RANCHO CIELO ESTATES VISUAL STUDY

SPA05-004, TM5440, R05-010, S05-043, TM5441, R05-011, S05-044, TM5442

Prepared for

Rancho Cielo Estates
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RANCHO CIELO SPECIFIC PLAN AMENDMENT; 3813-05-004 (SPA); 3100-5440 (TM); 3600-05-010 (R); 3500-05-043 (STP); 3100-5441 (TM); 3600-05-011 (R); 3500-05-044 (STP); LOG 86-06-026B: ADDENDUM TO THE Visual Study FOR THE RANCHO CIELO SPECIFIC PLAN AMENDMENT AND TENTATIVE MAPS

The attached report titled "Rancho Cielo Estates Visual Study" prepared by Latitude 33 Planning and Engineering dated February 2007, analyzes the impacts of implementation of Specific Plan Amendment and three associated residential subdivisions in accordance with the California Environmental Quality Act (CEQA). Since the completion of the report, the project description has been revised to: 1) increase the number of dwelling units in TM 5440 from 9 to 11; 2) increase the number of dwelling units in TM 5441 from 29 to 31; and 3) delete TM 5442, a three-lot subdivision. The analysis of the property assumed greater site disturbance, than that of the proposed project. The grading limits were maintained in TM 5440 and 5441 even though there is a net increase of four dwelling units between the two lots. Therefore, the reduction of the three-lots does not affect the findings, conclusions, or recommended mitigation measures contained in the report. Accordingly, the report provides an adequate analysis pursuant to CEQA and the County of San Diego Guidelines for Determining Significance.

AMENDED PROJECT DESCRIPTION

The proposed project represents the seventh amendment to the Rancho Cielo Specific Plan in response to the reclassification of three parcels, the deletion of a water reclamation facility and reclaimed water reservoirs and changing the implementation of the Village Estates areas.

Changing the Classifications of Three Parcels

The first reclassification involves the water reclamation facility site that is currently classified as WR in the Specific Plan. The new classification will be CE, Country Estates. The water reservoir site will also be reclassified as CR, Community Recreation. The third reclassification involves changing the VC or Village Center site to VE, Village Estate.

TM 5440

The Village Center site would be reclassified to Village Estate, reflecting a change in the proposed use. The area would be subdivided into one parcel for 11 condominium units. The southern portion of this parcel includes an existing open space easement that would not be affected by the proposed reclassification. The area between the northern edge of the existing open space and southern edge of the development or Zone B brush management area, which ever extends further south, will be dedicated as open space.

TM 5441

The Village Estate site ("H") would be subdivided into one parcel for 31 condominium purposes. The thirty-one condominium units will be constructed over the eastern portion of the site. The existing open space easement will be slightly altered.

Water Reclamation Facility Site

TM 5442 has been withdrawn and this parcel is not being proposed for subdivision.

Changing the Implementation of the Village Estates Areas

The major use permit requirements within the Village Estates areas will be deleted. A major use permit was previously required by a "P" Special Area Regulation, which is a part of the zoning of RV-3, Variable Family Residential Use Regulation. The "P" Special Area Regulation symbolizes a planned development. The applicant is no longer proposing a planned development.

A "D" Special Area Designator will be added to the zoning of both Village Estate sites. Changing the "P" Special Area Regulation to a "D" Special Area Regulation will require approvals of two Rezones. The "D" Special Area Designator will require approvals of two site plans to verify conformance with the design of the other development within the Rancho Cielo Project.

Introduction:

A visual study was required by the County because two of the three proposed sites in this current application are located near the summit of the hill on the Rancho Cielo Project and the potential visual impact of this construction from nearby public viewpoints. These hilltop developments will include retaining walls, which are currently being utilized to construct on-site single-family homes. We did not include visual simulations in this analysis because the development is much less visible than what was originally approved and since there will be such a great distance from any public viewpoint to the proposed development. Construction will be limited to 2 stories and 35 feet. The condominiums at the Village Center site will be split-level with 3 stories exposed on the south side. Previously 4 story and 60 foot construction was permitted. Before any of the other previous approvals the visual impact of this proposed development was determined as less than significant and no previous visual analysis was ever required or prepared.

It is important to note that the thresholds for visual significance should not be compared to the vacant properties that remain today, but against the previously approved development, which includes 4-story and 60 foot high structures on the two hilltop properties. In response to the opinions of San Dieguito Planning Group and some members of the community that the existing single-family residential retaining walls and grading are inconsistent with the desired community character, the applicants have lowered the heights of the development and minimized the proposed grading.

Setting:

The Rancho Cielo area is very hilly with steep slopes and ridgelines that block most views of more than one mile in all directions. The hills have caused scattered development with no center core. Even the main roads (Harmony Grove Road and Del Dios Highway) through this area are very windy and at times steep. Rancho Cielo has been approved with housing generally on ridgelines with the steep slopes generally preserved in open space easements. An approved, but not yet built commercial center and a completed fire station flank the main entrance of Rancho Cielo off Del Dios Highway.

The first two sites ('H" and the Village Center) involved in this application are located across the street from each other, on the summit of the hilltop, roughly 700 feet in elevation higher and about two mile drive from the entrance to Rancho Cielo. This ridgeline development is at a higher elevation than all other nearby viewpoints. Views 1 through 7 below include analysis of these two sites.

The 3-acre previous water reclamation facility site will have views to the southwest and is hidden on an edge of a small valley, with the access road at a higher elevation. This site is located near the southwest corner of the property and has little or no visual impact from public viewpoints. This development will match the nearby development and will

not appear distinctive. We have included only one view (View #8) of this site because there will be such a small impact.

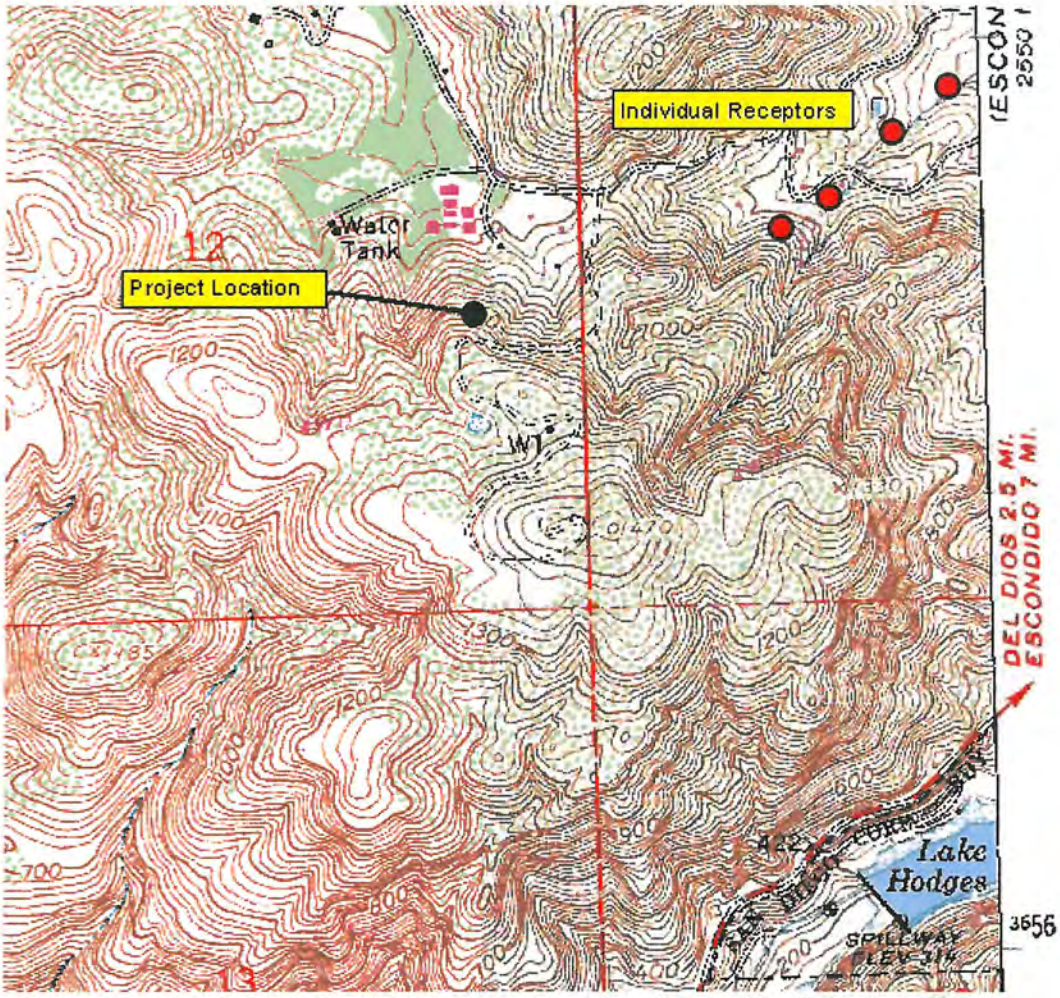
Project Description:

This seventh amendment to the Rancho Cielo Specific Plan, SPA05-004, is in response to the deletion of a water reclamation facility and the reclaimed water reservoirs, changing the classifications of two parcels, redistributing dwelling units within the specific plan areas, and changing the implementation of the Village Estates areas. As demonstrated in this chart below, no new dwelling units are proposed with this application.

Rancho Cielo Residential Dwelling Units:

Classification	Approved	Proposed
Country Estates	685	688
Planned Development	38	39
Village Estates	42	38
Totals =	765	765

There are three proposed sites involved in this proposal. The first site is designated as the Village Center and located on the hilltop. This site was previously approved for a small commercial center, permanent Rancho Cielo offices, a heliport, and residential units. There is no longer a need for the non-residential uses on this site. The project proposes to Rezone (R05-010) to Variable Residential, RV3, to accommodate 9 dwelling units. The Rezone will also reduce the height designator and change the special area designator from "P" to "D" to require a Site Plan (S05-043). The site will be subdivided (TM5440) into 3 lots, with all the units on one lot. The other two lots will be a common area lot and an open space lot. The second site is also located on the hilltop and designated as Village Estates, otherwise known as Parcel "H". The site was originally designated for 42 dwelling units, but after the detailed grading was engineered, only 38 units are proposed. The site will be subdivided (TM5441) into 5 lots, with 2 of the 5 lots being open space lots. The Rezone (R05-011) will reduce the height designator and change the special area designator from "P" to "D" to require a Site Plan (S05-044). The third site is a 3-acre estate site, which was originally designated as a water reclamation facility. This project proposes subdividing (TM5442) this site into 3 single-family residential parcels.



Source: U.S.G.S. 7.5-minute map, Rancho Santa Fe Quadrangle

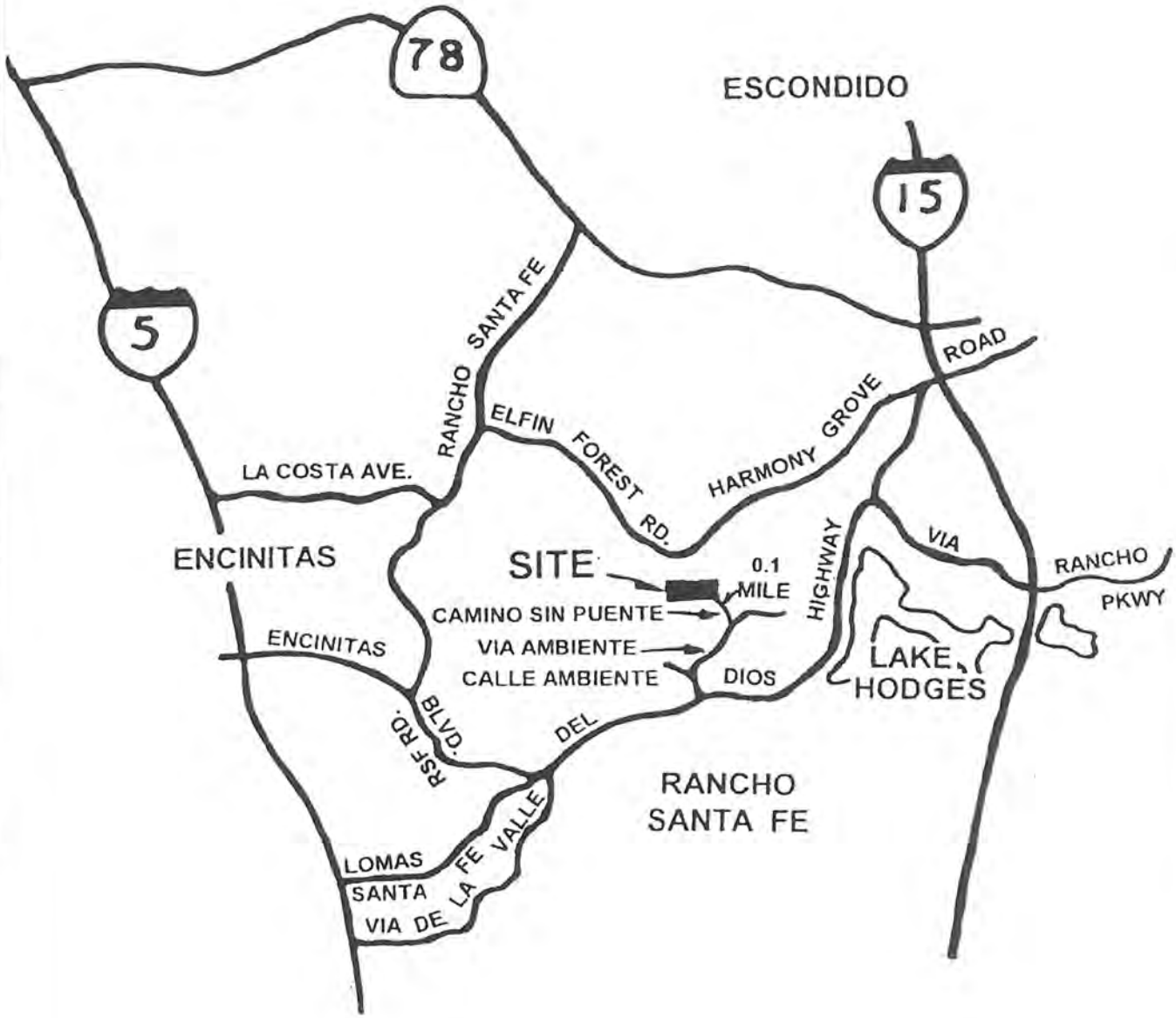
0.4 0 0.4 0.8 Miles

N
W E
S

Rancho Cielo Specific Plan Amendment
Project Location

SRA Scientific Resources Associated

Figure 1



Not to Scale

Project Vicinity Map

Figure 2

PHOTO LOCATION MAP
Rancho Cielo

Rating System:

We have rated each of the 8 viewpoints based on their level of visibility. A rating of 1 indicates the site can't be seen and is completely obstructed by topography, vegetation, or structures. A rating of 5 indicates the site is visible, but the viewpoint is over 500 feet away from the site. A rating of 10 indicates that not only the site is visible, but is visually disturbing and does not meet the visual character of the area. With this scale a rating of 1 equals no impact. A rating of 2 to 4 less is considered less than significant. A rating of 5 to 7 is considered significant, but mitigatible, and a rating of 8 to 10 is significant.

Viewpoints:

We searched the surrounding area to find public viewpoints from which our sight is clearly visible. We determined that the following eight viewpoints generally explain the overall visibility of the project and are from all directions.

View # 1: This photograph depicts from a stationary position looking southerly of the project site from just north of Harmony Grove Road. Harmony Grove is a canyon road lined with mature trees and surrounded by steep slopes. It was difficult to find a viewpoint because of the large amount of mature trees along the roadway. Direct views of the site are mostly screened by intervening vegetation and berms. This vantage point is approximately 7,200 feet (1.4 miles) from the project site. From this viewpoint the scale and landscaping of the proposed development will not significantly contrast with the existing visual pattern along the ridgeline. **Rating: 3**

View # 2: This photograph depicts a southern view of the project site from Questhaven Road, north of Harmony Grove Road. This vantage point is approximately 7,200 feet (1.4 miles) from the project site. The view is from one of the few openings along the neighborhood streets. The small, meandering neighborhood streets are lined with mature trees limiting visibility in some areas and completely obstructing visibility in other areas. From this viewpoint the scale and landscaping of the proposed development will not significantly contrast with the existing visual pattern along the ridgeline. A reverse photo is also provided of Viewpoints # 1 and # 2. **Rating: 3**

View # 3: This photograph depicts a more distant southeasterly view of the project site from along Elfin Forest Road. This vantage point is approximately 8,800 feet (1.7 miles) from the project site. The proposed project is visible for approximately eight seconds for motorists traveling south along Elfin Forest Road before becoming obstructed. From this distance the scale and landscaping of the proposed development is very difficult to see and will not significantly contrast with the existing visual pattern along the ridgeline. A reverse photo is also provided of Viewpoint # 3. **Rating: 2**

View # 4: This photograph depicts a southwesterly view to the project site from hiking trails located to the east in the Elfin Forest Recreational Reserve. Also refer to the attached Elfin Forest Recreational Reserve Map. The majority of the trails are located south of the ridgeline to the east. There are very few locations along the trails where the site is visible. This vantage point is approximately 5,600 feet (1.1 miles) from the project site near the Olivenhain Municipal Water District Dam. This vantage point is a 1.6 mile hike from the park entrance and is partially obstructed by ridgelines. There are single-family homes proposed along the ridgeline that will also further obstruct views further. A reverse photo is also provided of Viewpoint # 4. **Rating: 4**

View # 5: This photograph depicts a westerly view of the project site from Mt. Israel Road to the east. This vantage point is approximately 5,600 feet (1.1 miles) from the project site. This road is narrow, windy, in a canyon, and lined with mature trees. There is only approximately 250 feet along Mt. Israel Road where visibility of the proposed site is not obstructed. A reverse photo is also provided of Viewpoint # 5. **Rating: 4**

View # 6: This is the view while traveling along Del Dios Highway to the south and east. This spot was picked because of the high volume of daily traffic along Del Dios Highway. This vantage point is approximately 5,200 feet (1 mile) from the project site. Although, the roadway is very close at times to the proposed project, visibility is completely blocked by the topography of the existing hillsides while driving in both directions. **Rating: 1**

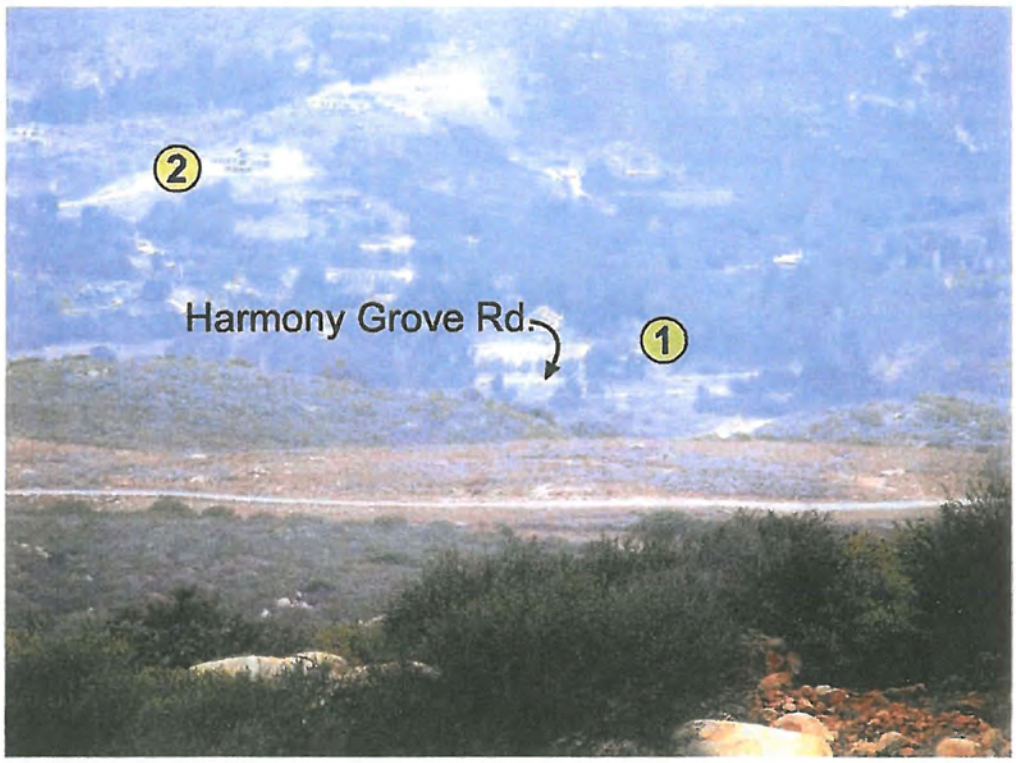
View # 7: This photograph depicts a northeasterly view of the project site from along Del Dios Highway. This vantage point is approximately 6,800 feet (1.3 miles) from the project site and is unobstructed for only seconds while driving along Del Dios Highway. This roadway curves along hillsides with heavy volume and few areas to stop. Drivers must concentrate on driving along this stretch. Searching for developments in the distant is difficult while maintaining safety. Topography of the steep hillsides along with the proposed future development of single-family homes along the ridgelines will obstruct nearly all visibility for motorists traveling along Del Dios Highway in both directions. A reverse photo is also provided of Viewpoint # 5. **Rating: 2**

View # 8: This easterly view is from Rancho East Road, approximately 500 feet west of the proposed project site. The site is located behind the cypress trees, which are in a nursery site. This vantage point is one of the only semi-obstructed views of this proposed project site from a public road. Most observers from this site will be drivers and will only be able to observe the sight for a few brief seconds. **Rating: 4**

Average Overall Rating: 2.9 (Less Than Significant)

Photo #1

Photo #2



Reverse angle photo, zoomed locations of photos 1 & 2 (from site)

Photo #3

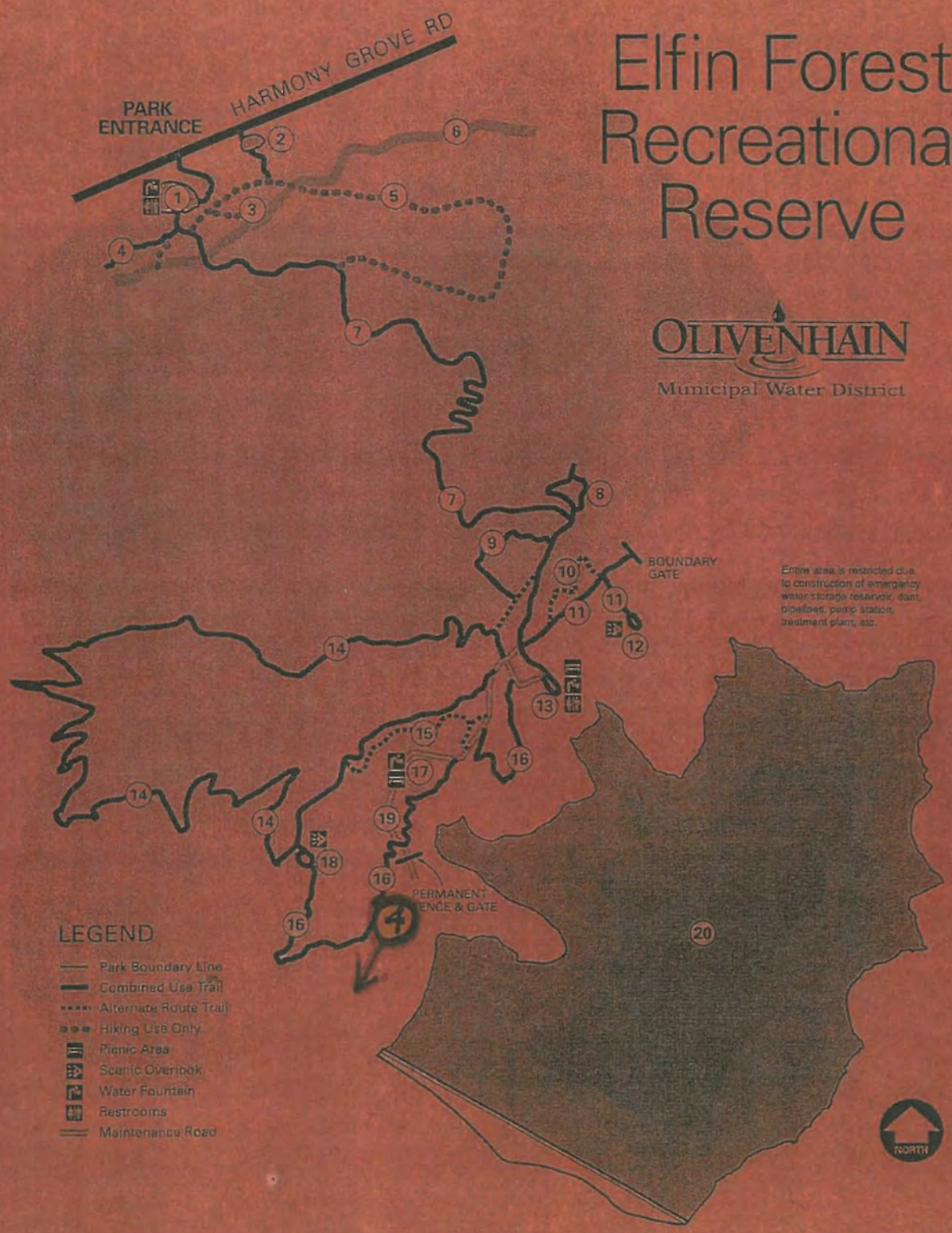
Reverse angle photo, zoomed location of photo #3 (from site)

Photo #4

Reverse angle photo, zoomed location of photo #4 (from site)

Elfin Forest Recreational Reserve

OLIVENHAIN
Municipal Water District



TRAIL MAP

1. Main Parking Lot / Staging Area (elevation 492', restrooms available)
2. Overflow Parking Lot
3. Creek Viewing Areas (foot traffic only)
4. Escondido Creek Trail (.10 mile)
5. Botanical Trail (1.00 mile)
6. Escondido Creek (flows year round–from Lake Wohlford to the Pacific Ocean)
7. The Way Up Trail (1.60 mile)
8. North Point Loop Trail (.30 mile)
9. Me-xai Trail (.15 mile)
10. Quail Alternate Trail (.20 mile)
11. Quail Trail (.15 mile)
12. Escondido Overlook (elevation 1,200')
13. Ridgetop Picnic Area (restrooms available)
14. Equine Incline Loop Trail (2.50 miles)
15. Equine Incline Alternate Trail (.25 mile)
16. Tyke's Hike Trail (1.25 miles)
17. Mariposa Rest Area (primitive)
18. Elfin Forest Overlook (elevation 1,346')
19. The Ridgeline Maintenance Road (open to combined use)
20. Future Dam / Reservoir (work in progress)

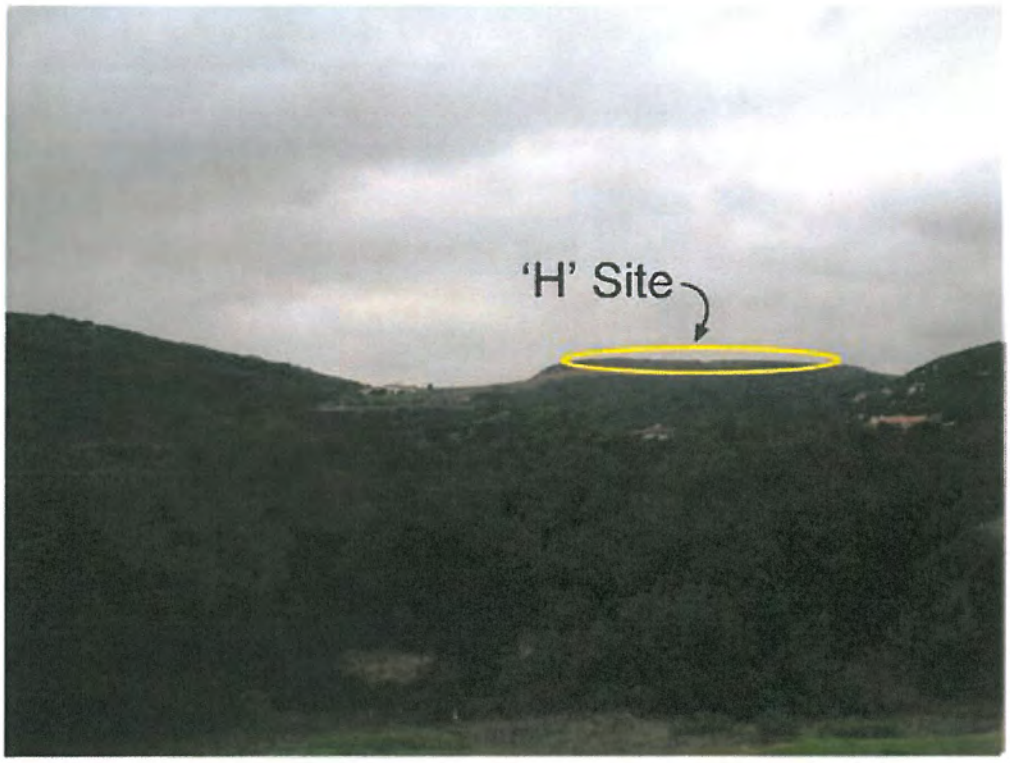


Photo #5

Reverse angle photo, looking at Mt. Israel Rd. (from site)

Photo # 6

Photo #7

Reverse angle photo, zoomed location of photo #7 (from site)

Photo # 8 (Estate Site)

Conclusion:

The proposed Rancho Cielo development will be visible from limited vantage points in the surrounding area. The proposed development is mostly located on a ridgeline and all other nearby viewpoints are located at a lower elevation. This development will not block the views of any other single-family home. Potential public viewpoints from north and east are limited by intervening topography and vegetation, while potential viewpoints from the south and west will be mostly obstructed by topography and adjacent development. After analyzing the entire area for visual impacts, we have concluded that while the hilltop developments will not be completely disguised, the public viewpoints are at a great distance and are mostly obstructed. Therefore, the visual impact of these proposed developments is **less than significant**. Furthermore, the previous approval of 4-story, 60-foot high development upon the ridgeline was determined as less than significant in the prior project approvals. This application proposes 2-story 35-foot high and split-level with 3 stories exposed at the Village Center site, which causes less of an impact than the prior approvals. Therefore we conclude the visual impact of the project is **less than significant**.

Table A-1
Construction Health Risk Calculations
Rancho Cielo SPA

Risk Calculation
Rancho Cielo SPA

ISCST maximum impact based on 1 g/s
0.63828

Emissions, g/s		Impact	Months	Risk = URF x Impact x (days/25550 days)
Grading	0.01	0.006383	1.2	2.33828E-09
Building Construction	0.0087	0.005553	10.2	1.72916E-08
Asphalt	0.0034	0.00217	0.5	3.31256E-10
Total Risk				**1.99611E-08**

Table A-2
Project-Related Traffic Emissions
Rancho Cielo Residential Project

Vehicle Class	Number of Daily Trips	Speed (mph)	VMT (mi/vehicle day)	CO Running Exhaust (g/mi)	CO Start-Up (g/start)*	NO_x Running Exhaust (g/mi)	NO_x Start-Up (g/start)*	VOCs Running Exhaust (g/mi)	VOCs Start-Up (g/start)*	VOCs Hot-Soak (g/trip)	VOCs Resting Loss (g/hr)	VOCs Running Evaporative (g/mi)	VOCs Diurnal Evaporative (g/hr)	SO_x Running Exhaust (g/mi)	SO_x Start-Up (g/start)*	PM10 Running Exhaust (g/mi)	PM10 Start-Up (g/start)*	PM10 Tire Wear (g/mi)	PM10 Brake Wear (g/mi)
Light-duty auto	296	27	7	3.151	11.402	0.319	0.598	0.108	1.011	0.201	0.015	0.075	0	0.004	0.002	0.014	0.015	0.006	0.013
Light-duty truck	84	27	7	4.371	13.876	0.433	0.64	0.145	1.067	0.244	0.018	0.126	0	0.004	0.002	0.016	0.016	0.006	0.013
	380																		

Emissions, lbs/day

Vehicle Class	CO	NOx	VOCs	SOx	PM10
Light-duty auto	*19.02*	*1.20*	*1.39*	*0.0076*	*0.07*
Light-duty truck	*6.73*	*0.40*	*0.66*	*0.0022*	*0.02*
Totals	**25.75**	**1.59**	**2.05**	**0.01**	**0.09**

Emissions, tons/year

Vehicle Class	CO	NOx	VOCs	SOx	PM10
Light-duty auto	*3.47*	*0.22*	*0.36*	*0.0014*	*0.0119*
Light-duty truck	*1.23*	*0.07*	*0.12*	*0.0004*	*0.0036*
Totals	**4.70**	**0.29**	**0.48**	**0.00**	**0.02**

Assuming 2008 Emission Factors, EMFAC2002.

Table A-3
Project-Related Diesel Particulate Emissions
Rancho Cielo Residential Development

Vehicle Class	Number of Daily Trips	Speed (mph)	VMT (mi/vehicle-day)	PM10 Running Exhaust (g/mi)	Emissions, lbs/day PM10
Light-duty auto, diesel	1	27	1	0.014	***0.00002***
Light-duty truck,diesel	1	27	1	0.016	***0.00003***
	2				
			Total		**0.00005**

Table A-4
Residential Wood Burning Emissions
Rancho Cielo Residential Development

Wood Burning Emissions

Based on EPA's AP-42, Section 1.9, Residential Fireplaces

	Emission factors, lbs/ton wood					Emissions, lbs/day					Emissions, tons/year				
Tons Wood	CO	Nox	ROC	PM10	SOx	CO	Nox	ROC	PM10	SOx	CO	Nox	ROC	PM10	SOx
5	252.6	2.6	229	34.6	0.4	3.63E+00	3.74E-02	1.56E+00	4.97E-01	5.75E-03	6.62E-01	6.82E-03	2.84E-01	9.07E-02	1.05E-03

Per EPA, wood burning for aethetics = 0.069 cords wood/unit/year, approximately 2 tons/cord of wood
Source: NEI Methodology Description, http://www.epa.gov/ttn/chief/eiip/techreport/volume09/firplc3.pdf

Table A-5
Energy Use
Emissions Calculations
Rancho Cielo Residential Development

Energy Use Emissions

Based on SCAQMD Air Quality CEQA Handbook, Table 9-8.

	Emission factors, lbs/day/unit				Emissions, lbs/day				Emissions, tons/year			
Dwelling U	CO	Nox	ROC	PM10	CO	Nox	ROC	PM10	CO	Nox	ROC	PM10
38	0.00333	0.01916	0.00017	0.00067	1.27E-04	7.28E-04	6.46E-06	2.55E-05	2.31E-05	1.33E-04	1.18E-06	4.65E-06