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Enviromental Analysis | Project Representation

January 9, 2017

Marisa Smith
Project Manger
Department of Planning and Development Services
County of San Diego
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Re: 3300-10-037, Chinese Bible Church of San Diego
Addendum to Visual Study

Dear Ms. Smith:

TRS Consultants authored the visual study for the Chinese Bible Church (project) dated May 2016. Since that time the project description has changed in two respects. One, the pre-school has been eliminated. Two, solar panels are proposed to provide electricity for the facility. The visual study was reviewed in light of these changes. The elimination of the pre-school has no impacts on visual quality because the physical design of the project will not change as a result.

The use of solar energy would result in the introduction of solar panels to the site. The visual impacts of the panels could be eliminated if the panels are screened from view and glare is controlled.

The following design features are therefore proposed:

1. Solar panels will be installed on the roofs of the buildings
2. Building facades will screen the panels from view
3. The surface of the solar panels will incorporate a non-glare finish

Current building designs allow for the positioning of panels on the roof, behind the building façade.

Three photo-simulations are provided that illustrate the resulting visual effect. These depict mid-distance, distant, and close-distance views. The mid-distance and distant views are at elevations above the site, while the close-distance view is approximately at the same level as the project. The simulations show that neither the structure of the panels nor glare would be visible. As shown, visual impact are avoided with the incorporation of these design measures.

The May 2016 visual analysis, with the information in this addendum, fully address all visual impact of the project.

Please let me know if you need additional information. My number is 619-306-6920.

Sincerely,

Mark H. Thompson
Principal

Enclosures: Figure 1, Mid-Distance View from East
Figure 2, Distant View from West
Figure 3, Close-Distance View from South

CC: Jerelyn Dilno, visual consultant

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Mid-Distance View from Northeast

Figure 1

Distant View from West

Figure 2

Close-Distance View from South

Figure 3

Visual Resources Impact Report
The Chinese Bible Church of San Diego
PDS2014-SPA-14-001; PDS2010-3300-10-037(MUP); PDS2010-3940-12-002(VAC); PDS2014-3910-9508007L(ER)

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May 2016

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ABBREVIATIONS

AMSL	Above Mean Sea Level
BMR	Black Mountain Ranch
CEQA	California Environmental Quality Act
COS	County Open Space Element
CTMP	Community Trails Mater Plan
GP	General Plan
IESNA	Illuminating Engineering Society of North America
LPC	County of San Diego Light Pollution Code
MUP	Major Use Permit
PA	Planning Area
SDCPA	San Dieguito Community Planning Area
SFVSP	Santa Fe Valley Specific Plan
SPA	Specific Plan Area
SR	State Route
TM	Tentative Map

EXECUTIVE SUMMARY

The purpose of this Visual Resource Impact Report is to assess the visual impacts of the Chinese Bible Church of San Diego project (project) on the surrounding visual environment. Specifically, this report determines the significance of project impacts pursuant to the California Environmental Quality Act (CEQA), and That area has been analyzed in the DEIR proposes measures to avoid, minimize, or mitigate adverse visual impacts where applicable. The project site is located within the unincorporated area of San Diego County, 1.5 miles south of Lake Hodges, 2.5 miles west of Interstate 15 (I-15), 500 feet north of Camino Del Sur, and immediately east of Four Gee Road. The 9.09-acre project site is within the Santa Fe Valley Specific Plan (SFVSP) area of the San Dieguito Community Planning Area (SDCPA).

The project entails the development of a religious assembly facility and accessory uses and requires the approval of a Major Use Permit (MUP) and a Specific Plan Amendment (SPA). Figure 1, "Aerial Vicinity Map," provides a context for the project's location. Figure 2, "Project Site Plan," provides building locations and project phases, while Figure 3, "Topographic Viewshed," provides a more detailed view of area circulation and development.

The project would include two phases. Phase 1 consists of a main sanctuary and administration building (Building A), education building (Building B), religious meeting building (Building C), and fellowship hall (Building D). Other features consist of plazas, covered walks, a recreation area, and parking. Interior building uses would include the sanctuary, classrooms, offices, cafe, bookstore, kitchen/food preparation area, and pre-school/kindergarten serving up to 50 students. Phase 2 would add a fellowship learning center (Building E), expand the main sanctuary, and increase the size of the school to up to 150 students. See Figure 2, "Project Site Plan," for building locations and project phases.

The property is located in a suburban setting. It is bordered on the north by protected open space, Campania Avenue, a trail, and a walled subdivision known as Salviati Homes. Beyond the homes, sparsely developed hillsides rise to form the northern horizon line. On the east, the rear yards of 14 single family residential homes in 4S Ranch have views into the site. Approximately a mile farther east the suburban development gives way to a prominent north/south trending hillside. The southern boundary is formed by Wild Horse Glen and Tallus Glen. South of these roads are single family residences and three-story multi-family dwellings. A trail parallels the boundary on the south. Beyond these are major intersections and the newly constructed and extensive Del Sur Town Center, Design 39 School, and other commercial uses. Black Mountain is visible approximately 2.0 miles southeast of the site but it is not prominent due to distance. The site is bounded on the west by open space that varies in width from approximately 200 to 220 feet. Beyond it is Four Gee Road, Rancho Santa Fe Fire Station 2, residential development, and undeveloped land. Access to the project site is via a private road off of Four Gee Road.

The site is developed with one vacant and one occupied residence, a dirt access road, several unmaintained clumps of trees and bushes, a weedy field, and fencing. The site appears as a somewhat neglected rural residence. The trees grow densely around the residences and are the predominant visual feature on the site. When compared to predominant uses in the area the site exhibits visual discontinuity due to its low density, predominance of vegetation, and lack of a consistent design. It is evident that the surrounding area has grown up around this use.

The developed project would present a campus-like appearance with a loose cluster of red-roofed buildings, accented by towers and high quality architectural features, and surrounded by a canopy of multi-tiered landscaping. The design reflects a planned approach to site development that is evident in other areas in the vicinity. Bulk and scale is also in keeping with many existing buildings in the area. The major visual change on the site would be a transition from widespread groupings of tall trees to a lower profile of buildings and trees. 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 visual experience would shift from one of a sparsely developed site with semi-rural features to one of a fully developed site with positive visual amenities consistent with the existing community. The visual pattern would change but would not be visually adverse. Impacts would not be significant and no mitigation would be necessary.

There are no officially designated scenic vistas, highways, or corridors in the area. However, all public roadways are considered scenic under the San Dieguito Community Plan. The project provides setbacks and landscaping in areas where public roadways occur that would screen on-site buildings and activities. No associated significant impacts would occur.

Existing focal and/or panoramas would not be impacted by the project. The site is lower than surrounding uses on the north, east, and south, and as such does not offer panoramic views. Existing development also restricts views into and from the site. The site is flat and lacks defining geophysical features. The trees provide a diffused focus for some viewers. This would be replaced by the loosely clustered red-roofed buildings and towers screened by landscaping. This represents a visual change. This change would be consistent with existing development in the area, and would provide views that are of a unified, high quality design. No significant impacts would occur.

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

The introduction of retaining walls with long horizontal line elements would visually contrast with the existing visual mix of strong vertical lines. As a result, there is a significant visual impact. Project design measures such as landscape screening have been incorporated into project design, but additional mitigation would be required for this issue. Color and/or surface treatments matching existing flora would help soften views and reduce visibility of the retaining walls. Addition of vertical elements along the wall will reduce the long horizontal of the wall. These are proposed as additional mitigation. The project design and mitigation measures combined would render these impacts less than significant.

Project lighting effects were examined through a photometric study, entitled Dark Skies and Glare (Photo-metric Study), by Rock Electric, Inc. dated April 31, 2013. The study determined that the project lighting would not result in adverse impacts to the existing area. The use is consistent with existing uses in the area, where nighttime lighting is already extensively used. There would be no permanent residents or late-night activities, therefore lighting would be restricted to what is necessary for the safe operation of the project facility. Therefore, visual impacts from lighting would be less than significant.

The campus-like setting of buildings and landscaping would provide a high quality visual experience. This quality would not be evident during the construction phase of the project, estimated at 9 to 12 months. During this time, visual effects would occur. Views from the east and south would be most affected due to proximity to proposed uses. Therefore, early screening of these views is important. Mitigation would be required to provide mature landscaping in these areas early in the development process. Implementation of mitigation would ensure that impacts during construction would be less than significant.

Cumulative impacts were assessed and no significant impacts were found. The project, in conjunction with other projects in the area, would not detract from the visual quality of the community because they are either minor in nature, or are consistent with existing visual quality in the vicinity, and/or fully mitigate their specific effects.

CHAPTER 1.0 INTRODUCTION

1.1 Purpose of the Visual Resources Report

The purpose of this study is to assess the visual impacts of the proposed project on the surrounding visual environment, determine the significance of the impacts under CEQA, and propose measures as needed that would avoid, minimize or mitigate adverse impacts associated with the project on the surrounding visual environment. 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 project from the existing condition. Visual effects associated with construction of religious buildings, recreation areas, and parking in an area that is sparsely developed 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

Principal viewpoints were identified after a site visit to define a viewshed and key viewer groups in the vicinity. A viewshed map, Figure 3, defines the areas from which the site is readily visible. Four viewer groups were defined: stationary or residential viewers, motorists, pedestrians and recreationalists, and public service users. Viewpoints were selected to include the areas where visual effects would be most obvious for the viewer groups. This dictated a selection of views from the north, east, south, and west residential and public service uses to cover stationary viewers. Several roadways have direct views of the site: Rancho Bernardo Road, Camino Del Sur, Four Gee Road, Campania Avenue, Tallus Glen, and Wild Horse Glen. Viewpoints were selected to represent these mobile viewers. The visual experiences of pedestrians and recreationalists are also encompassed in the views selected. Viewpoints were also selected to reflect views from public facilities in the area. Viewpoints include locations both immediately adjacent to the project and at a distance, from which more expansive views may be obtained. An introduction to these viewpoints is provided in Chapter 3. Details about key view selection are discussed in Chapter 5.

CHAPTER 2.0 PROJECT DESCRIPTION

The 9.09-acre project site is located in San Diego County, California. Generally, the project site is 1.5 miles south of Lake Hodges, 2.5 miles west of I-15, 500 feet north of Camino Del Sur, and immediately east of Four Gee Road. It is within the SFVSP area, which is a specific plan within the San Dieguito Community Plan Area (SDCPA).

The site is within a suburbanized area. The site is 500 feet north of the City of San Diego Future Urbanizing Area, specifically the Del Sur Town Center of Black Mountain Ranch (BMR). 4S Ranch is located adjacent to the site on the east. And developed areas of the SFVSP extend to the southwest.

Access would be provided via an extension of an existing driveway from Four Gee Road. The access road would be directly across from the main entrance to the fire station. The site is an oddly shaped quadrangle comprising two residential parcels (APN #s 678-060-27 and 678-422-03).

The project entails the development of a religious assembly facility and accessory uses on 9.09 acres in the SFVSP area. A site plan for the project is shown in Figure 2, "Project Site Plan." For ease of discussion below the buildings are designated A through E on the graphic. The project would include a main sanctuary and administration building (Building A), with ancillary education building (Building B), religious meeting building (Building C), fellowship hall (Building D), and fellowship learning center (Building E), recreation areas, and parking. Interior building uses would include classrooms, offices, cafe, bookstore, kitchen/food preparation area, and pre-school/kindergarten.

The project would be separated into two phases. Phase I would include the partial buildout of the main sanctuary and administration building (32,732 sf), fellowship hall (12,874 sf), education building (12,934 sf), religious meeting building (5,932 sf), recreation areas, café, bible bookstore and parking. Phase II would include expanding the sanctuary building to 1,500 seats (an additional 11,706 sf), and constructing the fellowship learning center (13,056 sf), which would accommodate additional space for fellowship recreation areas. Expanded kitchen/food preparation facilities, additional offices, added preschool/kindergarten up to 150 students, and overflow parking would also be added.

Overall, 89,234 sf of church-related building space would be provided by the project. The project has been designed to be compatible with the character of the surrounding area and SFVSP design guidelines. The building design heights are 29 feet 6 inches with the exception of the sanctuary, which is proposed at 40 feet, and three towers of 48 to 53 feet. Height limits are currently established by the Zoning Ordinance. For the project site they are 35 feet and two stories. An exception request to exceed the height limit for the site is being processed with the SPA and MUP.

The following paragraphs discuss proposed site design, building design and landscaping. The overall site design focuses the tallest buildings in a loose cluster near the center of the site, with lower buildings and low profile uses such as parking and recreation uses arrayed around the periphery. Massing is reduced by including walks and courtyards between buildings. Scale is reduced by using substantial building setbacks from the project boundary, ranging from 50 to 175 feet. Varied building heights are used to avoid a monolithic appearance.

The buildings are designed to reflect a Spanish Mediterranean and Tuscan architectural style adapted to Southern California. This style is common to the Santa Fe Valley/4S Ranch/Black Mountain Ranch area and is characterized by red tile roofs, square tower elements, arches, and natural stone and wrought iron detailing. Specific project details include articulation of wall surfaces that are apparent from all directions and an entry plaza with stone paving. Trellises, covered walks, and fabric awnings are also used to add visual interest.

A series of project elevations provide a detailed look at the project from the north, east, south and west (Figures 4 – 7). The north elevation (Figure 4) shows three separate buildings connected by a trellised walkway and accented by wrought iron fencing. The larger building in the center, Building A, is accented by three towers that break long horizontal lines and add variety to the roof line. The building on the left (Building D) uses eight vertical column elements interspersed with windows, as well as arches and trellises, to break up the wall mass. A single aisle parking area is located at the base of the buildings but is obscured by its low profile. All buildings would be seen across an open space area that varies from 260 to 650 feet in width.

The elevation from the east (Figure 5) shows a larger building mass because the separate buildings overlap from this direction. Buildings E and D (left to right) are in the foreground. Both show a variety of roof elements, windows, and screened staircases. Both buildings screen the majority of the lower part of the main sanctuary (Building A) so that the elements remaining are the towers and windowed upper story that provide visual interest and break horizontal lines. A range of setbacks from the eastern property line are employed to break the building mass from this view. Buildings E and D vary from 140 to 155 feet from the east boundary and are 35 feet apart. The main sanctuary is 360 feet from the site boundary. As a result, the view when looking from the eastern boundary varies from a flat landscaped parking area on the left to buildings varying in distance from 140 to 360 feet, in the center of the view, to a tot lot, recreation court and garden in a flat landscaped area on the far right. Landscaped parking areas remain in the foreground.

The south elevation (Figure 6) shows four building masses with the additional feature of the project entry. Setbacks are used to reduce mass and density from the south, which is the closest off-site view. Setbacks for buildings C, B, and E would be 170, 50 and 140 feet from the south boundary, from left to right. The sanctuary building (Building A) would range from 170 to 115 feet in distance due to its oblique angle between Buildings C and B. Similar articulations, the trellised walk, and wrought iron fencing along the boundary are visible from this direction.

The elevations from the west (Figure 7) show a compressed building mass because Building C screens parts of Building A. The buildings would be located approximately 350 feet from the viewer on Four Gee Road, approximately the length of a football field. Setbacks from Four Gee Road to the property line are 200 to 220 feet across an open space/undeveloped area. The main entry road would be prominent from this perspective. Building C would be 350 feet from the road. Building B would be 510 feet. Between them, the main sanctuary (Building A) would vary from 445 to 510 feet in distance as it forms an oblique angle between the other two buildings. The upper story would be visible behind Building C. Building B would be largely screened by the entry trees. Building C would present a large window area, trellises, and varied roof and wall articulations. The entry would be marked with a monument sign on natural stone and landscaping would be used to screen the entry road and create a sense of arrival.

A concept landscape plan has been prepared for the project. The plan defines the placement of vegetation, plant types to be used, and the size of plantings. Generally the plan provides for three or four planting "zones" in each direction. These are shown on the concept landscape plan (Figure 8) and the concept landscape plan detail (Figure 9). A planting palette is shown on Figure 10. On the north, plantings are used along the open space boundary, on both sides of the parking area, and near building walls. Native plants are used along the boundary adjacent to the open space. The project's eastern side includes four zones: along the perimeter fence, on parking islands, plantings along the parking lot edge, and near building walls. Landscaping on the south is provided in three zones: along the perimeter fence, along parking islands, and in the entry and along the sides of buildings. An exception is Building B, where two landscaping zones are used due to the narrowness of the setback. One is along the fence and another is adjacent to the building. Western facing buildings would have four levels of screening, including the perimeter fence, parking islands, parking edge, and entry plantings. Additional landscaping would be provided in this direction along the entry road. The entry would be screened by two levels of plantings on either side of the road, consisting of slope plantings and trees and bushes lining the street.

Interface areas are meant to provide a transition between on- and off- site areas. On the north, where native vegetation predominates off-site, non-invasive plants would be used. A wall facing north would be earth-toned in color and would be landscaped. The eastern interface consists of a low profile parking area that would buffer the off-site areas from the bulk and scale of the proposed buildings. The parking area would be landscaped to break up continuous visual surfaces, and the lot would use non-glare surface materials and earth-toned gravels. Coated chain link fencing and landscaping would screen the eastern-most parts of the lot. The southern interface would replace an existing white plastic fence with trellised wrought iron and coated chain link fencing. Landscaping would also be provided. The dense mass of existing tall trees would be replaced with a more open canopy that would allow views through the site to the foothills north of the project.

The western interface retains an open space along Four Gee Road and non-invasive plants would be used to transition to and screen the project. The entry landscaping would form the introduction of the project and screen views from the east and south.

Grading

Approximately 32,000 cubic yards of balanced cut and fill are proposed. No import or export of dirt is expected. Grading would be focused in the central part of the site where buildings would be constructed. Ground elevation would be reduced by five to ten feet in this area. Peripheral areas, already relatively flat, would be leveled for parking and overflow parking.

Fire Clearing, Fuel Modification

A 100 foot fuel modification zone is proposed around buildings with the exception of a 50 foot zone between Building B and the southern boundary. The southern boundary fronts a trail, a narrow strip of low lying vegetation, and parking areas. A 100 foot set-back from existing open space is also proposed. The landscape plan would exclude vegetation that the current Fire Safety Code lists as potentially a fire hazard.

Scenic Highways and Scenic Vistas

There are no officially designated scenic vistas, highways, or corridors in the area. However, all public roadways are considered scenic by the SDCP. For this analysis, the public roadways are analyzes as scenic routes. There is one scenic vista in the area, which is the view of the foothills which define the horizon approximately 1.4 miles north of the site.

Continuous Visual Elements

Visual elements onsite consist of three groves of trees, residences, and open fields. The dominant element, the groves, define the western part of the site and provide a largely continuous visual element. The northern edge of the site is next to open space and visually it blends with that area. There is visual continuity but the visual element, the flat brushy open space, has low visibility. The eastern part of the site is not visually distinguished and has no continuous visual elements.

Stepping back to the general vicinity, the larger continuous element is one of high quality suburban development. In this context, the site is not continuous but visually separate.

2.1 Land Use Designations and Zoning

The County of San Diego General Plan Regional Categories Map identifies the project site as "Semi-Rural." The project site is within the SFVSP, as amended in 2013. The project site is within Planning Area (PA) V–Subarea V.6 of the SFVSP. This portion of the SPA is designated for low–medium density residential uses (1 unit per 1–1.9 acres). The property is zoned Specific Plan (S88).

2.2 Regulatory Framework

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

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

The Conservation and Open Space Element (COS) 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 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, dark sky, and cultural resources; protection and preservation of open space; and provision of park and recreation resources.

2.2.2 San Dieguito Community Plan

The SDCP (August 2011) augments the 2011 General Plan and contains goals and policies specific to the San Dieguito community planning 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. The San Dieguito Community Plan designates the project site as an SPA with an assigned residential density of 0.4 dwelling units per acre. Goals and policies are thereby deferred to the adopted Specific Plan for the site. The adopted SFVSP, which governs use at the project site, is discussed in detail below.

2.2.3 Santa Fe Valley Specific Plan

The SFVSP provides direction for the design of projects so that they are consistent with and have minimal impacts on the planning area's visual resources. There policies and guidelines are described in the Conservation and Open Space Element (Chapter 3) and the Community Design Element (Chapter 7) of the SFVSP.

2.2.4 County Zoning Ordinance

The property is zoned Specific Plan (S88). The site carries a "G" height designator, which allows buildings to be a maximum of 35 feet and two stories. The project proposes an exception to this regulation to allow for a sanctuary building of 40 feet, two towers of 48 feet, and one tower of 53 feet.

2.2.5 Dark Skies/Glare

Dark skies are regulated under the County of San Diego Code of Ordinances, Title 5, Chapter 2, also known as 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 is located over 25 miles from the Palomar Observatory, which is the closest of these facilities to the site. Therefore, the site falls into Outdoor Lighting Ordinance Zone B.

The project is in conformance with the General Plan and Zoning Ordinance, as well as relevant San Dieguito Community Plan and Santa Fe Valley Specific Plan goals, policies and guidelines. The analysis and conclusions related to it are provided in Appendix A, "Regulatory Conformance Analysis." The project is in conformance with County of San Diego lighting regulations. Conformance is also discussed in detail in Appendix A.

2.2.6 Design Policies and Guidance

The project is in conformance with the SFVSP Design Policies. The analysis and conclusions related to it are provided in Appendix A.

CHAPTER 3.0 VISUAL ENVIRONMENT OF THE PROJECT

3.1 Project Setting

The SFVSP Area is approximately 3,160 acres and is located in the unincorporated area of west central San Diego County. The hook-shaped planning area is generally south of Lake Hodges, west of 4S Ranch, north of Black Mountain Ranch, and east of Fairbanks Ranch. It is shown in Figure 23. Prominent transportation links in the region are I-15, approximately 2.5 miles to the east, and SR-56, approximately 4.5 miles to the south. Large parts of the planning are have been developed, primarily in the east and central parts of the main body of the planning area, and along the eastern area of the hooked portion. Northern areas of the main body and western area of the hooked portion are largely undeveloped. The project site is located in the southeastern corner of the main body of the SFVSP, as shown on Figure 23.

The site is located in an area of suburban development, which surrounds the site on three sides. SFVSP developed areas lay north, northwest, and west of the project. The approximately 3,525-acre 4S Ranch is immediately east, and Black Mountain North Village is to the south. The local area also encompasses some open space and undeveloped land. An "L" shaped open space area of approximately 13 acres borders the site on the north and west. Land adjacent to Four Gee Road and extending west is undeveloped. This area is planned for a park and school, but no development has taken place. Sparsely developed foothills that comprise the northern horizon line are visible from the site.

The visible land form beyond the site consists of a flat area to the north, with development in the middle distance and hillsides beyond. The eastern view is of a landscaped manufactured bank and houses. A hillside is visible in the distance but is not prominent. The southern view is of residences in two- and three-story structures. Black Mountain is visible to the southeast but is not prominent due to distance from the site. The western view is of a commercial development, fire station, and undeveloped land.

The immediate visual environment of the project site is open field created by the open space, which is not readily distinguishable from the site's northern boundary, and the fallow field on the east of the site. The site is generally lower in elevation than uses to the north, east, and south. It is characterized by a slight rise on the western third of the site. Two residences and mature trees occupy this portion of the site. Elevations on the property range between approximately 490 feet above mean sea level (AMSL) in the northwest to 520 feet AMSL near the center of the site. The eastern portion consists of flat open land which was once used for agriculture. It is tilled and scrub vegetation has since established. A riparian creek runs north of the site in an east-to-west direction and is protected from development by the open space easement. The site generally drains in that direction. Vegetative cover there consists of scrub and bushes and a few trees, mostly eucalyptus. There are no ridges, steep slopes, or rock outcroppings on the site.

There are no officially designated scenic vistas, highways, or corridors in the area. Four public roadways occur in the area: Campania Avenue on the north, Rancho Bernardo Road to the southeast, Camino Del Sur to the southwest, and Four Gee Road to the west. While these

are not officially designated as scenic roads, the SDCP calls for all public roadways in the planning area to be considered scenic. They are analyzed as such in this report.

3.1.1 On-site Uses and Views

The two residences on the site are single story buildings that are screened amidst a dense stand of mostly non-native trees dominated by eucalyptus and palms. The density of the trees currently partially blocks views through the central part of the site. The generally flat topography and lower elevation define a distinct viewshed for the project site, as discussed in Section 3.2 below. Views from the site to the north are of the open space, which is brushy with some trees. The existing Salviati Homes development is visible in the distance. Views to the east are of a manufactured, landscaped bank and residential development. Views to the south are limited to residential development. Looking southwest from the site the Four Gee Road/Camino Del Sur intersection and Del Sur Town Center are prominent. The fire station dominates views west. Open fields and distant residential developments are seen to the northwest.

The site presents pattern elements of form, line, color, and texture. Form is of vertical masses of varying density, surrounded by flat areas. Line consists of a series of verticals defined by tree trunks, set amidst rough horizontal edges, defined by the wild growing palms and underbrush. Color is predominantly brown and olive green, with a white accent of plastic fencing. Overall texture is rough, defined by the weedy fields and unmaintained vegetation.

The site's pattern character can be defined by dominance, scale, diversity, and continuity. The site does not represent a dominant feature in the landscape of the region. This is due to development to the north, east, and south, most of which is at a higher elevation than the site, diminishing its overall dominance. Within the site, the clumps of eucalyptus and palms dominate other features. The scale of the site is small when viewed against the scale of surrounding and nearby development such as the Salviati Homes and 4S Ranch neighborhoods to north and east, and the Del Sur Town Center to the southwest. Within the site, the existing trees establish the scale, while residences and fields are visually subordinated and obscure.

The site exhibits diversity when compared to offsite uses. That is, it represents a different kind of use than is commonly found in the area. The surrounding area either is already developed with suburban uses, or is slated to be developed. The site also contrasts with open space to the north because the site is developed with houses, fences, and tilled fields, in contrast to the flat, undisturbed nature of the open space. Within the site there is little diversity due to the trees that diminish the visibility of other uses. The site as a whole seems visually out of place due to the contrast with existing uses. These other uses, whether residential, public service, or commercial, present a unified visual impression of having been planned, with all visual elements coordinated through architecture and landscaping. The on-site uses of the site exhibit few coordinated elements. The site is "rough" in contrast to the visual elements around it and continuity is low.

The interplay of pattern elements and pattern character initially create the visual sense of a rural setting, one that might be associated with a small unmaintained farm in a rural setting. But the small scale of the site, the dominance of the trees and their unmaintained nature, and the lack of extensive open land around the grove, work against this image. The surrounding

suburban setting that dominated the region further diminishes this effect. As a consequence the site appears visually isolated.

Habitats occurring within the project include emergent wetland, non-native grassland, fields, and developed land. Habitats that would be impacted as part of offsite impacts for construction of the access road include non-native grasslands and developed land. One sensitive wildlife species was observed onsite, the white-tailed kite. Visually these biological elements are low lying and unobtrusive. The visually prominent non-native plants onsite consist of trees and palms that are not biologically sensitive.

3.1.2 Surrounding Uses and Views

The property is bordered on the north by protected open space that varies in width from 260 feet on the northeast to 650 feet on the northwest. This land supports a riparian creek and native vegetation. Campania Avenue and a trail are immediately north of the open space and run in an approximately east/west direction. A walled subdivision known as Salviati Homes is located on the north side of Campania Avenue. Nine residences there are located adjacent to the road and may have views to the south. A 4S Ranch single-family residential development is located to the east. The rear yards of 14 residences have views into the site. The southern boundary is formed by Wild Horse Glen and Tallus Glen. South of Wild Horse Glen there are eight single family residences and a three-story multi-family dwelling. South of Tallus Glen four existing single-family residences face the project site. A trail parallels the boundary on the south. The site is bounded on the west by open space that varies in width from approximately 200 to 220 feet. Beyond it Four Gee Road extends in a north/south direction. West of this road is the Rancho Santa Fe Fire Station 2 on the southwest and undeveloped land on the northwest. The undeveloped land is designated as S88 and is slated for development as a park and school. Access to the project site is via a private road off Four Gee Road.

Several features can be seen in the distance beyond the immediate vicinity. The area to the northwest of Salviati Homes and approximately 1,100 feet from the site is characterized by an estate suburban development. Beyond that, the landscape is dominated by mostly undeveloped hillsides that provide a distinct northern horizon line. The 4S Ranch suburban development to the east extends for approximately a mile. An undeveloped hillside trends north/south beyond this and forms a prominent feature on the eastern horizon. High-density residential development, major roadways, Del Norte High School, and the Black Mountain North Village characterize the land uses to the south. Black Mountain is visible approximately 2.0 miles southeast of the site but it is not prominent due to distance.

Camino Del Sur, a major roadway in the area, runs southwest of the site in an east/west direction. Suburban and commercial development is located along this roadway on both the north and south side of the road. A residential subdivision is located west of the fire station in this direction. No prominent hills are visible in the westerly direction. There are two unnamed trails in the area, and the potential for two additional trails. One trail parallels Campania Avenue on the north and borders open space to the south. It is a dirt trail and could accommodate horseback riders. A second trail runs parallel to the southern site boundary. It is dirt and gravel and could accommodate horseback riders. A planned trail, called the 4S Ranch Trails, is shown on the North County Metro Trails Map as Trail 61. It is shown as passing east of the project and through the adjacent neighborhood. Its anticipated location is

not precisely known but it will pass east of the site. There is also a trail easement along Four Gee Road west of the project. Plans for a trail in this location are not included in the North County Metro Trails Master Plan.

There is an unnamed neighborhood park located at Campania Avenue and Camino San Thomas that provides an unlit baseball field, tot lot, and sitting areas. The primary focus of this park is on the ball field and tot lot. Next to the park on Campania Avenue is an Olivenhain Municipal Water District recycled water facility. It consists of a series of water dispensing stations along its perimeter, and a small utility shed. It is surrounded by a six-foot tall opaque brick wall. In both instances, the site is only visible as some trees in the distance to the west.

Lighting on the site is restricted to a single occupied residence, which has porch and security lighting. Light around the site is generated from the houses located in the north, east, and south. The Salviati Homes development to the north also has a gate that has some security lighting. The backs of the homes to the east that face the site generally have wrought iron fences, so backyard, security, and interior lighting is visible from these sources. The homes to the south also back on to the site, but they are surrounded by an approximately six foot fence so their lighting is somewhat shielded. The three-story apartments to the southeast have balconies that also back onto the site, so interior and balcony lighting would be visible from the site. The vicinity is densely developed for miles in eastern, southern, and western directions. As such, there is a general nighttime glow from the development in the region, particularly on nights where cloud cover reflects ambient light back to ground level.

People potentially affected by the project include residents in the developments to the north, east, and south, and users of the fire station and sheriff's sub-station. Travelers on public roadways and pedestrians could also be affected by the project. Recreationalists could also be affected due to the location of trails near the site.

3.1.3 Key View Points

Key View 1 is taken from the southeast corner at Wild Horse Glen and looks from multi-family residences and a trail northwesterly into the site. Key View 2 is taken a little farther west, from a point along Wild Horse Glen near its intersection with Saintsbury Glen. It looks north across a trail into the site. Key View 3 is taken from a parking area father to the west along Wild Horse Glen and looks from single family residences northeasterly into the proposed project. Key View 4 is taken from the intersection of Tallus Glen and Four Gee Road, looking from existing residences toward the northeast where the proposed entrance and main development area would be located.

Key View 5 is the perspective from Four Gee Road at a point in front of the fire station, looking east across an open space area into the site. Key View 6 is the perspective from the single family residences north of Campania Avenue, looking south across the trail and open space area into the site. Key View 7 is taken from the approximate northeast corner of the site, looking southwest across the open space into the site. Key View 8 is taken from an embankment near single family residences on the east and looks west and down into the site. Key View 9 is taken from Rancho Bernardo Road and looks between a gap in development toward the site, which sits below the roadway. Key View 10 is taken from Camino Del Sur and looks northeast toward Four Gee Road and the project site beyond.

3.2 Project Viewshed

The visual environment can be vast; therefore, for purposes of analyzing impacts, boundaries must be placed on it. The area within those boundaries is commonly referred to as the viewshed. A viewshed is composed of all the surface areas visible from an observer's viewpoint. The limits of a viewshed are defined as the visual limits of the views from surrounding points to the proposed project. The viewshed also encompasses the locations of viewers likely to be affected by visual changes brought about by project features.

Three types of viewsheds are discussed. The existing viewshed comprises the areas visible from an observer's point of view, taking into account existing buildings and vegetation. The topographic viewshed is the landform without the screening effect of structures and vegetation. The composite viewshed is a compilation of overlapping areas that are visible from a series of viewpoints, such as along a road or trail. Figure 3 shows the topographic viewshed for the project.

The existing viewshed is discussed here beginning with views from the north. The land uses to the north consist of a 13-acre open space wetland preserve adjacent to the site and 63 single-family large-lot residences, known as Salviati Homes, beyond the preserve and across Campania Avenue. The open space varies in width from 260 feet on the east to 650 feet on the west. This is a restricted area and there would be no viewer sensitivity from this perspective. Beyond that, Campania Avenue traverses in an east/west direction. Sidewalks are included on both sides of the street and a dirt trail exists parallel to the sidewalk on the south side of the street. Some trees and bushes in the open space screen views toward the project site, however, it remains visible from Campania Avenue. Drivers and pedestrians would have a view of the site from this perspective. The main entrance to Salviati Homes is also located along this roadway. As one proceeds northeast on Campania Avenue, an active park and a utility station come into view.

Approximately nine homes on the southern periphery of the Salviati Homes development look across Campania Avenue and the existing open space into the site. These homes screen views of the project site from the interior of the development. The homes are on pads approximately eight feet above the roadway so they are higher than the project. The development is also surrounded by an approximately six–foot-high solid wall, and the exterior slope supporting the wall is extensively landscaped. Ground level views to the south are therefore highly restricted. One home is opposite the main entrance where there is no solid wall. The home is set back from the entrance by approximately 300 feet, and the ground level view south is screened by pilasters, a wrought iron gate, and two landscaped "islands." Extensive landscaping has been established across from the entrance that block views directly south. These homes could have a distant, obscured view of the site from a second story window. Therefore the roadway, sidewalks, and homes bordering Campania Avenue are within the existing viewshed of the project. The viewshed north of Salviati Homes is marked by rolling foothills with some developed lots at lower elevations and an undeveloped ridgeline that marks the limit of the viewshed.

The area to the northeast and east is within the County of San Diego's 4S Ranch Specific Plan, generally known as the 4S Ranch community. The 4S Ranch land uses within the vicinity of the project site primarily comprise single-family residential development, but at higher densities than the single-family estate residential development that lies to the north

and northwest. The single-family units to the east are on approximately 4,000 square foot lots and the units to the northeast are on approximately 6,250 square foot lots. The rear yards of approximately 14 houses adjacent to the project have views into the site. They are situated approximately 20 feet above the project elevation. The ground view from these residences looks past wrought iron fencing and a landscaped embankment. The second stories have an unobstructed view into the site. These houses screen views from viewers further east.

There are no roadways or trails in the easterly direction. A paved easement road runs north/south near the base of the embankment but it is gated and locked and is not open to public use. An undeveloped hill trends north/south approximately 1.2 miles east of the site and forms a prominent feature on the eastern horizon. An unmarked trail leads from Rancho Bernardo Road to the crest of this hill. Parts of this trail have a distant view of the site. In summary, the existing viewshed from the east is composed of residences immediately adjacent to the site and a trail on a distant hill.

The southern boundary is formed by Tallus Glen and Wild Horse Glen. A trail also parallels Wild Horse Glen. A three story multi-family building faces the project site. Along the remainder of the south boundary, eight two-story homes also face the site. They are constructed on a fill bank approximately six feet above street level. The ground floor view of these residences is screened by an approximately five-foot high wooden fence, so views are somewhat obstructed. Second stories have an unobstructed view into the site. A trail runs parallel to Wild Horse Glen in this area. Four additional residences are located near the intersection of Four Gee Road and Tallus Glen on the southwest and have a view into the site. The buildings along Tallus Glen and Wild Horse Glen screen full views into the site from points farther south, although an oblique and more distant view of the site may occur from homes located along a north/south segment of Saintsbury Glen, which intersects Wild Horse Glen at the project site's southern boundary.

Southeast of the three-story building, a segment of Rancho Bernardo Road affords a brief view of the site. The San Diego County Sheriff's 4S Ranch Substation is situated here at an elevation of 520 feet, approximately 16 feet higher than the project site. The main entrance to the station faces Rancho Bernardo Road and does not have a view of the site. The rear of the building and parking area have views into the site. The area beyond the substation is within the 4S Ranch community and is developed with multi-family residential uses. Beyond this area is the 4S Commons containing mixed commercial land uses.

Black Mountain is visible approximately 2.0 miles southeast of the site. Trails and a transmission tower complex are located at the top of the mountain. Panoramic views taken from the mountain top show the site would not be distinguishable from existing development at this distance. In summary, the existing viewshed includes buildings immediately adjacent to the site, a trail, Wild Horse Glen and segments of Tallus Glen and Salisbury Glen, the sheriff's substation, as well as a short segment of Rancho Bernardo Road.

Moving to the southwest, Camino Del Sur, a major east/west public road, intersects Four Gee Road approximately 500 feet from the southwest project boundary. Del Sol Town Center, a commercial component of Black Mountain North Village, is newly opened south of this intersection. The site would be briefly visible from Camino Del Sur, primarily by eastbound travelers on this roadway.

The area directly west of the site is part of a biological open space easement. The width of the open space varies from approximately 200 feet on the north to 220 feet on the south. Approximately 0.3 acres of the easement would be vacated to allow for the project access road. The access road would be directly across from the main driveway of the Rancho Santa Fe Fire Station and Training Facility which is located on the west side of Four Gee Road. The fire station has a view into the site. The view is partially screened by existing landscaping but the site is still visible. Four Gee Road is a north/south public roadway with a sidewalk on its east side.

Past Four Gee Road to the west and northwest is Planning Area IV of the SFVSP area. The large open space area along Four Gee Road north of the fire station is reserved for a park and an elementary school (Poway School District). North of the proposed school site at a distance of approximately 0.3 miles is an existing single-family estate residential development. Similarly, there is an existing single-family estate residential development known as Bel Etage Homes along Camino Del Sur west of the project site and the fire station. Some of the homes in this area have a backyard view of the site. Backyards are fenced and landscaping is mature.

In summary, the existing viewshed from the west consists of the fire station, travelers and pedestrians on Four Gee Road, travelers and pedestrians on a segment of Camino Del Sur , and, at a distance, residents of a residential development.

A topographic viewshed would be the most extensive because it excludes the built environment. The topographic viewshed is determined by topography absent development and vegetation. This viewshed is shown in Figure 3. The viewshed is largely defined by surrounding hillsides on the north, east, and west. Views from the south have been determined by the landform modification related to construction of Black Mountain North Village.

The composite viewshed combines information from both the existing and topographic viewshed analysis. This is shown in Figure 11, “Key View Index.” Details of these viewsheds have been provided above.

3.3 Landscape Units

Landscape units are distinctive areas of the project that are separated visually from one another by landform characteristics. The project site is compact and forms one landscape unit:

Landscape Unit 1

The property is bounded by open space on the north, residential uses on the east and south, and open space and Four Gee Road on the west. The north boundary of the site is adjacent to an open space easement with a riparian stream with residential development beyond. Two residences currently sit at the center of the site. It is otherwise characterized by grassy areas, a dense unmaintained grove of trees, and a white ranch-style plastic fence. Open fields comprise the eastern and western areas of the site. Figure 12, “Landscape Unit,” delineates the landscape unit for the site.

The project would replace the existing buildings with a complex of five buildings. The site would be landscaped with non-native and native vegetation to screen proposed uses and would act as a visual barrier in softening the effect of the proposed structures. More details of the project are discussed in Section 5.

CHAPTER 4.0 EXISTING VISUAL RESOURCES AND VIEWER RESPONSE

4.1 Landscape Units

The project's existing visual resources have been generally described in the previous section. The following discussion provides a more detailed analysis.

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.

Pattern Elements – Elements consist of form, line, color and texture. The overall form is determined by bulk, mass, size and shape. Bulk is minimal. The on-site trees are prominent and partially block views through the site, particularly from the south. But they occur in clumps, with some breaks, and their long vertical shapes do not appear bulks or massive. The site is small in size in contrast to surrounding uses. The shape is quadralinear and most of the site has little mass due to its flatness. The exception is the clumps of trees, which are dense enough in places to appear as a solid mass. The groves are also bulky due the height of the trees. Dense development is located to the north, east and south, making the area seem less in form than its surroundings. The line of site consists of short horizontals broken by occasional verticals in the form of trees and brush. The lines suddenly go sharply vertical at the grove. It is these vertical elements that dominate the view from a distance. The existing color and texture transition from the fallow fields that make up the west and east portions of the site to the heavy concentration of trees that form the center. The color is primarily brown and greenish in tone, varying from the low brush of the fields, which are shades of brown and green, to the deep greens of the trees in the center. The existing building is surrounded by vegetation and does little to alter the color and texture of the area.

Pattern Character – The site's pattern character can be defined by dominance, scale, diversity, and continuity. The site does not represent a dominant feature in the landscape of the region. This is due to development to the north, east, and south, most of which is at a higher elevation than the site, diminishing its overall dominance. Within the site, the clumps of eucalyptus and palms dominate other features. The scale of the site is small when viewed against the scale of surrounding and nearby development such as the Salviati Homes and 4S Ranch neighborhoods to north and east, and the Del Sur Town Center to the southwest. Within the site, the existing trees establish the scale, while residences and fields are visually subordinated and obscure.

The site exhibits diversity when compared to offsite uses. That is, is represents a different kind of use than is commonly found in the area. The surrounding area either is already developed with suburban uses, or is slated to be developed. The site also contrasts with open space to the north because it is fully developed, in contrast to the flat, undisturbed nature of the open space. Within the site there is little diversity due to the trees that diminish the

visibility of other uses. There is some continuity along the northern boundary where fields blend with existing open space. However, the site as a whole seems visually out of place due to the contrast with existing uses. These other uses, whether residential, public service, or commercial, present a unified visual impression of having been planned, with all visual elements coordinated through architecture and landscaping. The on-site uses of the site exhibit few coordinated elements. The site is "rough" in contrast to the visual elements around it and continuity is low.

4.1.2 Visual Quality

The visual quality of the site is typical of the surrounding area.

4.1.2.1 *Vividness*

The site contains a ranch house, surrounded by mature trees. The eastern half of the site consists of open land, populated by native grasses. The overall visual impression is of a somewhat rural nature, in contrast to the residential developments that abut the property on the east and south. The northern boundary roughly follows a riparian creek, with native scrub vegetation to the north of the waterway. Residential development is just north of the grassy area. The west is bounded by non-native grasslands. The overall impression of the site's vividness is moderate.

4.1.2.2 *Intactness*

The site is separated from any surrounding elements. It is intact and compact in its composition. The ranch house at the approximate center of the site is surrounded by mature trees that are bounded on the east and west by fields of natural grasses. The north is bounded by a natural riparian creek and the south is bordered by a narrow strip of natural grass and an access road to neighboring development. The immediate land surrounding the residential building is delineated with a decorative white ranch-style fence. The overall site is separate from the surrounding areas and there are no encroaching elements. However, when viewed as a rural setting, its intactness is diminished somewhat by the proximity of development on the north, east, south and southwest. The site is moderately intact.

4.1.2.3 *Unity*

Viewed as a complete landscape, the unit described above takes on the characteristic of unity. The components of the site complement each other. The landscape unit is compact.

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.

4.2.1 Viewer Sensitivity and Viewer Groups

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

Four viewer groups have been identified. One is the stationary viewer group which is composed of residents in the vicinity, in particular the developments to the north, east, and south of the site. A second potential viewer group is that of travelers along Four Gee Road and other public roadways with a view of the site. A third group are people using the sidewalks or trails that run along or near the north, south, and west project boundaries. A fourth group consists of people using the public facilities in the area, specifically the Sheriff's office on Rancho Bernardo Road and the fire station on Four Gee Road.

Residents

Residents in the surrounding developments to the north**, e**ast, and south, as well as pedestrians on the north, south, and west, would be the most sensitive to the development of the site. Viewers to the east and south potentially have the most exposure to the project as a result of their proximity to the site. Views from Key Views 1, 2, 3, 4, 7 and 8 illustrate these areas.

Residents from the north and pedestrians on the sidewalk or trail parallel to Campania Avenue have a direct view of the site but this view is more distant and is separated by a solid wall around the development and open space. The community is surrounded by an approximately 6 foot wall that blocks views to the south. The community is elevated above the roadway be an approximately 8 foot bank which is landscaped with trees and bushes that further provide screening. Viewer sensitivity is moderate. See the discussion for Key View 6. Residences to the northwest are a minimum of 0.25 miles from the project and a distant and restricted view of the site over undeveloped land and open space. Viewer sensitivity from the west is low.

The homes along the eastern boundary are on a rise above the site. They have some existing screening provided by existing landscaping present on the properties and on the slope in the direction of the project site. The views would be softened by the use of landscape design as enumerated in the Santa Fe Valley Specific Plan. See discussion for Key View 8.

The residences along Wild Horse Glen, the roadway, and trail along the southern boundary are closest to the site. Residents have some protection by existing fences, but upper stories are exposed to an unobstructed view. Trail views are unobstructed. The potential visual impacts to these areas are high. See the discussion for Key Views 1, 2, 3 and 4.

Motorists

Motorists traveling east and west along Campania Avenue are primarily residents of existing residential development to the east. These viewers' sensitivity is limited in several ways. The

south side of Campania Avenue is landscaped. Views toward the south are further attenuated by an open space area supporting dense native vegetation and trees that would remain intact. Views would be limited by distance to the project, the transitory nature of automobile travel, and the speed with which views change and overlap. The main entry to the Salviati Homes development is set back approximately 500 feet from the development area, but views are longer as the residents exit the development. Sensitivity would be moderate. See the discussion for Key View 6.

Motorists traveling north and south along Four Gee Road, which borders the project on the west, are primarily residents of existing residential development to the north and northwest. The speed limit is 25 mph and transit time with a view of the site would be approximately 27 seconds when driving north to south, and much shorter when driving south to north. Drivers heading south would have a direct view of the site across open space. Drivers heading north would have an oblique view before they are past the site. Sensitivity of these viewers would be limited by distance to the project, the transitory nature of automobile travel, and the speed with which views change and overlap. Sensitivity would be high for south-bound travelers and moderate for northbound travelers. See the discussion for Key View 5.

Travelers on Camino Del Sur heading northeast would have a view of the site. Key View 9 shows this perspective. From the distance and perspective, the project appears as a developed area between two already developed features, the fire station on the left and multi-family housing on the right. The view is brief and the most prominent site features, a campus-like mixture of landscaping and red tiled roofs, would not be visually inconsistent. Motorists traveling on Rancho Bernardo Road to the southeast and Camino Del Sur to the southwest would not have prominent views of the site due to distance, existing obstructions and speed of travel. Viewer sensitivity is low.

Pedestrians and Recreationalists

People walking on trails and sidewalks would have a view of the site. Views from the sidewalk and trail along Campania Avenue would look across an existing open space area that would retain dense vegetation and trees. The open space width would vary from approximately 260 to 650 feet. Views from this vantage would be largely oblique. Viewer sensitivity is moderate.

The sidewalk along Four Gee Road would also have views into the site, but from a closer vantage. For recreationalists near the proposed main entry this sensitivity would be high, with sensitivity reduced to moderate level as one proceeds north. For recreationalists proceeding along the southern boundary trail, the site boundary would be located approximately 40 feet away. Viewer sensitivity in this case would be high.

Public Facilities

The sheriff's substation on Rancho Bernardo Road and the fire station are public service facilities where issues of public safety predominate. The sheriff's substation views are from the rear parking lot with the focus of activity, the building itself, facing away from the project. Separation from the project and functional priorities indicate viewer sensitivity is low.

The fire station view is across Four Gee Road and over open space to the project site. The main entry to the project would be across from the fire station. However, activity at the

station is focused on training areas behind a high wall at the back of the facility. Additionally the project entry would be densely landscaped, buildings would be set back, and parking along the western boundary would be landscaped. Overall viewer sensitivity would be moderate.

The unnamed neighborhood park located at the intersection of Campania Avenue and Camino San Thomas approximately 0.17 miles from the site has views of tree tops located on the site. Visual interest is focused on the major activity areas of the park, a ball field, the immediate landscaping, parking, and suburban streets bordering the park. Tall vegetation associated with the nearby creek blocks views to the south west. Consequently there are no direct views of the site, but trees on the site are visible on the horizon. The project trees are a minor visual detail in the park surroundings. Viewer sensitivity is low. The Olivenhain Municipal Water District facility on Campania Avenue has low viewer sensitivity because the site is not directly visible and all facility activities takes place behind a six-foot solid brick wall.

4.2.2 Viewer Exposure

Exposure of the viewer is dependent on their relationship to the duration of views. Exposure also is a matter of the number of people exposed to a particular view. Exposure for the four viewer groups is provided below.

Residents

There are twelve homes to the north of the site on the north side of Campania Avenue within the Salviati Homes development that have a view of the site. Nine of these homes face approximately north away from the project and their backyards back up to the wall surrounding the community. Three of the homes face south and are adjacent to the project entry, Castello Circle. The development is a walled and gated community and the embankment surrounding the community is landscaped with bushes and trees that provide some screening of views south. Individual lots support mature landscaping, much of which is concentrated along the wall in the southern direction. The three south-facing homes look across Castello Circle to two landscaped traffic islands, the main entry gate, and two entry buildings and the circular drive landscaped with tall cypress, palms, and shade trees and bushes. The view from this point looks across a biological open space area that would be remain in its current configuration. There are currently tall bushes or scrub trees directly across from the entry at the open space boundary that block views further south. The distance from the development wall to the project site would vary from 730 feet at the northwest corner of the site to 310 feet at the closest point on the east. Views north of the twelve houses are screened by the existing houses in front of them. A small number of people would be affected. The exposure of potential viewers is moderate due to distance and existing walls, landscaping, and existing vegetation.

East of the site is the 4S Ranch development. Fifteen 15 homes line a 20 feet bank and have a view of the site to the east. They block views from the many other houses farther east. Their backyard views look beyond wrought iron fencing and a landscaped bank. Their fence line is approximately 130 feet from the property line on the north and from 190 to 90 feet from the property line in the south. Their exposure is high.

The project site is bounded on the south by a two- and three- story residences along Wild Horse Glen. One multi-family building, seven single family residences, and a multi-purpose building face the proposed project. They are located approximately 110 feet from the project boundary and have an unimpeded view of the site. A moderate number of people could be affected. Their exposure is high.

Motorists

Viewers traveling along the western boundary defined by Four Gee Road would be going at or near the posted speed limit of 35 miles per hour. The roadway comprises approximately 1 mile of the property boundary, and would be traversed in approximately one minute. Approximately 2,288 Average Daily Trips occur on the road in a 24-hour period. The motorists from this vantage point would be primarily residents of areas to the north and northwest. For the traveler along Four Gee Road, both local and visitors to the area, the view would be transitory and change as the location of the viewer moved through the viewshed. Open space separates the project from the roadway. At times this view may be shielded by vegetation or other impediments to the line of sight such as existing buildings. Their exposure would be considered moderate.

Viewers traveling east/west along Campania Avenue at a speed of approximately 25 mph would transit the view in approximately 29 seconds. East-bound travelers would briefly have a direct line of view of the site before trending more in a westerly direction, where their view becomes oblique. East-bound travelers would have a more brief and oblique view before turning away from the site. In either case views would be across an existing open space. Viewer exposure from this vantage is moderate.

Viewers traveling along Rancho Bernardo Road and Camino Del Sur would have brief exposure to the site due to existing obstructions. Rancho Bernardo Road carried approximately The Rancho Bernardo Road view is obstructed by the San Diego County Sherriff's Department 4S Ranch Station and apartment buildings, so the view persists for approximately six seconds. Camino Del Sur carries 19,309 Average Daily Trips in this area. The Camino Del Sur view is obstructed by the fire station and development along Tallus Glen and Wild Horse Glen. With a posted speed limit of 45 mph, viewer exposure is approximately seven seconds for eastbound drivers and 13 seconds for westbound drivers. Eastbound views are down Four Gee Road and between developments on both sides of the road. Westbound exposure is of the trees visible over the backsides of existing houses. Overall viewer exposure is low.

Recreationalists

Sidewalk and trail users walking along Campania Avenue are exposed to a view of the site for approximately 1,160 feet. The view to the south is a biological open space preserve, varying in width from 260 feet on the east to 650 feet on the east. The preserve consists of dense brushy vegetation and some trees of moderate height. The site is visible beyond this natural area. The number of viewers would be small. Views would be oblique. Viewer exposure is moderate.

Trail users would be walking along the southern boundary for approximately 850 feet. The view to the south would be a parking lot and three- and two story development and the view

north would be into the site. The number of viewers would be small. Viewer exposure is high.

Sidewalk users would be walking along the western boundary for approximately 1,000 feet. The view to the east would be a narrow open space area, a tree lined entry, and buildings associated with the project, with a view of the nearest building at a distance of approximately 350 feet. The number of viewers would be small. Viewer exposure is moderate to high.

Public Facilities

Views from the San Diego County Sherriff's Department 4S Ranch Station toward the project are from the back of the building, which is surrounded by a high, opaque fence. The number of viewers would be small. Viewer exposure from this vantage is low.

Views from the Rancho Santa Fe Fire Station Number 2 are from the front entry, a small parking area, and two vehicle bays. The view looks across Four Gee Road and an open space that is 200 to 220 feet wide. The main entry to the facility would be across from the station. The number of viewers would be small. Viewer exposure is moderate.

The park located at the intersection of Campania Avenue and Camino San Thomas is approximately 0.17 miles from the site. From the park, the view toward the site is blocked by dense vegetation. Only the tops of eucalyptus trees on the site are visible. The number of viewers would be moderate. Viewer exposure is low. Viewer exposure at the Olivenhain Municipal Water District facility is similarly low due to the distance of the site, existing vegetation, small number of viewers, and the wall surrounding the site.

4.2.3 Viewer Awareness

The awareness of potential viewers of the project is predicated on their activity, location, and visual details of the viewpoint. As noted in the discussion of exposure, the awareness of a viewer group is also affected by the amount of time they are within a line of sight of the project area.

Residents

Stationary viewers are evaluated based on the distance from the proposed project, the form of the natural terrain, and screening properties of the vegetation and other obstructions. Stationary viewers of the proposed site are located to the north, east, and to the south. The home sites located in these areas are well landscaped. The views from homes to the north are obstructed by a wall and landscaping or are 0.25 miles or more away. The homes to the east are backyard views with mature low-lying landscaping and fencing. The overall awareness of stationary viewers is moderate to high.

Motorists

Within the moving group, two types of viewers are evaluated: those living in and around the area and who are familiar with the communities, and those who are visitors to the vicinity. The western portion of the project boundary is adjacent to Four Gee Road, which is the link between Camino Del Sur and the residential areas north, northwest, and east of the site. It ends in a cul-de-sac approximately 0.40 miles north of the site. Four Gee Road is a two-lane paved road with a speed limit of 35 miles per hour (mph) approximately 0.60 miles in length. It is mainly a connection to Camino Del Sur for residents northwest and east of the site.

Users would include residents of the area and light commercial traffic. The awareness of these travelers would vary based on the time it takes to traverse the approximately 1,750 feet from which the site is potentially in view. This would be from the intersection of Four Gee Road with Camino Del Sur to a point just north of the intersection with Campania Avenue. Commercial and commuter drivers would be less likely to be aware of the surrounding views as they make regular trips along the highway. They are also more likely to be driving at the posted limit, not below it. Viewer awareness would be moderate.

From Campania Avenue, the awareness of moving viewers is also subject to the topographic and biological features of the property adjacent to the road. This is an open space area where existing vegetation would remain undisturbed. Immediate impressions therefore would be of continuity of established views. Looking beyond the open space requires looking away from the roadway toward the center of the site. Awareness would be diminished because views would be fleeting. The existing view is of a mass of trees in the center of the site, with a backdrop of large buildings. The awareness of moving viewers is moderate for Campania Avenue.

Recreationalists

Sidewalk and trail users walking along Campania Avenue are exposed to a more distant view of the site, across an open space area that would be retained. Views would be oblique. Viewer awareness would be moderate.

Trail users walking along the southern boundary would have both a direct and an oblique view into the site. The project on the south would be close. Viewer awareness would be high.

Sidewalk users along the western boundary would see a narrow open space and the landscaped parking and buildings on the west side of the project. They would pass the main entry to the site. There awareness would be moderate to high

Public Facilities

Viewers from the San Diego County Sherriff's Department 4S Ranch Station toward the project are narrow and oblique. Activity is focused away from the site, toward the rear entry to the building. Viewer awareness would be low.

Viewers from the Rancho Santa Fe Fire Station Number 2 are from the front entry, a small parking area, and three vehicle bays, where routine activities are regularly carried out. Their view toward the site is direct. The main entry to the facility would be across from the station. Viewer awareness is moderate to high.

Viewer awareness at the park and the Olivenhain facility would be low. The site is not directly visible from either, and activities are directed away from the site or take place behind a solid wall. Existing vegetation screens all but the tallest of the trees on the site. At a distance of approximately 0.2 miles, the change in the tree line would not have a noticeable effect on park or water district activity.

CHAPTER 5.0 VISUAL IMPACT ASSESSMENT

5.1 Guidelines for Determining Significance

The County of San Diego has adopted guidelines for assessing the significance of a given project's impacts to visual resources. These are specified in the County's *Guidelines for Determining Significance: Visual Resources* (July 30, 2007). The project would:

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

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

3. Substantially obstruct, interrupt, or detract from a valued focal and/or panoramic vista from a:

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

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

With regard to dark skies and glare, the following thresholds are identified. The project would:

5. 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.

6. 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 Light Pollution Code.

7. Generate light trespass that exceeds 0.2 foot-candles measured five feet onto the adjacent property.

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

9. Not conform to applicable Federal, State or local statute or regulation related to dark skies or glare, including but not limited to the San Diego County Light Pollution Code.

5.2 Key Views

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. The photosimulation is a representation of the proposed project features at completion, with landscaping at mid-point in its maturity.

Locations for Key Views and simulations were selected using vantage points where viewer sensitivity, exposure, or awareness were high or moderate. This encompassed all of the residential areas immediately surrounding the project site, as well as the streets that border the site on the north, south, and west. Sidewalks and trails were included because pedestrians would have an extended view of the site. Public areas where activity were focused in such a way as to afford prolonged or vivid views of the site were included.

Ten key views were selected for assessing the visual impact of the proposed project. Figure 11, "Key View Index," identifies the perspective of each view.

5.2.1 Key View 1

View 1 (Figure 13) is taken from the southeast corner of the project site and looks northwesterly into the site. The existing perspective shows a relatively large stand of mature eucalyptus, palm, and other trees on the left side of the photograph that surround the current residence. A white fence separates the residential area from the flat grassy land that extends to the chain link fence shown in the middle ground of the photograph. This chain link fence delineates the eastern boundary of the proposed project. A trail is seen on the left foreground. Foothills can be seen in the distance on the north, (in the center of the photo) and a faint horizon line is partially visible on the west.

Buildings and rooflines would be visible above a range of landscape elements. The parking area would be near the fence, shown in brown. The view is of vegetation after it is established but before it reaches full maturity. The buildings would present a varied roofline and some would be more distant than others. The existing chain link fence would be replaced by a vinyl coated chain link fence that would be landscaped with vines, citrus trees, and other trees and shrubs would line the site boundary and the parking area beyond. Existing mature eucalyptus trees would be removed and replaced by a range of drought-tolerant trees that would grow to varied heights.

As a result, the density of vegetation in the existing condition would be replaced by a vegetative cover that is less intense and more dispersed. The tall cluster of vegetation surrounded by flat fields would be replaced by varied vegetative cover that covers most of

the site. The overall change would be from a single mass of vegetation with tall trees to a broadly landscaped area with smaller but varied trees, in addition to a range of bushes and vines. The view of northern foothills is relatively unchanged. The western view would open up as a result of removal of the eucalyptus grove.

The primary viewer group from this perspective would be people using the trail along the southern boundary. The view would shift from a grove of tall trees along a chain link fence and open field to a view of red roofs, intermittent building facades, landscaped vinyl coated fencing, and an extensive landscaped area stretching to the north (right in the simulation).

5.2.2 Key View 2

Key View 2, as shown on Figure 14, is taken from Wild Horse Glen, approximately at the "T" intersection with Saintsbury Glen looking north toward the site. The existing view is dominated by the tall trees that surround the residences. The white border fence is clearly seen in the foreground. The narrow strip of grassy land in the foreground is approximately 85 feet deep and separates the project site from Wild Horse Glen. A trail is located in this area. The existing residences behind the trees are not readily visible. The view of the foothills, located to the north of the site, is somewhat obscured by the existing trees.

The photosimulation from this view looks into the central part of the project and is the most comprehensive view of the proposed buildings. The entry drive to the left is obscured by landscaping. The circular entry plaza and three main buildings converge at a point near the center of the photosimulation. The tower at the approximate center of the complex is the tallest feature of the proposed project and has sides of 16 feet in width. It remains visible above the trees. A second tower element is visible to the right although trees would block the view of the lower parts of the structure. The building on the right is two stories. Decorative fencing consisting of pilasters and wrought ironwork atop a solid wall of varying height would replace the white fence.

The plantings shown are portrayed as being established but not fully mature. The focus of trees is at the project entry and adjacent to the main buildings. Fences would also be landscaped with vines and shrubs.

The overall change is from a dense wall of vegetation and a rustic fence to a lower profile of varied rooflines, a decorative fence, and dispersed vegetation. The intensity is dispersed and flattened. The view would acquire more depth because the large trees, a barrier to views northward, would be removed. The view would now encompass the hillsides to the north.

Three viewer groups would be affected from this key view. Stationary viewers living in the apartment and residences fronting Wild Horse Glen would have an unobstructed view of the site. Existing views take in the dense trees while the altered view would be of architecturally varied buildings, a varied roof line of red tile, and landscaping. Views would extend toward the north. Wild Horse Glen serves as access to parking along the back side of residence in the area. As such, it gets little through traffic. Travelers would have an oblique view of the site. When parking, the view would be similar to the stationary view but would be more fleeting. Hikers' views would change from a line of tall eucalyptus trees and a dense grove bordered by a rustic white fence to a view of a developed site with a landscaped parking area and

extensive landscaping. Views to the northern foothills, currently partially blocked, would become visible.

5.2.3 Key View 3

Key View 3, as shown on Figure 15, is taken from the perspective from the southwest corner of the project site. The existing view again shows the mature trees surrounding the residential site. The white fence is prominent. Many of these trees are overgrown and have not been trimmed recently. They partially obscure the view beyond the site. Foothills can be seen in the left-center portion of the photo.

The photosimulation shows the project entry on the left and decorative fencing. The center of the photo shows the focal point of the project, consisting of the sanctuary and two other buildings. The distant view to the north would be obscured by trees at the entry. Some of the hillside beyond the site to the east would be visible through the trees.

Three viewer groups would be affected from this key view. Stationary viewers living in the residences fronting Wild Horse Glen and Tallus Glen have an unobstructed view of the site, which appears open on the west (left) and vegetated with tall trees on the east (right). Wild Horse Glen and Tallus Glen primarily provide access and parking for the neighborhood. As such they get little through traffic. Travelers on Wild Horse Glen would have an oblique view of the site. When parking, the view would be similar to the stationary view but would be more fleeting. Travelers on Tallus Glen would have a fleeting view of the site because only a short segment of the road has a view of the property before it veers south away from the site. Recreationalists' views would change from a view of trees and fields lined with a white fence to a view of a more extensive developed site of high quality architectural features and landscaping. Views to the northern foothills would be partially obscured while views toward the eastern hills would open up with removal of trees on the east (right).

5.2.4 Key View 4

Key View 4, as shown on Figure 16, looks northeasterly into the site from the intersection of Four Gee Road on the left and Tallus Glen just out of view on the right. The existing view looks obliquely into the site, taking in the dense trees cover and flat grassy areas. The existing trail ends at approximately the blue and yellow posts seen in the middle ground. Hillsides to the north are visible, but views of eastern hills are blocked.

The photosimulation features the entrance road to the proposed development. A stone monument adjacent to the road identifies the project. The entry leads to the main campus, seen beneath the trees on the right. The central mass of the buildings, including the higher tower elements are located in the center of the simulation and are obscured by landscaping. Views to the north, seen just right of and above Four Gee Road, are opened somewhat. The Salviati neighborhood becomes visible through the trees. Non-native and native trees border the entrance way and enhance the view of the barren field. The eastern hills appear unobstructed in the background.

Three viewer groups would be affected from this key view. Stationary viewers living in the residences fronting Tallus Glen have an unobstructed view of the site, which appears vegetated with tall trees. Travelers on Four Gee Road would have an oblique view of the site. For recreationalists, the view would change from a view of trees and fields lined with a white

fence to a view of a developed site with buildings, an entry road lined with trees, and landscaping that is more dispersed and less dense. Views to the northern foothills would remain intermittently visible.

5.2.5 Key View 5

Key View 5, as shown on Figure 17, provides a view east across the site of the proposed project. The terrain slopes sharply away from the right-of-way of the road to the fallow, grassy field that lies just west of the proposed project boundary. The relatively flat weedy field is a 200 to 220 foot wide open space that is not a part of the project. There is a line of heavily foliaged trees along the property line that screen the existing residences. Distant hills on the east are seen in the background on the left.

The photosimulation shows the flat grassy field in the foreground, which is not altered by the project. A line of decorative native trees is seen along the property line. A retaining wall with landscaping is visible in the center middle ground. The view looks past a decorative wrought iron fence toward the varied roofline of the buildings. The main building, which is visible from this vantage point, is approximately 550 feet from the roadway and is not obtrusive. The foothills in the background are visible through existing trees.

Three viewer groups would be affected from this key view. Fire station staff would look across the open space and fields toward the site. Travelers on Four Gee Road would have an oblique view of the site. For pedestrians along Four Gee Road the view would change from a view of fields and a clump of mature trees to a view of a landscaped area, red tile roofs of the building, an entry road lined with trees, and landscaping that is more dispersed and less dense. Views to the eastern foothills would remain intermittently visible.

5.2.6 Key View 6

Key View 6, as shown on Figure 18, is the perspective from a point near the solid wall that surrounds the Salviati neighborhood looking south across the riparian creek area toward the proposed project. The terrain is designated as open space and is dotted with scrub and natural grasses. The grouping of large trees screening the existing residential area is seen beyond the riparian vegetation. The 4S neighborhood east of the site is seen on the left. Black Mountain is visible in the distant left center of the photo.

The photosimulation shows the retained trees and open space in the foreground. The roof of Building A is seen on the right and the roof of Building D is seen on the left. One of the towers is also visible. The main building is approximately 600 feet away. A line of landscaping would be located atop a solid wall varying in height from approximately six to eleven feet. The wall would be landscaped and would not be readily apparent from this distance. Landscaping along the perimeter fence and parking area is visible in the left middle ground and it obscures views of the apartment building south of the site. Buildings would be lower than the apartment building visible on the left.

Three viewer groups would be affected from this key view. Stationary viewers could look across the open space and fields toward the site. Travelers on Campania Avenue would have an oblique view of the site. For pedestrians along the road, the view would change from a view of trees and bushes interspersed in an open field to a view of red tiled roofs with

buildings screened by existing and proposed vegetation. Views to Black Mountain would not be obstructed.

5.2.7 Key View 7

Key View 7, as shown on Figure 19, looks from a point just south of the northeast property corner across an open space area into the northeast corner of the site. The existing view is of an expanse of flat grassy fields. The large trees on the right are in open space. The clumps of trees in the left middle ground are the on-site cluster of trees around the residences. The existing training tower for the fire department can be seen between two large trees right of center. The three story apartment complex south of the site is seen on the left. There are no views towards the foothills from this view.

The photosimulation provides a view of the proposed parking area for the site, seen as a beige area on the left. A vinyl coated chain link fence with landscaping borders the parking lot. Red tiled roofs and towers are visible in the middle ground. The apartments on the left are screened by landscaping. The open space area on the right remains undisturbed. The fire station tower can still be seen on the west side of Four Gee Road.

Two viewer groups would be affected from this key view. Travelers on Campania Avenue west bound would have a brief view of the site through existing vegetation. For pedestrians along the road, the view would change from a view of an open field extending west (right) and south (left) to a view of an open field to the west and a landscaped parking area toward the south. The red tiled roofs with buildings screened by existing and proposed vegetation would be visible above trees in the middle ground. The background would remain unchanged for this group.

5.2.8 Key View 8

Key View 8, as shown on Figure 20, is taken from a point of elevation on the bank along the eastern boundary of the site. The viewer group would be residents in the homes adjacent to the site. From this point the viewer looks down at the site. The existing landscaping is seen in the foreground and consists of bushes and scrub. The 40-foot-high, three-story apartment building is seen on the left. The clump of trees associated with the existing residences in a prominent feature in the central part of the photo. A beige area in the background to the right of the trees is the construction area for Black Mountain North Village.

The most immediate view of the project would be the landscaped parking area, fencing, and landscaping along the project boundary. These low profile uses would allow views of Buildings D and E, which are 265 and 235 feet from the off-site property lines, respectively. The roofs and upper floors of Building A are also visible. The view of the apartments on the left remains unchanged. More of the Black Mountain North Village construction area is visible in the background.

5.2.9 Key View 9

Figure 21, shows the project situated within the developed area that surrounds the site. The viewer group would be travelers on Camino Del Sur. In this view an east-bound driver on Camino Del Sur is approaching Four Gee Road. The speed limit on Camino Del Sur is 45 MPH. The existing fire station is seen in the middle ground on the left and existing two-story

single-family dwellings are seen on the right. The project's red tiled roofs are apparent, as is a tower and mature landscaping between these two uses. The ridgeline behind the project site is clearly visible, though broken in places by the proposed buildings.

5.2.10 Key View 10

Figure 22 shows the site as it would appear to a motorist on Rancho Bernardo Road proceeding west. The site is below and removed from the roadway. This is in contrast to existing features in the foreground, on the left and right. Speeds on Rancho Bernardo Road at this point are 50 MPH, so views would be fleeting.

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 viewshed. The four elements of visual character: dominance, scale, diversity and continuity are affected by the proposed project. They are discussed below.

5.3.1 Assessment of Visual Character

The general visual environment of the project site is open field with a dense grove a trees in the center of the site. The site is generally lower in elevation than uses to the north, east, and south. Elevations on the property range between approximately 490 feet above mean sea level (AMSL) and 520 feet AMSL. A riparian open space preserve is located north of the site and is protected by a biological easement. The site generally drains in that direction. Vegetative cover there consists of scrub and bushes and a few trees, mostly eucalyptus. There are no ridges, steep slopes, or rock outcroppings on the site.

Construction would take place over approximately nine months. This would encompass construction of four of the five buildings, paved parking areas, curbs, gutters, sidewalk, and all architectural features of the buildings, as shown on accompanying elevations (Figures 4 through 7). Landscaping would be installed as each building nears completion. Therefore when construction is complete, landscape would have been fully installed.

Pattern elements relate to form, line, color, and texture. Form would be altered from large rectilinear masses represented by existing vegetation, to a dome like appearance of red tiled roofs, building walls and towers, and some trees at the high point, with lower buildings, low profile uses, and vegetation around the periphery. The effect on form is low.

Line would transition from the existing rigid verticals to a mix of verticals, created by buildings and trees, and horizontals, created by landscaping, retaining walls, and trellises along walkways. The project would also introduce some curves to the visual impression through use of a curved entry, placement of buildings around a curved central plaza, and through the use of landscaping. The overall visual effect on line would be low to moderate.

Color would change from the brown and olive green at present to a range of earth toned shades and green with color accents. The overall color effect would be a shift from dark to light. The visual effect on color would be moderate to high.

Texture of the site as present is natural and ragged, represented by the unmaintained trees and bushes on the site, and the tilled fields that support some weeds. This would change to a

more fine grained texture of building surfaces broken by vertical and horizontal elements and partially screened by maintained vegetation. The effect on visual texture is moderate.

Pattern character would change in terms of dominance, scale, diversity, and continuity. The site is not visually dominant when compared to other uses in the area, which tend to be larger, as in the case of the 4S Ranch development to the east, or visually more prominent, as in the case of the nearby Del Sol Town Center. Internally, the site is dominated by several groves of tall trees. The towers, proposed to be in excess of 35 feet, interrupt the horizon line from some views, but do not dominate the horizon or block vistas. The project would remove the local dominance of trees and replace it with a planned use that would have harmonized rather than dominant elements. The effect on dominance is low.

The major visual change to the pattern elements of the site would be related to the visually dominant mass of vegetation in the south central part of the site and along the western boundary. Trees and dense vegetation would be removed as part of the project. These would be replaced by a more extensive area of trees, bushes, and shrubs.

The overall scale of the site is limited when compared to surrounding uses, which are generally larger in area and intensely developed. Locally the clumps of dense tree cover present a large scale with compared to the two – story homes on the southwest. The project scale would remain consistent with other uses in the area such as the three-story apartments to the southeast. Two buildings are two stories, and three are one story in height. There are existing apartment buildings and residential structures in the area that are two- and three-stories. Building mass is set back from the boundary on all sides, providing a reduction in the visual effect and allowing adequate area for additional landscaping along sidewalks and in front of structures. A second major visual feature, the open space on the north of the site, would not be disrupted. Project orientation and the retention of existing vegetation would be needed to maintain visual scale. The effect on scale is moderate.

Site diversity is currently low, presenting two elements, groves of trees against fields. The residences on site are less prominent. The diversity of the site is increased. The existing site is seen as a vegetated area of flat fields and sharp verticals. The project effect would be to introduce structural elements into this setting, along with vegetative cover. Buildings and landscaping would be varied in texture, color, and shape. The overall result would be a varied view of an extensively landscaped area with some buildings visible among the trees and lower profile landscaped parking, sitting, and recreation areas along the periphery of the site. Both horizontal and vertical elements would be introduced, as well as building mass broken or accented by architectural elements. The construction plan would open the site visually for viewers south and southeast of the site, providing a more varied view that would include views of the distant hills at the horizon line occasionally broken by trees, red tiled roofs, and towers. Views from the north, east, and west are more distant than those from the south but site diversity would be apparent, though in less detail. Project orientation and the retention of existing vegetation would be needed to maintain a balanced visual diversity. The effect of diversity is low.

The project site demonstrates a moderate level of internal continuity. The site is developed with two houses, an entry drive, fencing, landscaping, and tilled fields and as such is representative of a rural setting. This internal continuity is diminished when surrounding development is considered. From the visually prominent points on the site, offsite suburban

development is readily visible. The overall effect is one of isolation rather than continuity with surrounding areas. The project has been planned to be in scale and would have complementary visual features to surrounding uses. An overall landscaping plan would further unify the design and give the site a high level of continuity. Project effects on continuity are low to moderate.

5.3.2 Assessment of Visual Quality

Visual quality is defined by the changes in vividness and/or intactness or unity. The key feature of the site at present is tall clumps of trees and bushes that screen two houses located in the south central part of the site. The remainder of the site consists of an open field. In terms of surface features, fields are furrowed but weedy. Trees are tall and densely growing but are not maintained so they exhibit a ragged appearance. Overall site colors are in dark tones. Vividness is low to moderate due to these factors. The site contrasts with the visual quality of the general area, which reflects suburban development that has been planned and executed to achieve visual consistency. This discontinuity diminished the vividness of the site. The overall effect from off-site is disjointed and not unified. Vividness is therefore low to moderate. Internally, views to the east, south, and southwest look out on development. There are views to foothills in the distance to the north, however. Therefore internal visual vividness in moderate.

The project would result in a visual change in that the dominant grove would be eliminated and buildings would be constructed and grouped over a more extensive area. The project is planned so that plazas and walks between buildings would allow views through the site to horizon lines beyond the site. The area would be extensively landscaped. The site's vividness would be reduced due to the elimination of the dominant grove of trees. However, the uniting characteristics, particularly the site plan, architectural continuity and the landscaping's "canopy" effect, would project a vivid impression of quality. The site would be vivid and unified by design. The effect on vividness would be moderate.

The construction period would result in a visual effect that would reduce the site's vividness. Specifically, the tall trees would be eliminated and new buildings and landscaping would not be installed. This would be a temporary effect, expected to last up to nine months. The effect on vividness during this time would be high.

The elevations provided show the site at mid-point in the landscape maturity. At maturity, a fuller canopy effect would be evident.

The existing site presents limited intactness. Topographically the site is intact as a low lying relatively flat area. Surrounding development however, encroaches into the visual elements and competes for visual attention. From any point of view on the site, development can be seen adjacent to or near the site. Intactness is limited in this respect and is low. The proposed project would flatten the central part of the site somewhat, and establish a consistent architectural and landscape design over the site. Surrounding areas would not detract from the intactness of the site because it would be visually unified by its architectural design and landscaping.

The existing site has a moderate level of unity. Visual features such as trees present a dominant mass out of proportion to the flat fields that surround them. The fields themselves

present a unity with offsite open space, which is similarly flat and weedy. The project, on the other hand would have a high level of unity. The site, building, and landscaping have been designed congruently to provide a high level of integration of elements and a feeling of quality and permanence. Landscaping would protect and enhance the views.

5.4 Assessment of Viewer Response

Viewer response to the project ranges from low to high, based on the specific elements discussed below. Stationary viewers, travelers in vehicles, recreationalists, and views from public services are assessed. Stationary users, the residents of the area, would have different experiences depending on the orientation of their view. There are no permanent residents on the west. The existing view is one of roadway landscaping and open space to scattered trees and an onsite residence. Construction would expose more of the site and construction activity related to grading, buildings, and the entrance to the project. Views to the east would be opened up. Landscaped areas would have been planted at the end of construction but they would provide minimal screening of buildings. An exception would be the main entranced, where a palisade of trees is proposed along both sides of the main entry road. These would provide some screening due to their density.

Views from the north in the Salviati Homes neighborhood would look across an existing open space that is between 260 to 650 feet wide. The view currently includes the landscaping on the exterior embankment along Campania Avenue, and open space. Distant views take in the project site, its residences, and the dense tree cover around it. The homes and apartment complex to the south would be more easily seen during construction. At the conclusion of construction, the landscaping that has been established would begin to obscure the stem wall facing the open space, and the bases of buildings. A fully landscaped site consisting of a canopy of vegetation against earth toned walls with red tiled roofs and towers rising above the trees would be the view at maturity. In all cases, there would be fairly distant views of at least 260 feet. Low density walking, sitting, and parking uses on the north side of the site create additional visual setbacks.

The eastern view would consist of landscaped parking areas, buildings, walking spaces, and a small recreation area from 4S Ranch to the east. Earth toned colors for the parking area and landscaping and vinyl coated chain link fencing would help to screen views and break up the mass of the parking surface. The buildings, set back approximately 235 to 265 feet, would be positioned to diminish massing and landscaping would add screening.

The closest view of the site is from the south, and the existing dense grove of trees and vegetation would be replaced with varied landscaping and screened buildings. The quality and unified character of the central area of the site would be apparent. Views to vistas beyond would be opened somewhat for residents.

The landscape design would contain a range of vegetation types, including orange trees along the boundary fence that would enhance the site as it matures. Trees and shrubs would be maintained as a condition of project approval. Buildings and fencing would be in scale with the community character of the area as defined by the SPA. A height exception is requested that would allow portions of Building B and three towers to exceed height limits. The highest point is 53 feet for one tower. This equals the height of the training tower at the fire station

across the street from the project. It and the other height exceptions are in keeping with height exceptions in the area. These are detailed in Attachment B.

Vehicle travelers would have a close view of the project from Tallus Glen and Wild Horse Glen on the south. At present, the views are of a tall dense grove of trees on the west and open fields on the east. Views would be most exposed during construction, when the existing trees have been removed and new landscaping has not been installed. After construction, the installed landscaping would soften views of buildings but screening would not be in full effect. At maturity, the site would be seen as a fully landscaped area with buildings beyond the trees and bushes. Views that are more distant would occur from Four Gee Road on the west and Campania Avenue on the north. They currently have views of the grove and open fields. Views of existing developments beyond the site would be more visible but distant during construction.

After construction, project buildings would partially block these offsite views, but landscaping would not be a dominant feature. The open space area north of the site would be retained. A broad canopy of trees and other vegetation would screen most of the building mass at maturity. These views in any case would be fleeting and would vary with the driving direction of the traveler. Rancho Bernardo Road and Camino Del Sur would have fleeting views from more distant perspectives. The site is not currently readily discernible from these views due to surrounding development. Activity on the site during construction may be noticeable because the large trees would have been removed. After construction, the site would appear similar to existing development on both sides of it. At maturity, the site would be seen as a coherent, planned setting similar to other development in the area.

When trail users on the south look to the north, they currently experience the site as a rural-like setting of tall densely grown trees surrounded by development. This view would be replaced during construction by graded areas and unobstructed views of the open space, the Salviati neighborhood, and hillsides to the north. After construction, this view would consist of buildings setback from the trail of 140 feet (Building E on the east) to 50 feet (Building B in the center, to 170 feet (Building C). Views to the north would be more open than in the undeveloped conditions. The Salviati neighborhood would no longer be visible but the foothills would be partially visible. At maturity, the trail users would see a campus-like development surrounded by trees covered walks and landscaped sidewalks and roads. This would include landscape screening along the project boundary fence and in front of buildings. Additional screening of more distant views would occur.

Trail or sidewalk users on Four Gee Road experience a landscaped roadway and open space immediately adjacent on the east. This condition would not change. Views beyond would go from exposed construction areas and extended views of the eastern horizon during construction, to a fully landscaped site consisting of a canopy of vegetation against earth toned walls with red tiled roofs and towers rising above the trees at maturity.

Trail or sidewalk users on Campania Avenue experience some landscaping along the right of way, and an open space area to the south. Beyond that, they see a low-lying residence surrounded by tall trees. The construction phase would remove the houses and tree cover and allow views beyond of the two story residential development. A stem wall would be visible just above the open space vegetation. The conclusion of construction would leave extensive but immature vegetation in place throughout the site. The project buildings would appear

unscreened and would again block views to the south. The mature phase would see the trees cover and screen the site. In general, the close-up view would not change while the distant view would go through phases of alteration from more visible to screened.

5.5 Determination of Significance

5.5.1 Issue 1: Visual Character

Significance Guideline 1: Would the project 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?

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 would 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.

Analysis for Issue 1:

a. Development Features

Site Theme, Style, Massing, Coverage, and Scale

The project employs a site theme and style that reflect visual elements that predominate in the area. These include a unifying theme of a campus-like setting and a consistent Mediterranean/Tuscan architectural design style for all structures. Density is distributed to five buildings separated by plazas and walks. Project features with lower visual density, such as the tot lot, sitting areas, game court, overflow parking, and garden are located around the periphery. The project's overall appearance would reflect the current uses on the site, where low horizontals surround a larger central area of disbursed verticals. The project's theme is consistent with the surrounding area, where high quality planned uses are evident. Appendix B provides a review of some of the planned uses in the area. Impacts would therefore be less than significant and no mitigation is required.

Massing has been controlled through design. The main buildings would be approximately 5 to 10 feet below grade on the south, where they are closest to offsite uses. The above grade retaining wall in the north looks onto an open space where no sensitive viewer groups occur. Mass as it appears from farther north would be moderated by distance, building spacing, and landscaping. The project maintains building setbacks from open space and residential areas that range from 100 feet on the north, 235 feet on the east, 50 feet on the south, and 350 feet on the west. Setbacks remove building mass from the project boundary where it could appear monolithic and block views. Massing has been greatly reduced by using plazas and walks to separate buildings. The largest building, the sanctuary, is bounded by smaller buildings. Towers would break the rooflines of the buildings, reducing the sense of mass. The overall

appearance augments the quality evident in existing developments throughout the area. Impacts would therefore be less than significant and no mitigation is required.

The project's site coverage is13.6 percent. This compares with a range of 3.5 to 47.8 percent for 26 other buildings in the area. Average coverage for these buildings was 27.6 percent. The land use study by Recon, Table 1, provides additional details. The project coverage is generally below what is common in the area. As such a unified site design has been used to avoid dominance and achieve consistency and visual unity. Impacts related to site coverage would therefore be less than significant.

The project encompasses a total building area of 89,234 square feet in five buildings. This scale is within the range of buildings found throughout the area. The Black Mountain Ranch Phase II-B (North Village) located approximately 500 feet from the project, contains commercial spaces of 634,000 square feet. Project scale is comparable to or reduced from many other projects in the area, as shown in Appendix B. A comparison of the area of fifteen buildings in vicinity shows a range of 63,000 to 893,000 square feet. The project, at 89,234 square feet, is the second smallest of these areas. The 4S Ranch neighborhood to the east is extensive, extending for a mile east and north of the site. The neighborhood immediately east is approximately 23.9 acres. The apartments to the south encompass 5.6 acres and the adjacent residential area is 4.5 acres. The Target Store portion of Del Sol Town Center 500 is 10.4 acres. 4S Commons Shopping Center is 30.5 acres. Two public use facilities, the sheriff's station and the fire station, are smaller in scale. This consistency of with surrounding uses indicated impacts due to scale would therefore be less than significant.

The project would be developed with a campus-type approach with a number of buildings loosely grouped together to perform individual functions with an underlying common purpose. This is similar to other uses in the area such as the Maranatha Church complex and area shopping centers. The style used for the project is one of openness and integration with outdoor areas, buildings, grounds, and parking areas are interlinked and the planning layout includes outdoor walks and sitting areas. This is a common approach in the region where the fair weather makes both indoor and outdoor activities possible. This open style typifies many of the larger complexes in the area including shopping areas, schools, and churches. The project is consistent with theme and style in the area and impacts to these elements are not significant.

Architectural Design

The architectural design contributes to a campus-like effect by unifying the project with a high quality Mediterranean/Tuscan architectural style. Red barrel tiled roofs, earth toned wall colors, articulated building facades, towers, plazas, decorative pavers, and covered walks contribute to a general visual impression of quality and openness. Fine detailing elements such as wrought iron fencing, screened stairways, decorative window treatments, fountains, and trellises reinforces these impressions.

These architectural styles are common in the region. It is evident in many of the surrounding buildings, including the style of the adjacent fire station, the red tiles roofs of residences along the southern boundary, and the trellised entry at Tallus Glen and Four Gee Road. The Salviati Homes neighborhood on the north also uses a Spanish Mediterranean style with its red tiled roofs, wrought iron entry and stucco walls capped with red tile. The project's impact

on the architectural style, use of building materials, and color are not significant and no mitigation is required.

Additional Building Height and Towers

Building walls and three towers are proposed that would be over 35 feet high, the current limit allowed by the Zoning Ordinance for this site. The project is applying for an exception to this regulation that would permit the main sanctuary to be 40 feet in height and allow for three towers, two of 48 feet and one of 53 feet. The visual effects of the higher structural limit is demonstrated in several photo-simulations as detailed in Section 5.2 above. The simulations in which the sanctuary and towers are most visible are from the south (Key View 2, Figure 15, and Key View 3, Figure 15) and north (Key View 6, Figure 18, and Key View 7, Figure 19, and east (Key View 8, Figure 20).

Key View 2 (Figure 14) shows that two of the towers would break the horizon line and the main sanctuary roof between them would touch the scenic horizon line of distant hills. Other building elements and landscaping would obscure the lower parts of the structures. The higher elements are in harmony with the overall appearance of the buildings in terms of style, design, building material, and scale. The taller building is masked by other building elements. The towers complement the overall visual impression by varying the building profile and breaking mass of the structures. The project would open views from the south to the northern foothills, as shown in the simulation. The overall visual experience is harmonious. The increased height of building walls and towers would not create a negative visual experience from this angle. The intrusions into the horizon line would be less obtrusive than the existing barriers.

Key View 3 (Figure 15) shows that the towers and sanctuary are visible against the horizon line. From this angle, however, landscaping associated with the main entry and central plaza obscure most of the building elements. The tallest tower, visible in the center of the simulation, provides visual interest because it breaks the horizontal of the sanctuary building with textured verticals. The view remains harmonious overall.

Key View 6 (Figure 18), taken from Campania Avenue about 400 feet north of the site, shows the sanctuary and towers against the horizon line. As on the south, the horizon line, currently defined by the on-site trees, has been opened to reveal Black Mountain in the distance. The highest elements of the project remain below this line. Visual attention to the horizontals of the building design elements is diminished by the towers, which are more prominent. The higher building wall of the sanctuary is visible and appears bracketed by the towers, providing an interesting visual feature that modifies the impression of mass. Landscaping adjacent to the sanctuary, visible here as dark verticals, effectively modifies the building mass. The higher building elements provide visual interest from this perspective and do not interfere with distant views.

Key View 7 (Figure 19), from the northeast corner of the site near Campania Avenue, shows that the sanctuary and towers define part of the horizon line. For the sake of reference, the white training tower of the fire station, which is visible in the distance, is 53 feet in height. The 53-foot tower element of the project, in comparison, is less obtrusive than the white, stand-alone training tower, even though it is closer to the viewer. The project towers have been integrated into the overall design, are surrounding rooflines at different angles, and benefit from the screening of extensive landscaping.

Key View 8 (Figure 20) is from the bank above the project, looking east. The sanctuary and tower elements are clearly visible left of center. For reference, the apartments on the left are 40 feet high built on a pad approximately 10 feet above the site, giving them an effective height relative to offsite uses of 50 feet. The towers incorporate vertical elements and building walls at contrasting angles from the main walls, relieving the bulk that the buildings would otherwise project. Window elements are an important feature in the higher wall and tower designs because they break surface mass and add visual interest. The overall effect can be contrasted with the existing apartments, which are more obtrusive.

In summary, the higher elements add interest, are consistent with existing development adjacent to the site, and occupy a small part of the overall visual horizon line. Overall, visual impacts of the increased building heights would be less than significant.

Visible Walls

Retaining walls are proposed near the project's northern, southern, and western/northwestern boundaries. The northern wall would be between 3 and 11.4 feet in height, with its deepest point near the west end. It would be 805 feet in length. A six-foot vinyl-coated chain-link fence would be installed atop the wall. The northern wall would hold fill on the project side and potentially it would be entirely visible from off-site. It faces an open space area that is approximately 260 to 650 feet wide. Landscaping is proposed as part of the project design to screen the wall and fence from views north of the open space.

The southern wall would be between 1 and 12.4 feet in height, with its deepest point near its center. The wall would be 530 feet in length. A six-foot vinyl coated fence and decorative wrought iron fencing with pilasters are proposed atop the wall. The southern wall would support a cut slope on the project side, and so just its top two or three feet would be visible from offsite. The wall would face an existing parking lot and residential development beyond. Earth toned wall coloring and landscaping along the wall are proposed as part of the project design to screen the wall and fences from views from the south. The wrought iron fencing with pilasters would be located where buildings are most visible.

The west/northwest-facing wall would range in height from 0.6 to 8.6 feet in height, with its deepest point being at the northwestern end. It would be approximately 370 feet in length, 140 feet of which would be at an oblique angle to Four Gee Road. The wall would hold fill on the project side and would be visible from off-site. Earth-toned wall coloring and landscaping along the base of the wall is proposed as part of the project to provide screening. A decorative wrought iron fencing with pilasters every 50 feet is proposed atop the wall. Landscaping would integrate the wall and fence. Trees are also proposed on the project side of the wall to provide visual interest. The wall is oriented in west and northwest and the main entry would be located along the western boundary. These design elements would break up the horizontal line of the western wall and avoid a monotonous effect. Design measures would add form, coloring, and vertical elements.

The project entry road would require manufactured slopes of 2 to 10 feet in height and approximately 120 feet in length. These slopes would face north and south. The north-facing slope would be visible from Four Gee Road, its sidewalk, and from adjacent open space. The south-facing slope is approximately 120 feet from Tallus Glen and would be largely blocked

views from farther south. Furthermore, landscaping is proposed for these slopes (see Figure 8), providing visual interest.

The eastern boundary would have a six-foot high vinyl-coated chain-link fence along its entire length, approximately 660 feet. The fence would face the toe of an approximately 20-foot slope and residences on the top of slope. The vinyl coating would be colored to provide a high quality and unifying appearance. The fence would be landscaped with four levels of vegetation. Bushes would provide screening at ground level. Climbing vines would partially screen the fence itself. A line of citrus trees would provide dense screening at fence level and above. Every fifth tree would be offset to provide visual relief and variation. Finally, shade trees would be located at the north and south corners to enhance the view.

On the north, the retaining wall would hold fill on the project side and so would be entirely above ground. The wall would be between 3 and 11.4 feet in height, with its deepest point near the west end. It would be 805 feet in length. A six-foot vinyl-coated chain-link fence would be installed atop the wall. It faces an open space area that is approximately 260 to 650 feet wide. Open space would remain, located approximately ten feet away. The undisturbed brush and trees there would provide some screening. Project design measures such as natural wall color and landscape screening have been incorporated into project. Wall coloring and landscaping along the base of the wall is proposed as part of the project design to screen the wall and fence from views. These measures would help soften views and reduce visibility of the retaining walls. The long horizontal created by the wall/fence combination would remain, however, and mitigation is required to reduce this effect. Visual impacts of the wall would be significant and mitigation is required (**Impact A-1**).

Consistency with Design Regulations

The project design has been developed in conformance with the policies and design guidelines in the SVVSP. Consistency with design regulations is discussed in Section 5.5.4 below.

Visual Intensity

The project would not establish permanent residences on the site. Intensity at isolated times would be high, specifically during Sunday services and at school drop-off and pick-up times in the morning and afternoon during the week. The project design would diminish intensity related to these activities. Drop-off points would be entirely on-site at the large main project plaza. Vehicles could circulate past the drop-off even when it is use. Circulation is in two directions from the plaza to allow for the free flow of traffic. Therefore queuing for church services would be minimized. The tree-lined entry would screen cars queued for departure from the site. The plaza area, and all parking areas, would be landscaped. The fence line along the boundary would also be landscaped. This intermittent intensity is common in the community with surrounding commercial, light industrial, school, shopping, and religious centers structured around this same model. The project's visual intensity has been diminished through project design and would not be out of character with the area. Therefore, impacts related to visual intensity would be less than significant.

b. Key View and Photosimulation Analysis

Key View 1

As noted in Section 5.2, the photosimulaton is a representation of the proposed project features at completion, with landscaping at mid-point in its maturity. In Key View 1 (Figure 13), the buildings and rooflines visible above a range of landscape elements present a low visual profile. The red barrel tile roofs with high window elements break the mass of the buildings and add interest, as to the towers. Mass is diminished by landscaping, particularly the citrus lining the fence in the foreground. Scale is diminished by the development design, which calls for construction at five to ten feet below the existing grade. Vegetative cover has shifted from a line of tall trees to a lower but more dens mass of vegetation along the southern (left) boundary. The over-flow parking area in the foreground is screened by the colored fencing and landscaping at two levels along the fence.

The primary viewer group from this perspective would be recreationalists using the trail along the southern boundary. The view would shift from an open field and line of tall trees along a chain link and plastic white fence to a view of vinyl coated fencing, citrus trees, landscaping, graveled and paved parking areas, and intermittent building facades. Views to the west are opened somewhat. While a different visual experience, the project would present a high quality visual impression due to unity and quality of design, and would not detract from the visual quality of the trail.

Key View 2

Key View 2, as shown on Figure 14, has been changed from groupings of dense verticals, represented by trees, and a prominent horizontal, the white fence. The view is now of a lower profile of varied rooflines, a wall, decorative fencing, and dispersed vegetation. Intensity is dispersed and flattened. The horizontal line would be maintained by fencing and reinforced by a retaining wall running the length of the view. The two views are very different, but the change does not reduce the quality of the view. The site design and building specifications result in a visually harmonious, high quality, if less obtrusive view. The views are also more expansive after the project.

Three viewer groups would be affected from this key view. Stationary viewers would see a shift from a close-in view of rustic elements to a deeper view of developed elements against a sparsely developed horizon. The change in views would not be adverse, however, because the project would not dominate the visual scene and views would extend toward the north. Travelers would have an oblique view of the site and the view would be similar to the stationary view but would be more fleeting. Recreationalists' views would change from one that is close-in and rustic, with strong verticals and horizontals, to a view of a developed site with varied angles, a landscaped parking area and extensive landscaping, with some views to the north. The overall visual experience for viewer groups would not be significantly degraded.

Key View 3

Key View 3 (Figure 15) also shows a shift from a rustic setting in the foreground, bracketed by development, to a developed site. The project provides visual continuity between developed areas. The visual shift from clumps of prominent trees to a lower canopy of vegetation reduces visual dominance and creates consistency. The simulated view maintains key visual features, consisting of vegetative cover, the hillsides, depth of view, and the strong horizontals of the original. Where a key visual feature is removed, as in the case of the trees,

other visual features replace it to maintain visual quality. The simulation shows that vegetative cover is more extensive and variation is maintained by a variety of tree types, some of which have color elements. The view is consistent with surrounding development, presents a different but visually interesting visually experience, and maintains key visual features.

Three viewer groups would be affected from this key view. Stationary viewers would see a shift from rustic elements bordered by development to developed elements screened by a canopy of vegetation. The change in views would not be adverse, however, because the project would maintain key visual elements or replace then with visually interesting features. Travelers would have an oblique view of the site and the view would shift from a dirt road entry to a paved entry with decorative fencing and landscaping. The visual experience for recreationalists would change but views would retain a high level of interest and variation, as well as maintaining key features of the view, or replacing them with visually interesting elements. The overall visual experience for viewer groups would not be degraded.

Key View 4

Key View 4 (Figure 16) primarily shows the effect of replacing the tree cover and changing the main entrance. The extensive vegetative cover is maintained by the project. Trees are not as tall but different types of trees are noticeable. The depth of view is opened somewhat on the left and right, adding visual interest. The main entry crosses an open space preserve, where no landscaping is permitted. The dirt entry road with white fences is replaced by natural stone and earth toned elements, as well as a manufactured landscaped bank. Visually the experience is a shift from a rustic to a developed view. The simulated view employs visually pleasing elements that provide visual interest. The integrity of the open space is maintained.

Two viewer groups would be affected from this key view. Motorists on Four Gee Road would have a direct view of the entry as they approach from the south. They would continue to see the tree lined landscaping along Four Gee Road. The trees at the entry are extensive and line the main entry that crosses the main line of sight, screening buildings behind. The view would present a high quality visual impression. Pedestrians and recreationalists using the sidewalk (there are no trails in the foreground of this photo) would experience the visual elements that have been retained such as the open space and distant views. Tree elements would be visually effective in screening buildings, and the tree lined road would be a new and prominent visual addition.

Key View 5

Key View 5 (Figure 17) shows that the biological open space in the foreground would be maintained by the project. The dense, tall vegetation on site is replaced with lower, but more dispersed vegetative cover. Overall shape is from a focused pyramid shape to more of a dome that curves with the land. Visually the site is less prominent but better integrated into the setting. The overall visual quality is maintained and not severely disrupted.

Three viewer groups would be affected from this key view. Persons using the public services at the fire station would see a view that is unchanged in the foreground, and a landscaped campus-like development in the middle ground. The development would exhibit strong horizontal lines atop a gradually curving ground surface. Building verticals would be

screened by vegetation. In depth views are not affected. The overall design of the project is noticeable from this view. It presents a visually harmonious impression, with unifying visual features such as red tiled roofs, varied building angles, and extensive landscaping. Impacts are not significant due to the minimal changes evident in key features and the overall design, which is of high quality. Motorists on Four Gee Road would primarily see the open space in the foreground, which would be unchanged. A fleeting view of the interior of the site would reveal a visually consistent project and hillsides beyond. Key elements of the view are maintained and new elements are visually well designed and of high quality. For pedestrians the experience would be similar to motorists but viewing time would last longer. The project provides many features to sustain visual interest from this direction, including decorative fencing, natural stone pilasters and finished, covered walks, varying roof angles, and towers of varying heights.

Key View 6

Key View 6 (Figure 18) highlights the tree cover and open field of the existing view, in contrast to the completed project view, which develops more of the site. The open space in the foreground remains intact and represents the key visual element. The varied horizon created by onsite trees in the middle ground is replaced by a lower, smoother, and longer line of development and vegetation which has visual continuity. The overall visual impression of the horizon to the south remains intact because of the distance of the project from the viewer. The project creates strong horizontals that are not present in the existing view, primarily from the retaining wall seen below the buildings and landscaping. As previously disclosed, this is a significant impact **(Impact A-1)**. The project would need to provide mitigation to soften the lines of the wall.

Three viewer groups would be affected. Stationary viewers in the Salviati Homes development would not be significantly impacted in this view because the varied and colorful foreground dominates and remains in tack. The site approximately 600 feet away and would not be visually dominant. Visual interest is heightened due to the many design elements visible from this perspective, including towers, building orientation, tellises, and landscaping. viewer groups would be affected from this key view. This coverage would block views to the apartments on the east (left) but views in the central part of the site would open somewhat to afford a view of Black Mountain. Impacts would not be significant because the overall quality of the view is maintained. Motorists and pedestrians on the Campania Avenue sidewalk of trail would have an oblique view of the site. Visually the project would be less noticeable in terms of vertical mass, but the site coverage would be more extensive. The predominant features of the immediate landscape would not change and the middle distance view would be altered but not degraded by the project.

Key View 7

Key View 7 (Figure 19) shows open space in the foreground that would be retained. Foreground tree cover remains in place. Trees in the background are replaced by visually more extensive landscaping that would have a lower profile and a more varied appearance. The development area would also be closer to the viewer. This area would support low profile uses such as parking and recreations, and would be landscaped. The nature of the view changes, but the new view presents strong visual elements that do not degrade the view.

Two viewer groups would be affected from this key view. Travelers on Campania Avenue west bound would have a brief view of the site through existing vegetation. The view would be very brief and the site would be located in the middle ground. Impacts are not significant. For pedestrians and recreationalists the project would introduce a new visual element in the middle ground. Tree cover is mot as high but is more extensive. While closer to the viewer, the project provides extensive landscaping and screens views to existing development to the south (left). The overall integrity of the view remains intact.

Key View 8

Key View 8 (Figure 20) shows the effect of replacing the field with development. Foreground landscaping remains, but the middle ground is dominated by the project. Its prominence is due to the nearness of the project's east end, where parking, recreation, and gardening would take place. Project features included in this area are varied building distances and heights, vinyl coated fencing, multiple landscape screenings, and earth toned gravel surfaces for parking.

The stationary viewer group would be residents in the homes adjacent to the site. The nearness of development would be major visual changes. The view requires extensive project design measures to modify views. These measures have been incorporated into the design proposal. These measures include a high quality and visually effective design, setbacks, dense landscaping at four levels along the perimeter fence, and four layers of landscaping between the property boundary and buildings. These measures would be effective in diminishing impacts. But because landscaping is particularly important along the fence from this view, additional mitigation is needed to ensure vegetation is sufficiently mature from an early stage to screen views. Impacts are significant (**Impact A-2**).

Key View 9

Key View 9 (Figure 21) shows the approach to Four Gee Road from the west. The project would be screened by existing vegetation and buildings from this angle. The horizon line is not affected by the design. Impacts are not significant due to distance, and the screening effect of intervening features.

Two viewer groups would be affected. Motorists Camino Del Sur would have a brief view of the site in the distance. It would appear as a continuation of the development around it. The red tile roofs and consistent color treatment make it visually interesting. Impacts would not be significant due to distance, the fleeting nature of the view, and its consistency with surrounding uses. Pedestrians would have a similar view but it would be prolonged. The project design, evident in the varied rooflines, building surfaces, and towers, provides visual interest while deeper views to the horizon remain open to the viewer.

Key View 10

Key View 10 (Figure 22) shows the site as it would appear to a motorist on Rancho Bernardo Road proceeding west. The site appears in the gap between the sheriff's station on the left and the 4S Ranch neighborhood on the right. Horizon trees, seen as dark shapes on the left of the gap, are replaced by a lower, broader shape with varied color elements. Red tile roofs and some building walls are seen in the distance. The use complements structures in the foreground in color and roofing materials. It is distant and appears in conjunction with existing development. Impacts are not significant.

The key viewer groups from this point are motorists, pedestrians, recreationalists, and users of the public facility on the left. Motorists traveling on Rancho Bernardo Road would have a fleeting view of the project through the narrow gap in existing development. The project would be lower than the roadway and located in the distance. Impacts would not be significant. Pedestrians and recreationalists would have similar views, but they would last longer. The visual focus from this point is on the facilities in the foreground, and trees in the middle ground, which would remain. The distant view would change, but it is a small part of the overall appearance of the area, and the design and landscaping of the project would render it unobtrusive. Recreationalists using the trial that leads toward the site would have a direct view, but from this point it would provide a point of visual interest in the distance.

In summary, the Project would present a different by high quality visual experience. The project would remove trees and introduce new visual elements such as retaining walls and buildings. The changes would result in a landscaped campus-like setting. Generally the change for viewer groups would be from groupings of strong verticals to more uniform horizontals.

5.5.2 Issue 2: Valued Visual Elements

Significance Guideline : Would the project 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?

This Significance Guideline 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.

Analysis for Issue 2:

The site at present consists of a two residences screened by a grove of trees, and tilled fields with some weeds growing in them. The visual character of the site would change as a result of the project to a more extensively developed area with five buildings and parking areas, walks, and a plaza.

There are no designated landmarks on the site. The large vacant residence on the site would be removed as part of the project. It was evaluated in a historical resources report by Scott A. Moomjian for its potential historic value in terms of it architect and design. It was determined the house does not have historical value in these respects.

There are no prominent rock outcroppings or other geologic features on the site. Therefore visual impacts are not relevant in this respect. Biological open space is present on the site's northwest corner. Although biologically significant, this small area has low visual prominence, consisting of dense brush and scattered eucalyptus. In addition, this area would be left intact by the project, although it may no longer be as visible from some of the Key Views.

Large eucalyptus trees and smaller palm trees and bushes would be removed as a result of the project. The trees occur in clumps primarily in the center of the site, but also along the southern and western boundaries. They are not maintained. The trees were evaluated for biological significance by RC Biological Consulting, Inc. and their removal was determined to not be a significant biological issue. The trees on this site are not designated as a significant visual resource in the SFVSP or the environmental document for that specific plan. However, the trees are a noticeable visual feature of the area, as discussed below.

The existing trees represents a visual amenity in the area. For views from the north, they screen residential development to the south. From the east, the groves are visible at a distance. For residents to the south, the trees in the center of the site dominate views to the north because they are close the boundary and are particularly dense. As a result, they largely blocks views to the foothills on the north. The grove is visible from the west, across open space.

The grove would be replaced by buildings and extensive landscaping. The extent of vegetated area of the site would increase because landscaping would be used throughout the developed area. New trees would be shorter but would cover a wider area, providing a canopy-effect. Shape would change from clumps of tall verticals with sprays of palm leaves to a more domed shape characterized by a canopy effect, with some red roofed building elements rising above the canopy. Predominant tree color would change from the characteristic dull olive of eucalyptus to bright and light green with colored accents from tree flowers. The buildings on the site would be integrated into this overall design, so that the visual experience would involve a combination of elements rather than a single element.

The overall visual appearance of the site with respect to the trees would change from tall, unmaintained vegetation to a canopy of trees with a broader color palette and consistent screening effects. While these are different visual experiences, the project would provide a visual design that is visually consonant with the developed aspect of the surrounding area.

Screening is particularly important from the south because it has the smallest setback from the boundary, 50 feet. Therefore the presence of mature vegetation at an early point in the development process would be important to effectively screen views. Impacts are significant and mitigation is required (**Impact A-3**).

In summary, three impacts have been identified. The project creates strong horizontals on the north and south due to retaining walls. Landscaping needs to be mature in order to better screen the project during and immediately after construction. Finally, screening with vegetation and structural elements needs to be incorporated along the southern boundary.

5.5.3 Issue 3: Scenic Vista

Significance Guideline: Would the project substantially obstruct, interrupt, or detract from a valued focal and/or panoramic vista from a:

a) public road

b) trail within an adopted County or State trail system

c) scenic vista or highway, or

d) recreational area

Significance Guideline 3 is directed at potentially substantial adverse effects from traveled ways or recreational areas to particular scenic vistas. Public vantage points, such as roads and trails, allow scenic views to be seen by many people. Scenic views are so important to people that highways and viewpoints are sometimes designated as scenic resources by the County for County routes or Caltrans for State routes. Adverse changes to these resources could be significant, depending on the degree and nature of the change, particularly if the view is obstructed.

Analysis for Issue 3:

Public Roads

Views from public roads were examined. The public roadways in the area have not been designated as scenic by the County of San Diego, but the SDCP notes that all public roads in the area should be considered as scenic. Public roads with a view of the project are Rancho Bernardo Road, Camino Del Sur, Four Gee Road, and Campania Avenue. Views from Rancho Bernardo Road and Camino Del Sur are fleeting and or distant. The project blends in effectively with existing development and the site remains consistent with existing development in the area. The project does not dominate views in either case, but is a background detail. The views from these roadways are brief, the project blends in with its surroundings, and the project is in the background.

Four Gee Road has both direct and oblique views of the site. The visual experience would be changed by the project, but the view would retain interest due to its design. The site would appear to integrate into the other developed elements along Four Gee Road, specifically the fire station and residential areas south of the project. The project would present quality development features, evidenced by towers, architectural detail, hardscape, and landscaping. The entry onto Four Gee Road would appear of high quality, with an understated entry monument and tree-lined road of stone pavers. Distant views would be maintained or improved.

Campania Avenue has both direct and oblique views of the site. These are less immediate than on Four Gee Road due to an open space area between the road and the project site. The visual experience would be changed by the project, but the view would retain interest due to its design. The site would appear to integrate into the other developed elements behind it, specifically the residential areas south of the project and the Del Sol Town Center in the distance. The project would present a unified whole of a campus-like collection of buildings set amongst landscaped elements. The overall shape would also be integrated into the existing topography. Views to the distance would be maintained. Impacts are not significant because the site is not a dominant feature, it would be visually consistent with existing development, and the visual impression would be of high quality and visually interesting.

In summary, while the visual experience for vehicular travelers would be different than at present, the change would not significantly degrade the visual experience. The project as designed would be visually coherent, of high quality, while retaining visual interest. Vehicular views from public roads are fleeting and existing screening visual elements, such as roadway landscaping and riparian open space, along public roads would be retained. The site would present a visually unified whole that would not appear out of place with the

existing surrounding uses or neighborhoods that drivers experience on a regular basis. Impacts to views form public roads would be less than significant.

Sidewalks and Trails

Views from existing sidewalks and trails were examined. Pedestrians and recreationalists along Four Gee Road would be walking along an existing open space area, which would be retained, so views into the site would be in the middle ground. The views into the site would be of a range of visual elements, including a decorative fencing with landscaping, parking areas that have been screened, and three buildings arrayed at varying angles around the central plaza. The main entry would present a high quality visually coherent whole of natural stone, stone pavers, and tree-lined street with landscaped median. The overall visual experience would be different, but the post-project views would present high quality features that are coherent designed while being visual variation. Impacts would not be significant.

Pedestrians and trail users on the north along Campania Avenue would look across an existing open space area toward the site. Major natural features in the foreground are retained. The project from this distant view is well integrated into its setting. Minimal earthwork and effective landscape design create a harmonious overall shape at this distance. And the project presents varied visual features that can sustain interest. However, due to the long horizontal of the proposed retaining wall, Project Guideline 3 is exceeded and impacts are significant (**Impact A-1**). Mitigation is required in order to soften its appearance.

Trail users on the south would have a close up view of the site. The overall design would present an aesthetically unified and high quality visual experience along the trail. A range of features, including towers, articulated building surfaces, plazas, decorative fencing would be visible from their perspective. Parking areas along the south would be slightly below grade in the central part of the site and would be landscaped and screened throughout. Distant views to the north would be maintained or improved. The project design, use of landscaping, and lack of impact on distant views would reduce project impact to below a level of significance. Mature landscaping should be used to provide screening early in the development process because trails users are close to the site (**Impact A-3**).

Scenic Vistas

There are no officially designated scenic vistas in the area. Therefore the project has no impacts. The foothills that comprise the northern horizon, between 0.75 and 1.0 miles away, could be interpreted as scenic. They range in height from 990 to 1100 feet in elevation and are partially developed. They present a unity of mass and color and are a moderately dominant feature. The view of these hills is not obstructed from the east of west, which have oblique views. Views from the south are currently largely obstructed by the dense clumps of trees on the site. This view would be opened up somewhat by the project. The reader is referred to Key View 2 (Figure 14) for reference. The project would not block scenic views and impacts are not significant. Public views from the hills are limited because of a lack of development and access. From the water tower on the hillside above Four Gee Road, Google Earth shows the view is dominated by 4S Ranch on the east and Black Mountain Ranch North Village on the west.

Other ridges and hills in the area are either more distant or lack the unity and mass of these northern hills. Black Mountain, to the southeast, at an elevation of 1,300 feet, is the most

massive feature in the region. At over three miles away, however, it is a small feature on the horizon. Views from the north toward the mountain are maintained by the project. The reader is referred to Key View 6, Figure 18. The project site is not discernable from atop the mountain. The hill to the east is approximately 890 to 1100 feet in elevation and 1.25 miles away. It lacks visual unity due to its distance, topographic orientation, and surrounding development. Distant views of the hill from the east are preserved by the project, as shown in Key View 5, Figure 17. From the top of the hill, views of the project area are not distinctive or readily discernable. There are no project impacts either from or to these ridges. In summary, project impacts to scenic vistas would be less than significant.

Recreational Areas

One recreation area is near the project, a community park located at Camino San Thomas and Campania Avenue approximately 0.17 miles to the northeast. It consists of a ball field, tot lot and sitting areas, and is surrounded with dense vegetation on the west associated with the nearby creek. The park has no direct views of the site, but some tree tops are visible on the horizon. Absence of these trees would not significantly affect the park due to the park's distance, intervening topography and vegetation. Impacts would be less than significant.

5.5.4 Issue 4: Design Plans

Significance Guideline : Would the project comply with applicable goals, policies or requirements of an applicable County Community Plan, Subregional Plan, or Historic District's Zoning?

This significance guideline is selected to ensure that the project is consistent with adopted laws, regulations and policies that related to the specific subject matter of the report. Pertinent Federal, State, and County documents have been reviewed. Those provisions that have a bearing on the project have been noted and an analysis of project conformance has been undertaken.

Analysis for Issue 4:

The project would adhere to design guidelines provided in the Santa Fe Valley Specific Plan. The detailed analysis in Appendix A is summarized here.

The project is consistent with the Guiding Principles of the General Plan (GP) because it is located in within an area of existing infrastructure and development. It reinforces the sense of quality and continuity in the existing community.

The project is generally consistent with the Land Use Element of the GP because it complements the community in an area that has transitioned from rural to suburban over the last 20 years. Open space is preserved and buffered. The project uses wide setbacks ranging from 40 to 230 feet as a buffer to soften views of the site. Grading differentials, landscaped walls, and extensive landscaping consistent with community standards, are used.

The project is generally consistent with the Mobility Element of the GP is respected because the internal roads are integrated into the overall design so they are not obtrusive. The main entry design reinforces a feeling of arrival in the community. And views from area roadways are protected by setbacks, site design, landscaping, and wall treatments.

The project is generally consistent with the Conservation and Open Space Element of the GP is respected because the project preserves the scenic resources in the area and improves some views of distant hills from the south. Groves of tall trees are removed, but these are replaced with a more extensive, better integrated canopy of trees that would be maintained to provide an interesting and varied visual experience. Dark sky resources are respected by adherence to the County's Dark Sky Ordinance. The site would not operate late at night and nighttime lighting would be minimal.

The San Dieguito Community Plan calls for a network of scenic roadway corridors in the area. While none of the roads in the area have officially been designated as such, the analysis has treated them as scenic. Project design and mitigation proposed for the project would preserve the scenic resources for motorists, pedestrians, and recreationalists that use them through a system of setbacks, high quality materials, and screening.

The SFVSP provides a range of visually–related guidelines in Chapter 7, Community Design Element. The goals and policies call for protection of scenic resources and visual compatibility. Scenic resources are protected because views to the northern foothills remain unchanged or are improved. The project provides a high degree of visual consistency through its architectural and unifying landscape design. The shared features are a unified Mediterranean/Tuscan architectural style, loosely clustered buildings, and canopy-like landscape design, resulting in a high level of intactness and continuity. The structural elements on the site are also consistent with the surrounding community, which is largely developed with high quality buildings that also incorporate unifying architectural and landscaping features.

The specific community design goal, objectives, and policies of SFVSP Chapter 7.3 are addressed in detail in Appendix A. In summary, the stated goal is to create and maintain a high-quality image for Santa Fe Valley while ensuring the visual compatibility with the existing aesthetic of surrounding communities and viewpoints. Specific provisions call for high-quality architectural and landscape design, and preservation of scenic beauty in the Del Dios and San Dieguito River Corridor. Specific features of the project speak to the high quality proposed. Key elements are:

- A setback from open space
- Loose clustering and substantial setbacks
- Use of plazas and walks to break up mass
- Location of uses with lower visual profile around the periphery of the site
- Dispersed parking
- Barrel red tiled roofs and earth toned colors
- Cultured stone and plaster wall surfacing
- Varying building heights to break up mass
- Trellised walks
- Widely spaced windows to add interest but avoid glare
- Wrought iron fencing and stone faced pilasters
- Fabric awnings and metal trellises
- Framed entries and screened exterior stairways
- Extensive landscaping at the main entry, around the perimeter, on parking islands, and near buildings

- Citrus trees along the eastern boundary
- Vine plantings along fences and the base of retaining walls
- Colored vinyl-covered chain-link fencing
- Decorative concrete pavers
- Decorative hardscape treatments on plazas, walks, and around buildings
- Earth toned DG gravel overflow parking
- Entry monument

The site is not within the viewshed of Del Dios Highway or the San Dieguito River trail view corridor. However, the project does preserve or improve existing views toward the northern foothills where these features are located.

SFVSP Chapter 7.4 presents the Community Design Guideline. These are discussed in topical fashion. Each is detailed in Appendix A. A summary, by topic, follows:

Grading

Creative grading techniques are proposed to minimize wall structures to the south and located the most visible walls toward the north, where there are no close up views of the site. Overall grading would lower buildings from 5 to 10 feet below current grade, thereby reducing visual massing and the overall profile of the buildings.

Streetscape Plan

Public and private streets would include landscaping, sidewalks, and decomposed granite parking area. Bike racks are also provided to encourage bicycle use.

Monotonous and impersonal walls along Specific Plan Theme Roads have been avoided through design and mitigation to provide surface treatments, verticals, and landscaping. The effect is to break up mass and long horizontals and reduce visibility to integrate these features into the overall setting.

Entry Treatments

The project's entry would meet the recommendations for a Neighborhood Entry as spelled out in the SFVSP. Key View 4, Figure 16, depicts the proposed entrance as one approaches the site on Four Gee Road. The entry treatment has been designed to be understated and balanced. A stone monument sign would identify the project, and related features would add unity and depth. These are trees shading the monument, a tree-lined entry road, and lower growing shrubs on both sides of the road to reinforce the sense of entry and unity. The entry would complement the features of the Rancho Santa Fe Fire Department station across the street because a similar scaled entry monument and compatible landscaping is proposed.

Pedestrian Circulation

The planned circulation network provides pedestrian access from Four Gee Road into the site. Space for adequate walkways throughout the site has bene provided, and walks have been enhanced with hardscape, trellises, and desirable destinations such as plazas and fountains to encourage walking.

Parking Lots

Parking areas have been located around the perimeter while larger building elements are located in the center, so that views are not blocked. A large impersonal parking lot is avoided. Multiple layers of plantings are included along all parking areas and boundaries to screen cars and breakup the mass of the paving or decomposed granite when cars are not present. Where a parking lot is located adjacent to a public or private right-of-way, as on the south, design methods including decorative fencing and extensive landscaping have been used.

Service and Loading Areas

Service and loading areas are integrated into the overall design. Major loading infrastructure such as loading docks are not required. A single trash enclosure on the northwest would walled and gated, and the area around it would be landscaped.

Architecture

Architectural features have been used to reduce scale, provide continuity, and create an overall intact and unified project. Key features have been listed above.

Walls/Fences

Walls and fences avoid a monotonous appearance by the use of pilasters to break ups long horizontals. Surface treatments and natural color reduce the visual presence of walls. Landscaping serves to integrate walls and fences more into the overall design, or to blend with the existing setting. As noted previously, the north facing would require mitigation to meet design requirements because the wall is long and presents a potential impact in its proposed location **(Impact A-1**).

Site Lighting

The project would use outdoor light fixtures that conform to the lamp type and shielding requirements described in County regulations. The project would not operate at night, so it would not operate Class I or Class III outdoor lighting between 11:00 p.m. and sunrise. The project would not generate significant light due to shielding of outdoor lights. The project would not install highly reflective building materials that could create daytime glare and be visible from residences, roadways, pedestrian walkways or trails. The project conforms to applicable Federal, State or local statute or regulation related to dark skies or glare, including but not limited to the San Diego County Light Pollution Code.

Signs

Signage is limited to the entry monument discussed above. While small directional signs for traffic or building identification may be used, these would be designed in keeping with the understated nature of the project as a while and would not be readily visible from off-site.

Landscaping

Landscaping is proposed throughout the site to provide continuity and a range of lines, colors, and textures. The overall plan is designed to present a unified visual impression to the community. Native and drought tolerant plants are used in the plan, and transitions, whether they be to open space or offsite views, are provided. Screening is extensive. This is achieved by a “layering” effect, where multiple lines of landscaping are provided in each direction to

complement structures, add interest, and screen elements from view. While the project proposed removing the onsite trees, they would be replaced with a canopy of trees and other vegetation that provides more coverage, is internally consistent and better integrated with existing uses in the area.

Transitions to open space are respected with setbacks and non-invasive vegetation. Landscaping edge zones have been used in every direction to minimize impacts to off-site viewer groups. The range of elements used in conjunction with landscaping is noted in the architectural discussion above. Informal grouping are used throughout to give specific area of the site a varied visual appearance. This include dense groupings along the eastern boundary which has views down into the site, grouping in parking areas, along the southern fence line, in plazas and sitting areas, and near building elements where screening is important. The use of mature landscaping is needed to provide screening early in the construction process for selected views from the east and south **(Impacts A-2 and A-3).**

The project generally conforms to the applicable regulations of the County of San Diego General Plan, San Dieguito Community Pan, and Santa Fe Valley Specific Plan, as detailed in Appendix A and summarized above. Mitigation is proposed to further screen one feature and two views.

5.5.5 Issue 5: Outdoor Lighting

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

The significance guideline, which relies on the lamp and shielding requirements and hours of operation standards established in the LPC, has been determined to effectively reduce impacts on dark skies. The standards are the result of a collaborative effort from technical lighting experts, astronomers, and County staff to effectively address and minimize the impact of light pollution on dark skies. The standards were developed in cooperation with lighting engineers, astronomers, SDG&E, Palomar and Mount Laguna observatories, San Diego County Department of Planning and Land Use 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.

Analysis for Issue 5:

The project would install outdoor light fixtures that 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. All of the fixtures shown on the Lighting Site Plan (Attachment B of the photometric study) are designed with shielding provided by the manufacturer. All site lighting fixtures, noted to have shielding placed on site during installation as needed to avoid light trespass to the adjacent properties (Attachments B and D of the photometric study). The project site lighting effects for this guideline criteria is determined to be “less than significant”

5.5.6 Issue 6: Nighttime Lighting

Significance Guideline: The project would operate Class I or Class III outdoor lighting between 11:00 p.m. and sunrise that is not otherwise exempted pursuant Section 59.108 or Section 59.109 of the San Diego County Light Pollution Code.

The significance guideline, like the first guideline, relies on the lamp and shielding requirements and hours of operation standards established in the LPC, have been determined to effectively reduce impacts on dark skies. The standards are the result of a collaborative effort from technical lighting experts, astronomers, and County staff to effectively address and minimize the impact of light pollution on dark skies. The standards were developed in cooperation with lighting engineers, astronomers, SDG&E, Palomar and Mount Laguna observatories, San Diego County Department of Planning and Land Use 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.

Analysis for Issue 6:

The church's operating hours shown above determine that the project would not 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 Light Pollution Code.). The project site lighting effects for this guideline criteria is determined to be "less than significant"

5.5.7 Issue 7: Light Trespass

Significance Guideline: The project would generate light trespass that exceeds 0.2 foot-candles measured five feet onto the adjacent property.

The 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 natural occurring prevalent level, especially in urban and suburban areas. Therefore, a project that would directly illuminate adjacent properties and contribute to a level of light trespass in excess of established foot-candles would 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.

Analysis for Issue 7:

The project would not generate light trespass that exceeds 0.2 foot-candles measured five feet onto the adjacent property. All site lighting fixtures are noted to have shielding placed on site during installation as needed to avoid light trespass to the adjacent properties (Attachments B and D of the photometric study). Although some potential light spillage is observed on the Parking Lot Lighting Levels Site Plan (Attachments C of the photometric study) the noted shielding to be placed on site when the fixtures are installed would eliminate potential any light spill on to adjacent properties to any significant level. The project site lighting effects would therefore be less than significant.

5.5.8 Issue 8: Glare

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

The 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 1 and 2) also limits nighttime glare from outdoor lighting and non-conformances may result in glare impacts too.

Analysis for Issue 8:

The project would not install highly reflective building materials, including but not limited to reflective glass and high-gloss surface color, on building facades that would create daytime glare and be visible from roadways, pedestrian walkways or areas frequently used for outdoor activities on adjacent properties. The Project Building Elevations show standard earth tone stucco walls with mission tile roofing similar to the surrounding area structures and would not reflect light to have any negative impact on the neighborhood. Solar panels will be screened from view on the roofs of the buildings. Non-glare panels will be employed. Impacts would therefore be less than significant.

5.5.9 Issue 9: Federal, State, and County Regulations

Significance Guideline: The project does not conform to applicable Federal, State or local statute or regulation related to dark skies or glare, including but not limited to the San Diego County Light Pollution Code.

This significance guideline directs consideration of the project's compliance with all applicable Federal, State and local statutes and regulations including the San Diego County Light Pollution Code 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 the project's failure to conform to it would depend upon factors such as the purpose of the regulation or statute and the degree of the project's failure to conform to it.

Analysis for Issue 9:

The project does conform to applicable Federal, State or local statute or regulation related to dark skies or glare, including but not limited to the San Diego County Light Pollution Code. The project outdoor lighting also conforms to Title 24 CA Energy code (See notes on Attachment C "Parking Lot Lighting Levels Site Plan" and Attachment D "Site Lighting Schedule and Specifications", both in the photometric study). Title 24 conforming features include appropriate wattages, automatic controls and cut-off fixture angling. The Project is proposing LED lighting fixtures which would decrease the lighting to an acceptable level below 4050 lumens per SEC. 59.106 Requirement for Lamp Source and Shielding. The use of these state of the art LED fixtures can assist the project meeting LEED criteria as opposed to the low pressure sodium would not meet the LEED requirements for lighting. Based on observation of the project plans and description the project would conform to all governmental requirements related to dark skies or glare and the project would conform to the San Diego County Light Pollution Code.

The project would install outdoor light fixtures that conform to the lamp type and shielding requirements described in County regulations. The project would not operate at night, so it would not operate Class I or Class III outdoor lighting between 11:00 p.m. and sunrise. The project would not generate light trespass that exceeds 0.2 foot-candles measured five feet onto the adjacent property due to shielding that would be installed on outdoor lights. The project would not install highly reflective building materials, such as reflective glass and high-gloss surface colors that could create daytime glare and be visible from roadways, pedestrian walkways or areas frequently used for outdoor activities on adjacent properties. The project conforms to applicable Federal, State or local statute or regulation related to dark skies or glare, including but not limited to the San Diego County Light Pollution Code. Impacts are not significant and no mitigation is required.

5.6 Cumulative Impact Analysis

The cumulative study area for visual resources is the viewshed of the project. Figure 23, “Cumulative Projects Map.” Six cumulative projects occur in the viewshed, which are shown on Table 1, “Cumulative Impacts List.” below: Projects are identified by their corresponding number on the map.

6—TPM 21205 Two residential parcels located in the southeast part of the viewshed. Relies upon analysis in previously approved TM.	Adjacent to residential neighborhood with major road (Rancho Bernardo Road) and developed commercial area intervening. Approximately 0.55 miles from the southeast corner from the project.
8 – MUP 11-018, cell tower. CEQA exempt	Located in the foothills north of the project approximately 0.58 miles away and at a higher elevation. Single cell tower in association with an existing water tank.

9 – MUP 87-036, -2, -4, cell tower. CEQA exempt	Located south and east of the project approximately 0.7 miles away. Residential neighborhood, Camino del Sur , and commercial area intervening.
10 – MUP 08-003, cell tower. CEQA exempt.	Located near the foothills north and west of the project approximately 0.65 miles distant. Located at higher elevation than project. Residential neighborhood intervenes.
13 – L-15026, Grading for medical facility	Construction within already developed industrail/commercial area south and east of the site approximately 0.55 miles distant. Located near Camino Del Norte and Dove Canyon Road.
16 – Black Mountain Subarea Plan Amendment. Increases commercial area in North Village, moves hotel and senior housing, deletes golf course in favor of open space.	Located south of the project approximately 600 feet. The western part of the project and some towers are visible from the North Village. View looks north along Four Gee Road to main entrance.

Three of the cumulative projects (Projects 6, 9, and 13 above) are located in already developed areas of 4S Ranch and the viewshed between these projects and the project is fully developed. The project would appear as a distant component of an already developed landscape. Therefore the relationship between these projects and the project is visually tenuous and not cumulatively significant.

Projects 8 and 10 are cell towers located in the foothills north and northwest of the site. Both cell projects were designed to provide camouflaged towers. The existing visual character of the area would not be altered in a significant way because the uses occur in scattered locations, are screened, and have a very small footprint. They are isolated from the project and other cumulative projects and are located in a topographically different setting. When considered with the project they do not contribute to a visual pattern that would be disruptive.

Project 16, the alterations to North Village, is closest to the project. North Village was envisioned over 15 years ago and as such the visual alterations expected with the development have long been anticipated. The amendment rearranges some uses but does not fundamentally alter the expected visual character of the area. A proposed golf course becomes open space, presenting a low profile and existing rather than landscaped vegetation. Some building locations and uses would change but the visual character of the site as a commercial and community hub remains unchanged. The narrow view of the project from North Village occurs along Four Gee Road. The road curves to the west as one moved north from the Camino Del Sur /Four Gee Road intersection, so direct views of the site are obscured. Towers would be visible above houses, however. This alteration would appear as a continuation of existing development that is already visible from North Village. The overall

viewshed is not altered by the juxtaposition of these two uses and cumulative impacts are not significant.

The six projects taken together with the project represent either fully mitigated impacts, minor changes to long-planned uses in the area, or are minor additions to the already complex and intensely developed viewshed. They are also widely scattered, and represent a range of uses that provide different visual impressions. From vantages where cumulative projects occur, the prominent visual impression is one of developed uses. This impression is not significantly altered by the construction of the cumulative projects. Where less development is currently evident, on the project site and in the foothills to the north and west, the alterations are either fully mitigated, as with the project, or are minor in character, as with the cell towers. They are also widely separated and are located in differing topographic settings that present varying visual experiences. Considering the overall scale of the viewshed and its current visual character, the cumulative projects, in conjunction with the proposed project, do not have a significant cumulative impact.

5.7 Significance of Impacts before Mitigation

In summary, the project could have significant impacts as follows:

Impact A-1: Long horizontals are created by the wall on the northern boundary (Guidelines 1, 3, and 4).

Impact A-2: Screening of views into the site from the east depend on the use of dense landscaping along the project boundary. Mature landscaping is needed early in the construction process to provide this screening (Guidelines 1 and 4).

Impact A-3: Screening is particularly important for viewer groups from the south due to their close proximity to the site. Mature landscaping is needed early in the construction process to provide this screening (Guidelines 2, 3, and 4).

CHAPTER 6.0 VISUAL MITIGATION AND DESIGN CONSIDERATIONS

Mitigation

The following mitigation is required.

M-V-1: To mitigate for the visual effects of the retaining wall along the northern boundary, the following measures are required.

1. The wall would be painted or clad with a non-reflective earth toned material that is matched in color to the surrounding and planned vegetation along the wall.
2. Vertical elements would be used from the base of the wall to break the horizontals of the wall. These elements can be constructed elements or vegetation. Constructed elements should be of a type and quality that compliments the existing design. Vegetation elements should be able to attain a height that would be reach the top of the fence along the wall so as to integrate these two structures.

Project would be conditioned to incorporate these measures into the final map and or landscape plan for the project. This measure would be effective because it would fully integrate the retaining wall along the northern boundary into the proposed and existing visual landscape.

M-V-2: To mitigate for potential visual effects from the east during the early stages of construction, 36 " boxed citrus, 10 gallon shrubs, and 10 gallon vines shall be used. At corners of the eastern boundary, the proposed California Peppers would be 48" box size. Along the east-facing sidewalk, the proposed Crepe Myrtle would be 48" box size. These should be installed at the earliest point possible in the construction process.

These measures will be incorporated into the final landscape plan for the project and a condition shall be added to the project requiring installation prior to the beginning of building construction. This measure would be effective because it would provide vegetative cover that is large enough to provide screening and early enough in the process to prevent extended unshielded visual exposure to the site.

M-V-3: To mitigate for potential visual effects from the south during the early stages of construction, trees along the decorative fence line should be 48" box size and shrubs should be 10 gallon. These measures will be incorporated into the final landscape plan for the project and a condition shall be added to the project requiring installation prior to the beginning of building construction.

This measure would be effective because it would provide vegetative cover that is large enough to provide screening and early enough in the process to prevent extended unshielded visual exposure to the site.

Design Considerations

Design considerations are:

1. Use of the architectural design shown on plans for the project and reflected in the elevations (Figures 4 through 7) of this visual study.
2. Use of the lighting design provided in the Lighting Plan for the project.
1. Use of the Concept Landscape Plan, as reflected in Figures 8 through 10 of the visual study. The plan would provide for screening of all buildings, using the planting palette

as presented in Figure 10. Plantings would place multiple visual “layers” between the off-site viewers, particularly in the southerly, easterly and westerly directions. from open space areas a minimum of 50 feet..

CHAPTER 7.0 REFERENCES

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CHAPTER 8.0 REPORT PREPARERS

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Chinese Bible Church of San Diego: Appendix A: Project Conformance Analysis	
Plan and Relevant Goals and Policies	**Project Conformance**
San Diego County General Plan	
<u>The Guiding Principles</u> 2. Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development. 3. Reinforce the vitality, local economy, and indivi dual character of existing communities when pla nning new housing, employment, and recreational opportunities. As the County continues to grow, it is critical that development be located, scaled, and designed to retain and enhance the qualities that distinguish its communities. Development planning must consider uses; parcel sizes; building form, scale, massing, and architecture; landscapes; and site development practices that are comparable to, or transition with, existing development to ensure that new development "fits" with the community. Smaller parcel sizes in community cores, for example, can be developed to replicate the character and scale of existing development.	2. The project is located in an urbanized area of the Santa Fe Valley Specific Plan. Existing development is located on the north, east, south and southeast, and additional development is planned on the east. The 4S Ranch Village is located immediately east and North Village of Black Mountain Specific Plan is under construction approximately 900 feet to the southwest. 3. The project is designed to reflect the qualities of surrounding communities. This includes building form that emphasizes quality and visual interest. The project is at a scale that is consistent with developed commercial facilities and institutional uses such as churches in the community. Courtyards, separate buildings, and articulated building facades have reduced massing. Architectural form reflects a Tuscany Spanish style common in buildings in the area, with an emphasis on natural stone, earth tone colors, and wrought iron detailing. An extensive landscape plan is included to provide screening, add interest, and break up the mass of walls and parking areas. The project transitions with existing development by use of building setbacks which remove building from near property lines. Parking areas, landscaping, a recreation area, walks (both covered and uncovered), and a plaza-like entry are used on the periphery to transition from flat horizontals to building verticals.

5. Ensure that development accounts for physical constraints and the natural hazards of the land. 7. Maintain environmentally sustainable communities and reduce greenhouse gas emissions that contribute to climate change. 10. Recognize community and stakeholder interests while striving for consensus.	5.The project is designed to preserve the sensitive biological resources on the site with open space and building setbacks. Flooding has been addressed through grading which will raise the development area above floodplain levels without altering flow. 7. The site has been selected because it will serve existing congregations from two churches already located in the area. So vehicle miles traveled will not appreciably change from existing levels. Operational activities under a Major Use Permit will encourage carpooling and pedestrian uses. 10.Public meetings and public review of the project have been conducted to gather community opinions. Designs have been adjusted to address community concerns to the greatest extent possible while retaining the project's purpose.
<u>Land Use Element</u> *The Community Development Model* Goals and Policies **Goal LU-2** Maintenance of the County's Rural Character: Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character. **Policy LU-2.6** Development near Neighboring Jurisdictions: Require that development in the proximity of neighboring jurisdictions retain the character of the unincorporated community and use buffers or other	**Goal LU-2:** The project is locate in an area designated as semi-rural that currently accommodates developed single-family and multi-family neighborhoods and a range of supporting uses in well designed and attractive buildings. Hillsides with little or no development accent the more distant vistas, giving a feel of openness amidst a developed setting. The project maintains this balance by enhancing the community with an institutional use that is in keeping with the rhythm of the community, maintains visual access to the surrounding hills, and maintains the community character through high quality design and construction. **Policy LU-2.6:** While the neighboring Black Mountain Ranch North Village is within the jurisdiction of the City of San Diego, the project design reflects the character of existing

techniques where development in the neighboring jurisdiction is incompatible. **Policy LU-2.8** Mitigation of Development Impacts. Require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment and/or are detrimental to human health and safety.	neighborhoods of 4S Ranch and the Rancho Santa Fe area in general. **Policy LU-2.8:** Design measures have been used to reduce aesthetic impacts to below a level of significance. These include building setbacks to transition development; building separation, courtyards, and façade articulation to reduce mass; and landscaping to screen buildings and parking areas, and add variation. A Major Use Permit will be used to implement extensive operational controls to reduce traffic, noise, and odor. Dust form construction will be controlled with a construction management plan that will require best management practices such as watering to keep down dust.
Planning for Sustainability **Policy LU-5.3** Rural Land Preservation: Ensure the preservation of existing open space and rural areas (e.g. forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, and groundwater recharge areas) when permitting development under the Rural and Semi-Rural Land Use Designations. **Policy LU-6.7** Open Space Network. Require projects with open space to design contiguous open space areas that protect habitat and corridors; preserve scenic vistas and areas; and connect with existing or planned recreational opportunities.	Policy LU-5.3: Existing open space on the site and adjacent to the site will be preserved and protected from intrusions by fencing and signage. These areas will not be disturbed so their existing biological and aesthetic value will be preserved. **Policy LU-6.7**: The project does not interfere with open space connectivity to the west. Scenic vistas of the surrounding hills will not be disrupted by the project, as documented in the key view analysis of the report. Areas that currently have a view of the open space north and east of the site will still have views of those areas.
Semi-Rural/Rural Lands **Goal LU-10**: Function of Semi-Rural and Rural Lands. Semi-Rural and Rural Lands that buffer communities, protect natural resources, foster agriculture, and accommodate unique rural communities.	**Goal LU-10 and Policy LU-10.2.** Please see the response to Goal LU-2 above.

Policy LU-10.2 Development—Environmental Resource Relationship: Require development in Semi-Rural and Rural areas to respect and conserve the unique natural features and rural character, and avoid sensitive or intact environmental resources and hazard areas.	
Commercial, Office, and Industrial Development **Policy LU-11.9** Development Density and Scale Transitions. Locate transitions of medium-intensity land uses or provide buffers between lower intensity uses, such as low-density residential districts and higher intensity development, such as commercial or industrial uses. Buffering may be accomplished through increased setbacks or other techniques such as grade differentials, walls, and/or landscaping but must be consistent with community design standards.	**Policy LU-11.9**: Transition have been used to buffer the proposed use from existing residential areas. This has been achieved through the use of setbacks which remove building from near property lines. Parking areas, landscaping, a recreation area, walks (both covered and uncovered), and a plaza-like entry are used on the periphery to transition from flat horizontals to building verticals. Decorative wrought iron fencing with supporting pilasters is used at the entry to provide a sense of arrival. It is also used adjacent to existing uses on the south, where views are closest to development. Vinyl fencing with a landscaping of vines is used on the east to screen parking and buildings. Three zones of landscaping are used in this direction, consisting of vines and citrus along the fence, trees in the parking area islands, and trees and vegetation along buildings, to provide depth and transition to the building.
<u>Mobility Element</u> **Goal M-2:** Responding to Physical Constraints and Preservation Goals A road network that provides adequate capacity to reasonably accommodate both planned land uses and regional traffic patterns, while supporting other General Plan goals such as providing environmental protections and enhancing community character.	**Goal M-2:** The proposed use will utilize existing roadways, and so avoids the need for construction and associated impacts in the public roadway system. Thus the existing roadway pattern in the immediate community is maintained. A strobe light will be installed at the Four Gee Road intersection with the main project entrance to ensure unimpeded ingress and egress for emergency vehicles at the fire station across the street from the main project entrance.

Policy M-2.3 Environmentally Sensitive Road Design: Locate and design public and private roads to minimize impacts to significant biological and other environmental and visual resources. Avoid road alignments through floodplains to minimize impacts on floodplain habitats and limit the need for constructing flood control measures. Design new roads to maintain wildlife movement and retrofit existing roads for that purpose. Utilize fencing to reduce road kill and to direct animals to under crossings.	**Policy M-2.3:** Internal roadways have been designed around the periphery of the site to provide transitions from offsite areas. The floodplain and open space are avoided. Fencing of the site will reduce danger to wild animals from vehicular traffic.
Policy M-2.4 Roadway Noise Buffers. Incorporate buffers or other noise reduction measures consistent with standards established in the Noise Element into the siting and design of roads located next to sensitive noise-receptors to minimize adverse impacts from traffic noise. Consider reduction measures such as alternative road design, reduced speeds, alternative paving, and setbacks or buffers, prior to berms and walls.	**Policy M-2.4**: An elevational differential will be created along the northern boundary that will raise traffic areas above the open space. Driving areas will be setback by use of buffers, walks and parking spaces, and landscaping and fences will provide further barriers to direct noise impacts.
<u>Conservation and Open Space Element</u> *Biological Resources* **Goal COS-3** Protection and Enhancement of Wetlands. Wetlands that are restored and enhances and protected from adverse impacts.	**Goal COS -3:** Open space on and off site will be protected from impacts by setbacks an fencing. The landscape plan will include native vegetation plantings adjacent to the open space to provide a buffer and transition to native plants offsite.
Policy COS-3.1 Wetland Protection: Require development to preserve existing natural wetland areas	**Policy COS-3.1**: An existing open space easement crosses the northwest corner of the site and will be preserved by the project. Open space along the northern project boundary will

and associated transitional riparian and upland buffers and retain opportunities for enhancement.	not be disturbed and fencing and signage will be used to protect this area. An existing well in the open space will be used by the project to irrigate landscaping. Access to the well for maintenance purposes is allowed under the current easement. A setback along the open space to the north will be used to transition between native and non-native vegetation and will provide a visual buffer. The entry will also be landscaped with trees and scrubs that will provide visual screening of the roadway.
Visual Resources Scenic Corridors The closest scenic roadway to the project consists of Via del la Valle, Paseo Delicias, and Del Dios Highway from the San Diego City limits east to Via Rancho Parkway.	These roadway segments are not within the viewshed of the project and do not pass near the site.
Goal COS-11 Preservation of Scenic Resources. Preservation of scenic resources, including vistas of important natural and unique features, where visual impacts of development are minimized. **Policy COS-11.1** Protection of Scenic Resources: Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural	**Goal COS-11:** Scenic resources near the project consist of the hills to the north and east. Resources on the site consist of a wetland area north of the site. The project avoids impacts to these resources by preserving views and avoiding wetlands. The project will open views from south toward the northern hills because tree cover, while more consistent and extensive, will not be as tall or dense as present tree cover. Other views to the north, from the east or west, are not affected. The open space is not impacted and visual elements associated with it will be left intact. **Policy COS-11.1**: The view corridor of local public roads is maintained through a project design that employs high quality architectural and construction features such as towers, decorative windows, trellises and broad walkways.

features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes. **Policy COS-11.3** Development Siting and Design: Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas. Through the following: • Creative site planning • Integration of natural features into the project • Appropriate scale, materials, and design to complement the surrounding natural landscape • Minimal disturbance of topography	Landscaping provided multiple visual layers in each direction to screen and integrate the project. Therefor visual interest is maintained. The view corridor of the San Dieguito River Trail system does not take in views ot the site. The 4S Ranch Trials is proposed east of the project and would connect with the River Trail in the foothills north of the site. This trail and link would not be visible from the site. The 4S Ranch Trails is proposed to run east of the site, though its exact location is not known. If it were to run immediately east of the site, the proposed landscaping, consisting of citrus trees and fence-climbing vines would provide an attractive visual amenity. The parking area west of the fence would consist of an earth-toned gravel, and landscaping to facilitate blending with natural features and screening. **Policy COS-11.3:** While not officially designated as a visually sensitive area, the project nevertheless minimizes visual impacts through a site plan that focuses buildings in the central part of the site, away from the periphery, while maintaining spacing and visual relief through building orientation, the use of broad walks, and plazas between buildings. The project proposed minimal grading that will lower the center of the site approximately 5 to 10 feet, which will reduce the visual mass of the buildings. Designs and building materials used reflect styles and materials that are common in the vicinity. These include a Mediterranean/Tuscan architectural style, natural stone, wrought iron, rock-faced pilasters, towers, articulated building surfaces, and earth-toned colors.
Zoning Ordinance	
The Zoning Ordinance restricts building heights on this site to 35 feet. A building is proposed to be 40 feet and	The higher building elements are in harmony with the overall appearance of the buildings in terms of style, design, building

a 53 foot tower is proposed, along with two 48 foot towers. An exception to the building height limit is requested.	material, and scale. The taller building is screened by other building elements around it. The towers compliment the overall visual impression by varying the building profile and breaking mass of the structures. The project will open views from the south to the northern foothills, as shown in the simulation, but the higher building elements will not eliminate or block views to an appreciable degree. The increased height of building walls and towers will not create a negative visual experience from this angel. The site will be below grade on the north, lowering the overall effect of the buildings. This building height is comparable to other buildings in the area. The fire station next door has a 53-foot high training tower. The nearby high school has a 58 foot building element. The apartments to the south are 40 feet in height but rest on a raised bank, so the effective height is closer to 50 feet.
San Dieguito Community Plan	
Goal: Provide for the orderly development of the San Dieguito Community Plan area while maintaining the identities of historically established neighborhoods. 1.Land Use **General Goal** 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. **Policy 2:** Ensure that development takes place in a coordinated, integrated fashion that is compatible with the rural, scenic qualities of the area.	**Goals, Policy 2:** The project is proposed in an infill area, with development on four sides, very high intensity development to the south and east, and development already planned for undeveloped areas to the northwest. The project represents a visually consistent approach to orderly development. The site as it currently appears semi-rural but is located amidst development. As such it is a visual remnant of what was a rural setting that has transitioned over 20 year to a suburbanized area. There are no culturally or historically significant features on the site. The single unoccupied home was reviewed for historical value in terms of its design and architect, and no significant historical connections exist. The project will provide a high quality visual addition to this area.

7. Scenic Highways **Goal:** Create a network of scenic corridors within which scenic historical, and recreational resources are protected and enhanced. **Policy 1**: It shall be appropriate to add Scenic (S) Special Area Regulations to the zoning of all properties adjacent to any Circulation Element Road. Land within the Scenic Viewshed of a Circulation Element Road shall also be subject to the standards and criteria of the "S" designator.	**Goal and Policy 1**: The project protects scenic resources along area roadways by providing a campus-like setting of loosely clustered buildings with red-tiled roofs, unifying architectural detailing, and extensive landscaping.
Santa Fe Valley Specific Plan	
Chapter 7 Community Design Element 7.3 Community Design Goal Objectives and Policies **Goal**: Create and maintain a high-quality image for Santa Fe Valley while ensuring the visual compatibility of development in the SPA with the existing aesthetic quality of surrounding communities and viewpoints.	**Goal:** The project maintains the high-quality image for the Santa Fe Valley by providing a project design that would have a unified campus-like appearance with unity of form and overall continuity. Visual interest is maintained through high-quality details and landscaping. The project is in scale with surrounding development and because it is built 5 to 10 feet below grade at its closest point to offsite viewers, it does not visually dominate the area.
Objective CD-1: Ensure a distinctive image through high-quality architectural and landscape design in Santa Fe Valley.	**Objective CD-1**: The site plan, elevations, and concept landscape plan provided for the project indicate the type and range of architectural features provided by the project. See Figures 2, 4-7, and 8-10 of the technical report for representations of these. Key features evident in these graphics are: • A setback from open space

	• Loose clustering and substantial setbacks • Use of plazas and walks to break up mass • Location of uses with lower visual profile around the periphery of the site • Dispersed parking • Barrel red tiled roofs and earth toned colors • Cultured stone and plaster wall surfacing • Varying building heights to break up mass • Trellised walks • Widely spaced windows to add interest but avoid glare • Wrought iron fencing and stone faced pilasters • Fabric awnings and metal trellises • Framed entries and screened exterior stairways • Extensive landscaping at the main entry, around the perimeter, on parking islands, and near buildings • Citrus trees along the eastern boundary • Vine plantings along fences and the base of retaining walls • Colored vinyl-covered chain-link fencing • Decorative concrete pavers • Fountains • Decorative hardscape treatments on plazas, walks, and around buildings • Earth toned DG gravel overflow parking • Entry monument
Policy CD-1.2: [Four Gee Road is identified on Figure 7.1 of the SFVSP as a Secondary Theme Road, and so is subject to the streetscape design of the guidelines during County review of the project. It has also been identified as having a Neighborhood Entry designation near its south end. Campania Avenue has also been	**Policy CD-1.2**: The project provides a high quality entry at approximately the point indicated on Figure 7.1, thereby providing the community with a sense of entry. It consists of an understated entry monument, stone pilasters, and a tree-lined street with raised landscaped median. The consistency with architectural detailing between the project and the fire

identified as a Secondary Theme Road (Labeled "4S Connector" on Figure 7.1) but is not designated as having a Community or Neighborhood Entry].	station across the street will reinforce this sense of entry. Overall views from Four Gee Road across the open space would have a view of the unified design. Although the view would change, this change would not be adverse and the Secondary Theme Road status of the road would not be impeached. The view from Campania Avenue will change as a result of the project. Because the project views would be of a high quality campus-like setting in the middle distance, one that reflects the quality of the neighborhood, this change would not be adverse and the Secondary Theme Road status of the road would not be threatened.
Policy CD-1.5: All development shall comply with the County's Dark Sky Ordinance and the San Dieguito Community Plan's Dark Sky Policies (sic) 1.4.	**Policy CD-1.5:** The project was evaluated for dark sky effects and was found to be consistent with the Dark Sky Ordinance. The photometric study by Rock Electric, Inc. and is included as an appendix to the EIR for the project.
Objective CD-2: Preserve the visual landscape values and areas of special scenic beauty within the viewshed of the Del Dios Highway and the trail corridor along the San Dieguito River in the SPA.	**Objective CD-2**: The Del Dios Highway and the San Dieguito River Park trail are not visible from the project site. The highway is beyond the mountains to the north and the trial follows the river canyon, also on the other side of the mountains. The viewsheds of the San Dieguito River Park that come closest to the project are Landscape Units E (Del Dios Gorge/Santa Fe Valley) and F (Lake Hodges). Unit E is focused on the San Dieguito River as is runs west and south along the western edge of the RSFSP area. The viewsheds are focused to the west and north, toward the river and Lake Hodges and away from the project. The southern edge of the viewshed generally runs along the ridges of the hills so that the region to the south where the project is located may be visible. This area is outside the viewshed of River Park. If a trial were constructed in those areas, the project would not be a dominant feature in the view but would blend with other existing development due to distance and the small scale of

	the project in relations to other projects in the area such as $S Ranch and Black Mountain North Village.
7.4 Community Design Guidelines	
Grading Measure for protecting existing trees, native vegetation, rock outcroppings and other natural features shall be indicated on grading plans. Creative grading techniques should be used such as: • Variable slope gradients • Rounding of toe and crest of slopes • Blended grading • Utilization of native vegetation • Avoid sharp angular slopes • Preserve natural and significant geologic features • Design drainage courses that blend with the environment	**Grading:** Existing trees on the site are not compatible with the project because of the extent of their locations and their type and appearance, which is at odds with the planned appearance and campus-like setting. The trees will be replaced by a greater expanse of trees and other vegetative cover that will provide a unity and continuity for the site that is currently lacks. The type of tree cover, but the overall visual effect will not be negative. The total grading of 32,000 cubic feet of cut and fill will be bracketed by retaining walls north and south of the site, so exposed slopes will be limited to the entry. These are small, approximately 10 feet in height, and will be landscaped. Grading on the north will result in fill behind a retaining wall which will face open space, so there would be no close-up views of the wall. . The wall surface will be treated to blend in with existing native vegetation. The grading on the north will involve cut, so only the top 2 or 3 feet of the wall will be visible from the south, which has the closest views of the site. The wall and decorative fencing atop the wall will be landscaped. Therefore creative grading has been used to reduce visual impacts. Native vegetation will be used to transition to open space in the north. Non-invasive plants will also be used in this area. Drainage areas have been designed to be minimally impactive. Retention areas will be landscaped.
Streetscape Plan Public and private streets should include landscaping, sidewalks, decomposed granite walks, and bike lanes	**Streetscape Plan** There are no public streets to be constructed by the project. Private streets will be landscaped. The main entry will be lined with trees on both sides to create a sense of entry. Sidewalks

and/or trails consistent with the road standards as specified in the Circulation Plan. Placement of monotonous and impersonal walls along Specific Plan Theme Roads should be avoided. Where walls are unavoidable, particular attention must be given to a comfortable pedestrian scale, and to the provision of pilasters, plan offsets, and landscaping to relieve visual monotony	are provided throughout the site. Bicycle racks will be provided onsite to accommodate bicycle riders. Walls have been designed to blend with existing setting to minimize visual impact. To the south the wall height has been minimized with below grade construction, so only the top of the wall will be visible. Scale is controlled by setbacks. Walls parallel to Four Gee Road will be setback from the road approximately 220 feet, and the wall will be landscaped and earth toned to minimize visual effects. In the case of Campania Avenue, walls will be setback from 250 to 650 feet from the sidewalk. Specific measures will be taken to blend the walls with their surroundings. This includes texture, vertical elements to break up horizontals, and color.
Entry Treatments If proposed, entry treatments should be placed where shown on Figure 7-1, Streetscape Plan. Entries should generally be understated, consisting of low walls, pilasters, enhanced paving, indirect lighting, landscaping and street furniture. **Pedestrian Circulation** The planned circulation network…should provide the space and alignment for adequate walkways necessary to encourage pedestrian movement and connect planned neighborhoods in the SPA. Also, parking lots, walkways, and courtyards should be designed to promote pedestrian and bicycle movement and reduce the impersonal expansiveness of large space.	**Entry Treatments:** An entry treatment is planned at the approximate location shown on Figure 7-1. This would be across from the existing fire station, which itself exhibits a high level of architectural quality and has its own entry monument identification. The project treatment would include a low profile monument sign, tree lined entry with landscaped median and stone pilasters. The entry would reinforce the visual sense that this is a distinct and high quality neighborhood. **Pedestrian Circulation:** Walkways have been provided throughout the project, as shown on the site plan. This includes a sidewalk from Four Gee Road to the interior of the project. The canopy like landscaping will encourage walking, and the design will facilitate that by including broad walks and plazas between buildings. Bicycle racks will be provide to encourage bicycle use. Racks are locate near the main entry to promote convenience. The site has been designed to avoid the impersonal expansiveness of large spaces. Rather it is designed to reflect a campus-like setting that is loosely

Parking Lots When a parking lot is located adjacent to a public or private right-of-way, design methods should be considered to reduce the visual impact of the parking lot. Suggested design methods include: • Include an appropriately scaled planting area between the right-of-way and the parking lot perimeter. This area should be planted with shade or ornamental trees. • Where appropriate, the right-of-way perimeter should include berms with a height of at least two and one-half (2.5) feet with slopes less than twenty-five percent for lawn areas. Berms planted with ground cover and shrubs can be steeper; however, no slope should exceed fifty percent. • In cases where quality woodland exists in the right-of-way perimeter, preserve existing trees between the parking lot and the right-of-way. Provide additional evergreen shrubs if needed to achieve an effective visual buffer. • A landscape buffer planted with shade trees and low shrubs should be provided around parking lot perimeters on non-street edges. A minimum	clustered and entirely landscaped. The largest unobstructed spaces on the site, the parking areas on the east, have been broken up visually with different building materials (paving and decomposed granite), multiple levels of landscaping, numerous landscaped islands, and decorate fencing. **Parking Lots:** Parking is located adjacent to private roads on the south. Below grade construction, fencing, and extensive landscaping will site the parking from offsite views. Plantings along the largest unobstructed spaces on the site, the parking areas on the east, have been broken up visually with different building materials (paving and decomposed granite), multiple levels of landscaping, numerous landscaped islands, and decorate fencing. **Scale** is controlled in part by landscaping in this area occurs on four “layers”. The layer along the boundary provides citrus trees at approximately 20 foot intervals, vines on fences, and accent trees that will be higher than the citrus. A second layer runs the length of the midline of the parking area. It provided larger shade trees at approximately 60 feet intervals. A third layer is along the sidewalk, which will include smaller trees, bushes, and varied groundcover. A fourth layer of trees, bushes, and ground cover near buildings will accent open plazas, walks, and recreations areas. **A berm** is not proposed due to the space it would take. However, retaining walls and fences will be extensively landscaped and high quality construction materials and finishes will be sued to render the walls and fences visually interesting while avoiding a monumental monotonous look.

of one shade tree for every 30 feet of lot perimeter should be provided. However, this does not mean that shade trees must be located 30 feet on center. Additional shade trees may be necessary to effectively shade and screen parking lots. • A minimum of ten percent interior parking lot should be provided for the purpose of shading parking lots. Landscaping should be used to delineate vehicular and pedestrian circulation patterns within the interior of the parking lot.	**Landscaped buffers** are provided through a layering effect, as noted in the layering discussion above. The location of landscaping at the perimeter is designed to preserve the overall canopy effect of the landscape plan, screen views where appropriate, and provide visual interest where development elements are located. Tree placement meets or exceeds the 30 foot on center recommendation on the north east, and along most of the southern boundary. Where tree separation is wider, layers of landscaping on the interior provide screening. Entry trees are places approximately 40 feet on center. The full visual effect of screening from Four Gee Road is achieved, however, because views are oblique and the trees will appear as a continuous colonnade of shading trees. **At least ten percent** of the parking lot area has been allocated to landscaping. This is evident in the planting area that extend into parking areas along the fence, along the midline, and along the sidewalks.
Architecture Multi-family residential and non-residential architecture should include adaptations of regionally historic architecture styles, but also respond to contemporary concerns of function and individual expression. Architectural character should emanate from simplicity and authenticity of form and materials rather than undue ornateness. In all multi-family residential and non-residential development, there should be maximum amount of attention paid to the execution of a high quality of architectural detail.	**Architecture:** Mediterranean/Tuscan architectural forms will be used throughout the project, has shown in the elevations for the project (Reproduced as Figure 4 through 7 in the technical report). The overall impression is one of unity, compactness, and high quality without being overly showy or elaborate. The architectural detailing extends to every aspect of the design, giving the overall project a feeling of authenticity, completeness, and unity. Architectural detail has been noted in the response to CD-1 above.

Courtyards should contain a water feature and/or specimen planting, shade, and seating areas. Fountains, plazas, sculptures, clock towers and other central features can also be used as a focal point or center of confluence for several buildings grouped together. Long and straight building facades facing public view should be avoided. Architectural treatment should be introduced through interest-creating building mass, forms, texture and/or colors. Landscaping can also be used to create interest and/or soften building faces.	Two major plazas and several courtyards/sitting areas are proposed. The plazas will provide fountains, landscaping, lawns, and hardscape. Towers are used to provide visual interest and unify the project design. Building facades have been varied in their orientation to avoid straight and monolithic appearances. The entry plaza has buildings grouped around it, providing visual interest and variation. Textures and colors have been varied, with cultured stone and plaster surfaces with stone, metal, and wood detailing. Landscaping is provided in multiple layers in all directions.
Walls/Fences The monotonous, horizontal form of continuous walls should be relieved by landscape planting, pilasters or plan offsets. Wall hue should range from off-white to earth tones. **Signs** Signs should be limited to that needed for adequate identification. Signs should be constructed of high quality and durable materials, and should be designed to coordinate with project architecture. Preferred sign types include monument signs and wall signs. Monument signs should be held as low to the ground as feasible.	**Walls/Fences:** Building walls are varied in angle and surface treatments, as discussed under Architecture above. Retaining walls are modified through the use of pilasters, surface treatments, and landscaping. The walls have been located in areas that are either set back from viewers (as on the north and west), or would be constructed below grade (as on the south). **Signs:** A high quality monument sign will be provided at the project entry. It will complement the Neighborhood Entry and Secondary Theme Road aspects of Four Gee Road. No other externally directed signage is proposed. Small directional signs or building identification signs may be used on buildings but these will not be readily visible from off-site.

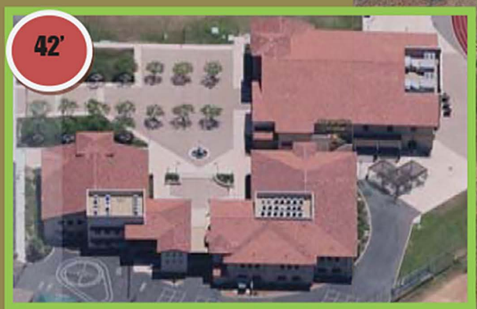
Landscaping The Specific Plan landscape theme is meant to create a unified community reminiscent of both native and recent historical landscape traditions. This ornamental landscape theme will be created by the use of consistent introduced drought tolerant planting and landscape elements within the overall native landscaping setting of the SPA. • *Vegetation Removal:* Structures and improvements should be located so as to minimize the removal of existing trees and vegetation. Any existing trees in the development shall be shown on the tentative map, use permit or site plan application. • *Revegetation:* Vegetation disturbed as a result of grading should be replanted and irrigated. Revegetation programs should try to use native species for reseeding as a first choice. Only if this in unavailable should revegetation programs use "non-seeding" species to hold soil until native vegetation can be established allowing the biological community to naturally reclaim slopes and protect slopes from erosion. • *Transition Areas:* Landscaping should make a gradual transition from ornamental to native vegetation. Planting plans should be visually sensitive to the use of plant materials in the transition zone which complement and harmonize in color and massing with the plant materials in both the irrigated and ornamental and non-irrigated natural areas.	**Landscaping:** The landscape theme for the project is a canopy-like appearance that will complement and screen the loose cluster of buildings and other uses of the site, while unifying the site visually. Native plants near open space, and drought tolerant plants have been emphasized. A consistent approach has been used throughout, but landscaping has been adapted to the different views into the site. For example, landscaping in conjunction with decorative fencing is provided on the south, where views are closest. Citrus are provided on the east, reminiscent of the previous use of this area for agriculture, and in order to provide a particularly dense landscaping element to screen downward views to the parking area. Planting at the base of retaining walls and atop the walls and along fences are proposed to screen those features. Finally, landscaping has been selected to compliment the function of the site, so some trees lend meaning to the religious purposes of the site. **The tree cover** on the site will be removed. While distinctive, the trees are unmaintained and widely situated on the site. They are also predominantly non-native eucalyptus and palms, so native vegetation is not being affected. The trees would conflict with the overall design of the project, thereby preventing achievement of a unified design with consistency, continuity, and appropriate scale. **Revegetation** on the site will encompass all area and will not only screen manufactured slopes, but cover retaining walls and fences. Attention is paid to the screening of parking areas. And multiple layers of landscaping are presented in all directions to promote high quality, unity, and screening.

• *Landscape Edge Zones:* Landscape edge zones are defined as the parkway and setback from any Theme Roads and shall include all visible slopes from these roads. Design of these areas should consider the following: a. The landscape theme and palette at edge zones should be compatible with community-wide theme while allowing variety to be expressed for individual project landscape palettes***.*** c. Monumentation, textured paving, flowering accents, shrubs and specimen trees should be used to generate interest at entry points. d. Vegetation indigenous to the area should be emphasized in the landscape concept; ornamental drought-tolerant plantings which fit well with these vegetative types should also be utilized. All landscaping should be planted in informal groupings with an emphasis upon reflecting the natural character. Landscaping should reinforce the form of the land, employing mounding and rounded plant forms when appropriate. Vegetation of varying heights and textures should be placed along perimeter walls and fences to soften hard planes by creating interest and variety.	Natives and non-invasive species will be used near open space areas. **Transition Areas:** Landscaping along the northeast boundary with open space will stress non-invasive plantings. Some native vegetation will also be used to create a transition to these area. **Edge zones** have been treated individually so as to maximize the landscaping benefit for off-site users. These were noted in paragraph 2 above. On the north, a 100 foot setback, native and non-invasive plants will be used for a transition to open space. On the east, citrus will provide dense screening while trees and shrubs, some with color elements, will reflect the landscaped slope immediately offsite. Landscaping in all directions will reinforce the landscape canopy concept. **Monumentation** will be accompanied by a complete landscaping approach to give the area a context, depth, and quality. This will include trees near the monument sign for context and recognition, trees along the entry road for added depth, and an array of shrubs to transition from offsite areas to present a unified high quality and inviting appearance. **Informal groupings** are used throughout the project site to emphasize quality, coverage, and support screening. Grouping will also present multiple levels of landscape cover, adding visual interest and avoiding monotonous walls or expanses of vegetation. On the east vines will provide cover on fences up to five feet. Citrus will grow to 10 or 12 feet, and trees will rise above these. On landscape “islands” trees and shrubs will provide a continuous “column” of vegetation of varying color and texture. Groupings are used in this way at

	the entry, the around the main plazas and walks, and around buildings.

Tallest Buildings and Towers
1 Mile from the Church

RECON



Maranatha Christian Schools' MUP approved 42' tower 8/10s mi. W

Fire Station tower 53'
200' W

Chinese Bible Church 53' tower

The Reserve at 4S Ranch 43'high, 31 bldgs., 500' to SE.

Spec. Plan approved School for 700 students

4S Commons– 44' tower 4/10s mi. E

Rancho Del Norte Apts. 40' bldgs, 300' S

Maranatha Chapel MUP approved 70' tower 1 mi. E

Del Sur Elementary tower, 48' high, 1 mi. W

Del Sur Elementary entry, 43' high, 1 mi. W

Del Norte High School 4 light towers, 70' each, ½ mi. S

Del Norte High School Admin , 57' high, ½ mi. S

Santa Fe Valley

Black Mtn. Ranch

4S Ranch

BMR Urban Core plan approx. 187,000+ sf

Middle School 156,000sf planned

Some heights are estimates. Jan 9, 2013

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Tallest Buildings and Towers within One Mile of the Project Site

Appendix B

TRS CONSULTANTS	**Aerial Vicinity Map**	**Figure 1**

Zoning:

	EXIST.	PROP.
Use Regulations	S88	RS
Neighborhood Regs	Q	Q
Density	1	1
Lot Size	0.5 AC	0.5 AC
Building Type	C	C
Maximum Floor Area	-	-
Floor Ratio Area	-	-
Height	G	J
Coverage	-	-
Setback	C	C
Open Space	-	-
Special Area Regs	-	-

General Plan: Specific Plan Area

General Plan Regional Category: Semi Rural

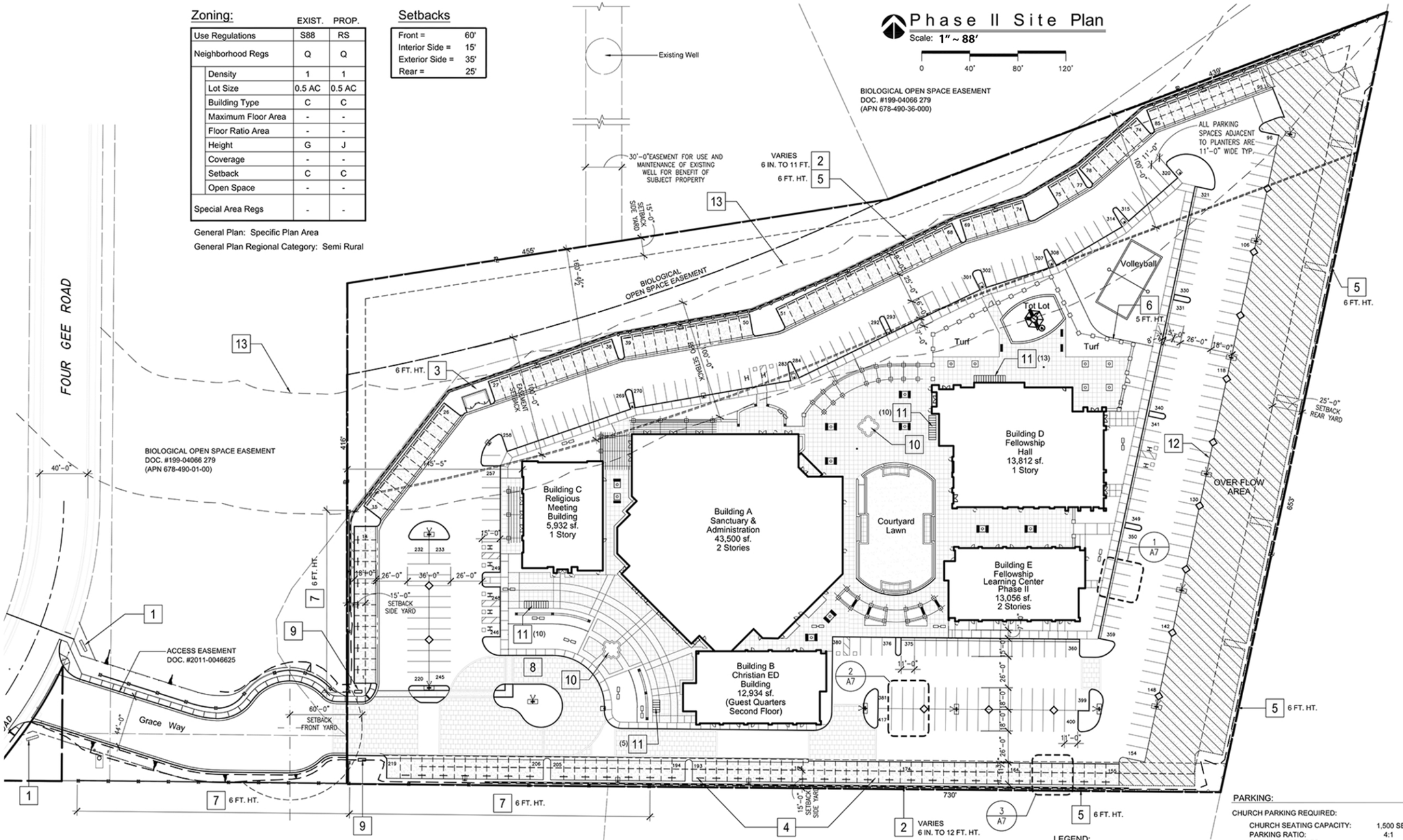
Setbacks

Front =	60'
Interior Side =	15'
Exterior Side =	35'
Rear =	25'

Phase II Site Plan

Scale: 1" ~ 88'

0 40' 80' 120'



KEYNOTES

1. MONUMENT SIGN, REFER TO A3
2. MASONRY RETAINING WALL
3. TRASH ENCLOSURE
4. CHURCH VEHICLE OFF HOUR AND OVERNIGHT PARKING, SCREENED WITH WALLS, FENCE AND LANDSCAPING.
5. VINYL COATED CHAIN LINK FENCE
6. WROUGHT IRON FENCE W/ STONE COLUMNS
7. WROUGHT IRON FENCE W/ STONE COLUMNS
8. VEHICLE LOADING PASSENGERS & SERVICE / DELIVERY VEHICLES LOADING / UNLOADING.
9. SMALL MONUMENT SIGN, REFER TO A3
10. FOUNTAIN
11. BICYCLE RACK
12. 4" WIDE WHITE STRIPE AT FRONT OF PARKING STALLS THIS AISLE
13. REVISED RPO BIOLOGICAL BUFFER SETBACK LINE

LEGEND:

H ACCESSIBLE PARKING SPACE

DECOMPOSED GRANITE

DECOMPOSED GRANITE OVER FLOW AREA

PARKING:

CHURCH PARKING REQUIRED:

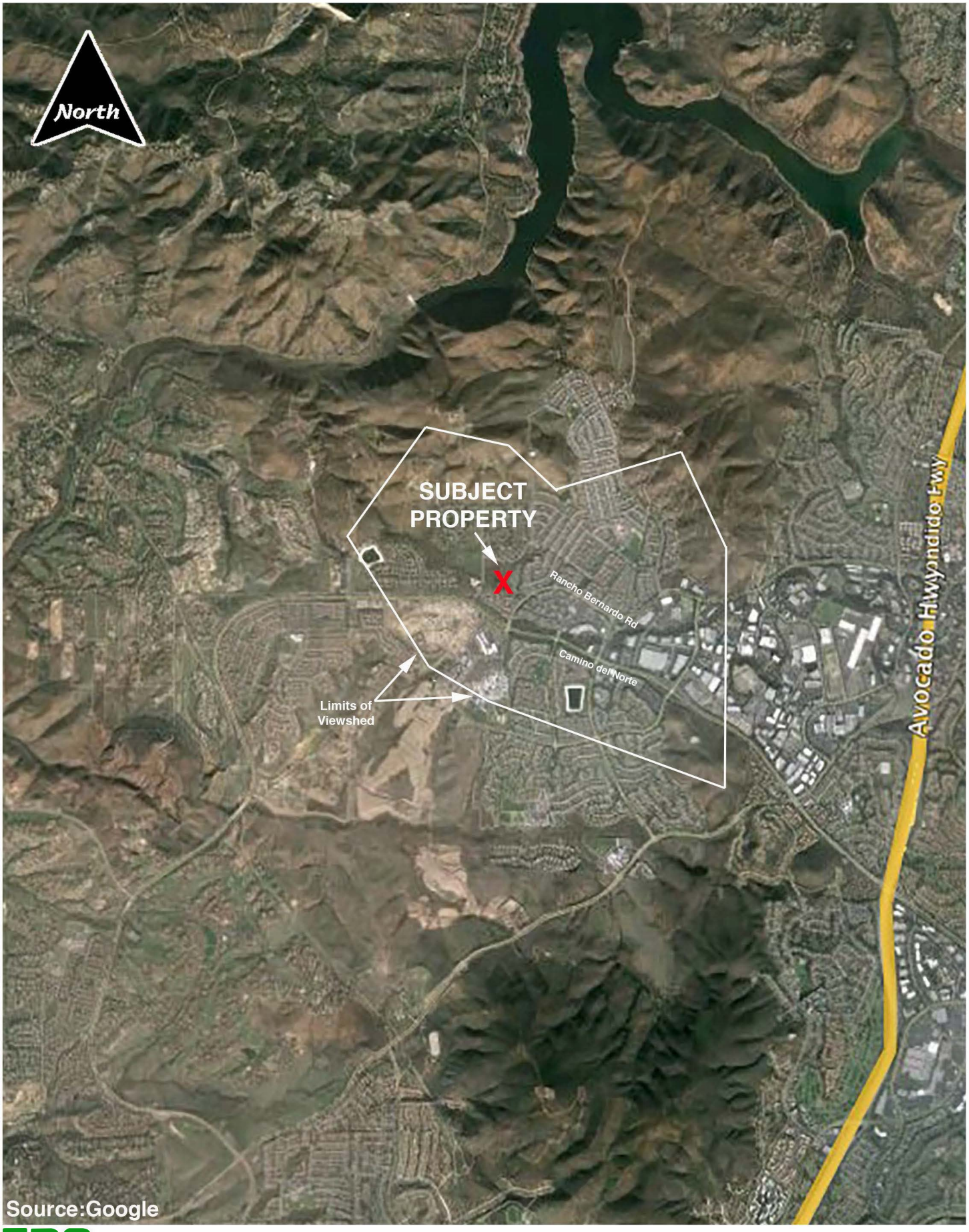
CHURCH SEATING CAPACITY:	1,500 SEATS
PARKING RATIO:	4:1
PARKING REQUIRED:	
STANDARD:	364 SPACES
ACCESSIBLE:	11 SPACES
TOTAL PARKING REQUIRED:	375 SPACES
PARKING PROVIDED:	
STANDARD:	406 SPACES
ACCESSIBLE:	11 SPACES
TOTAL PARKING PROVIDED:	417 SPACES
OVER FLOW AREA (DECOMPOSED GRANITE):	
TOTAL S.F. AREA:	38,836 S.F.

SILLMAN WRIGHT ARCHITECTS

TRG CONSULTANTS

Project Site Plan

Figure 2



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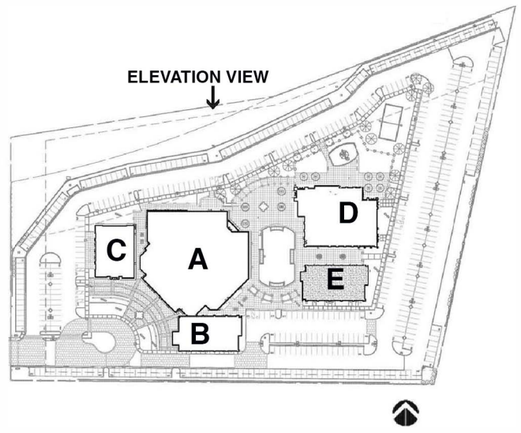
Topographical Viewshed **Figure 3**

Average Building Heights*

Sanctuary & Admin	40'-0"
Religious Mtg Bldg	29'-6"
Christian Ed Bldg	29'-6"
Fellowship Hall	32'-5"

** Excludes Towers*



SILLMAN WRIGHT ARCHITECTS

TRS CONSULTANTS

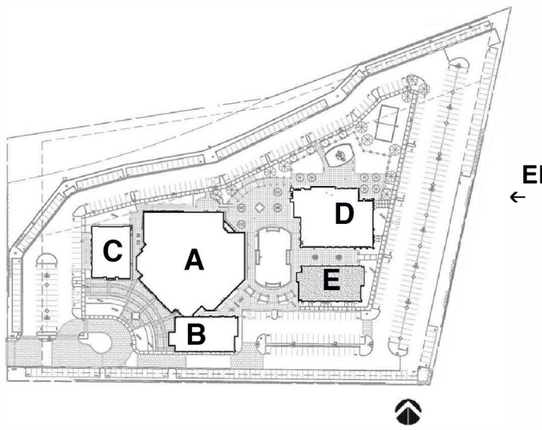
North Elevation

Figure 4

Average Building Heights*

Sanctuary & Admin	40'-0"
Religious Mtg Bldg	29'-6"
Christian Ed Bldg	29'-6"
Fellowship Hall	32'-5"

** Excludes Towers*



Elevation
← View

SILLMAN WRIGHT ARCHITECTS

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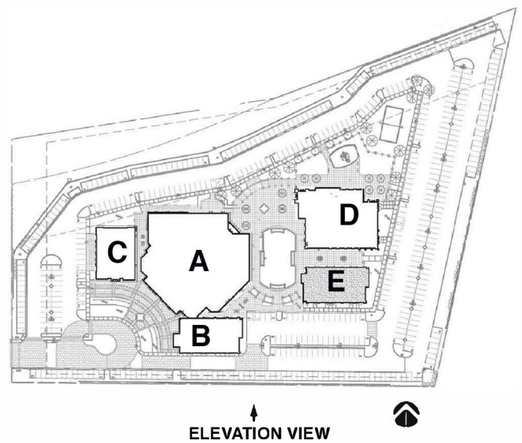
East Elevation

Figure 5

Average Building Heights*

Sanctuary & Admin	40’-0”
Religious Mtg Bldg	29’-6”
Christian Ed Bldg	29’-6”
Fellowship Hall	32’-5”

** Excludes Towers*



SILLMAN WRIGHT ARCHITECTS

TRS CONSULTANTS

South Elevation

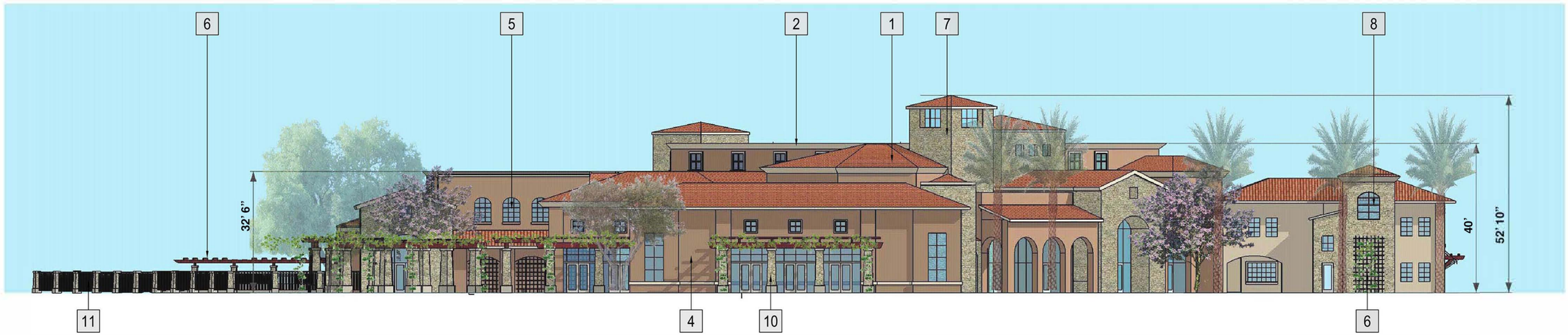
Figure 6

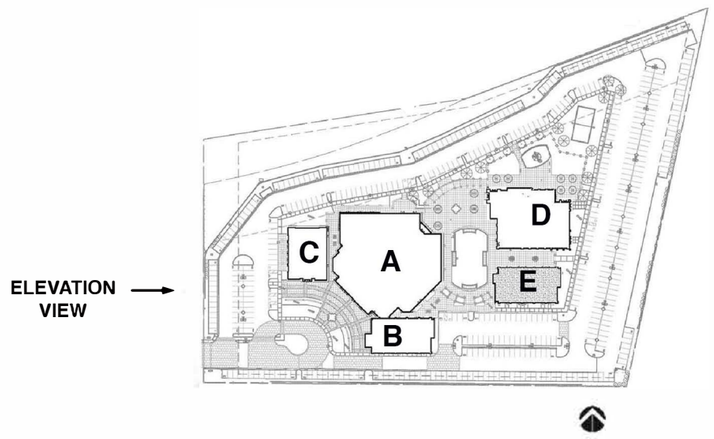
Average Building Heights*

Sanctuary & Admin	40’-0”
Religious Mtg Bldg	29’-6”
Christian Ed Bldg	29’-6”
Fellowship Hall	32’-5”

** Excludes Towers*

1	Barrel tile roof
2	Plaster cornice
3	Plaster trim
4	Plaster
5	Clock
6	Metal trellis
7	Cultured stone
8	Aluminum framed windows
9	Fabric awnings
10	Cultured stone columi
11	Wrought iron fence





SILLMAN WRIGHT ARCHITECTS

IRS CONSULTANTS

West Elevation

Figure 7

RANCHO SANTA FE FIRE PALM TREES NOTE:
PALM TREES WILL BE SKINNED OR CLEANED OF FIBROUS TISSUE OR LEAF BASES SO THAT THEY WILL BE ABLE TO BE PLANTED 10 FEET FROM THE TREE'S DRIP LINE TO ANY PORTION OF A COMBUSTIBLE STRUCTURE. THESE TREES SHALL BE MAINTAINED ANNUALLY BY THE OWNER.

Darsono Design Associates, Inc.
LANDSCAPE ARCHITECTURE PLANNING
5014 MOUNT LA PLATTA DRIVE SAN DIEGO, CA 92117
PHONE (858) 541-2007 FAX (858) 541-2008
JULY 12, 2016

LANDSCAPE CONCEPT PLAN
Scale: 1" = 40'-0"

OPEN SPACE
DECOMPOSED GRANITE PARKING SURFACE (TYP.)
BIOLOGICAL OPEN SPACE EASEMENT
30"X30"PLANTER WITH TREE GRATE (TYP.)
ENLARGEMENT AREA "A"
TOT LOT PLAY STRUCTURE
FOUNTAIN
Building D Fellowship Hall
Building C Religious Meeting 1 Story
Building A Proposed Sanctuary & Administration 2 Stories
Building E Fellowship Learning Center Phase II
Building B Christian Ed Building
TURF
6'-0" HIGH CHAIN LINK
CITRUS ORANGE/LEMOI TREES, PROTECT BY 6' 4'X4' WOOD PLANTER
ENLARGEMENT ARI
DECOMPOSED GRANITE PARKING SURFACE (TYF
ENTRY MONUMENT SIGN
6'-0" HIGH WROUGH IRON FENCE WITH PILASTERS AT 50'-0" O.C. SPACING
Grace Way
Four Gee Road
CHANGE IN FENCE MATERIAL
ENLARGEMENT AREA "D"
W.I. FENCE CHAIN LINI
APN 678-620-07-00
APN 678-620-01-00
ENLARGEMENT AREA "C"
DECORATIVE CONCRETE PAVERS AT PARKING AREAS(TYP.)
EVERGREEN VINES ON ARCHITECTURAL TRELLIS
6'-0" HIGH WROUGH IRON FENCE WITH PILASTERS AT 50'-0" O.C. SPACING
6'-0" HIGH VINYL COVERED CHAIN LINK FENCE (TYP)

ORNAMENTAL GRASSES:
ALL ORNAMENTAL GRASSES MUST BE KEPT 10 FEET FROM ANY COMBUSTIBLE STRUCTURE OR ON THE OPPOSITE SIDE OF THE 4 FEET WIDE PATHWAY FOR HOSE PULL PURPOSES.

IRRIGATION NOTE:
ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM UTLIZING LOW PRESSURE HEADS AND AND EQUIPMENT MANUFACTURED BY RAINBIRD, TORO, AND EQUAL. IRRIGATION SYSTEM WILL INCORPORATE MULTIPLE PROGRAMMABLE SMART CONTROLLER WITH RAINSENSOR. THE IRRIGATION SYSTEM WILL BE COMBINATION OF MICRO-JET, LASER DRIP AND BUBBLER SYSTEM. ALL LANDSCAPE AND IRRIGATION TO MEEET CALIFORNIA AB 1881, MODEL WATER EFFCIENT LANDSCAPE ORDINANCE.

CONSTRUCTION MATERIAL:
ANY EXPOSED WOOD MEMBERS USED FOR OUTDOOR CONSTRUCTION MUST BE A MINIMUM SIZE OF 4"X4" OR AN APPROVED FIRE RESISTIVE MATERIAL. SEE COUNTY OF SAN DIEGO'S WEBSITE FOR APPROVED MATERIAL.

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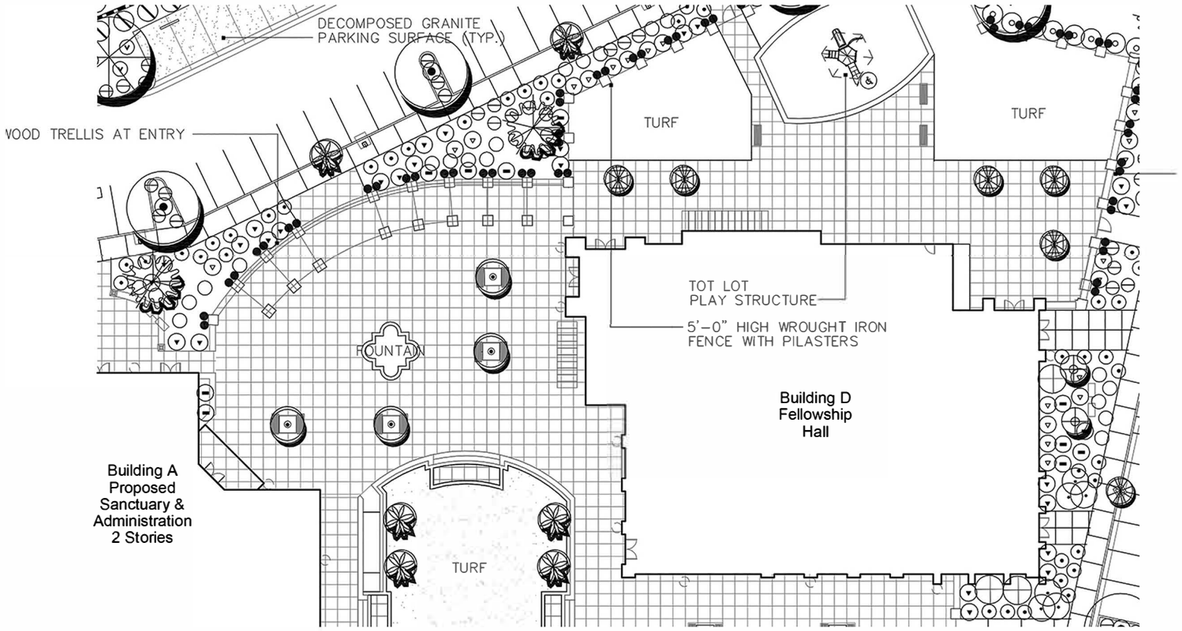
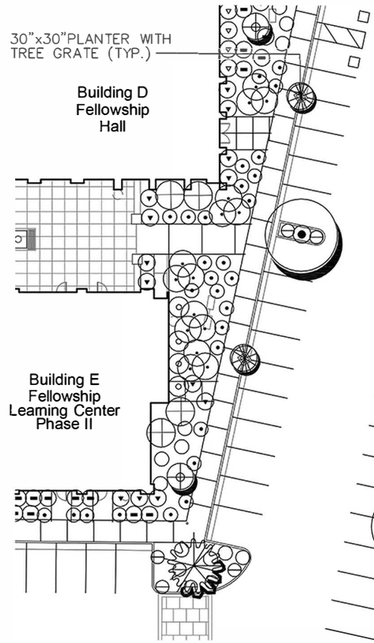
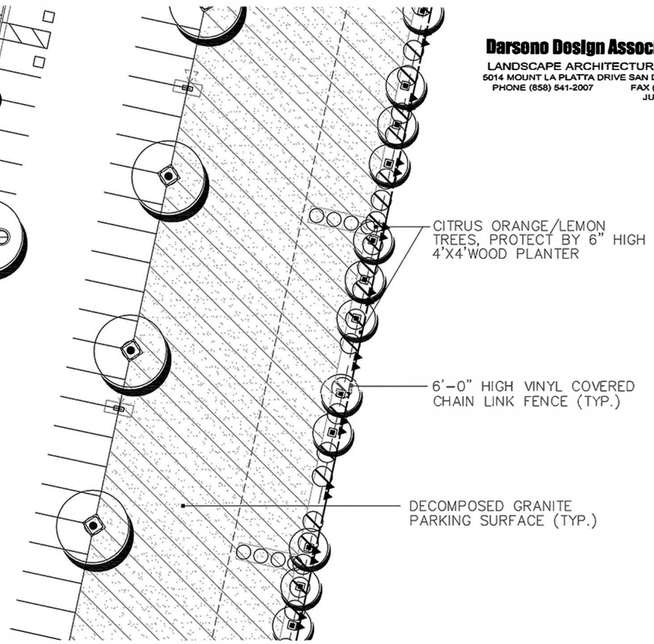
Conceptual Landscape Plan

Figure 1-8



ENLARGEMENT AREA "A"





ENLARGEMENT AREA "B"

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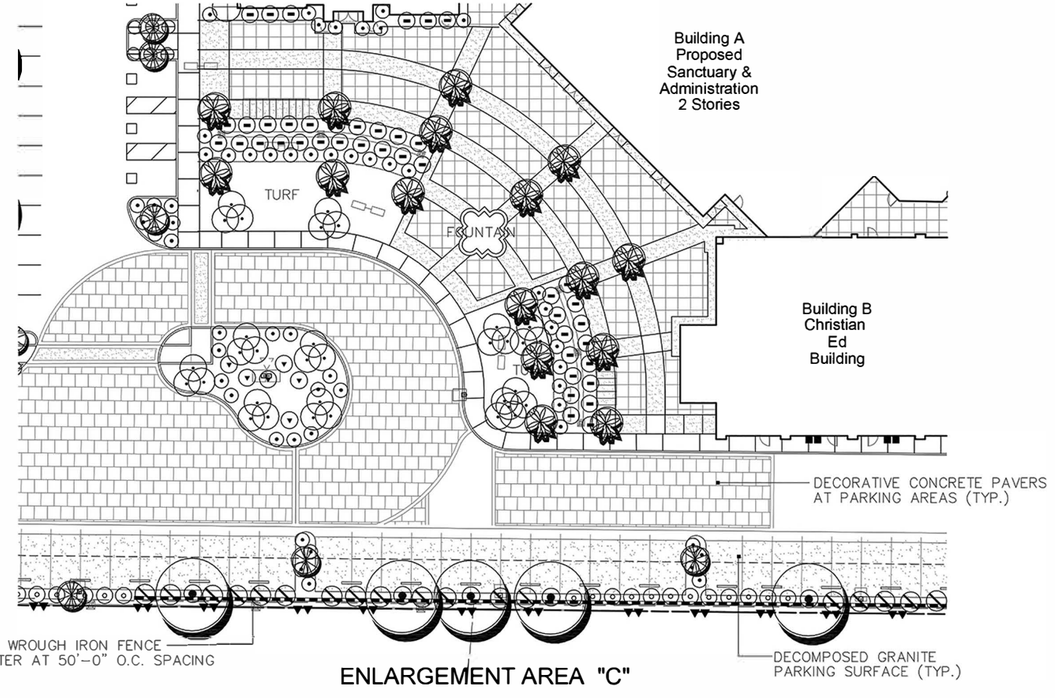
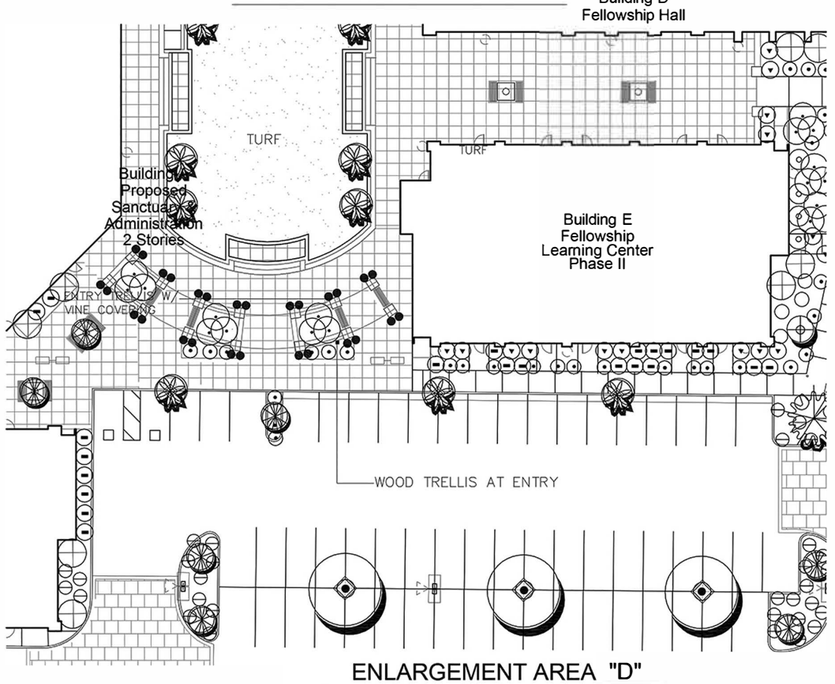
PHONE (858) 541-2007 FAX (858) 541-2008
JULY 12, 2016



ENLARGEMENT AREA "C"



ENLARGEMENT AREA "D"

RANCHO SANTA FE FIRE PALM TREES NOTE:
PALM TREES WILL BE SKINNED OR CLEANED OF FIBROUS TISSUE OR LEAF BASES SO THAT THEY WILL BE ABLE TO BE PLANTED 10 FEET FROM THE TREE'S DRIP LINE TO ANY PORTION OF A COMBUSTIBLE STRUCTURE. THESE TREES SHALL BE MAINTAINED ANNUALLY BY THE OWNER.

TRS CONSULTANTS

Conceptual Landscape Plan Detail

Figure 9

PLANT LIST / LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	QUAN.
TREES	SUCH AS:				
	ARCHTOPHOENIX CUNNINGHAMIANA	KING PALM	48"BOX/MULTIPLES	SPECIMEN	38
	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	48"BOX/MULTIPLES	30' FROM STRUCTURE	12
	CITRUS TREE	ORANGE AND LEMON	24"BOX	SELECTED BY OWNER	33
	LAGEROSTROEMIA INDICA 'MUSKOGEE'	CRAPE MYRTLE	36"BOX	LOW BRANCHING	31
	MAGNOLIA GRANDIFLORA 'ST. MARY'	MAGNOLIA TREE	36"BOX	LOW BRANCHING	12
	OLEA EUROPAEA 'SWAN HILL'	FRUITELESS OLIVE	36"BOX	LOW BRANCHING	9
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24"BOX/15GAL	STANDARD	3
	RHAPHIOLEPIS INDICA "MAJESTIC BEAUTY"	INDIAN HAWTHORN	24"BOX	STANDARD TREE FORM	2
	RHUS LANCEA	AFRICAN SUMAC	24"BOX	STANDARD	49
	SCHINUS MOLLE	CALIFORNIA PEPPER	36"BOX	30' FROM STRUCTURE	18
SHRUBS	SUCH AS:				
	AGAVE ATTENUATA	AGAVE	15 GALLON	SELECT VARIETY	48
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH SHRUB	5 GALLON	-----	210
	ESCALLONIA FRADESII	ESCALLONIA	5 GALLON	-----	95
	FATSIA JAPONICA	JAPANESE ARALIA	24"BOX	---	58
	FESTUCA GLAUCA	COMMON BLUE GRASS	5 GALLON	10' FROM STRUCTURE	480
	HETEROMELES ARBUTIFOLIA	TOYON	5 GALLON	WHITE FLOWERS	120
	LANTANA MONTEVIDENS	PURPLE TRAILING LANTAN	1 GALLON	-----	280
	LIGUSTRUM JAPONICA 'TEXANUM'	TEXAS PRIVET	5 GALLON	-----	80
	MUHLENBERGIA RIDENS	DEER GRASS	1 GALLON	10' FROM STRUCTURE	525
	PENNISETUM ORIENTALE	FOUNTAIN GRASS	5 GALLON	10' FROM STRUCTURE	160
	PHORMIUM TENAX 'SUNDOWNER'	NEW ZEALAND FLAX	5 GALLON	-----	95
	RHAPHIOLEPIS INDICA 'JACK EVANS'	INDIAN HAWTHORN	15 GALLON	-----	85
	SALVIA 'DARA'S CHOICE'	SAGE	5 GALLON		125
	XYLOSMA CONGESTUM 'COMPACTA'	DWARF XYLOSMA	5 GALLON	-----	95
VINES	SUCH AS:				
	BOUGAINVILLEA 'ROYAL RED'	BOUGAINVILLEA	5 GALLON	-----	55
	FICUS REPENS	CREEPING FIG	5 GALLON	-----	75
	TRACEHOSPERMUM JASMINOIDES	STAR JASMINE	5 GALLON	-----	60

GROUNDCOVERS	SUCH AS:		QUAN.
SHRUB AREAS	3" DEEP WOOD MULCH	MULCH	PROVIDE SAMPLE FOR APPROVAL
	D.G. PARKING SURFACE	D.G. WITH SOIL STABILIZER	-----
TURF	SODDED TURF	MARATHON SOD	FROM SOUTHLAND FARMS

FUEL MODIFICATIONS:

MAINTAIN AN EFFECTIVE FUEL MODIFICATION ZONE BY REMOVING, CLEARING AAY OR MODIFYING COMBUSTIBLE VEGETATION AND OTHER FLAMMABLE MATERIALS FROM AREA WITHIN 100 FEET FROM COMBUSTIBLE BUILDINGS OR STRUCTURES. WHILE THESE STANDARDS WILL PROVIDE A HIGH LEVEL OF PROTECTION TO STRUCTURES BUILT IN THE WILDLAND/URBAN INTERFACE ZONE, THERE IS NO GUARANTEE OR ASSURANCE THAT COMPLIANCE WITH THESE STANDARDS WILL PREVENT DAMAGE OR DESTRUCTION OF STRUCTURES BY FIRE IN ALL CASES.

A. A MINIMUM FUEL MODIFICATION AROUND THE COMBUSTIBLE STRUCTURE IS 100 FEET. ALL ZONE DIMENSIONS ARE MEASURED ON A HORIZONTAL PLANE PROJECTING OUTWARD FROM A COMBUSTIBLE STRUCTURE. A FUEL MODIFICATION AREA IS DIVIDED INTO TWO, 50–FOOT WIDE ZONES:
   1. THE FIRST ZONE INCLUDES THE AREA FROM THE BUILDING TO A POINT 50 FEET AWAY. THIS ZONE MUST BE MODIFIED AND PLANTED WITH DROUGHT–TOLERENT, FIRE RESISTIVE PLANTS (SEE SECTION D, BELOW, FOR ADDITIONAL REQUIREMENTS). GRASS AND OTHER VEGETATION LOCATED MORE THAN 50 FEET FROM THE BUILDINGS OR STRUCTURES AND LESS THAN 6 INCHES (457 mm) IN HEIGHT ABOVE THE GROUND NEED NOT BE REMOVED WHERE NECESSARY TO STABILIZED THE SOIL AND PREVENT EROSION. IRRIGATION IS REQUIRED.
   2. THE SECOND ZONE OR THINING ZONE IS THE AREA BETWEEM 50 TO 100 FEET FROM THE BUILDING IN THIS ZONE THE NATIVE VEGETATION MAY REMAIN, BUT ALL NATIVE, UNBROKEN VEGETATION MUST BE THINNED OUT BY 50 PERCENT CANOPY COVER. ALL DEAD AND DYING VEGETATION IN ADDITION TO UNDESIRABLE PLANTS AND WEEDS AS LISTED IN THE WILDLAND/URBAN INTERFACE DEVELOPMENT STANDARD MUST BE REMOVED. IRRIGATION IS OPTIONAL.

B. ALL ACCESS ROADWAYS REQUIRE A MINIMUM 30–FOOT WIDE FUEL MODIFICATION ZONE ON BOTH SIDES OF THE ROAD OR DRIVEWAY. THIS FUEL MODIFICATION ZONE CAN BE EITHER THINNED OUT TO AN ACCEPTABLE LEVEL OR COMPLETELY REPLANTED WITH ORNAMENTAL VEGETATION THAT IS PERMANENTLY IRRIGATED.

C. OFFSITE FUEL MODIFICATION REQUIREMENTS. WHERE THE 100 FEET REQUIRED FUEL MODIFICATION EXTENDS ONTO NEIGHBORHOOD PROPERTY(S). OWNER SHALL OBTAIN WRITTEN PERMISSION FROM THE NEIGHBOR(S). THIS LETTER(S) SHALL STATE THE RESPONSIBILITIES OF ALL PARTIES RELATIVE TO THE ESTABLISHMENT AND MAINTENANCE OF THE FUEL MODIFICATION AREA. THIS AGREEMENT SHALL BE RECORDED WITH THE COUNTY RECORDER'S OFFICE AND A COPY PROVIDED TO THE FIRE DISTRICT BEFORE FINAL INSPECTION

D. ALL FUEL MODIFICATION WORK SHALL BE COMPLETED BEFORE FINAL INSPECTION.

RANCHO SANTA FE FIRE PROTECTION DISTRICT NOTES:

1. INDIVIDUAL DRIVEWAY DIMENSIONS: FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED IMPROVED WIDTH OF NOT LESS THAN 24 FEET, EXCEPT FOR SINGLE–FAMILY RESIDENTIAL DRIVEWAY; SERVING NO MORE THAN TWO SINGLE–FAMILY DWELLING, SHALL HAVE A MINIMUM OF 16 FEET OF UNOBSTRUCTED IMPROVED WIDTH. ALL FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NO LESS THAN 13 FEET 6 INCHES.
2. KEY BOXES AND SWITCHES: WHEN ACCESS TO OR WITHIN A STRUCTURE OR AN AREA IS UNDULY DIFFICULT BECAUSE OF SECURED OPENING S OR WHERE IMMEDIATE ACCESS IS NECESSARY FOR LIFE SAVING OR FIREFIGHTING PURPOSE, THE CHIEF IS AUTHORIZED TO REQUIRE A KEY BOX TO BE INSTALLED IN AN ACCESSIBLE LOCATION. (KNOX KEY/SWITCH BOX APPLICATION IS AVAILABLE AT FRONT DESK)
3. EUCALYPTUS FORESTS AND WOODLANDS: ALL FOREST AND WOODLANDS SHALL BE KEPT IN A HEALTHY STATE AND MAINTAINED AS DESCRIBED BELOW:
   1. THE FOREST OR WOODLANDS SHALL BE FREE OF ALL DEAD, DYING OR DISEASED TREES (EXCLUDING TREE STUMPS NO HIGHER THAN SIX INCHES ABOVE THE GROUND). DEAD, DYING OR DISEASED TREES SHALL INSECT INFESTED TREES, NO LONGER LIVING, IN THE LAST STAGES OF GROWTH OR INFECTED BY A PATHOGEN OF ANY TYPE.
   2. IF COMBUSTIBLE VEGETATION IS LOCATED UNDERNEATH A TREE'S DRIPLINE, THE LOWEST BRANCH SHOULD BE AT LEAST THREE TIMES AS HIGH AS THE UNDERSTORY BRUSH OR GRASSES, OR TEN FEET, WHICHEVER IS GREATER. THIS WILL REDUCE THE BUILD–UP OF 'LADDER" FUELS.
   3. FIREWOOD SHALL BE NEATLY STACKED AND SHALL HAVE A MINIMUM OF 30 FEET OF CLEARANCE (NO VEGETATION) AROUND THE ENTIRE FIREWOOD STORAGE AREA.
   4. DEBRIS AND TRIMMINGS PRODUCED BY THE REMOVAL PROCESS SHALL BE REMOVED FROM SITE, OR IF LEFT, SHALL BE CONVERTED INTO MULCH BY CHIPPING MACHINE AND EVENLY DISPERSED TO MAXIMUM DEPTH OF SIX INCHES.
4. LANDSCAPE REQUIREMENTS: ALL PLANT MATERIALS USED SHALL BE FROM WILDLAND/URBAN INTERFACE DEVELOPMENT STANDARDS PLANT PALETTE, WHICH CAN BE FOUND ON THE FIRE DISTIRCTS WEB SITE. THE ADDITION OF PLANT MATERIALS TO THE APPROVED LIST WILL BE AT THE DISCRETION OF THE FIRE DISTRICT. LANDSCAPE PLANS SHALL BE IN ACCORDANCE WITH THE FOLLOWING CRITERIA:
   1. ALL NON–FIRE RESISTIVE TREES, INCLUDING CONIFERS (e.g. JUNIPERS, AND CYPRESS), PEPPER TREES, EUCALYPTUS SPECIES, CERTAIN PALMS WITH FIBROUS TISSUES, BAMBOO SPECIES, AND ACACIA SPECIES, SHALL BE PLANTED AND MAINTAINED SO THAT THE TREE'S DRIP LINE AT MATURITY IS A MINIMUM 30 FEET FROM ANY COMBUSTIBLE STRUCTURE. ALL FIRE RESISTIVE TREE SPECIES SHALL BE PLANTED AND MAINTAINED AT A MINIMUM OF 10 FEET FROM THE TREE'S DRIP LINE TO ANY COMBUSTIBLE STRUCTURE.
   2. FOR STREETSCAPE PLANTINGS, ALL NON–FIRE RESISTIVE TREES SHALL BE PLANTED SOTHAT THE CENTER OF THE TREE TRUNK IS 20 FEET FROM EDGE OF CURB; FIRE RESISTIVE TREES CAN BE PLANTED 10 FEET FROM EDGE OF CURB TO CENTER OF TREE TRUNK. CARE SHOULD BE GIVEN TO THE TYPE OF TREE SELECTED THAT WILL NOT ENCROACH INTO THE ROADWAY, NOR PRODUCE A CLOSED CANOPY EFFECT.
   3. LIMIT PLANTING OF LARGE UNBROKEN MASSES ESPECIALLY TREES AND LARGE SHRUBS. GROUPS SHOULD BE TWO TO TREE TREES MAXIMUM, WITH MATURE FOLIAGE OF ANY GROUP SEPARATED HORIZONTALLY BE AT LEAST 10 FEET. IF PLANTER ON LESS THAN 20 PERCENT SLOPE AND 20 FEET, IF PLANTED ON 21 TO 40 PERCENT SLOPE, AND 30 FEET, IF PLANTED ON GREATER THAN 41 PERCENT.

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Planting Palette

Figure 10

Key View Index

Figure 11

CONSULTANTS

Landscape Unit

Figure 12

Key View 1 – Existing
Looking From SE Corner of Site

Key View 1 – Proposed
Looking From SE Corner of Site

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Key View 1
Southeast Corner of Site
Looking from South

Figure 13

Key View 2 – Existing
From Wild Horse Glen Looking North

Key View 2 – Proposed
From Wild Horse Glen Looking North

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Key View 2
Wild Horse Glen at Intersection
Looking North

Figure 14

Key View 3 – Existing
Looking Northeast from SW property corner

Key View 3 – Proposed
Looking Northeast from SW property corner

Key View 3
Looking Northwest from SW Property Corner

Figure 15

Key View 4 – Existing
Looking NE from intersection

Key View 4 – Proposed
Looking NE from intersection

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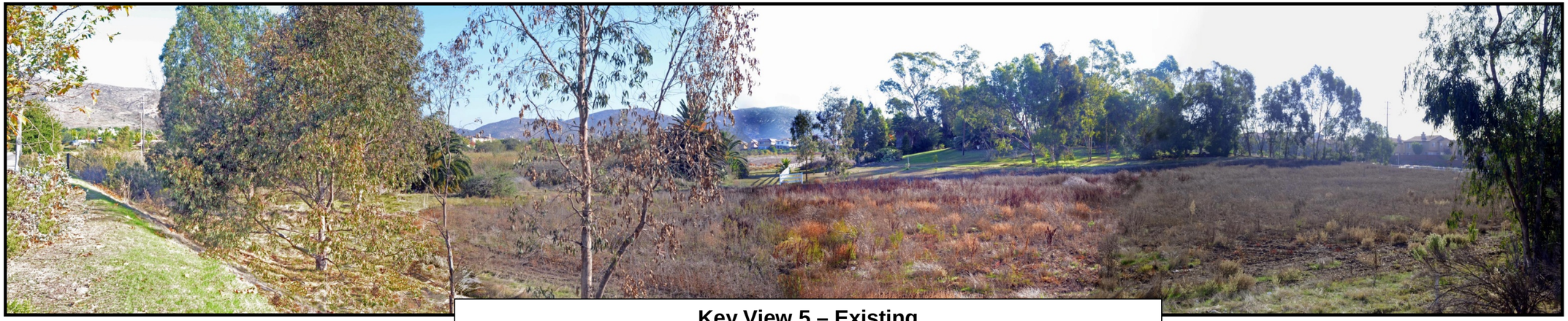
Key View 4
Looking Northeast from Intersection

Figure 16



Key View 5 – Existing
Looking East from Four Gee Road

Key View 5 – Proposed
Looking East from Four Gee Road

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Key View 5
Looking East from Four Gee Road

Figure 17

Key View 6 – Existing
Looking South from Campania Ave.

Key View 6
Looking South from Campania Ave.

Figure 18

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Key View 7
Looking Southwest from Northeast of the site

Figure 19

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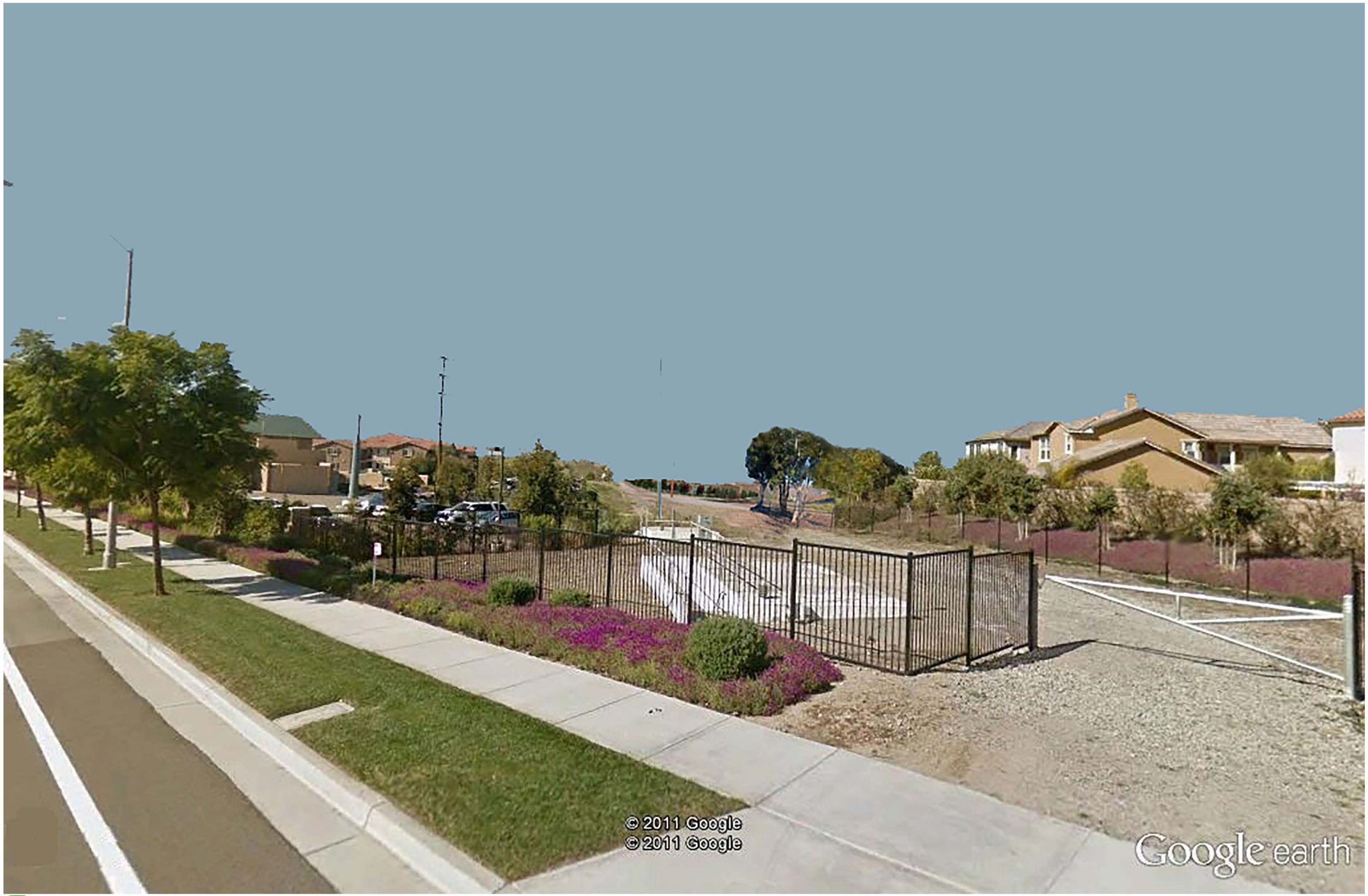
Key View 8
Looking From East of Project

Figure 20

TRG CONSULTANTS

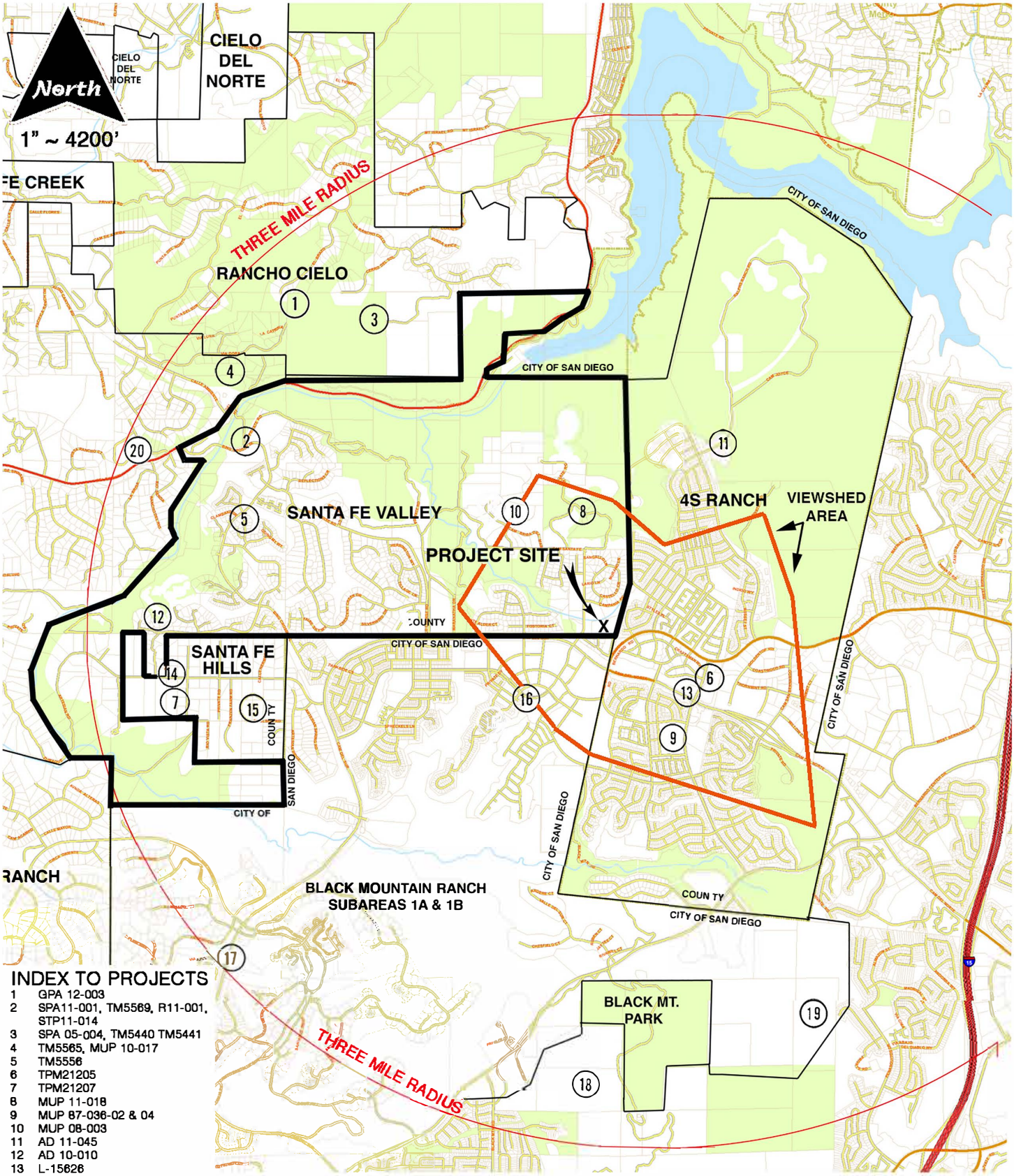
Key View 9
Looking Northeast from Camino del Sur

Figure 21



Key View 10 Looking Northwest from Rancho Bernardo Road

Figure 22



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Cumulative Study Area

Figure 23