney Road, looking south-southwest into the northeastern portion of the southeastern Project parcel. An open field is visible in the foreground with eucalyptus trees edging the on-site pond in the background. Utility lines are visible overhead and the winding nature of Country Club Drive as it curves around a hill can be seen.
- Figure 16b, Photograph D depicts the existing pond located adjacent to the equestrian facility in the southeastern Project parcel. The surrounding trees (primarily eucalyptus) and a narrow access road in the background are both visible.
- Figure 16c, Photograph E depicts an existing residential use located adjacent to and north of the equestrian facility in the southeastern Project parcel. Fencing for the paddocks that are part of the horse barn and corral structures are in the background.
- Figure 16c, Photograph F was taken from a private road that intersects Country Club Drive at the southernmost boundary of the Project site, looking northeast. The on-site equestrian facility is visible in the foreground and the mid-ground. In the background an off-site hill (east of Country Club Drive) with residences can be seen, as well as tall trees. The major utility line corridor that bisects the site is visible.

Figure 16d, Photograph G was taken from the same private road as Photograph F and looks northwest along the southernmost boundary of the Project. This photo also illustrates the rolling topography in this area. A portion of the equestrian facility is visible on the right. Construction activities associated with buildout of the northernmost portion of the Harmony Grove Village project is visible on the left side of the photo. Existing facilities, including the well tank and a dilapidated barn, are visible through the on-site vegetation. A large on-site field is in the mid-ground, with utility lines and two on-site lattice towers visible. These high voltage transmission line towers are silhouetted and visible from a number of locations in this area due to their size and right-of-way, which follows the rising topography to the west. They provide an industrial note to an otherwise predominantly rural scene.

Figure 16d, Photograph H was taken just east of the existing rose garden (of which a portion is visible) in the southeastern portion of the Project site, looking southwest. This photo shows the undeveloped nature of the site in this area. This area of the site is mostly an empty field with little to no vegetation. The photograph shows the low rolling topography of the site, and the increase in elevation of the off-site hills and ridgeline in the background. The high voltage power lines and towers are extremely visible as they trend through the Project site, contrasting with other more rural elements in the photograph. Taller and somewhat dense vegetation is located to the right of the power lines. To the left of the power lines is a mostly empty field, with a couple structures. In the far background, power lines also can be seen on the distant hills.

Figure 16e, Photographs I through L depicts several different elements associated with the existing equestrian facility on the southeastern Project parcel. The photos depict an existing well tank, as well as some farming equipment; an existing dilapidated barn; and some additional perspectives of the existing barn structures.

Off-site Vantage Points

Off-site vantage points surround the Project property, and provide the basis for a number of photographs (Figures 17a through 17e, Photographs A through J).

Figure 17a, Photograph A was taken from Hill Valley Drive, east of the Project's northernmost parcel. The photo looks southwest toward the Project site. The foreground consists of the driveway/property of a private residence. The left side of the mid-ground shows some dense vegetation, as well as some additional residences on a small hill, which shield a portion of the Project. A lot with an open field and some vegetation is visible in the mid-ground. The valley-floor home in the center of the photograph and densely vegetated Project hills are visible in the background.

Figure 17a, Photograph B depicts the view from the corner of Country Club Drive and an unnamed street just south of Dinara Drive. The photo overlooks an empty field with some structures in the mid-ground. Utility poles are visible along the unnamed street. The low rolling topography of the Project is visible from this location with more prominent off-site hills in the background.

Figure 17b, Photograph C was taken along the eastern boundary of Harmony Grove along northbound Country Club Drive and shows the large, graded area of Harmony Grove, located immediately south of the Project parcels. The Project is located just north of the graded area in this photograph.

Figure 17b, Photograph D was taken from Seeforever Drive in the City of San Marcos (slightly north and west of Mt. Whitney Road) looking southeast. The photo shows the dense vegetation located both on site and adjacent to the site. A grove is visible looking east, along the right side of a path. In the distance existing development can be seen to the north. The Harmony Grove Village project, currently under construction, is to the south, with the Elfin Forest Recreational Reserve, Mt. Israel, and the Del Dios Highlands Preserve in the distance.

- Figure 17c, Photographs E and F were taken east of Country Club Drive within a residential tract on the west-facing slopes of the hills east of Country Club Drive. "Peek views" of the Project site are visible to the developable portion of the site on the east-facing hillside. Mature residential vegetation and the number of houses render visibility to the Project site low.

Trails

More distant vantage points are available from trails in the area. These include a publicly accessible circuit training trail adjacent to the Palomar Hospital that provides some views to the

Project site, as well as publicly identified trails in preserved open space with a primary purpose of recreation and access to area views.

Figure 17d, Photographs G and H depict potential views from the Palomar Hospital circuit training trail. As shown in these photographs, where unobstructed, views to the property would be clear due to the topography in the area (i.e., it falls away to the west of the hospital, thereby minimizing intervening uses, and then goes up in elevation at the western edge of the project property). These photos show views toward the property where screening planting is not yet tall and/or dense (such locations are fairly isolated along the western boundary). These views are atypical along the path due to the increasing density of the landscaping that screens views to the west and keeps the viewer's focus toward the path and the hospital, the latter of which has substantially less vegetation between it and the path. Photograph G is a location where some views potentially would be expected to remain—looking straight ahead takes the eye along a utility access road, which it is expected would be kept in an open condition and not ever fully vegetated. The trail along the west side of the hospital, however, is located to the left (see the direction in which the team member's arm is extended). Photograph H is taken from just around the corner and illustrates some of the maturing vegetation (variety and density) as well as an existing open spot where views to the west are possible. As can be seen in this photograph, however, the view will not persist. The young tree that obscures part of the Project site will increase in height and the sparse branches of the vegetation on the right-hand side of the photograph (and through which the site currently can be seen) will increase in number and foliage, substantially, if not wholly, ultimately closing off the western view. Similar vegetation is located the length of the hospital property. The density of the landscaping indicates that it is part of a mitigation program shielding planned between nearby residences and the hospital; which varies in scale, mass and type from the residential uses abutting the property line. For these reasons, as well as the fact that the primary purpose of the path is health-related (circuit training) rather than recreational, this trail is not chosen as appropriate for simulation and views from this trail are not further discussed in this VIA.

Figure 17e, Photographs I and J represent views to the Project site from locales along recreational trails in the open space reserves to the south, and depict views to the Project from the Del Dios Highlands and Elfin Forest Recreational Reserve trails, respectively. As shown, the site will be within the viewshed of viewers from these locations. Although it is not expected to be very distinguishable following development due to intervening Harmony Grove Village (shown as largely graded area in these photographs) combined with existing land uses surrounding the Project, it will contribute to the cumulative view.

As illustrated by photographs within this study, although panoramic views are possible from surrounding ridgelines, the topographic and landscape conditions noted above constrict views to and from the site, limiting primary visibility of the Project site features from the public and private streets in the area.

3.2 Project Viewshed

A “viewshed” is an analytical tool to aid in identification of views that could be affected by a potential project. The viewshed is defined as the surrounding geographic area from which the

on-site elements of the Project are likely to be seen, and mostly is delineated based on topography. The viewshed boundary for the Proposed Project was primarily determined through the computer analysis of local topographic maps, and was field verified by Project analysts. The viewshed boundary represents the geographic limits for this visual assessment.

For the Project area, views within a three-mile radius were considered close enough to allow viewers to visually “read” Project elements such as landform modifications, and (potentially) the spatial mass and form of proposed structures. Beyond even one mile, topographic modifications and residential structures begin to become visually muted and distinguishable only as facets of the larger regional landscape. Using these criteria, the Project viewshed covers approximately 24,148 acres. Figure 18 illustrates the Project viewshed on an aerial photographic base. This area was delineated using spatial models that analyze the topographic data and determine which portions of the Project site are potentially visible from surrounding areas. As shown, based on topographic information alone, approximately 26 percent of the acreage within three miles of the Project potentially would have views to some part of the Project.

Shielding as a result of intervening structures or landscaping is not taken into account. Because of intervening structural or vegetation elements, the entire Project site would not be visible from all of the points within the viewshed area. Even under conditions in which topography or other intervening elements do not obstruct views, views to any given point within a viewshed may not be clear due to levels of humidity or haze. Features can lose sharpness at approximately one-half mile depending on these atmospheric conditions.

The computer-generated map was field checked by project analysts and specific sensitive locations (parks, trails) were visited to confirm or eliminate visibility.

3.3 Landscape Unit

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

The “visual room” within which the Project is located consists of a single landscape unit. The area is topographically diverse, with east-facing steep slopes along the western edge of the property. Mt. Whitney is the tallest peak in the background ridgeline. Valley floor slants up to the east on the remainder of the property. Pastures, as well as developed uses such as on-site residences and other horse facilities, are located on the valley floor and lower extent of the eastern-facing slope. Individual large-lot homes are located up slope from the Project on the west side. Off-site residential uses also edge the property on its eastern boundaries, both within the valley proper and to the east up the western facing slopes of the hills that edge this small valley.

3.3.1 Existing Public Viewpoints

The northern boundary of the Elfin Forest Recreational Reserve is located approximately 1.5 miles from the Project site, at the southern edge of the Project’s viewshed. The Project site is

visible from trails on north-facing slopes within the Reserve, including the primary access (“The Way Up” trail) used by hikers, equestrians and bicyclists (see Photograph J, Figure 16e). Views from this trail are expansive, and include elements of Neighborhoods 1, 2 and 5, in particular, and the location of the equestrian facility (although the structures are not really visible from this distance) and the eucalyptus grove in the southeastern parcel (Neighborhood 5). The surrounding hillsides west, north, and east of the Project site are visible, as are surrounding developments. Houses within dark green ornamental vegetation are visible west and east of the Project site, and more urban uses (including light industrial uses) to the north of the site can be seen. Hills rim the Project valley on all sides—with distant hills forming the edge of view to the north, and slopes dropping away from the viewer in the foreground. Mt. Whitney and the western ridgelines provide a strong topographic background for the Project. With regard to the latter line of hills, the Elfin Forest/Harmony Grove Community Plan notes that these are sometimes identified as the “Lady of the Valley,” with the highest point being the shoulder, lower slopes suggesting the lady’s hair extending to the north, and the adjacent slopes to the south showing her hip and legs as she reclines on her side. The Community Plan identifies this ridgeline as a locally important historic visual resource.

The Project site is most visible from Country Club Drive as the road parallels or borders the east edge of Project parcels. As depicted in Figures 17a through 17e, however, the property is not highly visible from the other public roads in the area, due to local topography, the winding nature of many of the roads, and the vegetation surrounding structures in the area. Additionally, the Harmony Grove Village project, which encompasses 468 acres, is located immediately south of the Project site (in some instances the projects have a common boundary), and is currently under construction, with mass grading already completed. Upon buildout of the Harmony Grove Village project, views into the Project site from abutting public roadways would be further obstructed by intervening structures and vegetation associated with this development.

From more distant points along I-15, the higher and more western portions of the site are also visible. As depicted on the viewshed map in Figure 18, views begin approximately 2.75 miles to the southeast and continue for one mile to the north, at approximately 2.25 miles to the southeast, near the intersection of I-15 and Valley Center Parkway. The southwestern and more valley portions of the site are not visible from I-15. The higher locations are visible.

Public roads to the west of the property generally are winding as they climb through hills and valleys, and transition into private roads as they climb higher. While views to the property theoretically would be expansive due to the higher elevation of many of the peaks and ridges in the area, public views are generally fleeting in nature due to the need for drivers to concentrate on navigating the curves combined with some road edge vegetation. Photograph D (Figure 17b) illustrates the (fleeting but) expansive nature of the view if one finds an area without an intervening structure or landscaping.

3.3.2 Existing Private Viewpoints

Many private homes within the viewshed, and the private roads that access them, are at elevations from which the Project site area could be viewed absent intervening topography and vegetation.

Topographic conditions allow the Project site to be potentially visible from the flatter valley areas abutting the property. Homes that are not immediately adjacent to the Project property lines and that are located at approximately the same elevation as the Project currently see very little of the property. This is due to the existing intervening buildings, trees, and vegetation that block views across the valley floor, and restrict views in most of this area to a viewer's immediate surroundings. Between homes or along streets in places where the landscaping is less dense, as well as where property lines are share with Project parcels, viewers are able to view some portion of the Project site.

Large expanses of the Project site, however, may be visible from hilltops and Project-facing sides of ridges and hills east and west of the property. Views can be expansive, with the Project site comprising small to substantial elements in a larger view.

4.0 EXISTING VISUAL RESOURCES AND VIEWER RESPONSE

4.1 Existing Visual Resources

4.1.1 Visual Character

Visual character is descriptive and non-evaluative, which means it is based on defined attributes that are neither good nor bad in themselves. A change in visual character cannot be described as having good or bad attributes until it is compared with the viewer response to that change. If there is public preference for the established visual character of a regional landscape and a resistance to or a preference for a project that would change or contrast with that character, then changes in the visual character can be evaluated.

The visual character of the Project locale encompasses visually diverse forms, including numerous hills, valley open areas, and notable hilltop development, with geometric and rectilinear structures skylined from off-site views. This juxtaposition of the natural and the engineered (man-made) environment is notable. Roadways wind along the hillsides in response to the topography and are more grid pattern in nature in the valley between the hillsides. Views from roadways in this area can provide dramatically different visual experiences. Along the public roadways (generally located at lower elevations) and from areas in the valley bottoms, views are fairly restricted. This is because the topography bottoms out and intervening residential land uses and associated structures and landscaping result in views being fairly focused and localized. From private roadways, public trails and private residential lots at higher elevations, views are panoramic in nature—with a viewshed often extending miles.

In general, area grading reflects the natural topography; in that it steps up and down the original gradient, following increases and decreases in elevation. The ultimate result, however, is that the ridgelines (which draw the eye from lower elevations) are developed with large-scale structures that are skylined to viewers from below, or at, similar elevations. Immediately south of the Project (in some instances the projects have a common boundary), the 468-acre Harmony Grove Village is actively building out, with mass grading already completed.

Depending on the season, the non-irrigated non-native grass fields of the Project parcels may be tan to a light to emerald green. Darker greens associated with the groves, and oak and eucalyptus stands are all primary elements in area views. Interspersed with these colors are the brighter white or stronger color blocks of painted structures. For foreground viewers, vivid colors associated with flowering plants in residential landscaping are also seen. The tans and/or greens, however, are the dominant colors. The greens in particular are visually “soft,” with topographic ridgelines and hilltops providing harder edged and dominant forms at the skyline.

The off-site but prominent hospital provides a dominant geometric, hard edged element to easterly views. For viewers looking more westerly, roads and structures, which are smaller in scale, provide some variety of form and line. Shrubs and trees can also provide bulbous or vertical elements in a largely horizontal valley floor viewscape when they are isolated from more dense vegetation. When vegetation is dense and viewed at a distance, it merges into a softer

image. All of these visual elements, however, are visually overpowered by the dominant scale of the westerly hills.

4.1.2 Visual Quality

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

- **Unity** is the visual coherence and compositional harmony of the landscape considered as a whole. It frequently attests to the careful design of individual components in the landscape.
- **Intactness** is the visual integrity of the natural and man-made landscape and its freedom from encroaching elements. It can be present in well-kept urban and rural landscapes, as well as in natural settings.
- **Vividness** is the visual power or memorability of landscape components as they combine in distinctive visual patterns.

The visual unity of the landscape unit is moderate. Although the result of individual development on multiple parcels, the setting locates varied residential uses (rural, semi-rural and estate) with large expanses of retained open space on hillsides. These homes have some architectural unity as well. Residential uses in the immediate area typically exhibit one-story ranch-style features with wooden or stucco exteriors and dark brown shake shingle or red tile roofing. The residential elements show a level of compositional harmony, even among the variety of features. Agricultural groves or scrub habitats cover the hills, and are largely visible. Residential and agricultural uses are located within the valley floor. These uses can be closer to the viewer, but the viewshed is generally more restricted given screening by vegetation or structures at these lower levels. Variation between structures (size, type, color, etc.) is more apparent at these closer distances.

The intactness of the area currently is moderately low. The existing setting includes small uses to large homes, some with visible agricultural or equestrian elements. Dirt roads are visible, as are open fields. Mature vegetation edges many of the residences and other structures and some stands of trees are notable. Groves are clearly visible on eastern-facing hillsides, with native scrub slopes above them interspersed with large lot and estate residential uses. The large graded area associated with Harmony Grove Village to the south will be subject to construction anticipated to continue for approximately five years based on the 2007-certified Final EIR, following which a village center and up to 742 homes would be present in the southern portion of the valley.

The site setting is not particularly vivid due to its relatively small size and varying nature. The generally open nature of this northern part of the valley floor, combined with the higher topography of the ridgelines rimming the larger valley, however, results in a moderate rating.

4.2 Viewer Response

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

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

4.2.1 Viewer Groups and Viewer Sensitivity

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

Motorists

As noted, the primary roadway in the vicinity is Country Club Drive. Travelers on this roadway would constitute the largest viewer group in the area, and would have direct views onto the site at the southeastern parcel, where the road abuts the Project. Other east-west roadways east of the Project provide limited views to the Project. They are narrow, often edged with obscuring vegetation, and subject to few viewers as the right-angle views necessary for motorists passing these roads are acute and brief, and the number of viewers actually traveling these roads is low given how few homes are located west of County Club Drive and east of the Proposed Project. Other small and publically accessible roads are located east of Country Club Drive, such as Chardonney Way and Live Oak Place; and west of the Project, such as portions of Seeforever Drive. The Elfin Forest Road/Harmony Grove Road scenic corridor identified in the COS Element is located within the viewshed, but does not provide views to the Project. Motorist on Country Club Drive would have a moderately high sensitivity to change based on the direct "close-in" views available into the Project site.

Motorists on smaller, residential roads in the area are presumed to generally have moderately high sensitivity. A high percentage of the viewers along these roads are presumed to be residents, others may be present specifically for the scenic nature of the roads in this area given the surrounding topography. Residents' sensitivity (discussed below) generally would be high; however, the winding nature of the roads in the residential areas of the viewshed would require that motorists in these areas be more sensitive to the immediate roadway rather than wider views.

This may not be the case with passengers, who would be able to pay more attention to the surrounding scenery.

From I-15, and for approximately one mile, there is potential for viewers to see the higher row of homes on site as well as the northern preserved grove and scrub area. Potential views to the developed portion of the site diminish as the viewer moves northerly, with views to the undeveloped grove and native habitat area remaining. First, views from I-15 would be most likely to northbound travelers who could encompass the view as part of the overall northerly bound viewscape. Even for these viewers, however, the site would be most visible only in the morning and late evening, as afternoon glare would discourage views to the west. Southbound travelers generally would have to look due west and back over their shoulder to see the site, which is a less natural position than looking straight ahead. Taken the short duration of meaningful views (located along one linear mile of I-15), combined with competing visual elements such as oncoming and adjacent traffic, closer viewpoints, commercial signage, off-ramp signage, and even the more interesting skyline provided by the western hills for the westerly viewer, the effect of the Project at these distances and from this viewpoint is not expected to be highly distinguishable from this area.

Recreationalists

The Del Dios Community Park (at the north end of Lake Hodges) is in the vicinity, but has no views to the site. The Del Dios Highlands County Preserve (accessed from Del Dios Highway and Date Lane) includes a trail that accesses Elfin Forest Recreational Reserve (Reserve). Views to the Project are largely not available until the viewer is adjacent to/in the Reserve.

The Reserve offers approximately 11 miles of hiking, mountain biking, and equestrian trails, as well as picnic areas and scenic mountain viewing points. Based on car counts made by Reserve staff, an average of 2,800 to 3,500 cars accesses the Reserve per month. Reserve staff assume 2.5 individuals per car, so that an estimated 60,000 visitors a year come to the Reserve. Trail use can therefore be heavy, with the most heavily used trail being the “Way Up Trail,” which is used to access others in the system. The farther away from the Reserve entrance a trail is located, the fewer hikers use the trail. In other words, the majority of Reserve visitors focus their visit on areas closer to the visitor center, with fewer visitors visiting locales miles in from the entrance and away from the trail head (Anderson 2012: pers. comm.). A number of trails are on the northeastern slopes of the Reserve, with views oriented toward the Harmony Grove community and the Proposed Project.

Individuals using the cited trail system generally would be expected to be highly sensitive to changes in the immediate viewscape. Viewers using these trails would be moving at pedestrian rates of travel, or could be stationary at overlooks. Although they would be expected to be sensitive to changes in the foreground, in this instance, the Project would be located at the back of the mid-ground view, and would appear visually distant. Because of this distance, although changes from open fields or solid grove to dispersed housing would be visible, they would not be notable following development. Rather, from this distance, the Project site would blend more seamlessly into uses to the west and east than the Project parcels currently do. As a result, viewers from these locales are not expected to be highly sensitive to Project changes. Sensitivity

is assessed as moderately low due to distance and consistency of the Proposed Project with adjacent uses.

Current residents may walk, or ride bikes and/or horses along the valley floor roadways for recreational purposes. Although there are no designated trails at this time, the County trails map also shows that designated community trails are planned for this area. Individuals walking or riding along the local roadways would be expected to be sensitive to Project-related changes and would be anticipated to have expectations of existing conditions retention. They would move at a relatively slow rate of passage, with high exposure levels.

Residents

A number of homes are located within the Project viewshed. Large, estate-style single-family residences and smaller residential uses are located in the Project vicinity and on the surrounding hills. For these viewers, the Project parcels can provide an often-seen and intimately known view that contributes to the sense of home or the broader community. Although home orientation or screening vegetation would obstruct many views, residential viewers are expected to be highly sensitive to changes in the immediate viewscape.

4.2.2 Existing Viewer Exposure

Motorists' Exposure

Country Club Drive is posted at 45 miles per hour and carries approximately 5,710 average daily traffic (ADT) today and is projected to carry approximately 9,952 ADT in 2035 (LLG 2015). In some areas, speeds would be expected to be slower where the road is narrow and winding or where through drivers slow for cross traffic. This could result in longer exposure to any one view than would occur at higher speed roads. As a result, motorists along Country Club Drive would have high exposure. Excluding the southernmost parcel, screening vegetation and/or off-site residences obscure views to the Project parcels in many areas. Along other roads, views are additionally attenuated by distance, the curving nature of the roadways, and/or vegetation. The brief duration of views and relatively low number of viewers indicates that motorists on these roads in the residential areas have moderate exposure.

Recreationalists' Exposure

Despite the opportunity for expansive views of the Proposed Project site and surrounding area, recreationalists in the nearby Reserve lands and hiking on nearby trails are anticipated to have moderately low exposure. Open views to the Project are available from existing public trails, as noted above. The number of hikers also would be highest within these recreational areas on the north-facing slopes. The distance of the Project from these viewers, however, diminishes the amount of detail that could be perceived and results in a lowered exposure rating.

Individuals walking or riding adjacent to the Project along the local roadways would move at a relatively slow rate of passage, with high exposure levels.

Residents' Exposure

Residential views to the site currently are of a generally semi-rural residential area with some equestrian and agricultural uses and a hilly backdrop. A substantial amount of local topographic variation (small hills, bumps, and gullies located on the larger hill forms) is present throughout the viewshed, and residential landscaping also provides frequent shielding of view elements, both from the home where the landscaping is installed as well as for adjacent structures. In other cases, residential (or related) structures themselves block views. Therefore, not every structure encompassed in the viewshed limits has uninterrupted views from the entire property. Regardless, where views exist, they can be expansive, and many homes are sited specifically to take advantage of these open views. In these instances, open views encompass adjacent developed uses, and both hillside and hilltop residential development. Where residents in the viewshed have long-term, stationary views, they are rated as experiencing high exposure.

4.2.3 Existing Viewer Awareness

Motorists' Awareness

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

Recreationalists' Awareness

As noted above, hikers in the nearby Reserve may have a high awareness of the surrounding area and the available views, including views toward the Project parcels. While occasional or first-time visitors may not have expectations regarding potential views, regular visitors could wish to retain expansive views of mostly natural and semi-rural areas. The views toward the parcels are not currently natural or semi-rural, however, as they encompass the developing Harmony Grove Village project beyond which the Proposed Project would be located. The distance and amount of mid-ground disturbance would be expected to lower viewer awareness of activity on the Project to very low and negligible levels.

This may not be the case for users of the circuit training path in the vicinity of Palomar Hospital. There is one location in particular where views to the Project would be expected to remain, even following attainment of screening vegetation maturity. This is the SDG&E transmission line

right-of-way, where vegetation is kept low and the site can be seen along the right-of-way. At its closest point, however, the trail is approximately 0.5 mile east of the closest Project parcel (Neighborhood 3). The portions of the site which are most visible, the eastern-facing slopes along the western boundary of the Project, are approximately 0.9 mile or further in distance. The distance from the Project, combined with the screening vegetation and the likelihood of the trail user's attention being focused toward the training facility, in addition to the visual distraction provided by the much more visible hospital structure, plantings, and patios immediately to the east, result in awareness for Project development being rated low from this trail.

Riders and hikers along local roads adjacent to the Project are assumed to be local—with all the expectations of local residents, as described below.

Residents' Awareness

Nearby residents are expected to be extremely aware of changes associated with Project implementation. Although views from many homes may be substantially obscured or absent based on intervening structures or vegetation, based on past experience, where views to the Project exist it is assumed that residents will strongly prefer retention of existing conditions.

5.0 VISUAL IMPACT ASSESSMENT

5.1 Guidelines for the Determination of Significance

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

They guide the evaluation of whether a significant impact to visual resources will occur as a result of Project implementation. A project will generally be considered to have a significant effect if it proposes any of the following, absent specific evidence to the contrary. Conversely, if a project does not propose any of the following, it will generally not be considered to have a significant effect on visual resources, absent specific evidence of such an effect.

1. The Project would introduce features that would detract from or contrast with the existing visual character and/or quality of a neighborhood, community, or localized area by conflicting with important visual elements or the quality of the area (such as theme, style, setbacks, density, size, massing, coverage, scale, color, architecture, building materials, etc.) or by being inconsistent with applicable design guidelines.
2. The Project would result in the removal or substantial adverse change of one or more features that contribute to the valued visual character or image of the neighborhood, community, or localized area, including but not limited to landmarks (designated), historic resources, trees, and rock outcroppings.
3. The Project would substantially obstruct, interrupt, or detract from a valued focal and/or panoramic vista from:
 - a public road,
 - a trail within an adopted County or State trail system,
 - a scenic vista or highway, or
 - a recreational area.
4. The Project would not comply with applicable goals, policies or requirements of an applicable County Community Plan, Subregional Plan, or Historic District's Zoning.

Significance Guideline 1 protects the existing visual character and visual quality by not allowing adverse changes or elements with high visual contrast. The guideline ensures that the existing community and/or neighborhood will maintain its particular character through conformance with applicable community plans and design guidelines. Any change to the existing visual quality is assessed based on the viewers' responses to changes in the character and quality of views of the Project site, and whether they would perceive the Project contributing to or detracting from the existing character and quality. These aspects of the Project are assessed by analyzing changes that would occur in particular "key" views, and viewers' responses to the changes.

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

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

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

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

With regard to dark skies and glare, the following thresholds are identified:

5. The project will install outdoor light fixtures that do not conform to the lamp type and shielding requirements described in Section 59.105 (Requirements for Lamp Source and Shielding) and are not otherwise exempted pursuant Section 59.108 or Section 59.109 of the San Diego County Light Pollution Code (LPC).
6. The project will operate Class I or Class III outdoor lighting between 11:00 p.m. and sunrise that is not otherwise exempted pursuant Section 59.108 or Section 59.109 of the San Diego County LPC.
7. The project will generate light trespass that exceeds 0.2 foot-candles measured 5 feet onto the adjacent property.
8. The project will install highly reflective building materials, including but not limited to reflective glass and high-gloss surface color, that will create daytime glare and be visible from roadways, pedestrian walkways or areas frequently used for outdoor activities on adjacent properties.
9. The project does not conform to applicable federal, state or local statute or regulation related to dark skies or glare, including but not limited to the San Diego County LPC.

The fifth and sixth significance guidelines, which rely on the lamp and shielding requirements and hours of operation standards established in the LPC, have been determined to effectively reduce impacts on dark skies. The standards are the result of a collaborative effort from

technical lighting experts, astronomers, and County staff to effectively address and minimize the impact of light pollution on dark skies. The standards were developed in cooperation with lighting engineers, astronomers, SDG&E, Palomar and Mount Laguna observatories, San Diego County Department of Planning & Land Use (now PDS) and Department of Public Works, and local community planning and sponsor groups. The LPC was written specifically to ensure that new outdoor lighting would have minimal impacts on astronomical observatories.

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

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

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

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

5.2 Key Views

Analyzing all of the views from which a proposed project potentially can be seen is not feasible. Several of these potential views are in gated communities not accessible to the general public. The selected Key Views consist of photographs taken from public viewpoints, and were identified based on the number and frequency of views, the potential sensitivity of viewers, and the types of Project-related features that would be visible. These Key Views have been used as

the basis for the photosimulations of the Proposed Project. Locations for Key Views and simulations were selected using the following considerations:

- Type of viewers and their sensitivity and exposure—simulations generally are prepared using views available to the public rather than privately available views due to access issues and the generally higher viewer exposure (a greater number of viewers makes the view more sensitive).
- Scenic status of local roadways and recreation areas where highly sensitive viewers may be present.
- The amount of time (duration) and/or number of times observers are exposed to the view.
- Breadth of the view—a more encompassing viewpoint generally provides a more realistic representation of commonly available views, and often includes multiple elements rather than focusing on a specific criterion.
- Depth of the view—a short distance may provide detailed views of one element, while an increased distance both includes more elements and makes them appear smaller and less detailed, although visibility may be affected by atmospheric conditions such as fog, smog, etc.

Based on these considerations and consultation among the visual analysis team, the Project proponent, and County staff, four publically accessible key viewpoints (Key Views 1 through 4, depicted on Figures 19a through 19d) have been selected that most clearly display the visual effects of the Project from various locations. The selected Key Views used for simulations and discussed in the analysis are briefly described below. Refer to Figure 15 for the location and direction of these views on an aerial photograph. Detailed visual analysis of the Key Views is provided in Section 5.5.1. Please note that vegetative maturity reflects five years of growth.

5.2.1 Key View 1

Key View 1 is located along Country Club Drive just south of Dinara Drive near an unnamed street and looks west toward the northern portion of the Project site. This viewpoint is located approximately 0.5 mile east of the Project site. As shown in Figure 19a, the existing view encompasses a field in the foreground and mid-ground. The low rolling topography of the Project site is visible from this location with more prominent hills in the background.

5.2.2 Key View 2

Key View 2 is located immediately adjacent to the Project site at the intersection of Country Club Drive and Mt. Whitney Road and looks southwest directly into the southeastern portion of the Project site (Figure 19b). The existing view includes an open field with a circular trail edged with fencing along the roadway frontage and eucalyptus trees in the mid-ground. Other elements in the foreground include a mature tree, fencing, drainage ditch, and overhead power lines. In

the background, two hilltops are visible in the distance, as shown in the left and right side of the photograph.

5.2.3 Key View 3

Key View 3 is located immediately adjacent to the Project site along Country Club Drive at the southeastern corner of the Project site and looks northwest directly into the Project site. As shown in Figure 19c, existing equestrian facilities are visible in the foreground with several trees immediately behind that partially screen existing views to portions of the site beyond. Overhead electrical power lines and large transmission towers on and off site are also visible. Portions of on-site areas are visible between the trees, and a ridgeline can be seen in the distance.

5.2.4 Key View 4

Key View 4 is located along Seeforever Drive approximately 500 feet west of the western Project site boundary and looks northeast toward the northern portion of the Project site. This viewpoint is located within the Coronado Hills community of San Marcos that contains homes and orchards within the hillsides and hilltops west of the site. A total of four homes are located off of Seeforever Drive. Existing views from this viewpoint are expansive and encompass portions of the valley floor that are developed with residential uses and distant views of mountains and ridgelines (Figure 19d). The most dominant structure from this viewpoint is the Palomar Hospital building approximately 1.25 miles to the northwest. The slopes and ridgeline in the foreground are located on site and largely obstruct views into the Project site, although distant views across the northeastern portion of the site are visible.

5.3 Assessment of Visual Character and Visual Quality

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

5.3.1 Assessment of Visual Character

Visual character is composed of the visual environment “as a whole,” and includes both existing natural and developed uses within a seen area.

The visual character of the Project site and surrounding area encompasses visually diverse forms, including numerous hills, valley open areas, and notable hilltop development, with geometric and rectilinear structures skylined from off-site views. The area is topographically diverse, with east-facing steep slopes along the western edge of the property. Mt. Whitney is the tallest peak in the background ridgeline. Valley floor slants up to the east on the remainder of the property. Pastures, as well as developed uses such as on-site residences and other equestrian facilities, are located on the valley floor and lower extent of the eastern-facing slope. Individual large-lot homes are located up slope from the Project on the west side. Off-site residential uses also edge the property on its eastern boundaries, both within the valley proper and to the east up the western facing slopes of the hills that edge this small valley. Roadways wind along the hillsides in response to the topography and are more grid pattern in nature in the valley between the hillsides.

The Project would change the composition of the visual pattern in the existing on-site setting. During Project construction, construction-related activities would visibly contrast with existing conditions due to removal of existing vegetation and the introduction of new, visually dominant elements, including raw soil; newly graded building pads and cut or filled slopes; construction-period fencing; construction equipment; and construction materials stockpiling and storage. Houses in the surrounding area may have views of the grading and other construction elements, although existing vegetation and structures in the surrounding area may block direct views. From some vantage points, such as Seeforever Drive, the Project may be sited at too acute an angle downslope to be very visible. From further distances, grading would not be distinctly visible as intervening hills, structures, and vegetation can block views of the site. As a result, mass grading would not substantially impact views from further distances. As discussed in Section 2.2, *Project Description*, the Proposed Project would be constructed in phases and is expected to take approximately six years to complete full buildout. Viewers would be exposed to these construction-related elements for the duration of the construction period, although visibility would be diminished with each successive phase due to Project elements that would be completed in the earlier phases.

Landscaping would be installed within each constructed phase—as an area is graded it would be landscaped—and would help lessen adverse visual impacts of raw slopes and new buildings, ending with general vegetation maturity being attained in five years after installation. (Oaks, comprising part of the landscape plan because of their iconic California nature and wildlife value, are slow to mature, and are not included within this general category of plants reaching visual maturity within five years.) Excluding oaks, until the general landscaping reaches maturity, short-term visual impacts would be adverse. Similarly, Project lighting effects would result in increased glow from the area over existing conditions. While street trees and internal landscaping, when mature, would help to buffer the homes from views to the Proposed Project from off site, soften sharp edges, and unify the Project, this would not be the case in the short-term. This impact would be ultimately addressed through Project design and landscaping over the long-term, but short-term adverse visual impacts to the Project site’s visual character associated with Project construction would be significant.

In the long term, Proposed Project elements would change the visual character of the Project site from individual semi-rural residential, agricultural, and equestrian uses to more standardized single-family residential uses interspersed with open space. Additional developed elements would include Project roadways, manufactured slopes, retaining and sound walls, and parkway landscaping that would further contribute to the change in visual character. As a result, more geometric forms and rectilinear lines, and hard textures would be visible on the site due to Project development. The overall change would be most visible/noticeable from the expansive views available from areas surrounding the Project site that are higher in elevation and encompass the on-site hillsides and valley in their visual context related to surrounding properties.

However, some existing site elements would be retained and incorporated into the Project design, such as avocado orchards, eucalyptus and oak tree groves, the pond, and an existing barn and corral structures. Additionally, Project design elements to accentuate the semi-rural character of the Project area are proposed and include Project landscaping that would be compatible with native and locally appropriate plants, multi-use trails, an equestrian staging area,

split-rail fencing along public roadways, and large open space areas. These proposed design elements, combined with the existing elements that would be retained, would soften the proposed development structures.

Although the visual character of the site would change from existing conditions, Project development would not change the relative scale of development planned in the area and would not result in any new dominant visual elements within the viewshed. The Proposed Project would be visually compatible with existing and planned surrounding uses. This is due to the diversity of elements within the site that would be visually consistent throughout the Project site due to the guidelines contained in the proposed Specific Plan, as well as neighboring development particularly the adjacent Harmony Grove Village project that is currently under construction and will include a similar residential development pattern as the Proposed Project. The scale and contrast between the proposed development and the surrounding area would not be dominant in views toward the Project site, particularly since the Proposed Project would be visually compatible with adjacent planned uses. Additionally, retention of major on-site existing topographic forms, retention of sight lines to surrounding mountains and ridgelines, and landscaping with native and/or locally compatible plants would lessen the visual dominance and scale of the proposed development features.

5.3.2 Assessment of Visual Quality

The visual quality of the Project site and surrounding area within the landscape unit is moderate in terms of visual unity. Existing residential uses generally have a visual pattern of varied rural, semi-rural and estate homes interspersed with orchards/groves and open space on hillsides and ridgelines. The homes themselves also have architectural unity in that they are one to two stories with similar design elements, including wooden or stucco exteriors and shake or tile roofing. The intactness of the area currently is moderately low due to competing visual elements of the natural and built environment that encroach upon each other and the variety of residential types. The site setting is not very vivid due to its relatively small size and varying nature. The open nature of this northern portion of the valley floor combined with the higher topography of the hillsides and ridgelines to the west, however, combine to result in a moderate rating.

The visual quality of the Project site would be affected during Project construction. As discussed above in Section 5.3.1, the Proposed Project would be constructed in phases with a total duration of approximately six years to complete buildout. Views of the site would include grading and construction activities, presence of construction vehicles and workers, and storage of building materials, similar to a number of other nearby development projects (Palomar Hospital, Harmony Grove Village, Nordahl Road Bridge widening over SR-78, Stone Brewing Complex, etc.).

While short-term, Project construction would further reduce the existing moderately low intactness of the site during the construction period due to the introduction of additional visual contrasting features, such as raw soil, newly graded building pads, cut/fill slopes, construction fencing, construction equipment (including trucks, graders, and the potential for rock crushing equipment among others); and construction materials stockpiling and storage. There is also potential for rock crushing to occur on site during Project construction so that oversize rock can be reduced in size. While its use would be relatively short-term (during and immediately

following potential blasting activities on site), the crusher, and trucks transporting rocks to and from the crusher, would provide an additional industrial note that is currently absent from the Project site. Viewers would be exposed to these construction-related elements, which would encroach into the existing visual pattern of the site for the duration of the construction period. The existing moderate vividness of the Project site also would be reduced during the construction phases because the character of the valley would be affected by construction activities (as discussed above), which would reduce the existing views of the valley against the backdrop of the hillsides and Mt. Whitney. Project construction would reduce the existing moderate level of unity of the site as well because the contrasting elements would disrupt the existing on-site visual pattern.

Landscaping would be installed within each constructed phase, which would help lessen adverse visual impacts of the raw slopes and new buildings on the visual quality of the site. Although landscaping, when mature, would help to buffer the homes from views to the Proposed Project from off site, soften sharp edges, and unify the Project, this would not be the case in the short-term. Until the landscaping reaches maturity (in approximately 5 years) short-term visual impacts would be adverse. While temporary in nature and ultimately addressed through Project design and landscaping over the long-term, short-term adverse visual impacts to the Project site's visual quality associated with Project construction would be significant.

In the long term, the Project site's visual quality would not be adversely affected by the Proposed Project. No changes proposed by the Project would degrade the quality of identified visual resources such as unique topographical features, ridgelines, undisturbed native vegetation, surface waters, and/or major drainages.

The Project would not degrade the visual coherence of the viewshed. The Proposed Project would include a variety of structures, which would be visible from surrounding roadways, trails, and residential uses. The Project site, however, is generally located in the middle ground or background of expansive views in the vicinity. Existing residential and/or light industrial/commercial development is also currently visible from these areas, and particularly for viewers to the south, these views will be augmented by Harmony Grove Village implementation (which is currently under construction). As a result, it is anticipated that the Proposed Project would expand continuation of the visual patterns of development of the surrounding neighborhoods, which would increase the compositional harmony of the area, potentially increasing the visual unity in the long term. The visual intactness of the area similarly would not be reduced in the long term because the Project, as a whole, would not substantially contrast with surrounding development and visually, would be an extension of existing patterns, as described above. The Proposed Project also would not substantially change the vividness of the area in the long term because views to the notable ridgelines and mountains to the west would be retained, and the Project would not introduce new dominant elements that would obstruct views of these features.

5.4 Assessment of Viewer Response

The majority of viewers, and those with the highest exposure, are motorists (and passengers) on Country Club Drive and Mt. Whitney Road, and to a lesser extent (due to a low number of motorists) Seeforever Drive. They have moderately high to high sensitivity to change in the

visual environment seen from the roadways. Expansive views from the edge of the viewshed, and closer, more detailed views of the Project site also are available from these roadways. Residents within the viewshed have high sensitivity to changes and high exposure because their views are static and are longer in duration. Recreationalists at public trails with existing views of the Project site have moderately low sensitivity to changes and moderately low viewer exposure based on the distance to the Project site (over 1.5 miles away).

Section 5.5.1 below discusses the Key Views and simulated Project features that may be available from roadways, residences, and recreational areas, as well as the predicted changes to the visual environment. The resulting visual impact of the Proposed Project would be the combination of the changes with anticipated viewer response.

Overall, viewer response during the construction phase would be greater compared to the post-construction condition because grading activities, construction equipment, and materials storage/stockpiles may be visible from public roads, homes, and public trails within the Project viewshed. Such changes are typically noticeable by all viewer groups (i.e., motorists, residents, and recreationalists) because of the visually disruptive and contrasting elements that are introduced into their viewshed. For the Proposed Project, construction is anticipated to last approximately six years.

Following construction, viewer response would vary depending on the viewer group, although Project features would initially be more noticeable by all viewer groups because they would be new elements in the visual environment. They would also be more visible immediately following construction when Project landscaping has not reached maturity and achieved the intended screening effects. Motorists along Country Club Drive would continue to be the largest viewer group and would be expected to continue to have the highest response with high sensitivity and high exposure. Other roadways in the vicinity with views into the Project site would be expected to have moderately high sensitivity with moderate exposure. Residents also would have a high viewer response, as they would be expected to be highly sensitive to changes with high exposure given the static nature of their viewpoints. Recreationalists would be expected to have low viewer response due to distance and consistency of Project features with adjacent uses.

5.5 Determination of Significance

5.5.1 Significance Guideline 1: Contrast with Existing Visual Character and/or Quality by Conflicting With Important Visual Elements or the Quality of the Area, or by Being Inconsistent With Applicable Design Guidelines

Project Design and Development Features

Site Design and Layout

The Project would construct a semi-rural residential community (approximately 39 percent of the site would support residential lots or development streets) with associated park and recreational uses on an approximately 239-acre site. The site is located on sloping hillsides and valley floor

surrounded by existing and developing residential uses and hillsides and off-site steep ridgelines. The design configuration would continue the residential development patterns currently located primarily east of Country Club Drive but within 1,000 feet of the Project, as well as the variety of densities in the Harmony Grove Village project that is currently under construction to the south. Single-family residences would vary in specific residential design, specific lot size, and in some cases, would also contain views of horses or other large market animals, as further discussed below. Residential lots would be grouped in five distinct neighborhoods to limit the impact footprint and provide large areas of open space and retention of on-site visual resources, such as large mature tree stands, steep hillsides, avocado orchards, a pond, and an existing equestrian complex.

Project development would be clustered within the open space areas. Where abutting existing developed uses, the Project would provide buffering landscaping and privacy walls (see Figures 13a and 11c, respectively). The community identity/privacy walls are addressed in more detail below in this discussion. The landscape buffer widths along external site boundaries generally would be 50 feet in depth. In a few areas, they may be less than 50 feet deep. In these areas, the landscaping would never be less than 18 feet in depth and there are extenuating circumstances that additionally provide the equivalent of the deeper width. These include the presence of existing mature landscaping, larger distances between the Project and residences on abutting parcels, and/or grade differentials.

In Neighborhood 1, one small area approximately 100 feet in length would be located immediately north of Mt. Whitney Road on a parcel just west of the Community Recreation Area and Street A. In this area, the buffer would be 80 percent of the optimal depth, or 40 feet. The existing residence on the abutting lot is oriented north-south in alignment, with the end of the structure closest to the Project containing the garage. An additional small area of approximately 140 feet in length would be located perpendicular to, and just north of, Mt. Whitney Road at the southeastern extent of the neighborhood where a home on one lot is more than 115 feet east of proposed uses with mature trees on the abutting lot between the home and the Project. Along the northern boundary of that southeast portion of the neighborhood there is approximately 420 feet of frontage (separated by 80 feet of 50-foot buffer) where three abutting lots have homes a minimum of 338 feet from the Proposed Project homes, and where some grade separation also exists. The residences are also separated from the Project boundary by numerous sheds, outbuildings, animal facilities such as corrals, etc. All the rest of the buffering landscape in Neighborhood 1, as well as all the buffer landscape in Neighborhoods 2 and 5, provide a minimum 50-foot depth.

In Neighborhood 3, three Proposed Project home pads would be located along the northern boundary that would not have the full 50-foot buffer. The easternmost of these is located on an angle from the closest home (over 155 feet to the northeast). Where the home looks directly into the Proposed Project parcel, the view would be to the landscaped side of a detention basin berm rather than a structure, and to common and biological open space associated with the trail head area. Two lots to the west (additionally separated from each other by Project open space) abut undeveloped property to the north.

Five lots trending north-south along the Proposed Project's Neighborhood 4 eastern boundary are adjacent to this same currently undeveloped parcel. The Proposed Project would provide a

vegetated buffer varying from 32 to 43 feet in width in this area, and as noted, there is no abutting developed use. At the very north end of Neighborhood 4, two lots approximately 77 feet from an off-site residence would have between 37 and 42 feet of buffer over a space of approximately 120 feet. This is 74 to 84 percent of the buffer depth that would be optimal. That structure is aligned roughly southwest to northeast, so that a “short side” presents toward the thinner buffer. The thickness of the proposed buffer, combined with the distance from the existing home and its orientation, result in the thinner buffer being appropriate for this area.

Regardless of specific depth, the buffering landscaping has been chosen to provide heavy screening within the first five years of planting unless otherwise specified. Most of these plants/shrubs would be installed from one- to five-gallon containers. Common names are used here for the reader’s convenience; genus/species information is provided in the Project Specific Plan, in Section 2.2.3, Landscape Palette. Identified species include the following plants, with anticipated attainment of visual maturity noted: Matilja poppy and sugarbush (1 year), coffeeberry (1 to 3 years), coast live oak (installed from a 48-inch box; 10 to 25 years), Catalina cherry and hybrid Oregon grape (2 to 5 years), manzanita (5 to 15 years), and coastal scrub oak (low shrub; 5 to 15 years).

This dense buffer would provide substantial screening of the Project neighborhoods from the abutting residences located along the eastern and northern boundaries of Neighborhoods 1 and 2, and along the southern and eastern boundary of Neighborhood 3. In other instances, such as along the southeastern boundary of Neighborhood 1 and the northern boundary of Neighborhood 5, existing woodland would be retained, and additional trees would be added to the mix.

This area was affected by the May 2014 fires, with some substantial damage indicated throughout the tree crowns. Some sustained only partial damage to their crowns, however, and continued to show green leaves on the upper portion in the second week of June 2014. Excluding some eucalyptus trees and a willow along Mt. Whitney Road, no mature trees were identified as incinerated or charred beyond recovery, although some mortality may still occur due to stress from the fire combined with extended drought conditions. For most of the existing woodland in these two neighborhoods, however, the trees are expected to continue to provide existing visual elements, as well as future screening. This would be augmented by the Project plantings. Also, although beyond control of the Project, it should be noted that existing mature vegetation on some of the abutting lots, which currently obscures views of the site from those lots, was protected as part of the fire management efforts going on during the fire. The eastern fire line in this area was largely restricted to on-site areas. The CEQA baseline for assessing impacts is the date of the NOP, June 20, 2013. The wildfire is viewed as a temporary change in the visual environment.

As detailed in Section 2.2.3 of this VIA, approximately 115 acres (or approximately 48 percent of the site) of visual open space (including biological set-asides, groves/agricultural preserve, and park/recreational/undeveloped areas) would be located on site.

From more elevated view positions from the east or west, it would be seen that residential neighborhoods within the eastern areas of the Project site and in the valley (Neighborhoods 1, 3, and 5) have been sited so that they would be adjacent to existing surrounding residential

development. Neighborhood 1 would include 96 homes grouped with the Eden Valley area adjacent to the existing homes along Mt. Whitney Road, Romance Road, Calico Lane, and Eden Valley Lane. Existing single-family residential development on somewhat larger lots extend eastward to and across Country Club Drive. Neighborhood 3 would include 41 homes adjacent to existing homes along Eden Valley Lane, Surrey Lane, and Hill Valley Drive with 21 wider and deeper lots to allow horse and market animal keeping. Additionally, a trail head would be provided in Neighborhood 3 Trail Head Park to reinforce the existing equestrian elements within the Project area.

Neighborhood 5 would include 55 homes adjacent to existing homes along Mt. Whitney Road and Country Club Drive, and future homes within the Harmony Grove Village project that is currently under construction. A total of 33 of these lots also would incorporate wider and deeper lots to allow horse and market animal keeping. As the most visible neighborhood to the greatest number of viewers, the lots in Neighborhood 5 are similar to those abutting Mt. Whitney Road to the north as well as the majority of lots located in the hills to the east of Country Club Drive and north of Kauana Loa Drive. Large stands of mature eucalyptus and oak trees, riparian areas, and an existing equestrian complex would be retained. A public neighborhood park and an equestrian facility also would be sited next to Country Club Drive. Roadside landscaping would additionally shield public views to residential and WTWRF structures.

Regarding the WTWRF specifically, a schematic of the treatment features is provided in Figure 21. The schematic representation is the most conservative, as it identifies the greatest number of anticipated facility elements on the approximately 0.4 acre site. Conservatively, the WTWRF could include three buildings and four basin areas. At a number of like facilities, however, services provided in the three buildings are combined into one, and the basin facilities are all set together, as depicted on Figure 20. As shown, the small building can combine the headworks, residual solids processing, and operations/laboratory uses. All of the basin uses have also been sited together. These two facilities were chosen for depiction for two reasons. The Santa Fe facility is local to San Diego County, and both of these facilities are sited similarly to the Proposed Project, with the facility being somewhat below abutting topography, and shielded by landscaping. The relatively small scale of the buildings is apparent against the adjacent trees and shrubs and walkway guards within the basins. Any peep views to the facility through the roadside and facility landscaping would appear similar to agribusiness uses historically or currently in the vicinity (ponds, tanks, equipment sheds, barns, etc.).

Residential lots in the western portions of the Project site (Neighborhoods 2 and 4) would occur on the sloping hillsides. In Neighborhood 2, the most westerly homes would be located on a bench feature located east of the western Project boundary, and downslope of existing residences. The northwestern area of the Project site is currently used for avocado production. The Proposed Project would retain the character of the existing groves within this area by incorporating approximately 37 acres of the avocado groves into open space, along with the development of some of the larger lots within the Proposed Project. Lots within this portion of the site (Neighborhood 4) would average 14,850 s.f. Residential lots along the western Project boundary (Neighborhood 2) would be adjacent to the existing estate residences in San Marcos and would be the some of the largest lots within the Project, averaging 19,230 s.f. Placing the larger lots within the sloping hillsides and downslope from the interface with existing large lot

residential development would visually blend the transition between existing and proposed uses in this area relative to lot size.

The Project would not introduce a new land use that does not currently exist in the immediate area. Proposed residential neighborhoods have been designed and sited to be adjacent to existing residential development, and in keeping with the area, existing on-site semi-rural visual elements, including some equestrian and agricultural elements, would be retained in open space, community use and some residential lots (a total of 64 percent of the Project.. As a result, the proposed development would extend the primary visual patterns of development of the surrounding neighborhoods onto the Project site. Taking all of the above into consideration, the development overall would be visually consistent with the existing and developing surrounding landscape and development, and, as a whole, the Project site design and layout would not substantially contrast with the existing visual character and quality of the Project vicinity. Most of the Project elements, including placement of homes adjacent to areas where homes already exist; retention of a substantial amount of open space, often along Project edges; lack of direct visual access to the site by the majority of potential viewers; and the amount of screening provided as part of Project design; result in **less than significant impact being identified based on Project contrast with existing character or conflict with the visual quality of the area.**

The amount of grading required to create pads on the slopes would, however, create manufactured slopes exceeding those currently visible in the immediate vicinity. Particularly along the western edge of the Project, where currently vegetated slopes are present, the raw soil could draw the eye due to its differentiation from the vegetated slopes in the vicinity. This would be exacerbated if this is an area where blasting is required, as the rock exposed by blasting would not be weathered, and would vary from other outcrops in the Project areas. Although Project-installed vegetation would ultimately obscure the grading footprint through hydroseeding and/or or landscaping, additional mitigation to reinforce landscaping efforts in these areas would be required in order to ensure adequate screening (see Section 6.0, below). It is noted that there are some small sliver areas along the western and southern Project boundaries where 50 percent vegetative clearing required for conformance with the FPP would be required, and the additional planting could not occur. Initially, these areas may have an unnatural linear appearance from a distance. As noted, however, these locations would read as “sliver” areas, and the great majority of the manufactured slope areas are sited within locations proposed for irrigation as part of the Project. They could, therefore, feasibly be enhanced.

The manufactured slopes, however, would expose raw soil and broken rock that would not appear aged for a substantial period of time, and rehabilitation of the slopes through hydroseeding and/or landscaping to standards identified for more level portions of the Project in the Landscape Concept Plan is not expected to obscure those areas within the five years assumed for overall Project landscaping. As a result, mitigation would be required to address **a significant impact relative to Project contrast with existing visual elements.**

Architectural Design

Architectural design of structures within the surrounding area is varied, due to a mixture of land uses. Residential uses in the immediate area abutting the area typically exhibit one-story

ranch-style features with wooden or stucco exteriors and dark brown shake shingle, whitish, or red tile roofing; the latter two design options visually stand out and draw the eye from elevated viewing positions. Residential neighborhoods east of Country Club Drive are generally denser (i.e., on smaller lots and closer together) and consist of one- and two-story homes with more variation in architectural styles and decorative features. The estate residences on the hillsides to the west of the Project generally are large two-story homes, with varied architectural styles and design elements. Nearby commercial and industrial uses to the north in the city of Escondido, generally exhibit more utilitarian features with minimal architectural design. Therefore, there is not a single or unified architectural theme within the Project area, although the California ranch-style homes (i.e., single family homes longer than they are wide, some with equestrian elements) west of Country Club Drive are the most distinctive element immediately adjacent to Project parcels.

Conceptual architectural design is described in the Specific Plan. Although specific choice among the noted options of design elements is not identified because they would be left to the Project development, the Project would provide architectural styling that is consistent with other development in this part of the County. Identified potential styles include Craftsman, European Cottage, Mission, Monterey, Spanish, and Italian vernaculars. These styles provide varied roof and gable lines, window treatments, highlighted entries, exterior cladding materials and textures, articulations, massing, and other architectural design elements. All garages would be set back from the primary house line closest to sidewalk or roadway viewers. Roof colors would be dark browns (as opposed to red tile), and exterior facades and design elements would be painted in earth tones to visually blend with the surrounding area. Houses mostly would be two stories with a height of 35 feet or less and several different floor plans in each Neighborhood. These design elements are all incorporated within the Specific Plan, and implementation of the Project consistent with that Specific Plan would be a Project Condition upon approval.

The WTWRF would not be highly visible, even though located immediately adjacent to Country Club Drive. For travelers from the south, the hill that extends westerly immediately south of Neighborhood 5 would substantially interrupt views for northerly bound travelers. The traveler cannot even access views to the WTWRF area until within approximately 300 feet of the area, at which point the line-of-site turns northerly again as the hill is rounded. For travelers from the north, the park and associated woodland plantings would obscure views to the WTWRF until immediately adjacent to the facility, at which point the WTWRF would be part of the peripheral view to the east rather than a straight-on view, and would continue to be shielded by Project-installed streetscape. The WTWRF architectural building design would include details intended to create the impression of an out-building cluster of agrarian barn structures. Design details could include: varied building massing; gable roof profiles with standing-seam materials to provide textural interest; horizontal siding; exposed, simple beams and columns; carriage style stable and man doors; cupolas and weather vanes; and roof dormers, and would be topically consistent with the retained (existing) corral features in this area. The WTWRF would be fenced with coated chain link fencing approximately eight feet in height and screened with landscape plantings. These design considerations incorporated into the WTWRF would provide visually compatible features within the visual environment and would mask the otherwise urban or industrial look that is usually characteristic of this type of facility.

The wet weather storage emergency containment location would be located in the northwest portion of Neighborhood 5. It would be a basin contained within berms ranging from 1 to 20 feet in height. From elevated locations in the hills to the east or west, it would be visible as open space. From Country Club Drive, any potential views to the basin would be shielded by more easterly portions of the Project's Neighborhood 5 or by developed uses along the north side of Mt. Whitney Road. From Mt. Whitney Road and homes across the street, the basin would not be very visible either because of its low elevation (in the areas closer to 1 foot in elevation) or by vegetative screening provided by the Project-required landscaping (trees and shrubs).

Overall, the Project would result in the construction of elements within the landscape that would be compatible with the existing varied visual character and would provide an updated architectural product with enhanced landscaping to maintain the visual quality of the neighborhood. No architectural features are proposed that would sharply contrast with surrounding visual elements, or that would create a visually dominant feature.

Massing and Scale

As discussed above under Site Design and Layout, the Project proposes to group residential lots to limit the impact footprint and provide large areas of open space and retention of semi-rural on-site visual resources. As a result, residential lot sizes generally would be smaller than those at surrounding residential development and absent design considerations, there is the potential for the development to contrast with the relative scale of existing surrounding development. However, the Project incorporates several site design features to reduce massing effects. By grouping homes, large areas of open space would be provided. Approximately 48 percent of the Project site (approximately 115 out of approximately 239 acres) would provide visual open space; including existing on-site elements such as mature tree stands, steep hillsides, riparian areas, native habitat, avocado orchards, and a pond. The features within the proposed open space network would provide visual buffers within and between proposed residential neighborhoods to reduce massing effects.

Project landscaping also would provide screening of the residential development, thereby reducing perceived massing. Extensive landscaping, utilizing species consistent with the existing character of the Project area, would be planted along the site perimeter, along Project roadways, within residential neighborhoods, within parks and recreation uses, and in Project affected visual open space areas, as described below.

The Specific Plan includes a substantial palette of plants for parkway, woodland, orchard hillside, natural hillside, buffer and storm water basin landscape zones. The buffer landscape palette, designed to shield much of the Project from immediately abutting developed uses, is described above. "Woodland" species would be added to existing woodland areas, and are intended to augment the existing woodland through additional species variety, supplementing the existing coloration and form of these areas with new colors and lines. As such, the trees do not need to reach immediate visual maturity – their value is planned for the long term, and for visual interest that is not necessary for screening purposes. Nonetheless, at least four of the identified species would be visually mature with five years. These include white alder (1 to 5 years), evergreen ash and California sycamore (2 to 5 years), and bay laurel (5 to 10 years).

Within the streetscape zone, four trees are identified. California sycamore and oaks would be planted in informal groves occasionally interrupted by limited drifts of California bay laurel, and olive trees would be located at Project entries. Trees would be routinely planted from 15-gallon or 24-inch box containers. As noted above, the entry olives would be installed from 36- to 48-inch boxes so that more mature trees are would be installed at the beginning.

Where informal groves would be planted as part of the typical orchard hillside zone, at least five of the species would achieve visual maturity within two to five years (strawberry tree, citrus species, Brisbane box, sweet bay and fern pine. Aleppo pine, used in a limited fashion, would require 5 to 15 years to mature, while the similarly limited stone pine would not visually mature for approximately 30 years (more similar to the oak species).

So many of the noted species would be visually mature within five years, that such landscaping would visually screen and soften views of the development, and would interrupt structure massing effects of the homes.

Within the site topography, homes would be placed primarily in valley areas and on the lower hillsides. In a few instances, homes would be located over the low rolling hills or on an internal topographic bench within the Project. This occurs in the eastern portion of the Project, such as in the vicinity of the major transmission line corridor across Neighborhood 5, as well as in the portion of Neighborhood 2 below the off-site higher hills associated with Seeforever Drive and higher roads. These homes would be located on lower hills and slopes within the Project, and not on the higher ridgelines that form such a distinctive backdrop to Eden Valley and draw the eye up and out of the valley to the skyline.

The housing mix within each Neighborhood would include an assortment of several different floor plans and architectural styles to provide visual diversity. Typical levels of architectural detailing relative to structure facing, window style and surrounds, roof pitch, and use of curving or rectangular design elements are provided in Figures 11a-1 through 11a-6 for each of the housing styles potentially proposed for the Project. These provide a frame of reference for the variety and level of detail in the future development architecture, although the precise styles would be determined by the Project developer following review by County staff. As a result of these different styles, although most of the proposed homes would be two stories, finished elevations would slightly vary within each Neighborhood to break up the roof line. The variety of scale would interrupt the mass of each structure. Furthermore, on the hillsides, the alignment of Project roadways would meander to mimic the curvilinear lines of the topography in the visual landscape, to minimize contrast with the undulating visual forms of the western hillsides and ridgelines. These design considerations would help to reduce the potential structure massing effects associated with this residential community.

The proposed WTWRP would be located in the southeast portion of the site adjacent to Country Club Drive. This plant would include a few structures, tanks, and treatment and storage facilities within a 0.4-acre parcel. This type of facility, with its various equipment, buildings, and storage facilities, could be expected to introduce industrial features into a semi-rural area, that could potentially contrast with the existing visual character of the area (refer to Figure 19 for facility “typicals”). This expectation could be increased based on the location of the proposed WTWRP

adjacent to the most-heavily traveled roadway in the immediate vicinity. In this case, however, the presence of up to three buildings and four basin areas would not be expected to be out of scale with the surrounding visual environment, or to look substantially different from views to agricultural or equestrian facilities in the area. This is the result of the following visual elements. First, the WTWRF would be setback from Country Club Drive by approximately 20 feet and would be sited at an elevation of 626 feet amsl, while the abutting portion of Country Club Drive is at approximately 634 feet amsl. The buildings would be one story, no higher than 20 feet, and design would reference barn structures, as noted above. All mechanical equipment would be housed within buildings or noise-attenuating covers and the basins would be between four and eight feet in height, which would keep their highest features level with or below the road bed. Incorporation of the above-noted architectural design features would create a facility resembling an out-building cluster of barn structures, which would not be visually dominant. The WTWRF would be partially shielded by Project landscaping between the facility and Country Club Drive, as shown on Figures 13a and 13b. Lighting for the facility would not be any higher than the height of the equipment and would only be activated when workers are present. Based on the design features of the WTWRF, its small footprint (a total of 0.4 acre, or approximately 30,500 s.f. total with approximately half of that in ground-level parking area), and the landscape screening, the WTWRF would not conflict with important visual elements in the immediate vicinity when viewed from Country Club Drive.

Based on incorporation of these site design considerations and features specified in the Project Specific Plan and site plans and required as part of Project Conditions, implementation of the Project residences and WTWRF would not change the relative scale of development in the area. These structures would not result in any new, dominant visual elements within the viewshed. Analysis specific to Project retaining, privacy, and recommended sound walls is addressed below.

Retaining Walls, Community Identity Walls and Sound Walls

Retaining Walls

Due to on-site topography and to minimize grading, numerous retaining walls are proposed along Project roadways and within lots (Figure 11b). Retaining wall heights would range between 2 and 20 feet and lengths would range between 43 and 523 feet. The tallest walls (at 18 and 20 feet in height, respectively) would be located at the back of lots 153 to 156 and 157 to 159, as well as Lot 161. These walls would be largely, if not completely, shielded by the homes placed between these walls and the off-site viewers, as well as by Project landscaping. This would be the result of the homes on the lots where the walls would be sited, as well as homes across the street from them. This double, and in some cases triple, shielding rows of intervening uses would virtually eliminate views to these walls. Most of the retaining walls would be interior to the Project, many would be perpendicular in orientation to off-site viewers, and would have heights ranging from two to eight feet. These walls would not draw the eye the way that larger, and perimeter, walls would. They also would be largely screened from off-site viewers by Project homes, and to all viewers by elements of Project landscaping.

Some retaining walls would be constructed along more visually accessible perimeter portions of the Project. Walls adjacent to (and visible from) off-site roads include a 192-foot-long and 8-foot-high wall downslope from Eden Valley Lane, a 70-foot-long and 2-foot-high wall on Romance Road and a 97-foot-long and 7-foot-high wall extending perpendicularly to the north from Romance Road. Approximately 74 feet of wall 9 feet in height also may be visually accessible from Mt. Whitney Drive in the southern portion of Neighborhood 1, which would be generally shielded by landscaping shown on Figure 13a. It is expected that the 2-foot-high wall on Romance Road, and the 8-foot-high wall downslope from Eden Valley Lane in Neighborhood 3 would both be wholly or partially obscured by the additional 50-foot-wide buffer abutting the Project development in these areas (see Figure 13b). This leaves four walls that would edge the Project perimeter, but would not be landscaped based on the Project Conceptual Landscape Plan. These include the 97-foot-long wall abutting Neighborhood 1, as well as two walls in Neighborhood 3 adjacent to an unpaved and unnamed street north of Surrey Lane (10 feet and 11 feet in height) that would be located perpendicular (i.e., along the line of sight) to viewers which would reduce their visibility, and two walls at the east edge of Neighborhood 4. The two walls in Neighborhood 4 would be 8 and 6 feet in height, respectively and would be “facing” the viewers rather than being along the line of sight. They would be located approximately 675 feet west of the closest off-site residential viewers, with some substantial intervening vegetation. The walls would be 356 and 213 feet in length, however, which is atypical of existing development adjacent to the Project today. The introduction of these large walls with line elements and rectilinear surface planes would visually contrast with the backdrop of rolling hillsides and steep ridgelines, **resulting in a significant visual impact.**

Community Identity Walls and Fences

A series of walls/fences is identified along portions of the Project boundary to provide either visual or functional separation from abutting uses. These barriers are shown on Figure 11c. Articulated privacy walls and/or community fences would be provided along Project residential lots in: Neighborhood 1 on both northern boundaries and along the eastern boundary; along the eastern Project boundary extending between Neighborhoods 1 and 3; in Neighborhood 3 along the northern, southern, and eastern boundaries; and in an inverted “L” shape at the northeastern corner of Neighborhood 5. These walls are not anticipated to exceed five feet in height, a normal height for a residential privacy barrier. Within Neighborhood 1, the articulated privacy wall or fencing (see Figure 11a-1, solid wood fence typical) would total approximately 640 feet, and the community fence/transparent fencing (see Figure 11a-1, stone and wood fence and see-through fencing) would total approximately 500 feet. Within Neighborhood 3, the articulated privacy wall or fencing would total approximately 2,810 feet, and the community fence/transparent fencing would total approximately 240 feet. Within Neighborhood 5, the articulated privacy wall or fencing would total approximately 1,900 feet, and the community fence/transparent fencing would total approximately 700 feet. A comparison of these fence locations with Figure 13a shows that (although the barriers are expected to be consistent with privacy barriers normally associated with residential uses in terms of height and variety of styles) the great majority of these barriers would be either shielded from abutting land uses by the landscape screening proposed by the Project (such as along the “facing” boundaries of Neighborhoods 1 and 3 in the more southern portion of the Project) or located in an area where no abutting

property owner would have a direct view to the barrier, such as along the northern boundary of Neighborhood 3).

As depicted, the walls along the northeastern portion of Neighborhood 5 would also serve as the sound barrier proposed as Project mitigation (and further discussed below). The Community fencing would provide a non-solid barrier, which would stop cross traffic, but allow some visibility to uses until Project landscaping attains maturity in approximately five years. Where vegetation is proposed as opposed to features such as rock facing, vegetation would achieve visual maturity within five years due to a combination of Project irrigation, which would support growth, as well as the type of plants used to screen these features (vines, shrubs and/or fast-growing trees or trees installed at the noted container sizes).

As shown on Figure 11c, in some instances (e.g., along the Neighborhood 1 eastern and northernmost boundary), the barrier would be the rock wall of varied height on the upslope portion of the abutting lots, and situated west of the Project sidewalk, providing a quaint aspect to the Project boundary area. The solid walls proposed for Neighborhood 3 would provide a permanent barrier between Project and existing uses, but would be obscured by Project landscaping upon vegetative maturity. The variety of walls mimics the different design scenarios found on properties under different ownership, and would minimize the perception of a large-scale single-format development for off-site abutting viewers. The design variety of the community identity walls, combined with the rustic elements proposed and the amount of screening ultimately provided by landscaping, results in these walls having less than significant visual impacts.

Proposed Sound Walls

As detailed in the Project Acoustical Assessment Report (HELIX 2014b), a conservative assessment of on-site traffic noise was completed for the Project. Based on this assessment, noise walls would be required on the Project site within Neighborhood 5. They would be required along the rear residential lots whose backyards would be adjacent to Country Club Drive. The walls would be five and a half to six feet in height and would extend for varying distances along Country Club Drive. From Mt. Whitney Road to the northern Project entrance on Country Club Drive (approximately 380 linear feet behind Lots 291 to 295), from that entrance southerly behind Lots 296 and 297 for approximately 230 linear feet. This totals approximately 610 feet along Country Club Drive. There would be 30-foot long returns perpendicular to Country Club Drive wherever a break or terminus in the wall is required.

Because the walls would be sited downslope at the edge of residential lots (approximately 20 feet from road right-of-way north of the entry and ranging from 10.5 to 29 feet west of road right-of-way south of the entry), the full height of the walls would not be visible from the road. The noise wall is depicted in Figure 11d, described more fully below, under Key Views and Simulations. As shown, only the upper portions of the wall(s) would be visible, or approximately four feet of their height. Motorists would view the wall and associated landscaping for a maximum of approximately 28 seconds at 30 miles per hour, and approximately 24 seconds at 35 miles per hour—although actual viewing time would probably be less due to the lateral nature of the view and competing visual elements related to the hill on

the other side of the road and other road users. Regardless, the cobble design assumed by the Project landscape architect combined with Project-mandated landscaping would turn this wall into an aesthetically pleasing feature. Coffeeberry and sugar bush shrubs from the buffer landscape palette were simulated in Figure 22b. These shrubs reach visual maturity in one to three years. Although the soundwall would comprise a visually unique configuration along this roadway, its visible scale and screening would result in a less than significant visual impact related to change in community character.

Construction-period Sound Barriers

Per the Project Acoustical Analysis, if ripping, drilling, or excavation is required within 180 feet of a residentially occupied off-site or on-site property line, a 12-foot high barrier erected along a length of the property line is recommended for mitigation. This barrier would be of sufficient length to block the line of sight between the occupied property and any ripping operations within 180 feet of the property. Additionally, the barrier(s) would extend at least 10 feet beyond the horizontal line of sight in each direction. Figure 5 of the Project Acoustical Site Assessment Report shows the location where the noise contours would require control. The area is located in the southern portion of Neighborhood 3 for an east-west stretch of approximately 600 feet.

The northern boundaries of four existing residential properties border this site boundary, all of which are accessed from Eden Valley Lane, on the east, or south side of the residences. At the western extent of the barrier, the closest portion of the home would be approximately 225 feet away from the barrier, and would be located perpendicular to it. There is some intermittent existing vegetation along the property line. For the three homes to the east, the structures are much closer to the property line. Two of the residences have screening vegetation; the easternmost home has the least existing screening. Each of these homes may see the temporary barrier, which would be atypical in height from privacy walls that may be associated with private homes. Although atypical, the barrier would have relatively low visibility, and would be removed following Proposed Project ripping activities. Also, the barrier may be visible to travelers along Eden Valley Lane, although it would be expected to be visible for a very short period of time as travelers turn south to follow a turn in the road (at which point they may see the barrier extending to the west). For these viewers, it is expected that the grading/ripping activities would provide a more substantial element to the view than a thin linear feature.

In addition, if raptors are observed nesting or displaying breeding/nesting behavior in the northern and western portions of Neighborhood 3 (in the open space area) during the construction period, a temporary noise barrier or berm may be constructed at the edge of the development footprint to reduce noise levels below 60 dB L_{EQ} or ambient (if ambient is greater than 60 dB L_{EQ}). This assumes that the construction is occurring during the nesting season, that the birds are observed engaging in the requisite behaviors, and that some other mitigation measure (e.g., modification of equipment operation duration) does not occur—any one of which could render the barrier unnecessary.

If required, however, the location of these potential barriers is less well defined than the temporary barrier described above for blasting as they would be dependent upon the precise nesting behavior/location. Nonetheless, based on Figures 6a and 6b of the Project Biological

Technical Report, because the biological open space within which the birds would be likely to find nest locations is known, some assumptions can be made. First, a number of potential locations would be located within the Proposed Project, away from property lines (e.g., between Neighborhoods 3 and 4, or between residential areas of Neighborhood 3 on the south and the biological open space on the north). These barriers would be subsumed within the larger construction footprint and would not visually stand out given ground disturbance, moving large-scale equipment, etc. If barriers closer to property lines would be necessary, they would be likely to be located either near the westernmost homes at the western extent of Eden Valley Lane on the south side of Neighborhood 3, or near the single residence that abuts the north side of Neighborhood 3. The number of off-site viewers able to see these barriers is expected to be extremely low. The presence of the barriers also would be temporary in nature, and removed when the nesting behavior is concluded or the construction activity in the vicinity of the nest is completed.

The low number of potential viewers, the lack of views to these barriers from a protected view point, and the fact that the barriers would be temporary in nature and removed following Proposed Project construction activities in these locales, result in visual **impacts associated with potential temporary sound barriers being assessed as less than significant.**

Consistency with Applicable Design Guidelines

The proposed Specific Plan for the Project calls for consistency with design policies contained in the County General Plan COS Element and the San Dieguito Community Plan. Setbacks, density, building size and massing, lot coverage, and relative scale also would be guided by local zoning regulations. In addition to the text above, Appendix A to this VIA addresses consistency with applicable design guidelines and policies. Although the details would not be visible from the surrounding area, such design guidelines would ensure that the Proposed Project would not have a significant visual impact related to Significance Guideline 1. The Project's compliance with applicable goals, policies, and requirements of local land use (as identified in Section 2.5) is discussed in more detail in relation to Significance Guideline 4.

Key Views and Photosimulations

In order to ensure a full understanding of potential visual effects related to Project implementation, simulations were created to exhibit projected conditions following construction. The purpose of simulations is to provide the reviewer with a reasonably accurate projection of future conditions based on Project-related changes to current views. The simulations provide future snapshots of specific locations with likely vegetation and maturity shown at five years after installation based on proposed Project uses, lot locations and sizes as shown on Figure 4 of this VIA, architectural information currently available, and the potential palette of possible plant varieties provided in the Project Specific Plan.

The simulation point of five years following installation was chosen because vegetative screening provided by the landscape plan in any specific location would adequately minimize potentially significant impacts related to structure placement at that point. Additional vegetation density or height would be expected as the decades progress, but would simply contribute to

greater screening, and would therefore be additionally beneficial. It would not be necessary to mitigate potential Project-related visual impacts.

Because simulations can provide views where plants are close enough to be distinguishable, a selection of plants known to be effective streetscape varieties was chosen for simulation from the potential palette for these locales. At greater distances, the width of the view is increased, which assumes a greater number of species within the view. Visual identification of specific varieties is less important, however, as the mix of heights and breadths combines to form a general impression of mixed growth. This allows for variety in specific species growth rates as naturally, one species will grow faster, or taller, or bushier than another. The important criteria in the more long-distant simulations are the overall planting density as well as the depth of the planted corridor. In all instances, a distance of 20 horizontal feet (or on slopes, 30 vertical feet) from crown edge to crown edge of canopy trees has been maintained, consistent with the Project FPP.

Based on considerations including (but not limited to) the type of views and their sensitivity and exposure, scenic status of local roadways, and the amount of observers exposed to the view, along with consultation among the visual analysis team, the Project proponent, and County staff, four publically accessible key viewpoints (Key Views 1 through 4, depicted on Figures 19a through 19d, *Key Views*) were selected that most clearly display the visual effects of the Project from various locations. The selected Key Views used for simulations and discussed in the analysis are briefly described below. Refer to Figure 15 for the location and direction of these views on an aerial photograph. The simulations were prepared in April 2014, prior to the May 2014 wildfires. General information relative to the fire's effect on vegetation important to visual conditions following buildout is provided in discussion of key views, below, as well as in Section 5.5.2, Removal or Substantial Adverse Change of a Valued Feature. Relevant points specific to Project photosimulations are addressed in the following discussion of the photosimulations, below.

Photosimulations A through D (Figures 22a through 22d) illustrate views of the Project post-development from Key Views 1 through 4, and represent a typical view of the residential portion of the Proposed Project from public roadways adjacent to, or in close proximity to the Project site. These simulations are intended to represent the Project at buildout, or when all buildings have been installed and all remedial grading has been completed. As noted above, Proposed Project landscaping is shown in these figures at five years maturity. A detailed discussion of each key view simulation is provided following the summary of simulation elements below, to depict a conservative (greatest adverse effect) snapshot of how much visual screening would be provided.

The simulations provide an overview of a majority of the Proposed Project; the proposed houses and street trees are shown, replacing some of the existing visual elements visible in the “before” photograph. Most of the houses are placed within the valley, while steeper slopes and hills within and surrounding the site remain undeveloped. Within the simulations, the visual “frame” of the Project site largely remains. The edge of slopes between the viewer and the valley remain, and the hills east and southeast of the Project site visible in the “before” photograph remain as prominent background elements in the “after” photograph. It can clearly be seen that although

the land use of the Project site would change, the landform underlying and surrounding the proposed use changes would remain largely the same.

With regard to the developed nature of planned land uses, the visual effects of any one change within the viewshed would be lessened by the viewer's focus on only one portion of the entire scene at a time. Even considering the overall view shown in the simulations, however, when comparing the Project with surrounding patterns of development depicted in Figure 3 of this report, it can be seen that the proposed development would extend the visual character of the surrounding neighborhoods onto the Project site; a similar change would occur within views from outlying areas within the Project viewshed (which are discussed in Significance Guideline 3).

Key View 1

Photosimulation A (Figure 22a) was prepared using a picture taken from Country Club Drive at the intersection with an unnamed street, looking westerly past an open field to the Project site. This view would be seen primarily by drivers on Country Club Drive, as well as residents in this area with homes adjacent to the Project site. This simulation illustrates a typical view of Neighborhood 4.

Project features that would be visible from this viewpoint include homes on the slopes within Neighborhood 4 and Project landscaping in the mid-ground. Foreground views would remain the same as the existing condition (with this vegetation retained during the May 2014 wildfire), and would continue to be dominated by the large open field, which depending on the time of year varies in color from green to the tan that is pictured. Background views of the ridgelines, off-site ridgeline development, and the distant peak would be retained. Although the amount of greenery depicted on the slopes above the Project would vary south of Hill Valley Drive due to burn damage, it is not necessary to revise the simulation. The simulation depicts the distance of the Proposed Project buildings from the viewer along the most heavily traveled road in this area (Country Club Drive). The specifics of the surmounting vegetation are not clear from this location—it is just notable that the slope is vegetated. Scrub natives in this area are fire dependent, and the southern mixed chaparral located west of the Project boundary will regenerate within three to five years. For the area south of Hill Valley Drive, which is currently in orchard and which was originally stated for retention, the current plan is to continue to designate this for agricultural use. Vineyards or other orchards (e.g., citrus, pomegranates, nuts and/or olives) could be planted. Since the important element to the view is retention of green elements, the growth of any orchard crop in this area to replace the burned avocado orchard would result in the same perception of open space as is depicted in the simulation and the CEQA baseline of the pre-fire date of the NOP in 2013, as noted above.

Development of the Proposed Project would cause a moderate degree of change to the visual environment of Key View 1. As stated above, foreground and background view elements would remain the same as the existing condition. The change caused by the Project would occur in the mid-ground. Portions of the previously vegetated hillsides and orchards would be replaced with single-family homes. Views are somewhat distant, as the Key View location is approximately

0.5 mile to the east, but direct views to the on-site hillsides where homes would be constructed are available, as illustrated in the photosimulation.

As pictured in the mid-ground, curvilinear rows of homes would be developed on the hillsides in the northern portion of the Project site and would generally follow the contours of on-site topography. These homes would introduce additional line elements into the viewshed due to the rooflines of the mostly two-story houses. Given the expanse of the view and the number of homes visible, more geometric forms and rectilinear lines, hard textures, and fewer green colors would be visible on the site due to Project development.

Some existing mature trees lower in the valley and off site would partially screen views of homes (refer to the center of the photosimulation). Project landscaping also would partially obstruct direct views of some homes. The topography of the hillsides in this portion of the site would generally be retained, resulting in views of the winding rows of homes.

Project development would introduce a higher diversity of elements visible in this viewpoint, but they would not be visually dominant because from this viewpoint, the dominant foreground element (i.e., the larger open field), as well as the background elements of the ridgelines and distant peak, would remain visible and visually dominant. The visible Project features occur at a distance such that the homes would not, individually or collectively, be at a scale that would create a dominant visual element. The proposed elements also would not be distinctly vivid or create vivid visual patterns in the Key View. The homes would be earth-tone in color, which in combination with the screening trees and physical arrangement to match the existing topographic contours, would somewhat visually blend with existing visual environment.

Viewers of this Key View primarily include motorists along Country Club Drive, which is not a designated scenic highway. Motorists (and passengers) have moderately high sensitivity and high exposure.

The Proposed Project would cause a moderate change within the visual environment of Key View 1, based on the degree of change to the visual environment and the anticipated viewer response. The most vivid elements within the view are the large open field in the foreground and the ridgelines and peaks in the background (including the more distant Mt. Whitney, with the radio tower at its peak); all of these elements would remain visible with construction of the Project, thereby retaining the existing visual unity. Views of the proposed homes would be provided, but they would be at a distance and located between the dominant elements both in the foreground and background and thus, would not be highly notable. The moderate degree of change to this view, therefore, would not highly conflict with important visual elements or the quality of the area and would not result in a significant visual impact under Significance Guideline 1.

Key View 2

Photosimulation B (Figure 22b) was prepared using a picture taken from a viewpoint on Country Club Drive at the northeastern edge of the southeastern parcel of the Project site, and looks southwest into future Neighborhood 5. This view would be seen primarily by drivers on

Country Club Drive for a few seconds as they are following the curve in Country Club Drive. The existing open field in the foreground that provides a spatial buffer between the roadway and the area shown pre-fire as containing large eucalyptus grove in the mid-ground would be developed with two-story homes in Neighborhood 5. A Project privacy wall or fence, and perimeter landscaping would be installed along the Project site boundary in this location. Along Country Club Drive, a sound wall would be located in this location. These barriers (for both privacy and noise) would look exactly the same—a six-foot cobble-faced wall starting at the lot line at an elevation below the road grade. The landscaping is required to retain line-of-sight clearance for travelers along Mt. Whitney Road and Country Club Drive as shown in the simulation, where vegetation is restricted adjacent to the intersection of the two roads. Where not restricted to maintain line of sight, the planting would include an evergreen landscape buffer edge with informal groves of oak trees and other native shrubs to provide screening of homes.

From this viewpoint, visibility to homes is almost non-existent between the perimeter landscaping, which would largely screen open views into the project site and the homes. Homes in this portion of the Project site would be at a finished grade lower in elevation than the viewer on Country Club Drive. Project landscaping would be planted at the top of the slope, which would increase the screening effect compared to the lower elevation of the building pads. Additionally, Project privacy fencing that would extend up to six feet above grade at the base of the slope would further screen possible views of the homes. As illustrated in the photosimulation, views would encompass limited views of earth tone-colored residential facades and roofs dominated by the dense roadside trees in the immediate foreground and the uppermost portion of the privacy wall or sound wall. This wall is depicted with a cobble facing. The larger tree on the left-hand side of the simulation is an existing oak. The smaller oak on the right-hand side of the simulation shows installation of a 10-year-old oak (from a 48-inch box), with an additional five years of growth. The tree is still small due to the slow growing habit of this species, but it already visually presents as typically “oak” in shape. Other plants in the simulation include rosemary, ceanothus and toyon. Background views would encompass the upper canopies of the portion of the existing eucalyptus forest that would be retained in Neighborhood 5 and the existing hills to the left and right side of the photosimulation that form the horizon.

Development of the Proposed Project would cause a moderately high degree of change to the visual environment of Key View 2. Houses and fencing/walls would replace open pasture and eucalyptus tree grove against the backdrop of hillsides. Where peep views are possible, the structures would have stronger geometric forms and lines, fewer green or natural colors, and harder textures than the vegetation that currently exists within the view. As shown on Figure 22b, the undergrounding of the small power lines opens the view to the sky.

As indicated above, the development would include extensive landscaping; providing additional color and texture varieties over those in the current view. The upper reaches of the eucalyptus trees would be visible above and between the street trees in the immediate foreground. As further discussed below, some of these trees came through the fire well, and others are actively re-sprouting and retained green in their highest canopy in October 2014, indicating new growth since the fire. These trees have, therefore, been retained in this simulation as it is believed that the retained trees would continue to survive. Even if they do not, however, it can be seen that

these trees would not, in and of themselves, shield modeled Project elements. The density of the Project on-site and roadside planting is responsible for that, not these trees. As a result, the trees do not play a major role in anticipated visibility of the Project, but are expected to continue to demonstrate a level of variety in scale and density in the future that is currently part of the site.

The scale of the buildings would be larger (having more massing and vertical elevation) than the generally flat pasture. From this important viewpoint, however, the homes would be sited at a lower grade than the roadway, which would reduce their scale and trees would extend above the rooflines of the homes. The fencing/walls would be shorter than the houses and also at a lower elevation than the roadway. The structures would not, therefore, obstruct visual elements in the background of this view, including the hills along the horizon. Project development would introduce a higher diversity of elements visible in this viewpoint, but they would not be visually dominant due to the screening of the street trees in the foreground and the anticipated retention of existing visual elements in the mid-ground (eucalyptus tree grove) and background (hills). The proposed elements also would not be distinctly vivid or create vivid visual patterns in the Key View. The existing visual distraction of the power lines would be eliminated from this viewpoint. Visible portions of the homes would be earth tone in color, which in combination with the screening trees, would somewhat visually blend with existing visual environment, although they would provide more contrast than currently exists from this viewpoint.

Viewers of this Key View primarily include motorists along Country Club Drive, which is not a designated scenic highway. Motorists (and passengers) are defined as having moderately high sensitivity and high exposure.

The Proposed Project would cause a moderately high change within the visual environment of Key View 2, based on the degree of change to the visual environment and the anticipated viewer response. The most vivid existing elements within the view are the dense eucalyptus groves in the mid-ground (now partially burned) and the hills in the background. Some of these elements (surviving trees and hills where visually accessible) would remain visible with construction of the Project. Additionally, the planting of trees along the site perimeter and adjacent to the roadway from which Key View 2 is taken would provide additional natural elements similar to those that currently exist in the view, which would increase visual unity. Although views of a pasture would no longer be available, the pasture is not a unique landmark or visual element that exhibits high visual quality. The moderately high degree of change to this view, therefore, would not highly conflict with important visual elements or the quality of the area and would not result in a significant visual impact under Significance Guideline 1.

Key View 3

Photosimulation C (Figure 22c) was prepared from a photograph illustrating views northwesterly from Country Club Drive near the southeastern corner of the Project site. This view would be seen primarily by drivers heading north on Country Club Drive. It is an important view as it is a primary Project entrance, and would be seen from the most heavily travelled roadway adjacent to the Project. It would be, however, a transitory view as it would only be seen as (off-site) northbound travelers turn to follow Country Club Drive to the east, or as residents enter the property. (For southbound travelers, this would be a seldom seen view, as it would generally be

over the shoulder and behind them as Country Club Drive turns south from the entrance.) Visibility from this road is further discussed below relative to motorists' sensitivity.)

As depicted in the photosimulation, most of the existing visual elements would be replaced with developed Project features. Project features that would be visible from this viewpoint include homes within the southern portion of Neighborhood 5, the Project entry off Country Club Drive in the southeast corner of the site, homes along a cul-de-sac on one of the small internal hillsides to the north, and fuel management zone plantings on a hillside.

From this Key View location, the Neighborhood 5 single-family homes would be located in the foreground. The homes would be two stories with earth tone-colored facades and roofs. Fencing would be provided along the rear lot lines to the west, but would be screened by perimeter landscaping. Project landscaping proposed along the southern Project boundary homes would consist of an evergreen landscape buffer edge with informal groves of oak trees and other native shrubs to provide screening of homes. The nearest homes also would sit at a lower elevation than the viewer along the roadway, which would slightly reduce their structural mass from this viewpoint.

As noted, also visible in the foreground would be the Project entry at this location off Country Club Drive. The entry would include a low-profile entry monument with lighting provided by low can lights (approximately six inches high and two inches in diameter) as depicted on the simulation. Although shown on this simulation for the reader's reference, they may be completely obscured by low grasses. Landscaping would consist primarily of olive trees and grasses. As depicted, the olive trees are assumed to be installed from 36- to 48-inch boxes and show an additional five years of growth following installation. From the time of installation to the point depicted, the primary change in the olive trees is expected to show in the robustness of the trunks and some density of foliage.

In the mid-ground, a hillside containing both existing eucalyptus trees which did not burn in the May 2014 wildfire and fuel management plantings would be visible. Atop the small hillock, single-family homes along a cul-de-sac in the center of Neighborhood 5 are visible in the simulation, although the existing and installed landscaping partially obstruct views of these homes as the viewer vantage point changes, with the higher slopes in the background providing additional view elements as the viewer gains distance from the entrance and continues travel along Country Club Drive. Slope plantings between the two rows of homes reflect a conservative level of vegetation management. It is likely that owner-installed groundcover/shrubbery consistent with the FPP would result in a greater level of greenery than shown in the simulation.

The existing slope in the background (and in the left side of the photosimulation) could remain partially visible, but would be somewhat obscured by the buffer landscaping visible in the foreground. The existing overhead electrical lines and would remain visible, although the large transmission towers would be obscured from view from this point. They would remain dominant visual elements from other sections of Country Club Drive.

Development of the Proposed Project would cause a high degree of change to the visual environment of Key View 3. Semi-rural residential development would replace or obscure

elements that contribute to the existing visual character of this specific location, including horse pens, chicken wire perimeter fencing, mature eucalyptus trees, grasslands in the mid-ground behind the trees, and a vegetated ridgeline in the background. The introduction of grouped homes would create strong geometric forms and lines, planar surfaces, and hard textures that currently do not exist within the view. Project development also would replace soft natural edges of the foreground “horizon” with harder edges associated with the rooflines visible in breaks in the existing and proposed trees.

The scale of the homes would be larger than visual elements in the existing view, and the density and linear visual pattern of homes lining the hillside would create a more developed view. Landscaping would be provided to partially screen views of the homes and other built elements (walls/fencing), but the change in character would be evident. Some background features would remain visible within Project views, including a portion of the vegetated hillside and the overhead power lines and large transmission towers. Some existing eucalyptus trees would remain as well. The retention of these existing elements would provide some unity with the existing condition, but there would still be a marked change in the character of this Key View.

A higher diversity of elements would be visible in this viewpoint due to development of the Project, but they would not be visually dominant due to the combination of the landscape screening of the street trees and existing eucalyptus trees in the foreground and the retention of the existing visual elements, as identified above. Proposed Project elements also would not be overly vivid due to the use of muted earth tone colors on the buildings and additional verdant greens provided by Project landscaping.

Viewers of this Key View primarily would include motorists along Country Club Drive, which is not a designated scenic highway. Motorists (and passengers) have moderately high sensitivity and high exposure since it is the most heavily traveled roadway in the Project vicinity with direct close-up views of Project features. For viewers moving along Country Club Drive, the view into the heart of Neighborhood 5 provided from this viewpoint would be fleeting. It is only open to sight as a result of the entry road. Travelers moving in line of direction along the road from south to north would have immediate views into the Project shielded by the hill around which County Club Drive curves immediately south of the Project, with views deflected over the developing Harmony Grove Village project and to the northwest. Views into the Project would be possible only when the traveler is directly in front of the entry. Upon passing it moving north, views would turn immediately to the east, in line with the curve in the road. Travelers moving in line of direction along the road from north to south would see the perimeter landscaping and walls in a lateral view to their right. At the point when a northbound traveler would look directly into the Project, the southbound traveler would be looking along County Club Drive and into the Harmony Grove Village project to the south. Fencing would be provided along the rear lot lines of homes to the west of the viewer (and off simulation on the left-hand side), and would be heavily screened by perimeter landscaping. Project landscaping proposed along the Neighborhood 5 southwestern Project boundary would consist of an evergreen landscape buffer edge of trees and shrubs to provide screening of homes.

The Proposed Project would cause a high change to focused views within the visual environment of Key View 3, based on the degree of change to the visual environment and the anticipated

viewer response. The elements would contrast with the existing visual environment, especially the introduction of structural elements on the small internal hillock that would comprise a small window of the horizon view. Landscaping would obstruct a good portion of those homes (as depicted in the photosimulation). Views of the existing vegetated hillside (on the left side of the photosimulation) would remain partially visible in between perimeter landscaping in the foreground and other existing vivid elements would remain visible, including mature eucalyptus trees and the overhead power lines and tall transmission tower. The high degree of change to this view, therefore, would not highly conflict with important visual elements or the quality of the area and would not result in a significant visual impact under Significance Guideline 1.

Key View 4

Photosimulation D (Figure 22d) was prepared from a photograph taken from Seeforever Drive, looking northeastward over the central portion of the Project, down and over a bench in the hillside below the viewer. Seeforever Drive is a public roadway that provides access to four private driveways. The simulation depicts Neighborhood 2 from this vantage point. This view does not represent a precise viewpoint seen by a traveler as it was necessary to exit the vehicle and stand at a small area of road edge where vegetation was less thick in order to take this photograph. It is considered to be representative of fleeting public views that might be obtained in gaps between homes with no (or only ground-level) landscaping and where the road is oriented toward the Project. It also represents some private views that would be available of the Proposed Project from the private residences and streets west of the Project at a higher elevation where homes are oriented in this direction and/or where drivers can visually access this view from the winding streets that edge these western hillsides.

From this viewpoint, portions of approximately 20 homes within Neighborhood 2 would be visible in the near mid-ground. The foreground view would continue to encompass the off-site slopes in the immediate foreground, and distant expansive views of development in the valley below. Project homes would be sited in a row downslope from the viewer. They would be notable, but not skylined, as their backdrop would be existing development in the valley and up the lower eastern hills in the City of Escondido. Similarly, although not depicted in this eastern-looking simulation, for viewers of this area from the east the higher and notable ridgelines and peaks identified in the Community Plan as view elements would remain in the background.

The vegetation in the foreground of this simulation (chaparral habitat) burned during the May 2014 wildfire. As noted above, however, this habitat is fire dependent and where burned, the scrub is expected to regenerate within three to five years. Regardless, the simulation shows that the scrub habitats provide fairly open views to the backs of the homes on site. The on-site vegetation modeled in the simulation would still be implemented, and future conditions are expected to be fully consistent with this simulation and the CEQA baseline of the pre-fire date of the NOP, June 20, 2013. The wildfire is viewed as a temporary change in the visual environment.

Development of the Proposed Project would cause a moderate degree of change to the visual environment of Key View 4. Visual elements in the foreground (following regrowth) and

background would remain the same as April 2014 conditions. Views of the dominant hillsides and bench in the foreground would remain as they were, and would largely obstruct views down into the Project site. As shown in the photosimulation, only views of the homes at the top of the lower internal hillsides would be visible. Although views from this vantage point are expansive, the gradient of the topography (primarily the hillsides closest to this view location) combined with the placement of homes and distance from this viewpoint would block views of other Neighborhoods. The expansive views of the valley encompass off-site areas further east that are primarily developed with residential and industrial uses. The visible change created by the Project would occur in the mid-ground of this view, which currently does not contain mid-ground elements, only the foreground and background features discussed above. Therefore, the Project would provide an additional “layer” in the view. However, the homes in the new mid-ground formed by the Project would not be visually dominant; they would be secondary to the memorability and dominance of the foreground and background elements. The most dominant element from this viewpoint is the large hospital building that contrasts with the scale of the surrounding development and nearly extends to the horizon formed by the distant mountain range. Its size and scale is evident in the photosimulation despite its location approximately 1.25 miles to the northeast.

The homes would introduce more geometric forms and rectilinear lines into the view and although they would be closer to the viewer than the existing structures in the valley, they would be viewed as a visual extension of these elements and overall patterns of development. The scale also would be attenuated by the installation and maturation of Project landscaping, which would incorporate locally appropriate species to blend with the existing visual environment.

Viewers of this Key View primarily include homeowners on Seeforever Drive, from both their cars and from their homes. This roadway is not a designated scenic highway. Motorists (and passengers) and residents would have moderately high sensitivity and high exposure, although changes to this view would affect a small number of viewers.

The Proposed Project would cause a moderate change within the visual environment of Key View 4, based on the degree of change to the visual environment and the anticipated viewer response. The most vivid elements within the view are the vegetated hillside in the foreground and the hospital and mountains in the background, which would remain visible. Views of the proposed homes would be provided, but they would be seen as an extension of existing homes and other development in the valley below, which would provide visual unity to the view. Project landscaping also would provide some unity. The homes would not be particularly vivid since they would be painted in earth tone colors to blend with the colors that are currently in the viewscape. Excluding homes with a combination of directly facing this view and lacking private intervening landscaping, views would be fleeting in nature as viewers move along twisting roadways edged by homes and vegetation. The number of residential viewers with direct views comprises a small viewing population relative to numbers of viewers on public roads or vantage points. The combination of the low number of viewers, the fleeting nature of most views in this direction, and the moderate degree of change to this view, would not highly conflict with the important visual elements or the quality of the area and would result in a less than significant visual impact under Significance Guideline 1.

Other Views

Views From Public Viewpoints

Views are available from trails within the Elfin Forest Recreational Reserve and Del Dios Highlands Preserve, located approximately 1.8 to 1.5 miles, respectively, southerly of the Project site. Some views from these trails include large portions of the Project site. Views also include off-site elements such as surrounding hillsides, neighboring development (including dense ornamental landscaping), and commercial/light industrial development within the City of Escondido to the north. The large Harmony Grove Village development is currently building out in the mid-ground between these trails and the Project, with that project minimizing the visual effect of Proposed Project development (Harmony Grove Village would provide a developed element to the view that would attract the viewer's eye looking north, and to some extent could also obscure the southernmost portion of the Project site). This intervening development, combined with distance from the Project site, result in the Project having a less than significant effect on public views from these areas.

Although views to the Project site are not available from local identified scenic highways, they are available from public roads in the Project vicinity, with the greatest number of viewers being from Country Club Drive. Viewers traveling along this road would have unrestricted views to some areas of the Proposed Project, particularly where the road abuts the Project, as in Neighborhood 5. At the northeastern end of Neighborhood 5, residential uses would replace existing field and direct views to a eucalyptus woodland, as discussed above in the analysis of Key View 2. At the southeastern end, the WTWRF and homes would replace current views to equestrian sheds and small corrals with metal pipe fencing, as discussed above in the analysis of Key View 3.

The WTWRF would not be highly visible, even though located immediately adjacent to Country Club Drive. Current views to the portion of the site where the WTWRF would be located are limited to a short portion of Country Club Drive (due to the hill around which travelers are curving in this vicinity) or portions of the surrounding area that are at higher elevations. For northbound travelers, this hill substantially interrupts views to Neighborhood 5. The traveler cannot access possible views to the WTWRF area until within approximately 300 feet, at which point the line-of-site turns northerly again as the hill is rounded. For travelers from the north, the park and associated woodland plantings would obscure views to the WTWRF until immediately adjacent to the facility, at which point the WTWRF area could be part of the peripheral view to the east rather than a straight-on view, and would continue to be shielded by Proposed Project-installed streetscape. The entrance area to the WTWRF would be located off an internal road branching from the main Project entrance on Country Club Drive. The facilities would be located approximately eight feet below road grade, and the low profile, small-scale building and other equipment proposed for this area would not be visibly dominant. Proposed Project plantings (including both trees/shrubs and the fence-clinging vines) would provide more green foliage in the views than is currently visible. This vegetation would serve to screen the facilities from both potential foreground and long distance views, providing unity with the rest of the landscaping. Where the WTWRF buildings could be visible from Country Club Drive, the barn-like character of the structures would continue the semi-rural quality of the Project area.

While the Proposed Project would change the passive agricultural elements viewed from Country Club Drive and therefore, the visual character of these views to consist of residential neighborhoods and community recreational green spaces, visual impacts would be less than significant due to a number of Project features. These features include: (1) retention of views of the current backdrop of high hills; (2) landscaping along the roadway and street tree plantings within the dense areas of the Proposed Project; (3) landscaped lots and hillsides that would provide a buffer between the road and the proposed homes; (4) multi-use trails along each roadway that would reinforce the existing character of the community; and (5) community recreational areas and the riparian corridors that would soften and unify the buildings within this area. These design features would minimize the perceived dominance of the proposed development from Country Club Drive. They would provide uses in character with adjacent areas to the northeast and southeast, thereby resulting in a less than significant impact.

Along other nearby public roadways, views to the Proposed Project currently are—and would continue to be—generally restricted. Views typically would be along narrow-street corridors framed by ornamental trees or homes, and generally would be fleeting in nature. This is a result of existing vegetation located along area roadways that frequently confines a traveler's view to the immediate vicinity of the roadway. The portions of the Project that would be visible from Country Club Drive and Escondido city streets east of Country Club Drive include the landscaping of the Project perimeter and residential areas in Neighborhoods 2 and 4 as they are sited up the east-facing western Project hillsides. No adverse effects to existing views seen from the north would occur due to lack of viewer sensitivity (with the closest viewers being associated with business uses), intervening topography and landscaping, and/or distance. Visual impacts to viewers on other public roadways would not be significant.

Few public roads are located along the ridgelines west of the Project area. Where views are available along these roads, portions of the Proposed Project would be distinguishable. Roads in this area are generally winding, which results in both requiring the driver's focus on the roadway, as well as a frequent shifting of a viewer's viewscape. Also, as described previously in relation to post-Project implementation, the distant viewer would perceive a land use with more continuity than the existing diversity that exists between the existing development and current construction zone associated with abutting Harmony Grove Village. Visual impacts to viewers on these ridgelines would not be significant.

Views from Private Streets and Private Homes

Numerous private homes are located within the Project viewshed. The severity of the overall change resulting from Project development for most of these viewers would be relatively low due to several factors, including the combination of open space retained by the Project, intervening topography, and intervening vegetation.

The areas included in the viewshed to the west and northwest of the Project site consist of mainly undeveloped hillsides and steeply sloped lands unlikely to be developed in the future. Approximately 30 to 40 homes with private access roads are scattered along the ridgelines and hilltops in this area. From these areas, the viewscape is expansive and portions of the Proposed Project potentially would be visible (although views for travelers along the roadways would be

limited in duration due to the winding nature of the roads). Some of the Project also would be obscured due to the western portion of the Project site being below the viewer's line of sight (i.e., portions of the development for some viewers would be sited below the viewer, with the natural line of sight extending more to the east). Rather than views of the pastures and small buildings that provide diversity between the project site and the surrounding area that currently are available, the view would encompass a large number of roofs and streets, and include ornamental street trees. Rooftops are proposed to be made of dark colors, rather than red Spanish tile or reflective materials, and this coloration, together with the trees and associated landscaping, parks and riparian corridors would serve to lessen the scale, unify the project elements and provide continuity with the surrounding visual character. Additionally, the winding nature of abutting roads, the limited number of residential viewers, and the larger lots at the edges of the Proposed Project allow the development to visually blend with the surrounding community. Therefore, although the view would be changed, the change would provide continuity with surrounding viewscape elements for viewers at an elevated distance. Overall, visual effects from this viewpoint would be less than significant.

The viewshed areas from the south primarily would include private homes associated with the developing Harmony Grove Village. Views northerly to the Project would encompass Neighborhoods 1, 2 and 5, containing homes, the general area of the WTWRP, the public park, and Project community recreation center. Views are expected to be generally restricted, due to approximately 200 to 400 feet of intervening landscaping on the Harmony Grove Village site, including both wind rows and groves between the Project and the northern-most future homes in Harmony Grove Village. Where visibility is possible, the view would encompass Project elements such as homes, fencing and walls, and landscaping, but would also include the surrounding hillsides in the background. Such views by future Harmony Grove Village residents would be an extension of the development patterns within the Harmony Grove Village project that would include similar visual elements. Project construction, therefore, would not create a significant visual impact to views from the south due the continuity of the Proposed Project elements with planned (approved and developing) neighborhoods.

The eastern areas of the Project's viewshed contain a large number of potential private viewers. In addition to individually built homes, portions of tracts with single-family residences are included in the viewshed. Due to the topography and dense residential planting, the majority of the Proposed Project would not be visible to the majority of viewers in the eastern viewshed. For most viewers to the north and east along the valley floor, structures and vegetation block the views toward the Project site. Where views are available, they typically would be along narrow street rights-of-way framed by ornamental trees or homes, and generally would be fleeting in nature. Views from these areas, therefore, would not be significantly changed due to the limited number of viewers, the similarity of proposed uses to existing surrounding land uses, and the fleeting nature of most views from this area. Potential visual effects associated with implementation of the Proposed Project would be less than significant.

Summary of Resulting Visual Impacts

As demonstrated in the above analysis of Significance Guideline 1, the Project has incorporated a number of design measures to ensure that the off-site viewer's experience remains positive in

terms of visual diversity and continuity with the character of the area. These measures include varied (i.e., not repetitive and monotonous) structure styles that incorporate rural design elements, large amounts of open space (park areas and retained/enhanced biological set-aside), incorporation of equestrian amenities, and retention of existing grove plantings and a pond. The combination of these elements would result in an overall project that would retain equestrian elements and fit into the overall seen community, while providing housing responsive to its topographic and vegetative setting. Therefore, although implementation of the Project elements would represent a change from existing conditions, no adverse effect is assessed to the combination of all Project elements.

Project landscaping would provide important visual screening of homes and would contribute to the general visual continuity with the surrounding area. Landscaping would be installed within each constructed phase—as an area is graded it would be landscaped—and would help lessen adverse visual impacts of raw slopes and new buildings, ending with vegetation maturity being attained in five years. Until the landscaping reaches maturity, short-term visual impacts would be adverse. Similarly, Project lighting effects would result in increased glow from the area over existing conditions. While street trees and internal landscaping, when mature, would help to buffer the homes from views to the Proposed Project from off site, soften sharp edges, unify the Project, and shade Project lighting and glare, this would not be the case in the short-term. While temporary in nature and ultimately addressed through Project design and landscaping over the long-term, **short-term adverse visual impacts to the Project site’s visual character associated with Project construction would be significant.**

5.5.2 Significance Guideline 2: Result in the Removal of/or Change to the Valued Visual Elements

On-site topography is generally characterized by a north-south trending ridge in the western portion of the property and gently rolling topography which transitions to a valley floor in the eastern and southeastern portions of the site. On-site elevations range from approximately 1,013 feet amsl along the ridge top near the northwestern site boundary, to 614 feet amsl along the southeastern property boundary. There are approximately 35.6 acres of slopes on the property which meet the definition of steep slopes under the County’s RPO (i.e., slopes with a natural gradient of 25 percent or greater and a minimum rise of 50 feet). There are no prominent or unique rock outcroppings on the site.

The development of the Proposed Project would not impact or block views to any unique landforms or topographic features in the immediate vicinity, such as Mt. Whitney or other prominent ridgelines or hills. The Project site is generally located in a valley, below the viewer’s sightline, or at a distance such that the Mt. Whitney range to the west, and surrounding hills to the east and the south, would continue to provide a dominant background (refer to Figures 22a through 22c).

The Proposed Project would include approximately 928,000 cubic yards of balanced cut and fill, substantially in support of proposed structure pads and Project roadways. The Project would impact a total of approximately 1.1 acres of RPO steep slopes in the western portion of the site in a total of 16 lots/areas with steep slope encroachment, with an average encroachment of

approximately 5.4 percent. With one exception, the encroachment within each lot would not exceed 10 percent of the steep slope, or are substantially below that percentage allowed by the RPO (Figure 23a). Lot 214 would have an encroachment of 11.8 percent, which is allowable when a lot exceeds 80 percent steep slopes. All lot grading would conform to the RPO.

Some steep slope impacts would be visible from public viewpoints. This is because cut slopes would surmount some of the retaining walls in the western-most portion of the Project in Neighborhoods 2 and 4 (with modified slopes ranging from 26 to 76 feet in height), or be located below pads along the eastern-most slopes in Neighborhood 4 (where reworked slopes would reach 40 feet in height). The Project would construct manufactured slopes ranging in height from 20 feet to 76 feet in steep slope areas (Figure 23b). Additionally, the creation of manufactured slopes where existing landforms are at road grade or those that would extend above built shielding elements (homes and/or landscaping) would change localized visual character. Although manufactured slopes within steep slopes would be contour graded to follow the natural topography, the resulting landform modification due to the height and visibility of some manufactured slopes would contrast with the adjoining natural hillsides in the short-term. Ultimately, the contour grading, combined with installation of native species, would result in the slopes blending with the natural slopes along adjacent hillside and a **less than significant long-term impact**. The valued visual character, however, addressed under Section 5.5.1, above, would be a **significant impact assessed to the short-term effects**.

Several detention and bioretention basins are proposed throughout the Project site to accommodate on-site runoff and would include manufactured slopes around their perimeters. The slopes around the water quality basins would generally follow the edges of the basin and in most cases, would be contoured to visually blend with the adjoining topography. Regardless of whether any contouring is possible, the heights of these slopes would range from three to five feet. Manufactured slopes would be planted with shrubs, trees, and groundcover to control erosion and to visually cover grading scars. Please refer to discussion of significant short-term Project visual impacts in Section 5.5.1, above; for the issue of these small berms addressed with fast-growing lower vegetation. The most likely landscaping for these areas would be groundcover and shrubs, which would visually mature very rapidly. Installation of Project landscaping, as it matures, would ensure that these manufactured slopes would blend with surrounding landforms. Visual impacts of detention and bioretention basins would be less than significant.

The Project site contains several dense stands of mature eucalyptus and oak groves, as well as avocado orchards. These groves cover riparian areas and the hillsides within the site and historically have constituted a valued visual resource given their localized concentration and maturity. Prior to the May 2014 wildfire, these resources were more dense and extensive than the current condition. The on-site grove area north of Hill Valley Drive did not burn, but grove areas within westerly southern and central portions of the site burned (in Neighborhoods 2 and 4), and a number of oaks in the western and northern-most portion of Neighborhood 5 appear to be substantially burned or damaged. Neighborhoods 1 and 2 also burned, but those areas contained fewer mature trees.

Coast live oak woodland was preserved by firefighters at the northeast and eastern boundary of the southern sector of Neighborhood 1, as was disturbed coast live oak woodland and eucalyptus

forest in the southern portion of Neighborhood 5. Many of the oaks and eucalyptus trees in the northern (burned) portion of Neighborhood 5 show green leaves in their canopies, with additional saplings noticeable around oaks, and major sprouting from lower trunks and isolated branches occurring within the eucalyptus. Immediately following the fire, it had been anticipated that these trees could fall victim to the ongoing drought in their currently stressed state, but the vibrancy of the new growth indicates that many of these trees are likely to recover. Many of the eucalyptus and oak trees would be retained in open space lots, particularly along the east side of Neighborhood 1 and in the south and north central portions of Neighborhood 5. In the areas of worst burn on Neighborhood 5, trees were assumed for removal as part of the development footprint. The trees north of Mt. Whitney Road in Neighborhood 1 and up into the site west of the primary Project entrance off of Mt. Whitney Road, burned in the fire but appear to be recovering. The area that abuts existing private lots south of Mt. Whitney Road includes private landscaping, as well as planned portions of Harmony Grove Village. Groves and windrows of trees along lot lines were identified for that area (Planning Area 3) between the Harmony Grove Village homes and the Project.

The eucalyptus forest and oak woodlands that would be preserved would be incorporated into the Project design to retain some of the visual elements within the site that are consistent with the surrounding area. The trees that would remain are not small groupings of isolated trees, but occur in larger/denser stands and groves that would provide a visually dominant feature within the Project and would continue to provide continuity between the Project site and the surrounding hillsides. The Project also would install additional trees, including oak species that would be visually compatible with the existing trees. For these reasons, loss of some eucalyptus and oak trees due to the fire and drought conditions would not be considered visually significant.

The avocado orchard on the hillsides in the western portion of site substantially burned south of Hill Valley Drive, but was visually dominant, as the trees largely covered the hillsides and could be seen from surrounding public and private roadways. Implementation of the Proposed Project would develop most of the prior avocado grove that was actively farmed. The avocado grove could be considered a valued visual resource, particularly since this portion of the site has been continuously used for agricultural use since the late 1960s or early 1970s. Viewers in the Project area have historically been accustomed to the visual patterns of the orchard and the visual diversity it provides within the site and against the backdrop of the natural vegetation on the slopes of Mt. Whitney. Additional orchards also occur off site to the immediate north and south. As a whole, the orchards provide a dominant visual resource in the Project area. Loss of a (largely previous) portion of the on-site orchard would not result in a significant visual impact because (1) the Project would retain approximately 37 acres of the orchard/agricultural preserve in the northwest portion of the site, (2) avocado orchards are not a unique visual resource in the Project area; (3) the loss comprises only a portion of orchard uses in the Project area, and (4) the on-site agricultural preserve/orchard to be preserved and adjoining orchards/other agricultural properties would continue to be a dominant visual element in the viewshed. As a result, retention of a portion of the on-site orchard would continue to provide visual continuity between the Project site and the surrounding hillsides.

The Project site contains existing structures, including two identified existing farm complexes. One of these consists of a farmhouse, foreman's house/equipment shed, and irrigation system,

and the other is comprised of a barn, office, house, and foundation at the existing on-site equestrian facility. These sites were evaluated and determined not to be significant resources under CEQA or the RPO (Affinis 2015). Although they are associated with, and contribute to, the equestrian use element of the existing visual character of the Project area, these structures, in and of themselves, do not represent valued visual resources. Nonetheless, the Project would retain portions of the existing equestrian facility and incorporate it into the Project design to reinforce the existing visual character of the area. Other structures would be removed upon Project construction and for the reasons discussed above, would not result in a significant visual impact under Significance Guideline 2 related to removal or change of valued visual elements.

Although the Project site currently supports active agricultural and equestrian uses, the Project site also contains sensitive biological habitat, particularly within the drainages and valley floor. Riparian habitat and wetlands occur along the drainages, and non-native grassland primarily occurs within the large open fields in the eastern portion of the site. The locales of the on-site riparian habitat and wetlands generally coincide with the dense mature oak and eucalyptus groves and therefore, these habitats contribute to the overall value of tree groves as a visual resource, as discussed above. Most existing riparian habitat and wetlands would not be impacted by the Project and thus, this existing visual resource would not be adversely impacted. The large open fields covered in grasslands do not constitute a valued visual resource because they are not particularly memorable and are overshadowed by other competing on-site visual elements that are more dominant such as surrounding hillsides. Project development would impact areas covered by non-native grassland, but because that is not a feature that contributes to the valued visual character or image of the area, associated impacts would be less than significant

5.5.3 Significance Guideline 3: Obstruct, Interrupt, or Detract From a Valued Focal and/or Panoramic Vista

The discussion of Project effects related to Significance Guideline 1, above, includes potential effects on views from public roads. The following analysis discusses views from local scenic highways, trails, recreation areas in the viewshed. Views from uses and roadways in outlying areas within the viewshed also are discussed.

Scenic Highways

As discussed in Section 3.1, the closest scenic highway to the Project site is the segment of Elfin Forest Road/Harmony Grove Road between the San Marcos city limits and the Escondido city limits, which is located, at its closest point, approximately 0.5 mile from the Project site. This County scenic highway is located within the Project viewshed, but several peaks, hills, trees, and intervening structures prevent any views of the Proposed Project from this scenic highway segment. Other designated Scenic Highways in the general Project area include the segment of Via Rancho Parkway between Del Dios Highway and SR-78, which is located approximately 1.5 miles southeast of the Project site (at the intersection of Via Rancho Parkway and Del Dios Highway). Intervening topographic features, however, prevent any views of the Proposed Project from this scenic highway and thus, it is not within the Project viewshed (refer to Figure 18). Therefore, the Proposed Project would not result in a significant visual impact to a view from a designated scenic highway.

Trails

Views of the Project site are available from public hiking trails along the north-facing slopes within the Elfin Forest Recreational Reserve and Del Dios Highlands County Preserve, located south of the Project site. These views are distant, generally expansive, and encompass large portions of the Project site, as well off-site elements such as surrounding hillsides, neighboring development (including dense ornamental landscaping), and commercial/light industrial development within the City of Escondido to the north. The Elfin Forest Recreational Reserve, owned by the San Diego County Water Authority and managed by the Olivenhain Municipal Water District, provides approximately 11 miles of hiking, mountain biking, equestrian trails, and picnic areas within 784 acres surrounding the Olivenhain Reservoir. The Del Dios Highlands County Preserve encompasses approximately 774 acres and is part of the County's Multiple Species Conservation Program (MSCP) preserve system; it is also located entirely within the Elfin Forest Recreational Preserve. The Del Dios Highlands County Preserve provides a 1.5-mile multi-use trail (Del Dios Highlands Trail) that connects to other trails within the Elfin Forest Recreational Preserve.

Distant views into the Project site are provided from the Way Up Trail within the Elfin Forest Recreation Reserve. The Way Up Trail, transecting the north-facing slopes within the Elfin Forest Recreational Preserve, is within the Project's southwestern viewshed. The trail offers a variety of experiences and views; in some areas tall vegetation, sometimes consisting of overhanging oak trees, restricts views to the immediate vicinity of the trail, while at higher elevations, after a hiker or bicyclist has navigated multiple switchbacks, expansive views are available where vegetation lining the trail is less dense; the entire Proposed Project would be visible from these areas. The trail is approximately 1.8 miles from the closest portion of the Project site. Current views from the trail include open pastures and groves, and the stand of eucalyptus trees is discernible as a green patch. Views from this trail also include already developed, highly urban portions of the City of Escondido, the dark green vegetation associated with Escondido Creek, and the residential neighborhoods densely planted with ornamental trees east and west of the Project site. Similar views are provided from the Del Dios Highlands Trail within the Del Dios Highlands County Preserve, which is located east of the Way Up Trail at a comparable distance from the Project site.

The Proposed Project would include additional structures within the Project site, and the entire development would be visible from multiple vantage points along these trails. As a result of these all-encompassing bird's eye views, the Project's visual pattern and its spatial relationship to surrounding development within the viewshed would be visible. The large Harmony Grove Village development, which abuts the Project site, is currently building out in the mid-ground between these trails and the Project, and will include 742 homes and a village center on 468 acres. The proposed development would expand continuation of the visual character of the surrounding neighborhoods. Additionally, the Project would retain large stands of tree groves throughout the site and a portion of the avocado orchard in the northwestern portion of the site, as well as the pond and barn structure in the southeastern portion of the site. The retention of the vegetative features would result in retention of potentially valued view elements for viewers from these trails. The existing equestrian structures and pond are likely to be obscured by abutting structures upon buildout, but given their scale and orientation within the landscape, they

are not expected to be notable features of these broad viewsapes, and may not even be currently visible to viewers from these trails. The distance from these trails minimizes views to the site and the scale of the Proposed Project. Project landscaping would further soften the geometric built elements within the Project site. Furthermore, the prominent peaks, ridgeline, and hills in the background of views from this area would not be disturbed, and would continue to be dominant visual elements in views for recreationalists. Mt. Whitney and nearby hillsides constitute background topography in both the “before” and “after” visual condition. This, combined with the continuation of surrounding existing patterns, retention of existing on-site features, and the distance from the Project site, would provide continuity between existing and proposed conditions. Therefore, although the Project would result in changes to the views from these trails, the changes would be less than significant under Significance Guideline 3.

Recreation Areas

As described above, a total of seven public parks within the cities of San Marcos and Escondido are located within the Project viewshed, including (1) Montiel Park, located approximately 1.25 miles northeast of the Project site; (2) Knob Hill Park, located approximately 1.3 miles northeast of the Project site; (3) Hollandia Park, located approximately 1.5 miles north of the Project site; (4) Woodland Park, located approximately 1.8 miles to the north; (5) Helen Bougher Memorial Park, located approximately 2.25 miles to the north; (6) Rod McCleod Park, located approximately 2.5 miles to the northeast; and (7) Grape Day Park, located approximately 2.5 miles to the east.

Also as discussed above, excluding the northern reaches of Montiel Park, views of buildable portions of the Project site are not available from any of these public parks due to intervening topography and built uses (including highways and structures), as well as the distance from the Project site. As discussed in Section 3.2, shielding as a result of intervening structures or landscaping is not taken into account in the viewshed map, and the computer-generated map was field-checked by Project analysts to confirm visibility. At Montiel Park, views to the Project site would encompass the area proposed for approximately 30 lots in the northern section of Neighborhood 4. This would not translate into views of 30 homes, however, even under best-case viewing conditions. The northernmost 11 lots in this area vary in elevation from one lot to the next by one to two feet. The homes closest to the northern boundary would block views of those behind them at similar elevations. Some of the homes south of these drop in elevation, so they would similarly be shielded by structures intervening between the lot and viewer. Along the most westerly line of homes in the northern portion of Neighborhood 4, there is a 14-foot increase in elevation between lots 156 and 157. The structure on Lot 157 would probably also be visible, and depending on individual structure heights relative to adjacent homes, residences through lots 160 or 161 could also be visible. All of this, however, assumes that weather conditions and sun direction are favorable, and that the recreational users of the facility, actively engaged in Frisbee golf, are gazing in that direction. Although possible, the active nature of the recreational pursuit, combined with the distance from the site, which would soften boundaries and blur specifics, renders the potential effect less than significant. Also, this southerly view, across SR-78 and toward the hospital, mobile home parks and commercial uses, does not comprise a protected view. Therefore, impacts to viewers at nearby public parks related to detracting from a valued focal and/or panoramic vista would be less than significant.

Uses in Outlying Areas of the Viewshed

The Proposed Project would be visible from approximately three miles away, as illustrated in the viewshed map in Figure 18. From the outlying portions of the viewshed, the Project site is a small feature within a larger view that encompasses more of the valley that lies adjacent to existing development and the steep hillsides of Mt. Whitney and surrounding San Marcos Mountains. Single-family residential uses are located immediately to the east, west, and northwest, and additional single-family residential and mobile home communities are located to the north. Industrial and commercial development occurs to the east and northeast and extends beyond SR-78. Agricultural uses currently occur on site and to the immediate south and west as well. Also to the south, the Harmony Grove Village project is under construction, which will include 742 homes and a village center on 468 acres.

The Proposed Project would introduce built elements into the middle ground of panoramic vistas currently viewed from outlying areas, but the Project buildings and landscaping would be a visual extension of these developed areas. The foreground and background (i.e., horizon) view elements would remain unchanged, and would not be obstructed or interrupted. Although the Project would change the generally semi-rural nature of the valley floor to more developed uses and would reduce the visual open areas within the valley, it would not change large landforms or the overall geographical configuration of the viewshed. The memorability of the area relies on the distinct visual patterns created by the landforms composing the valley. The scale of the Proposed Project's built elements would be minimized by distance, elevation (in some cases), associated landscaping, and contiguous uses at the Project edges. Therefore, changes to views from these outlying areas also would be less than significant under Significance Guideline 3.

5.5.4 Significance Guideline 4: Compliance with Applicable Goals, Policies, or Requirements

The site is not subject to a Historic District's zoning. Applicable local land use plans governing visual character and quality include the County's General Plan COS Element and the San Dieguito Community Plan. The COS Element and various elements within the San Dieguito Community Plan include specific goals and policies directed at visual quality and community character. These goals and policies are identified in Section 2.5 of this VIA. A Project consistency evaluation of these applicable goals and policies is provided in Appendix A to this VIA.

In addition, the proposed Specific Plan includes the design guidelines for the Project. The Specific Plan establishes the site design and layout, the architecture, and the landscape goals, criteria, and guidance for: trails; lighting; walls, and fences, and includes architectural themes; landscape architectural palettes; and fuel modification zones treatments.

In summary, the Project would be consistent with applicable goals and policies related to aesthetics contained within applicable local land use plans, and no significant visual impacts would occur under Significance Guideline 4.

5.5.5 Effects of Lighting and Glare

Currently, the Project site and surrounding area are not lit with streetlights. Visible night lighting is associated with private homes and lights associated with equestrian activities.

5.5.5.1 Installation of Outdoor Light Fixtures Inconsistent with the County Light Pollution Code

As described in Section 2.2.6 Project-proposed lighting would include lights similar to or lesser in intensity than other developed areas in the County. Consistent with the existing surrounding area, streetlights are not proposed along roadways within the Project in general; only at intersections where required for safety and directional purposes. Project lighting would include safety and accent lighting at intersections noted above, as well as at the Project entries, the private park in Neighborhood I, and the WTWRF consistent with the LPC. Intersection street lights would be 18 to 20-foot tall with a shielded down light. The Project entry lighting would be focused and provided by low voltage can lights placed near to the ground (please refer to discussion of the entry simulation in Section 5.5.1, above). Additional low voltage accent lighting may be directed off trees, rocks, and other natural features, as well as directed at Project signs, not to exceed what is allowed by the LPC. Figure 13 depicts the rustic nature of the proposed low-pole lighting at intersections as well as the location of private path lighting in the community recreation area in Neighborhood 1.¹ This would be provided in one location, in the community recreation area in Neighborhood 1. As shown on Figure 12, the light supports would be low (approximately three feet in height and would be downward focused [on the path]). Additionally, proposed houses would be illuminated from interior lights or outdoor safety lighting. Although Project lighting would be expected to produce light levels brighter than currently exists on the Project site, all lighting would adhere to the County of San Diego's dark sky ordinance. Lighting design would include the use of full cut off light fixtures and glare louvers, ensuring that light rays are projected downward and that glare and spillage into the sky or onto adjacent property are restricted to levels permitted by ordinance.

The Project site is located approximately 25 miles from Palomar Observatory, in Zone B as identified by the LPC. Project lighting would not adversely affect nighttime views or astronomical observations because the proposed lighting would conform to the lamp type and shielding requirements as well as the hours of operation detailed in the LPC. No significant impacts would result.

5.5.5.2 Use of Nighttime Lighting Inconsistent with the County Light Pollution Code or Extending onto Adjacent Property and Exceeding Code Limits

Class I lighting refers to outdoor lighting uses to illuminate outdoor areas used for business (sales or work), recreational, decorative or signage purposes. Class III lighting refers to outdoor lighting used for decorative effect. These lights are not Class II lights (those used for safety purposes; i.e., walkways, roadways, equipment yards, parking lots and general outdoor security).

¹ The park in Neighborhood 5 would be open from dawn to dusk, and would not have any night-lighting. Hours would be specified on neighborhood park signs.

The majority of Project night lighting would consist of Class II lighting. Consistent with Section 59.108, the limited number of streetlights included in the Project (see Figure 12) would be low-pressure sodium lights. Project trails and recreational areas generally would be open from dawn to dusk. As these facilities would not be illuminated, there would be no issue relative to night-lighting. This includes the parking area provided for the neighborhood park in Neighborhood 5 (see Figure 12 for lack of lighting in this area). The only lighted pathway is associated with the private recreational facility and associated path in Neighborhood 1. Consistent with Section 59.108, if an evening event is occurring at this private recreation area, all lighting would be shut off prior to, or at, 11:00 p.m. There are only three exceptions to all exterior Project-installed lights being off by 11:00 p.m. These include:

1. Holiday decorations, if installed by the HOA, and specifically exempted (Section 59.109[f]).
2. Operational safety lights at the WTWRF, which, in the unusual event of nighttime need, would be activated by operators' arrival, and only be on for as long as operators are present.
3. Identification signs at the Project entrances, provided for directional and safety purposes.

Based on compliance with the County's Dark Sky Ordinance visual impacts associated with Project-related Class 1 and Class 2 nighttime lighting would be less than significant.

5.5.5.3 Use of Nighttime Lighting Extending onto Adjacent Property and Exceeding Light Pollution Code Limits

Light spill, or "trespass" is an important issue for the County. This is where light is cast beyond the area requiring lighting, and enters the adjacent property. The standard is stated as light exceeding 0.2 foot candle more than five feet onto the adjacent property.

Project lighting is also subject to substantial restriction in terms of light spill per County ordinance; conformance is mandatory. As part of final mapping for the Project, all lighting must be defined in detail and approved by staff to demonstrate conformance with the ordinance. This plan will be provided. In the meantime, Figure 12 demonstrates typical lighting features that would conform and may be used. As noted above, any alternative would equally meet County standards as a matter of law.

As can be seen from Figure 12, excluding the entry lighting along Country Club Drive and Mt. Whitney Road, Project-provided lighting would all be located within the site interior. Intersection safety lights would be housed in a lamp that covers the entire bulb. Given the height of the fixtures, light would spread from the lamp in a circular pattern onto the ground surrounding the light post, and beyond. Based on Figure 12, the most "open" fixture to the Project perimeter, however, would be the intersection light sited at the Project intersection of residential streets in the northeast portion of Neighborhood 5 with the primary entry off of Country Club Drive. The light spill from that feature would not exceed the distance to Country Club Drive, and in any event, would be interrupted by landscaping, including trees, associated

with that entryway and sited between the light and Project boundary. The private path lighting also would have bulbs entirely covered by the lamp housing. Light would be more focused in direction—toward the bath, and being lower, would be even more limited in terms of spill. As shown, this type of light would be restricted to Neighborhood 1 in the private recreational facility. There would not be any potential for light spill onto adjacent properties. The entry lights would be of two kinds, downward directed lights highlighting the development name and focused on the sign, or up-lights directed toward the sign and isolated Project landscaping foci. Currently, entry sign lighting is expected to be very focused, and provided by small, low can lights (please refer to discussion of the entry simulation in Section 5.5.1, above). These lights would be restricted to the entries, and would be directed toward the Project and away from the roadways. Other properties are located on the other side of the roads, which also would provide a buffer between these directed and focused lights and adjacent properties. No adverse impact would occur to adjacent properties based on Project lighting of Project entries.

Light spill could also occur from individual homes backing onto adjacent properties in each of the neighborhoods. To avoid this potential impact, Project-installed lighting at courtyard homes in Neighborhood 1 would strictly comply with the LPC. Guidelines requiring private home-based light to be directed and shielded to minimize impacts, complying with the County LPC would be provided to homeowners by the Homeowners' Association (HOA). Guidelines/by-laws stating that outdoor residential lighting should be shielded and pointed away from open space/directed only onto the lot in question would be provided to all homeowners through the HOA and made a condition of the Administrative Permit. Information regarding beam angles of residential floodlights at higher (preferred) versus lower mounting heights will be provided to residents. In addition, the privacy fencing/walls shown on Figure 11c and perimeter vegetation shown on Figures 13a and 13b would contain spill, as it would interrupt the line of light and provide a hard cut-off. The HOA staff responsible for maintenance on site would periodically inspect the residential lot/open space interface to confirm that lighting on private lots conforms to the guidelines. Also, the HOA would receive complaints from neighbors and homeowners in violation of the guidelines would be notified of any problems through the HOA. This also would be a condition of the Project Administrative Permit. With these measures, no significant impacts are expected.

5.5.5.4 Installation of Highly Reflective Building Materials

The residential units could potentially be designed to be “solar ready” and thus, there is also a possibility that final building design would incorporate solar/photovoltaic panels. These panels are typically constructed of primarily dark absorptive material that is designed to capture as much light energy as possible. Because they are designed to get as much sun exposure as possible, they are routinely placed on roofs, which would have visibility to viewers from off-site elevated viewpoints. Current technology results in these panels being less reflective than prior models. To be conservative, however, it is noted that sun may be reflected during some times of day when the panel is located at a particular view angle. If this should occur, there is a chance that glares may be experienced by a viewer. Because this may occur only for a short duration per day under worst-case conditions (i.e., reflection 365 days per year, assuming no diffusion related to cloud cover or atmospheric conditions), visual impacts related to glare from solar/photovoltaic panels would be less than significant.

5.5.5.5 Conformance with Light Pollution Code

Considering the above analysis relative to Project lighting type, location, and hours of operation and potential for spill onto adjacent properties, the Project would be in compliance with the Light Pollution Code, and no significant impact would occur. The reader is referred to the discussion of short-term/construction period visual effects, in Section 5.3.1, however, for discussion of nuisance visual effects prior to maturity of Project-installed landscaping.

5.5.6 Effects of Proposed Off-site Improvements

As discussed in Section 2.2.10, the Project would include off-site road improvements to Hill Valley Drive, Eden Valley Lane, and Mt. Whitney Road, consisting of minor road widening and/or surface improvements; and installation of turn pockets to provide adequate transitions at the Project entries from Country Club Drive.

Proposed off-site improvements to Hill Valley Road would include widening roadway pavement to 24 feet where possible and to 20 feet in width for approximately 185 to 195 linear feet in one section. Due to the low-profile nature of these proposed off-site roadway improvements, visually, the changes would not be highly noticeable within the viewshed, particularly since a portion of the roadway is already improved to the proposed condition. Any impacts to driveways, fences, or other features within residential lots fronting the roadway would be restored to pre-construction conditions. No other visual resources would be impacted. Associated visual impacts would be less than significant.

Proposed off-site improvements to Eden Valley Lane would include widening a 0.25-mile segment to a graded width of 28 feet with a paved width of 24 feet. This roadway segment is currently paved and the minor widening would not result in a highly noticeable change within the viewshed. Any impacts to driveways, fences, trees, or other features within residential lots fronting the roadway would be restored to pre-construction conditions. Consequently, the proposed changes to this roadway would not substantially change the existing visual character of this roadway. Associated visual impacts would be less than significant.

Proposed off-site improvements to Mt. Whitney Road would include widening the roadway to a graded width of 28 feet with a paved width of 24 feet. The eastern half of this segment abuts the Project site to the south, and the western half of this segment abuts the Project site to the north. This roadway segment is currently paved and the minor widening would not result in a highly noticeable change within the viewshed. Widening could potentially impact some trees along the roadway; however, some of these trees may be impacted regardless if they are located within the Project site. Loss of these existing on-site trees would be offset by the installation of perimeter Project landscaping. Any impacts to driveways, fences, trees, or other features within residential lots fronting the roadway would be restored to pre-construction conditions. Consequently, the proposed changes to this roadway would not substantially change the existing visual character of this roadway. Associated visual impacts would be less than significant.

5.6 Cumulative Impact Analysis

As noted in CEQA Guidelines Definitions and Section 15130, cumulative impacts are those resulting from combination of two or more individual effects; either: (1) within a single project, or (2) from a combination of multiple projects. Projects within the above-described Project viewshed (including the Proposed Project) would contribute to regionally cumulative visual effects, and are evaluated in this discussion. Although these projects are all within the Project viewshed, not all would be visible at any one time or from one point; they are not concentrated in one portion of the viewshed, and local topography, vegetation, intervening structures and land uses often block views of the projects. As shown on Table 2, below, and Figure 24, excluding Valiano, the projects within the viewshed include 19 development projects; including nine residential, two commercial/office, three industrial, one hotel, one school, one hospital facility, one utility improvement project and one roadway project. The residential projects range from 3 to approximately 720 residential dwelling units and together with the Proposed Project, would result in a total of approximately 1,790 residences.

All but three of the cumulative projects within the viewshed are located to the north and east within the more developed areas of the viewshed within the County and the cities of Escondido and San Marcos. The other three projects, Harmony Grove Village (E), Rancho Cielo (F), and Harmony Grove Village South (G), are large residential projects within the additionally rural and undeveloped areas within the County to the south and are additionally discussed below.

Two of the residential projects would subdivide existing private lots for the purpose of building two or nine new single-family residences (A and C, respectively).² These proposed minor subdivisions are located northeast of the Proposed Project, within the existing developed neighborhoods. Visual changes associated with these cumulative Projects would be minor; these proposed structures would be located within existing developed neighborhoods and would visually blend with similar surrounding uses.

Four other residential cumulative projects would develop larger numbers of single-family or multi-family residences; one includes 95 single-family residences (B), one includes 8 single-family and 50 condominiums (H), one includes 70 condominiums (E), and one includes 102 condominiums (N). These residential cumulative projects would result in a total of an additional 103 single-family residences and 222 condominiums. These four residential cumulative projects, however, are located within existing developed neighborhoods that are surrounded by existing residential development and would not result in land use changes. These projects, therefore, would visually blend with similar surrounding uses.

Similarly, the industrial (J, K and M), commercial/office (I and O), and hotel (P) cumulative projects are located within existing developed areas surrounded by similar uses and/or major roadways and I-15. Development of additional uses within a developed area surrounded by the same uses would not result in a substantial change in the viewshed for these cumulative projects.

One cumulative project is a roadway improvement (L) involving the extension of Citracado Parkway that would construct a gap between two existing segments of this roadway. Although

² Letters refer to cumulative projects identified in Table 2, below, and in Figure 24.

the road extension would require crossing Escondido Creek, it would connect two segments of an existing roadway within a developed area. Constructing roadway improvements involves low-lying linear surface elements that are not highly visible, particularly at this locale because of the logical connection of the existing alignment. This improvement would be visual extension of existing uses.

One cumulative project is a small high school (Q) that would be infill development within a residential neighborhood between West Valley Parkway and Citracado Parkway in the City of Escondido. A high school is visually compatible within a residential neighborhood, especially in this case because the proposed high school would be smaller and would not entail a large campus that would contrast with the surrounding uses. Visually, the high school would blend with existing development that flanks this school site.

Rancho Cielo (F) is located more than three miles to the south, but entails approximately 720 large lot estate residences on over 2,815 acres. The homes are built on hilltops at a higher elevation than the Project site, so very distant views of the Project site could be available from the northern extent of this project, as shown on Figure 24. The project is partially built out. Most homes are on large lots (approximately 2.4 to 10 acres) along with a fire station, and WTRF. While most of this cumulative project lies outside of the viewshed due to distance, the northern portion of Rancho Cielo occurs on hilltops that provide very distant views to the Proposed Project site. This developing community is visually consistent with existing visual patterns of its surrounding area, which is similarly characterized by hillside and hilltop estate residential uses.

One cumulative project consists of a hospital facility (Q) located approximately 0.5 mile to the east, a portion of which has been constructed. The Palomar Medical Center was constructed in 2012 and includes an 11-story hospital facility. This project is planned to be expanded in phases. Given the size and height of this hospital building, it is a dominant visual element in the Project area and is visible from various distant vantage points within the viewshed. It is located at a transition point between industrial/commercial and residential development and is adjacent to existing industrial/commercial uses to the east and single-family residences to the west. Despite it being surrounded by existing development, the size contrasts with the smaller industrial and residential buildings in the area. The construction of additional structures at this location would increase the bulk and scale of this cumulative project and would make it more visible and disparate with the visual character.

An additional utility facility that would be located close to the Proposed Project would be the Rincon MWD water tank proposed for the northern Project parcel as part of the district's Water Master Plan five-year capital improvement program. This tank would be approximately 32 feet high and 138 feet in diameter and would be located on a 3.2-acre site located within existing grove area (even following the May 2014 fires). Water would be delivered to, or taken from, the tank in subsurface pipelines, with a temporary and limited construction period. Visible elements over the long term would relate to the tank itself, as well as a six-foot retaining wall that would support the tank at a bottom elevation of 940 feet amsl. The tank would add a new – and notable – built feature to the north of the Project development footprint. In order to provide the base for the tank, the top of knoll, at approximately 945 feet would be lowered by approximately 5 feet,

and flattened to 940 feet amsl. This knoll is lower than the topographic feature to the west of it. That knoll is never lower than approximately 1,000 feet amsl, and goes up to approximately 1,065 feet amsl. As a result, the tank would be backed by a knoll a minimum of 28 feet higher than its highest elevation, and would not be skylined. The 6-foot retaining wall is expected to be obscured from off-site viewers by intervening grove trees. This feature would be visually consistent with other tanks located on higher hills in the vicinity (although somewhat atypical due to the lack of skylining), and also consistent with the grove uses within which it would be located. In addition, the size of the water tank would be similar to a large two-story residence. Its contribution to the cumulative condition is therefore considered visible, but not inconsistent with agricultural or rural uses in the area. .

The cumulative effect of residential developments is the focus of the remainder of this discussion. As previously discussed, Harmony Grove Village (E) is located immediately to the south of the Proposed Project site and is currently under construction. Once completed, this large residential development will include up to 742 single-family residences along with a village center, park and recreation areas, and equestrian facilities on 468 acres. Similar to the Proposed Project, but on a much larger scale, Harmony Grove Village would develop residential neighborhoods within the valley on land that previously was (on the Harmony Grove Village site) or currently is (on the Project site) used for agriculture and equestrian uses, which historically contributed to an existing semi-rural visual character. The agricultural uses were not all visually passive, however. Structures associated with a large-scale chicken ranch were recently located on the Harmony Grove Village property. This agribusiness included 32 long white linear structures that were extremely visible from area roadways and drew the viewer's eye due to their atypical length, width and color. Harmony Grove Village will introduce a large number of buildings and suburban elements, as well as reintroduce an historic drainage (removed during farming) into these areas. Because the Harmony Grove Village site is undergoing mass grading, the character has already been altered across a large portion of the valley that extends to the north and includes the Project site.

The third proposed project in the Eden Valley/Harmony Grove area is Harmony Grove Village South (G). This project proposes approximately 450 residences on a 111-acre site south of Escondido Creek and contiguous to the Harmony Grove Village equestrian ranch. The project residences would be consolidated on the more northerly and lower elevation portions of the site. Of the total site acreage, approximately 75 acres, or 68 percent of the site, would consist of either biological open space or greensward (i.e., not development pads or roads). This project, if approved, would expand the village south of Harmony Grove Road and Escondido Creek to incorporate additional development beyond the equestrian ranch, with its boarding, training and show facilities, as well as additional limited commercial and residential uses.

Views to the Project site and surrounding area from public roads and recreational trails would be affected, especially since these three projects are contiguous. Views of Harmony Grove Village, Harmony Grove Village South, and the Project site would be visible from public roads in the immediate area and from public trails further to the south. These two residential projects would each introduce suburban elements within the valley into a view that previously, or currently encompasses open grasslands, orchards, and equestrian uses. Additionally, build out of the Palomar Medical Center would introduce large scale buildings and parking facilities adjacent to

residential development and undeveloped land. While some development currently is visible within the valley, the combination of these projects would combine to create a change in visual character of the valley.

Overall, the visual environment of the viewshed within the valley would be modified by the major physical change in composition introduced by the combination of the three residential projects. This change is exacerbated by the contiguous locales of these two projects, which, when taken together, creates a larger transformation in the composition and visual pattern of the valley. Combined, approximately 678 acres within these projects would be subject to grading and change from semi-rural residential, agricultural and equestrian uses to planned residential neighborhoods.³ Although each project would be visually consistent with each other in terms of visual pattern, the collective effect of the change created by these two projects would contrast with the existing visual character and quality of the area. The Palomar Medical Center also adds an urban element with the substantial and atypical height and massing changes and contributes to the change in composition and community character. Therefore, the cumulative visual impact of projects in the valley, combined with the substantial and atypical height and massing changes introduced by the Palomar Medical Center would be **significant**.

The Project's contribution to this change, however, would **not be cumulatively considerable** for several reasons. First, the Harmony Grove Village project is approximately double the size of the Proposed Project (468 acres versus approximately 239 acres, of which approximately 60 percent would remain in visual open space) with a resulting difference in scale and visibility between the two projects. When viewed from off-site locations, the Proposed Project would not substantially contrast with visual patterns, particularly since large open space area would be retained along with retention of several existing on-site elements (e.g., orchard uses and dense tree groves), with a resulting difference in visible perception between the two projects. The Project would essentially be perceived as an extension of existing uses to the east and would visually blend with the emerging visual pattern within the valley. Secondly, as the viewer approaches the Project site from Country Club Drive, views would open up compared to the developed surrounding settings. (The visual environment to the north consists of developed areas with industrial buildings that line the roadway and restrict views to more rural elements within the valley.) Views approaching the Project site from the south encompass rural and semi-rural residential development, and would be further reinforced upon buildout of the Harmony Grove Village project. Third, views of the Project from public vantage points that offer expansive views into the valley floor, such as Seeforever Drive and public trails within the Elfin Forest Recreational Reserve, would not substantially contrast with surrounding development and visually, would be an extension of existing patterns (refer to Figure 24 as an example).

³ This number includes the following grading acreages: Harmony Grove Village (370), Harmony Grove Village South (75), and Valiano (127).

**Table 2
CUMULATIVE PROJECTS**

Map Key¹	Project Numbers Issued by Agency	Project Name	Location	Area (acres)	Proposed Improvements
COUNTY OF SAN DIEGO					
A	TPM 20879	Knox TPM	2194 Rockhoff Road, Escondido	--	2 SFR lots; 1 existing SFR to remain
B	TM 5169	El Norte/ Sunset Heights TM	Northeast of the intersection of El Norte Parkway/Rees Road, Escondido	32.6	95 SFRs
C	TM 5269	Vande Vegte	Intersection of Mycorte Drive/ Hilcorte Drive, San Marcos	2.59	9 SFRs
D	GPA 04-007 REZ 04-014 TM 5382	Montiel Heights/ Montiel Road Townhomes	1310 Montiel Road, Escondido	5.01	70 condominiums; 1 existing SFR to be removed
E	SP 04-003 GPA 04-004 REZ 04-010 VTM 5365 MUP 04-012 MUP 04-013 MUP 04-014	Harmony Grove Village	North and south of Harmony Grove Road, and east and west of Country Club Drive	468	Up to 742 SFRs, commercial services, park and community gathering locales, and equestrian facilities
F	TM 4225 TM 5093 TM 5146 TM 5440 TM 5441 TM 5456 S 01-062 S 05-043 S 05-044 S 99-020 S 99-026 SPA 00-003 SPA 05-004 SPA 96-001 REZ 05-010 REZ 05-011 MUP 00-005	Rancho Cielo	8204 Del Dios Highway, San Diego	2,815	Approximately 720 residences, most on lots ranging from 2.43 to 10 acres; neighborhood community; village center; fire station and heliport; open space; wastewater reclamation facility

**Table 2 (cont.)
CUMULATIVE PROJECTS**

Map Key¹	Project Numbers Issued by Agency	Project Name	Location	Area (acres)	Proposed Improvements
CITY OF SAN MARCOS					
G	MF 1785 TSM 479 MFSCDP 10-51 R 10-146 GV 10-85 CUP 10-835 ND 10-806	Candera	Intersection of Bougher Road/Via Camellia, San Marcos	7.17	8 SFRs and 50 condominiums; 1 existing SFR to be removed
CITY OF ESCONDIDO					
H	SUB 09-0002	Kenny Ray Harmony Grove	Southeast of the intersection of Kauana Loa/ Harmony Grove Road/future Citracado Parkway, Escondido	24.3	10 lots to be developed individually as a business park and 1 open space lot
I	ER 2000-34	Harmony Grove Industrial Park	Intersection of Harmony Grove Road/Pacific Oaks Place, Escondido	13.6	9 industrial use lots
J	PHG 11-0038	Hale Avenue Resource Recovery Facility (HARRF) Administration Building	1521 South Hale Avenue, Escondido	37	19,224-s.f. administration building for a wastewater treatment facility with 21 parking spaces
K	ER-2006-10	Citracado Parkway Extension	West Valley Parkway to Andreasen Drive, Escondido	--	Improvements and extension of Citracado Parkway from West Valley Parkway to Andreasen Drive

**Table 2 (cont.)
CUMULATIVE PROJECTS**

Map Key¹	Project Numbers Issued by Agency	Project Name	Location	Area (acres)	Proposed Improvements
CITY OF ESCONDIDO (cont.)					
L	File No. 0800-40 PHG 10-0014	Escondido Asphalt Plant Expansion	500 North Tulip Street, Escondido	3.72	Four 45-foot-tall, 125-ton vertical asphalt concrete storage/load-out silos and 3 storage tanks; 2 existing 45-foot-tall, 80-ton vertical asphalt concrete storage/load-out silos to be removed on the existing concrete and asphalt recycling facility
M	Log No. ER 2005-20 PHG 11-0009 Tract 921, 2005-28-PD, 2005-06-AZ	Citysquare Downtown Residential	313 South Orange Street, Escondido	3.65	102 condominiums; 4 existing residences and existing commercial use on site to be removed
N	2007-25-PD 2005-20-PD	The Point	350 La Terraza Boulevard, Escondido	1.84	43,107-s.f. office building, 38,121-s.f. health club and 349 parking spaces
O	2007-18-PD ER 86-43	Springhill Suites by Marriott	300 La Terraza Boulevard, Escondido	1.68	105-room hotel
ESCONDIDO UNION HIGH SCHOOL DISTRICT					
P	ADM 10-0001 SCH No. 2009081074	Citracado High School/ Del Lago Academy	South of West Valley Parkway and north of Citracado Parkway, Escondido	34	Specialized small high school for 500 to 800 students

**Table 2 (cont.)
CUMULATIVE PROJECTS**

Map Key¹	Project Numbers Issued by Agency	Project Name	Location	Area (acres)	Proposed Improvements
PALOMAR POMERADO HEALTHCARE DISTRICT					
Q	2001-01-SPA 2005-81-SPA/ DA PHG 11-0034 SCH No. 200112106	Escondido Research & Technology Center (ERTC)	South of Vineyard Avenue, north of Harmony Grove Road and along either side of Citracado Parkway, Escondido	164	Approximately 1,200,000-s.f. hospital/ medical campus with 453 beds
RINCON DEL DIABLO MUNICIPAL WATER DISTRICT					
R	N/A	Water Master Plan Update – 2014 Capital Improvement Program	Northern portion of Project site on parcel which is owned by District	3.2	New 3 MG water storage reservoir and 16-inch supply pipeline

Acronyms/abbreviations:

-- = not available

CUP = Conditional Use Permit

DU = dwelling unit

GPA = General Plan Amendment

MFR = multi-family residence

MUP = Major Use Permit

REZ = Rezone

S = Site Plan

SCH = State Clearinghouse

s.f. = square feet

SFR = single-family residence

SP = Specific Plan

SPA = Specific Plan Amendment

TM = Tentative Map

TPM = Tentative Parcel Map

VTM = Vesting Tentative Map

¹ Letters refer to cumulative projects identified in Figure 26.

5.7 Off-site Wastewater Treatment Options

Three off-site design options are under review for wastewater treatment.

The off-site sewer alternative will include three potential options for the provision of sewer service, in lieu of the proposed on-site WTWRF and related facilities described in Section 2.2.7 of this report. These potential options are summarized below.

Connection to the City of Escondido Hale Avenue Resource Recovery Facility (HARRF)

This potential option involves the following off-site facilities/activities: (1) installation of approximately 2,700 linear feet of sewer pipeline from an existing City pump station (LS-12) located just east of Country Club Drive and south of an unnamed street south of Eden Valley Lane southerly to an on-site location within Neighborhood 5 just south of the SDG&E easement, with these facilities to be located within existing City of Escondido (City) and County streets; (2) installation a of new force main pipeline from Neighborhood 5 to an existing City sewer line, with the new facilities to be located within an existing SDG&E easement; (3) abandonment of an approximately 1,600 linear feet of sewer pipeline located in City easement; (4) installation of approximately 200 linear feet of a new recycled water pipeline from an existing pipeline to the

Project site, with the new facilities to be located within City streets; and (5) installation of approximately 1,000 linear feet of a new sewer return pipeline from the Project wet weather storage site to new gravity sewer main in Country Club Drive, with the new facilities to be located within existing County streets.

Trending east from the wet weather storage pond in Neighborhood 5, the sewer line would be installed in Country Club Drive to just north of Harmony Heights Road. From here, a new 6- to 8-inch force main would trend east (perpendicularly to Country Club Drive) approximately 1,600 feet, up and over a small hill, in the SDG&E right-of-way to connect to existing sewer in Kauana Loa Drive. The easement is edged on both sides by semi-rural residential uses (a total of approximately 10 homes). The construction period would require excavation and installation within existing disturbed roadbed and transmission easement, followed by re-cover of the pipeline and removal of any excess soil along the pipeline right-of-way.

Impacts would be to a linear right-of-way, with construction activities moving along the right-of-way (cut, install, cover) as installation occurs. Construction worker vehicles, excavation machinery, and water trucks, as well as potential specialty construction machinery or vehicles would be visible along different segments of the right-of-way during the installation process. Temporary storage of pipe may also occur within right-of-way, as appropriate. These effects would vary from the existing condition, but would be temporary in effect along the linear right-of-way. The disturbance would occur within the existing transmission line easement, which contains both rural elements (field-like discing of vegetation) as well as industrial elements (two adjacent power lines with large-scale metal transmission tower facilities).

The majority of the viewers would view the construction activities from Country Club Drive, either paralleling them on the roadway, or viewing them laterally as the trenching moves up the hill. From Kauana Loa, viewers might see the tie-in location for a few seconds as they head south on Kauana Loa; or, if coming west on Harmony Grove Road toward the intersection with Kauana Loa, they might see the tie-in location, or the new force main as it comes down slope of the small hill between Kauana Loa and Country Club Drive.

All of these views would be limited in duration for moving viewers. For stationary viewers, exposure would be longer, but the number of viewers would be fewer. For all viewers, the construction period would be temporary.

The new pump station would be located on the Project, west of Country Club Drive. Located slightly downslope from Country Club Drive, the facility would be the size of a small outbuilding (such as a shed), common in this area.

Once installed within area roadways and SDG&E easement, there would be no surficial elements associated with the pipelines that would modify area views. Based on: (1) the temporary nature of the construction impact; (2) the small footprint of the linear construction right-of-way and permanent pump station; and (3) the lack of permanent visual change associated with the pipelines, less than significant visual impacts would result.

Connection to Vallecitos Water District (VWD) Facilities

This potential option would involve the installation of approximately 3,400 linear feet of new force main from the Project site to an existing VWD pipeline. New lines would be located between a pump station located in the southeastern portion of Neighborhood 5, trending northerly to Mt. Whitney Drive, then west to Project streets. From the north end of the Project, the new lines would trend east along Hill Valley Drive to Hill Valley Road. From the point at which Hill Valley Road trends due west, the lines would be installed using one of two routes, on either side of semi-rural residential (four homes) prior to passing along paved roads through the Casitas del Sol Mobile Home Park (past approximately 70 homes, regardless of route) and connecting to existing Vallecitos sewer line in Barham Drive, just south of SR-78. From Barham Drive, the Project would install approximately 500 linear feet of pipeline under SR-78 from Barham Drive to Rancheros Drive (a frontage road between commercial uses and SR-78) in the City of San Marcos.

This alternative also would require four on-site pump stations and back-up power generators. The on-site pump stations would be located along Project roadways within the development. Two would be sited Neighborhood 3: one (PS 1) on a cul-de-sac in the northeastern portion of the neighborhood between lots 146 and 147, and one (PS 2) along the street leading to Neighborhood 4 south of Lot 122. PS 3 would be sited at the northern extent of Neighborhood 4. The fourth pump station would be located on the WTWRF in Neighborhood 5.

Additional facilities that may require upgrading have been identified in the VWD *Water, Wastewater and Recycled Water Master Plan* (November 2010) and may be required as a condition of development by VWD or contribution through annexation and connection fees. The VWD *Water, Wastewater, and Recycled Water Master Plan Final Program EIR SCH No 2010071073* (March 2011) includes the following capital improvement projects:

- SP2 – replace 3,200 linear feet of 21-inch sewer with 39-inch sewer
- SP-11 – replace 1,400 linear feet of 21-inch sewer with 36-inch, and install 800 linear feet of 8-inch sewer
- SP-12 – replace 2,000 linear feet of 21-inch sewer with 36-inch
- Possible improvements to the Land Outfall

This route would be sited in proximity to a number of residential uses, as well as requiring construction within or adjacent to a surface street edged by residential and commercial uses that support a substantial amount of traffic. Impacts would be to a linear right-of-way, with construction activities moving along the right-of-way (cut, install, cover) as installation occurs. Construction worker vehicles, excavation machinery, and water trucks, as well as potential specialty construction machinery or vehicles would be visible along different segments of the right-of-way during the installation process. Temporary storage of pipe may also occur within public street right-of-way, as appropriate. These effects would vary from the existing condition, but would be temporary in effect along the linear right-of-way. For the mobile home area in particular, the density of these uses would minimize the level of exposure as abutting homes would shield views to the construction zone unless in very close to the residence. More open

views would be available along Rancheros Drive, where construction could be seen from both Rancheros Road itself and from SR-78. Views would be relatively brief, however (particularly from SR-78) due to the speed of moving traffic.

Once installed within area roadways, there would be no surficial elements that would modify area views relative to pipelines. With regard to the four pump stations, excluding the one at the north end of the Project, these would be nestled within other Project development and would not be expected to visually differentiate from other Project structures, especially given the Project landscaping (see Figure 13). Although located just north of the Project residential uses, PS 3 would be close to Lot 161. It would be the size of a small outbuilding (such as a shed), common in this area, and is expected to be visually consistent with other existing uses in the vicinity. It also would be at a distance from most viewers as the northeastern extent of the Project is located west of most viewers in the area.

Based on: (1) the temporary nature of the construction impact; (2) the small footprint of the linear construction right-of-way and permanent pump stations; and (3) the lack of permanent visual change associated with the pipelines, less than significant visual impacts would result.

Connection to the Harmony Grove Treatment Plant

This potential option involves: (1) the installation of a force main from the Project site to the Harmony Grove treatment plant, with these facilities to be located within existing city/county streets; and (2) the construction of a new pump station and backup power generator at the Project site.

The new pump station would be located on the Project, west of Country Club Drive. Located slightly downslope from Country Club Drive, the facility would be the size of a small outbuilding (such as a shed), common in this area.

A new six-inch force main would be installed from Neighborhood 5, southerly within Country Club Drive, to the Harmony Grove treatment plant currently under construction. The construction period would require excavation and installation within existing roadbed followed by re-cover of the pipeline and removal of any excess soil along the pipeline right-of-way. Impacts would be to a linear right-of-way, with construction activities moving along the right-of-way (cut, install, cover) as installation occurs. Construction worker vehicles, excavation machinery, and water trucks, as well as potential specialty construction machinery or vehicles would be visible along different segments of the right-of-way during the installation process. Temporary storage of pipe may also occur within right-of-way, as appropriate. These effects would vary from the existing condition, but would be temporary in effect along the linear right-of-way.

The new line would tie into the planned Harmony Grove Village (HGV) WRF. As stated in the Final HGV EIR Section 2.4.3, Analysis of Project Effects and Determination of Significant Impact (which EIR was certified and approved by the Board of Supervisors in 2007), the Harmony Grove WRF is sited approximately 35 feet above the intersection of Country Club Drive and Harmony Grove Road. The facility buildings would be placed in an existing flat area,

and the water storage pond would be located in a re-graded, existing depression that was created as a result of the quarry operations. The WRF would not be readily visible from the roadway due to the scale of the intervening slopes. Where visible, the barn-like character of the WRF buildings would continue the rural quality of the architecture proposed for that entire project. No significant impacts were identified. The current Project would not require structural modifications to the Harmony Grove WRF, but would be accommodated within the existing plan.

Once installed within Country Club Drive, there would be no surficial elements that would modify area views. Based on: (1) the temporary nature of the construction impact; (2) the small footprint of the linear construction right-of-way and permanent pump station; and (3) the lack of permanent visual change associated with the pipelines and tie-in to the Harmony Grove WRF, less than significant visual impacts would result.

5.8 Summary of Project Impacts and Significance and Conclusions

The following significant impacts related to aesthetics would occur with Project implementation:

- Impact 1 Although manufactured slopes within steep slopes would be contour graded to follow the natural topography, the resulting landform modification due to the height and visibility of some manufactured slopes and associated with lack of vegetation and newly exposed rocks would contrast with the adjoining natural hillsides.

- Impact 2 The introduction of large retaining walls with line elements and rectilinear surface planes could visually contrast with the backdrop of rolling hillsides and steep ridgelines.

- Impact 3 Temporary visual effects during the Project construction period related to grading and ongoing development would be substantial until buildout occurs and all vegetation is installed and attains five additional years maturity.

6.0 VISUAL MITIGATION AND DESIGN CONSIDERATIONS

In addition to screening by non-invasive vines and medium-height shrubs conforming to the Project Landscape Concept Plan and FPP as a matter of Project design, the following mitigation measure would be required for significant impacts to visual character related to retaining walls:

- Any retaining wall(s) shall be textured and stained or colored to reduce visibility.

The following mitigation measure addresses initial installation of landscaping and rock staining on the manufactured slopes to ensure long-term visual continuity and screening of the manufactured slopes:

- All manufactured slopes within steep slopes shall be vegetated beyond the minimal erosion control vegetation (one one-gallon shrub per 100 s.f.) to provide one one-gallon shrub per each 75 s.f. in areas of exposed soil (i.e., non-rocky areas) and exposed newly cut rocks shall be stained to soften and screen the appearance of the manufactured slopes.

The relative number of viewers and orientation to the Project, combined with the above-noted mitigation measures and attenuative measures built into Project design, would result in impacts related to manufactured slopes, retaining walls, and long-term vegetation vigor being lowered to less than significant levels.

Short-term visual impacts would be adverse. Ultimately, the landscaping installed within each constructed phase would lessen adverse visual impacts of raw slopes and new buildings, and vegetation maturity would be visually attained in approximately five years. While temporary in nature and ultimately addressed through Project design and landscaping over the long-term, short-term adverse visual impacts to the Project site's visual character associated with Project construction **would be significant and unmitigable**.

The following overall conclusions result.

As detailed in discussions throughout Section 5.5, above, the relative number of viewers and orientation to the Project, combined with the attenuative measures built into Project design, would result in visual impacts related to residential design, privacy walls, sound walls, most retaining walls, lighting, and long-term vegetation vigor being lowered to less than significant levels.

Impacts remained potentially significant for three issues, views of: (1) newly exposed soil and rock in manufactured slope areas in steep slopes, (2) views of large and visible retaining walls not shielded by vegetation as a matter of Project design, and (3) Project-related construction-period/initial development effects. These impacts, proposed mitigation, and end conclusions are summarized below.

Although manufactured slopes would be contour graded to follow the natural topography during Project development, they would still result in slopes that contrast with the adjoining natural hillsides. This is because the raw soil could draw the eye due to its differentiation from the vegetated slopes in the vicinity. This would be exacerbated if this is an area where blasting is

required, as the rock exposed by blasting would not be weathered, and would vary from other outcrops in the Project areas. These impacts to manufactured slopes with exposed raw soil and broken rock would be mitigated to less than significant because the distant viewers would observe manufactured slopes that would be contour graded to follow the natural topography and bare slopes that appear to be similar to the natural weathered rock. In time, the landscaping plan would provide vegetative cover for these slopes. The visibility of the rocky slopes while the landscaping matures would be stained to soften and screen the appearance of the manufactured slopes, and the increase in plant density at installation as specified in the mitigation measure would aid in a more rapid perception of visual plant maturity. The HOA for the Proposed Project shall have the responsibility to maintain the installed landscaping along manufactured slopes to retain coverage and to visually soften manufactured slopes, which would reduce this impact to less than significant levels.

As noted above, the introduction of large retaining walls with line elements and rectilinear surface planes would visually contrast with the backdrop of rolling hillsides and steep ridgelines. This would be less than significant because the viewer's orientation to the Proposed Project reduces views of the retaining walls behind the new houses or rows of houses and because the Proposed Project design features and mitigation measures described above in Mitigation Measure 2 utilize texture and color, along with landscaping to reduce contrast, and therefore, visibility. This Project impact would be reduced to less than significant levels.

The relative number of viewers and orientation to the Project, combined with the above-noted mitigation measures and attenuative measures built into Project design, would result in impacts related to manufactured slopes, retaining walls, and initial vegetation vigor being lowered to less than significant levels.

Regarding construction-period/initial installation visual impacts, short-term visual impacts would be adverse. These impacts would relate to the combination of raw valley and slope soils during the construction period, the potential presence of rock crushing activities (with the industrial appearing crusher) and other construction equipment moving about the site, and increased lighting being visible immediately following Project construction. Ultimately, the landscaping installed within each constructed phase—as an area is graded it would be landscaped—would lessen adverse visual impacts of raw slopes and new buildings, and vegetation maturity would be visually attained in approximately five years. At that point, raw soil would be covered with Project improvements, and street trees and internal landscaping would buffer the homes from views to the Proposed Project from off site, softening sharp edges, unifying the Project, and shading Project lighting and glare. While temporary in nature and ultimately addressed through Project design and landscaping over the long-term, short-term adverse visual impacts to the Project site's visual character associated with Project construction would be significant and unmitigable.

7.0 REFERENCES

Affinis

- 2015 Cultural Resources Inventory and Assessment Valiano Project, San Diego County, CA. April.

Consultants Collaborative

- 2015 Draft Valiano Specific Plan. April.

County of San Diego

- 2013a San Dieguito Community Plan, as amended. April. Available at: http://www.sdcountry.ca.gov/pds/docs/CP/San_Dieguito_Community_Plan.pdf.
- 2013b Zoning Ordinance, as amended. June. Available at: <http://www.sdcountry.ca.gov/pds/zoning/index.html>.
- 2011 General Plan. Land Use and Environmental Group, Department of Planning and Land Use, Department of Public Works. April. Available at: <http://www.sdcountry.ca.gov/dplu/gpupdate/draftgp.html>.
- 2009 County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements – Dark Skies and Glare. July 2007, as modified in January 2009.
- 2007 County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements – Visual Resources. July 30.
- 1991 Resource Protection Ordinance of San Diego County. October 10.
- 1986 San Diego County Code of Regulatory Ordinances. Light Pollution Code. Section 59.101 et seq. Chapter 9.

Firewise 2000, Inc.

- 2015 Valiano Fire Protection Plan. February.

HELIX Environmental Planning, Inc. (HELIX)

- 2015a Biological Technical Report for the Valiano Project. February.
- 2015b Valiano Acoustical Site Assessment Report.

Linscott, Law and Greenspan (LLG) Engineers

- 2015 Traffic Impact Analysis – Valiano. March.

8.0 REPORT PREPARERS

This report was prepared by HELIX Environmental Planning, Inc. for Integral Communities.

Primary Author: Lisa Capper, J.D., Principal
County Approved Consultant for Visual Analysis and EIR Preparer
J.D., Western State University
M.A., Candidate, Anthropology, San Diego State University
B.A., Anthropology, specializing in Archaeology, Prescott College

Joint Author: Tim Belzman, Senior Project Manager
County Approved Consultant for Visual Analysis
M.C.P., City Planning, San Diego State University
B.S., Criminal Justice Administration, San Diego State University

QA/QC: Joanne M. Dramko, AICP, Senior Project Manager
County Approved Consultant for Visual Analysis and EIR Preparer
M.E.S.M., Environmental Management and Planning, University of California, Santa Barbara
B.A., Fine Arts, New College of Florida

Visual Simulations: Kevin Mock
Landscape Designer
M.L.A., Landscape Architecture, University of Oregon
B.L.A., Landscape Architecture, University of Oregon
B.A., Geography, San Diego State University

Graphics: Rebecca Kress
GIS Specialist
B.A., Geography and Environmental Studies, State University of New York at Geneseo