

CHAPTER 4 ENVIRONMENTAL IMPACT ANALYSIS

4.1 AESTHETICS

This section describes the existing visual setting of the project site and vicinity, identifies associated regulatory requirements, evaluates potential impacts, and identifies mitigation measures related to implementation of the proposed Villa Storia Planned Development (PD) Plan (proposed project).

4.1.1 Project Overview

Project Location and Surroundings

The project site is located in the San Luis Rey neighborhood within the north-central portion of the City of Oceanside. The 35.59-acre site is located north of the intersection of Mission Avenue and Academy Road within the Mission San Luis Rey Historic Area. The plan area is generally bisected into eastern and western portions by the Academy Road alignment with the land west of Academy Road located within the designated Historic Area Core.

The project site is surrounded by single family residential uses on the east and northeast (River Ranch Homes). A medium-density mobile home development (San Luis Rey Homes), the Alano Club, and single family residential properties are also located to the north. River Ranch Homes consists of single family detached two-story homes generally at the same approximate elevation at the eastern portion of the project site. The perimeter of this residential community is lined by a wall and thinly planted with ornamental trees. The Mission San Luis Rey Parish property borders the project site on the west, with the Mission San Luis Rey grounds located west of the Parish. The Parish grounds have dense pockets of mature vegetation (primarily trees) along the Mission Avenue frontage. The Parish and associated buildings (such as the Old Mission Montessori School) are mostly screened by existing trees along Mission Avenue. The grounds south of the Mission San Luis Rey along the Mission Avenue frontage is generally open with sparse mature California Pepper Trees and other plant species. Ivey Ranch Park is located south of the project site across Mission Avenue. State Route 76 (SR-76) borders the project site along the southeast with medium-density condominiums and a large commercial center located south of SR-76. Ivey Ranch Park is a 10-acre facility that includes active recreation areas and an equestrian facility. Mission Avenue, south of the project site is a two-lane road with a painted median. Along the north edge, the roadway is lined with an unimproved sidewalk, utility poles, and sparse plantings that include succulents; the southern edge of Mission Avenue is lined with existing mature plantings of California Pepper Trees, eucalyptus trees, and palm trees.

The project site is currently partially developed upon in the northwest portion, with the remainder of the site vacant. The remaining undeveloped project area has been previously disturbed as a result of separate and previous grading operations including, but not limited to the construction of SR-76 and Mission Avenue overpass. The project site gently slopes from an approximate high elevation of 90 feet amsl to a low of approximately 70 feet amsl in the northeast.

Planning Areas

The project site is divided into four separate Planning Areas that would support a variety of residential uses including single-family detached and cluster developments, single-family attached clusters, townhouses, and stacked flats. The proposed uses would transition from lower density residential in the northern portion of the site to higher density residential in the southern portion of the site.

**Table 4.1-1
Planning Area Proposed Development**

Planning Area	Proposed Development
Planning Area 1	Two story single family detached homes ranging in size from 2,200 - 2,700 sf on a minimum 4,000 sf lot.
Planning Area 2	Three story multi-family townhomes with attached garages ranging in size from 1,100 - 1,900 sf. Private balconies would be provided for each home and the community would share common green space amenities.
Planning Area 3	Two story single family or multi-family detached cluster homes ranging in size from 1,800 - 2,200 sf with 2-car garages. Homes would share a common drive aisle and have guest access off green courts.
Planning Area 4	Two story single family or multi-family attached townhomes from 1,400 - 1,900 sf.

Note: sf= square foot

Design Guidelines

The PD Plan includes Community Design Guidelines that take into account the historical context and significance of the area through design elements for buildings, streetscapes, and landscaping. The Community Design Guidelines are intended to implement and be consistent with the goals, objectives, and policies of the Mission San Luis Rey Historic Area Development Program and Design Guidelines (see also Section 4.1.3 for description). The extent to which the Community Guidelines comply with the Mission San Luis Rey Historic Area Development Program and Design Guidelines is illustrated in Section 4.1.5. The complete Community Design Guidelines can be found in the PD Plan. This section provides a brief overview of the guidelines and utilizes them as one of the bases for analysis further below.

Each Planning Area would offer distinct residential neighborhoods, tied to the central theme and connection to the historic Mission San Luis Rey and associated facilities. In deference to traditional Southern California heritage, the proposed project's architectural styles would be consistent with the Mission Revival and Spanish Colonial revival styles while taking into account the historical context and significance of the area. One of the key design goals of the proposed project would be to create a

series of built features and icons throughout the community to create a distinct visual identity. Below is a brief description of each architectural style: Early California/Mission, Spanish Ranch, Monterey, and Irving Gill (abstract mission style).

Early California/Mission

The basic forms of the Early California/Mission style are represented by simple strong one and two story volumes. Materials and color considerations include stucco with a semi-smooth finish, white (the “typical” color”), hues in the light tan to beige range, tile, brick and stone, and roofs covered with Spanish “S” shaped tile. Building details include arched openings with cut stone used as accents for major openings. Eave overhangs are usually small with occasional use of exposed beams as accents at porches.

Spanish Ranch

Structures are primarily low and wide profile with the occasional use of “miradors” (a turret or tower element) and the integration of one- and two-story components. Stucco is the dominant wall material with the occasional use of painted masonry (colors should be similar to Mission style). Roofs are flat or ‘S’ shaped tile, typically with a random pattern. Stone columns and ornate, stucco pilasters and columns are used to define major openings and support the beams of the loggias (a gallery or arcade open to the air on at least one side) and porches, shutters and lintels are used as accents to windows and doors.

Monterey

Plan forms are very simple, horizontal two-story volumes with secondary single story wings. The predominant characteristic of the Monterey style is the horizontal second floor balcony usually over the entry side of structure. Stucco and painted masonry are the predominant materials with colors ranging from light beiges and tans to darker earth colors with lighter colors used for trim. Roofs are traditionally flat or barrel clay tile with heavy timber columns to support the porches. “Colonial” doors and windows are blended with the Hispanic traditions of deep-set windows and thick walls. Shutters are commonly used for accent windows.

Irving Gill (inspired abstract Mission Style)

Structures overall are comprised of simple horizontal forms and include arched windows and openings on facades and secondary massing elements. Front elevation lines are asymmetrical, primarily horizontal and simple boxed forms. Balconies may occur as an integral part of the building. Simple doors shall be recessed and have wood trim in contrast to the surrounding stucco façade. Materials consist of stucco finish with wood detailing (stucco shall be smooth to fine sand finish). Roofs feature concrete ‘S’ or barrel tile. The design features perforated

openings in extended facade and garden walls. Windows have the appearance of being ‘punched’ or deeply recessed. They are vertical in form and often grouped. Arched top windows may be used widely as character and accent forms on first story. Chimneys are comprised of a simple stucco stack with an articulated cap detail. Entries are typically covered by a porch structure.

Other Project Features

Further descriptions and additional figures related to the project features discussed below can be found in the Chapter 3, Project Description, of this EIR.

Landscaping

The overall landscape theme for the project site is shown in Figure 3-17, Conceptual Landscape Plan, in Chapter 3, Project Description, of this EIR. The Conceptual Landscape Plan presents community landscaping that would be developed in conjunction with the backbone infrastructure of the overall project. Trees, shrubs, and groundcovers associated with the Mission period would be utilized to maintain an historic California style.

Landscaping would frame the pedestrian circulation network while softening views of the project site. A landscaped parkway would be developed between the public roadways and the project’s perimeter walls in order to screen the scale and massing of the proposed structures while also providing a setback. The edges of the project site would be defined and visually enhanced through the implementation of the Conceptual Landscape Plan through utilization of plant species that respect the Historic Area and grouping trees, shrubs, and other forms of vegetative land cover in visual interesting placements. At the Academy Road roundabout near the center of the project site, the proposed landscaping and open space would provide for a community focal point and gathering space while providing for visual cohesiveness.

Walls

Perimeter walls, low seating walls, and fence elements are presented in Figure 3-18, Wall Elements, in Chapter 3, Project Description, of this EIR. The perimeter walls are intended to be located along project site boundaries and major streetscapes to provide a decorative edge and backdrop for landscape features. The view fence element is anticipated for use on interior site areas and adjacent to common open space, to maintain visibility of landscape features.

Community Entry Features

A detailed exhibit of the gateway feature is shown in Figure 3-8, Community Entry Perspective, in Chapter 3, Project Description, of this EIR. Proposed entry monumentation incorporates key architectural elements from the nearby historic Mission site and creates a signature element for the

entrance into the community. Archways and arcades are included on both sides of the street and are designed to complement those found at the Mission with decorative iron light fixtures, exposed wood rafters and tile roofs. Reflecting the historic Mission theme, the pedestrian entry into the project site features a traditional tower element designed as the primary focal point at the principal entrance to the project site.

Project Viewshed

A viewshed is comprised of all surface areas visible from an observer's viewpoint; therefore, it acts as a useful analytical tool to aid in the identification of affected views and viewers by the development of a project site. The limits of a viewshed are defined as the visual limits of the views to the proposed project site from surrounding lands, typically including the locations of viewers likely to be affected by visual changes brought about by project features.

4.1.2 Methods of Visual Resource Analysis

Visual Character

The descriptive natural and man-made attributes of a landscape contribute to the visual character of an area or a view. Visual character is influenced by geologic, hydrologic, botanical, and recreational features, as well as roads, structures, utilities, and other urban features. Perception of visual character can vary according to season and time of day, as the elements that comprise the viewshed (i.e., weather, light, and shadow) can fluctuate over time which may obscure or highlight particular visual features. The fundamental pattern elements used to describe visual character are form (including bulk, mass, size, and shape), line, color, and texture. The relative dominance of these elements is used to describe the appearance of a landscape. For example, the geometric lines and vertical forms of an urban setting can dominate the visual landscape and produce very little contrast in terms of color and texture. On the other hand, a natural setting comprised of rolling hills, rough textured vegetation, flat, rolling and rugged forms, and earth tone colors could contribute to a visual character with no particularly dominant pattern elements. However, in absence of viewer response to changes in the environment, neither of these two settings are considered to have greater or higher visual character.

Visual Quality

Visual quality is evaluated according to vividness, intactness and unity present in a viewshed, as modified by viewer sensitivity. There are three criteria used to evaluate visual quality:

- *Vividness* is the visual power or memorability of the components of the viewshed as they combine in distinctive visual patterns.

- *Intactness* is the visual integrity of the natural and built landscape and its freedom from encroaching elements. Intactness can be present in developed urban and rural landscapes, as well as natural settings.
- *Unity* is the visual coherence and compositional harmony of the landscape considered as a whole. Unity frequently attests to the careful design or individual built component of a landscape.

While high quality views are highly vivid, mostly intact, and harmonious, low quality views are not particularly memorable and contain numerous contrasting and encroaching elements that contribute to a weak visual unity.

Viewer Response

Viewer response is composed of two elements: viewer sensitivity and viewer exposure. By combining these elements, a method of predicting a viewer's reaction to visual changes can be conducted. The concepts of viewer sensitivity and viewer exposure are described below.

Viewer Sensitivity

Visual sensitivity is described in qualitative terms of high, medium, or low based on user volume and attitudes toward changes to the visual environment. Factors associated with visual sensitivity include the number and types of potentially affected viewers, viewing distances, documented public concern over visual changes, and presence of distinct visual resources. Such sensitivity to distinct visual resources may be accentuated by the presence of a designated scenic or historic area. Viewer sensitivity is rated in terms of low, moderate, and high.

Existing viewers of the project site include motorists along SR-76, and local roadways, pedestrians and bicyclists along local area roadways (primarily Mission Avenue and Academy Road), residents located to the north and east (San Luis Rey Homes and River Ranch Homes), and visitors of the Old Mission Montessori School and Mission San Luis Rey (to the west), the Alano Club (to the north), and Ivey Ranch Park (to the south).

Although SR-76 is not a designated state scenic highway, motorists on SR-76 would have a high sensitivity to changes in the visual character of the area (Caltrans 2011). While the highway generally supports high speeds that provide motorists a passing view of the project site, the proposed project would be located immediately adjacent to the highway right-of-way on undeveloped, relatively flat land that is not currently completely screened from view by east-bound travelers. Due to the nature of the SR-76/Mission Avenue overpass, there is no additional vegetation that can be added to screen the east-bound views of the property; therefore, for a brief period of time, motorists would be provided direct, open views to the proposed project. However, the SR-76 is elevated above the currently vacant site and is underlain by the

topography of the project; therefore, visual impacts would be less substantial in relation to the height of the buildings proposed for the project.

In relation to local roads such as Mission Avenue and Academy Road, travel speeds of motorists, pedestrians, and bicyclists would be low; therefore viewers may experience moderate sensitivity to changes due to altered view orientation to the project site, view distances, and the presence of intervening vegetation, topography and structures. The moderate sensitivity of pedestrians and bicyclists to change in the visual environment can also be attributed to the lack of dedicated bike lanes and sidewalk facilities along Academy Road, which runs directly through the project site, as viewer volume would be low.

Residents in neighborhoods located north and east of the project site are considered to have a high sensitivity to changes in the visual environment, as their views of the proposed project would be permanent. Residents located along the eastern portion of the project site would have a higher visual sensitivity to the proposed project as there are limited intervening features in between their views of the project site. However, due to distance, intervening topography, vegetation and structures, visibility to the project site would be variable and many of the residents to the north of the project site would not be afforded views of the project site from their homes. Instead residents to the north are more likely to have partial views of the project site and visibility would ultimately be dependent on a variety of factors including but not limited to the elevation of residences in comparison to the project site and intervening features. For example, residences located to the north east and east along Spring Canyon Way would be provided a superior viewing angle to the site; however, existing vegetation provides minimal screening of the proposed project. On the other hand, residents located to the north of the site have limited, highly screened views of the site due to existing topography, structures, and development setbacks.

Visitors to and employees of the Montessori School and San Luis Rey Academy to the west are considered to have a moderate sensitivity to changes in the visual environment. Views to the project site would be partially screened by ornamental vegetation and existing structures. Similarly views from the south of the project site would be low to moderate in sensitivity to changes in the visual environment. This is attributed to the existing vegetative screening along Mission Avenue, as well as the topography of the area. It should be noted that the finished graded building pads within Planning Areas 3 and 4 would lie below the adjacent grade of both the Parish property and Chapter Lane.

Viewer Exposure

In addition to the visual factors described previously, visual resources analysis takes into account viewer exposure. The elements of viewer exposure help to define viewer perceptions resulting from a dynamic experience with the components of the viewshed. Viewer exposure varies

depending on the angle of view (i.e., inferior, normal, or superior viewing angles); viewing distance (foreground, middle ground and background); relationship to sun angle (backlighting vs. front or side lighting); the extent of visibility (i.e., whether views are panoramic or limited by vegetation, topography, or other land uses); and viewer screening conditions (e.g., whether the project facilities will be skylined on ridges, backscreened by topography and/or vegetation, or screened by structure or vegetation in the foreground). Viewer exposure also considers the duration of views based on viewer activity (e.g., travel route, residential, recreation, etc.) and often related to speed of travel (pedestrian, vehicular, or stationary). Viewer exposure is considered long term for residents, short term for travelers along roadways, and moderate for users of public trails.

Existing Visual Resources

The project is located in the San Luis Rey neighborhood within the north-central portion of the City of Oceanside. The approximately 35.59-acre site is located north of the intersection of Mission Avenue and Academy Road within the Mission San Luis Rey Historic Area. The plan area is generally bisected into eastern and western portions by the Academy Road alignment with the land west of Academy Road located within the designated Historic Area Core.

In addition to the natural characteristics of the site, a number of man-made elements contribute to the visual quality and character of the immediate project area. For example, the rectangular form, tan and white color façade and red roofs of buildings of the San Luis Rey Academy and Montessori School. Additionally, trees and other vegetation associated with these facilities provide variation and visual quality to the area.

Generally, the project site itself lacks any identifiable visual resources or prominent landforms due to its gently sloping topography; rather important visual resources exist in proximity to the project site. Perhaps the most important visual resource in the project vicinity is the Mission San Luis Rey and its associated facilities. It is identified in the City's General Plan Environmental Resource Management Element as a visual resource. Additionally, the Mission San Luis Rey Historic Area Development Program and Design Guidelines (discussed below) indicate that views of the Mission are an important visual resource, specifically from higher elevations and along Mission Avenue. Beyond the project site and immediate vicinity, viewers to the west of the project site have views to Palomar Mountain and the Peninsular Range to the east.

4.1.3 Relevant Plans, Policies, and Ordinances

State Level

California Scenic Highway Program

The California Scenic Highway Program was created in 1963 with the intent “to protect and enhance the natural scenic beauty of California highways and adjacent corridors, through special conservation treatment”. The state laws that govern the Scenic Highway Program are Sections 260 through 263 of the Streets and Highways Code. A highway may be designated scenic based on the natural landscape visible by travelers, the scenic quality of the landscape, and the extent to which development intrudes upon the views of the highway. The Scenic Highway Program includes both officially designated scenic highways and highways that are eligible for designation. A highway may be designated as scenic based upon aesthetic quality of viewable landscape, extent of views upon the natural landscape, and the degree to which development impedes these views. It is the responsibility of local jurisdictions to apply for scenic highway approval, which requires the adoption of a Corridor Protection Program (Caltrans 2011). There are no state-designated Scenic Highways within the project area.

Local

City of Oceanside General Plan

The Environmental Resources Management Element of the General Plan is a program designed to conserve the City’s natural resources including recreation and scenic areas. With regard to scenic areas, the objective of the element is to encourage the preservation of significant visual open spaces when such preservation is in the best interest of the public health, safety, and welfare. In addition, the Environmental Resource Management Element includes an inventory of present open space and scenic areas; Mission San Luis Rey is included in this inventory of visual resources.

The Land Use Element of the General Plan provides broader guidance for the treatment of scenic areas in the City of Oceanside. The Land Use Element includes the following policy:

- 3.21 Scenic Open Areas, Policy A: The City shall encourage the preservation of significant visual open areas.

Mission San Luis Rey Historic Area Development Program and Design Guidelines

Adopted by City Council in 1986, the Mission San Luis Rey Historic Area Development Program and Design Guidelines provides long range planning goals, specific design criteria, and guidelines for development proposal reviews within the Historic Area surrounding Mission San

Luis Rey and associated facilities. The document “is intended to provide a flexible design framework that will respect and compliment the Mission’s historic setting as well as to encourage high quality new development in San Luis Rey” (City of Oceanside 1986).

The Historic Area encompasses approximately a one-half mile radius around the Mission San Luis Rey property. Within the Historic Area is the Historic Area Core, which has more specific design and development guidelines intended to protect and reinforce its existing historical character. The portion of the project site to the west of Academy Road is within the Historic Area Core.

Intended to apply to all new construction within the Mission San Luis Rey Historic Area, the design guidelines encourage the use of Mission Revival and Spanish Colonial Revival architecture. Factors that influence conformance and review of projects within the Mission San Luis Rey Historic Area include proximity to Mission San Luis Rey, location relative to the Historic Core, location relative to major streets, intersections, and gateways, and views of Mission San Luis Rey and its grounds. The Mission San Luis Rey Historic Area Development Program and Design Guidelines act as a reference guide when proposals are under consideration by the Oceanside Historic Preservation Advisory Committee (OHPAC).

City of Oceanside Municipal Code – Chapter 39 Light Pollution Regulations

Chapter 39 of the City’s Municipal Code restricts the permitted use of certain light fixtures which emit undesirable light rays into the night sky. This section of the municipal code regulates the usage of lighting intended for general illumination (Class II lighting) and the usage of decorative lighting including building facade and landscape lighting (Class III lighting). For general illumination of parking lots, roadways, and security, low pressure sodium lights are permitted as are other lights of 4050 lumens or less (similar lamp types are permitted for Class III (decorative) lighting). For all use types, permitted lighting shall be fully shielded where feasible, partially shielded in all other cases and shall be focused to minimize light that would affect the night sky. Lastly, as stated in Section 39.8 (c), all Class II lighting may remain illuminated all night and pursuant to Section 39.8 (d), all Class III lighting shall be off between 11:00 p.m. and sunrise.

City of Oceanside Municipal Code – Chapter 14A Historical Preservation

Chapter 14A of the City’s Municipal Code outlines the methods of recognition, preservation, enhancement, as well as the perpetuation and use of structures, landscape features, sites and areas of the City that have historical, architectural, archeological, cultural or aesthetic significance. This section of the municipal code’s purpose is to enhance the visual character of the city by encouraging and regulating the compatibility of architectural styles within historical areas reflecting significant architectural traditions. Guidelines for site designation,

preservation incentives, Mills Act Program designations, permits and improvements are established in this section.

4.1.4 Thresholds of Significance

The significance criteria used to evaluate the project impacts to aesthetics are based on Appendix G of the CEQA Guidelines. According to Appendix G of the CEQA Guidelines, a significant impact related to aesthetics would occur if the project would:

- A. Have a substantial adverse effect on a scenic vista.
- B. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway.
- C. Substantially degrade the existing visual character or quality of the site and its surroundings.
- D. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

4.1.5 Impacts Analysis

A. *Would the project have a substantial adverse effect on a scenic vista?*

Construction of the proposed project would affect the visual environment through excavation, grading, and on-site storage of equipment and materials. While views from a scenic vista may be altered, construction would be short-term and temporary. Temporary visual impacts would include views of large construction vehicles and earth moving equipment, storage areas, and any potential temporary signage. The presence of these items within any view would not be permanent, as all construction equipment would vacate the project site upon completion of the proposed project. Therefore, construction impacts to the visual environment would be less than significant. As such, the following discussion focuses on permanent visual impacts resulting from proposed project buildout.

Both the General Plan Environmental Resource Management Element and the Mission San Luis Rey Historic Area Development Program and Design Guidelines identify Mission San Luis Rey as an important visual resource. Views of the Mission from major streets and public locations should be protected. The Mission San Luis Rey Historic Area Development Program and Design Guidelines identify key viewpoints in the Historic Area. Two long distance panoramic viewpoints are identified: (1) an open knoll high point just northeast of the Mission on the Mission grounds and (2) San Miguel Court, approximately a half mile south of the Mission grounds and south of SR-76.

Panoramic Viewpoint 1 - Open Knoll - The Open Knoll is located in the northwest portion of the Mission grounds (approximately 500 feet from the Mission San Luis Rey structure) at an elevation of approximately 108 feet above mean sea level (amsl). This viewpoint provides a direct view of Mission San Luis Rey, the open grounds to the south, and surrounding development to the north and west. The project site is east of the Mission grounds, on the opposite side of this viewpoint, approximately 0.34 mile to the east. Views of the project site would be screened by intervening structures (Mission San Luis Rey, Mission San Luis Rey Parish, Old Mission Montessori School, etc.) and existing landscaping, which includes palm, California Pepper, and other densely planted tall trees. Therefore, the project would not directly impede views of Mission San Luis Rey from this viewpoint as it is on the opposite side of Mission San Luis Rey relative to the Open Knoll. Portions of the project, including roofs, trees, and entry monumentation would potentially be visible from this viewpoint. However, as discussed in response (c) below, the project would be of similar historic architectural style, form, and color as the surrounding land uses, specifically the Mission grounds. Because the project would not screen or otherwise obstruct views of Mission San Luis Rey from this viewpoint and because the project would display a similar architectural style and character as existing development on the Mission grounds, the proposed project would have a less than significant impact on views available from Panoramic Viewpoint 1.

In addition to views of the Mission, views of Palomar Mountain and the Peninsular Range are available to the northeast from Panoramic Viewpoint 1. Palomar Mountain has a summit elevation of 6,142 feet amsl and is located approximately 30 miles northeast of the project site. The tallest structures associated with the proposed project would three-stories and would be located in the southeast portion of the project site. Two-story structures are proposed on the project site and would be located northeast of Panoramic Viewpoint 1. As viewed from Panoramic Viewpoint 1, proposed two-story development on the project site would not impede views of Palomar Mountain due to changes in elevation, intervening structures, and tall existing mature landscaping; future development would display a similar architectural style and character as existing development in the area. Therefore, the proposed project would have a less than significant impact on views available from Panoramic Viewpoint 1.

Panoramic Viewpoint 2 - San Miguel Court - This viewpoint is located south of the Mission grounds and is at a higher elevation. San Miguel Court is at an approximate elevation of 250 feet amsl and the Mission grounds are at an approximate elevation of 95 feet amsl gently sloping south to approximately 70 feet amsl at the Mission Avenue frontage. Panoramic Viewpoint 2 is located at the northern end of the residential roadway and cul-de-sac San Miguel Court. While a pedestrian sidewalk at the perimeter of the cul-de-sac is available at the viewpoint, the undeveloped land beyond the cul-de-sac is fenced off, preventing any access.

When facing north to view Mission San Luis Rey, a small earthen mound lies immediate to the right. It provides views to the majority of the Historic Area to the north of SR-76, hills, and distant Palomar Mountain and Peninsular Range. As with the view from the open knoll on the Mission grounds, the project site does not lie within the direct line of site from San Miguel Court to Mission San Luis Rey. Relative to the view of the Mission San Luis Rey to the north, the project site would lie to the east. Therefore, the proposed project would not obstruct views of Mission San Luis Rey from San Miguel Court.

Ivey Ranch Park and portions of the Mission San Luis Rey Parish grounds lie between this viewpoint and the project site. However, due to elevation differences (Ivey Ranch Park at an approximate elevation of 70-80 feet amsl), intervening land uses would not likely screen views to the project site from this viewpoint. Also due to elevation differences, the project is also not anticipated to obstruct views of hills, mountains, and other distant natural visual resources beyond the Historic Area. However, the depending on the location of the viewer, the previously mentioned earthen mound would potentially screen land generally east of the Mission grounds that are at a lower elevation, including the project site. However, from certain locations in San Miguel Court, the project site would be visible; therefore the views from this scenic vista would be altered by development of the currently vacant project site.

The proposed project would be of similar bulk and scale as surrounding residential development. The majority of the proposed project would be developed as medium density residential, with the high density residential (Planning Area 2) located nearest SR-76 and away from the Mission grounds. As discussed in response (c) below, the project proposed an architectural style and landscaping plan that would complement the theme of the Historic Area through use of Early California/Mission, Spanish Ranch, Monterey, and Irving Gill styles and plant species that fit the historic theme, such as the California Pepper Tree. Therefore, the proposed project would have less than significant impacts on views available from Panoramic Viewpoint 2.

B. Would the project substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?

There are no designated state scenic highways in the immediate project vicinity. The segment of State Route 76 that lies adjacent to the project site has not been designated by the City of Oceanside as a scenic route, even though it is eligible for state scenic designation; therefore, since the local jurisdiction has not applied for scenic highway approval from Caltrans, the portion of SR-76 within the City of Oceanside is not a designated state scenic highway. Further, the County of San Diego designates only the portion of SR-76 from Interstate 15 east to the City of Oceanside boundary as a scenic corridor (County of San Diego 2011). Therefore, no impacts to scenic resources within a state scenic highway would occur. There are no existing rock outcroppings or historic buildings located on the project site.

Removal of existing trees would be minimized to the extent feasible. As discussed in Section 4.3, Biological Resources, existing trees on site consist of ornamental plants with limited habitat value. Proposed landscaping throughout the project site, which would replace any existing trees that would be removed, is intended to complement and enhance the site by establishing a distinct identity complementary to that of the Mission San Luis Rey Historic Area. Landscaping would be composed of native drought tolerant and riparian species that would be site specific and ecologically appropriate. Analysis regarding the proposed project's aesthetic compatibility with the Mission San Luis Rey Historic Area can be found in response (c). Therefore, impacts would be less than significant.

C. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

As mentioned in response (a) above, any aesthetic impacts resulting from construction of the proposed project would be short-term and temporary in nature. As such, the following discussion on visual character focuses on long-term and permanent impacts resulting from proposed project buildout.

Mission San Luis Rey Historic Area Development Program and Design Guidelines Consistency

The Mission San Luis Rey Historic Area Development Program and Design Guidelines serve as the primary planning document for the area surrounding Mission San Luis Rey, including the project site. As the intent of the Historic Area Design Guidelines is to ensure preservation of historic aesthetic resources provided by Mission San Luis Rey and its associated facilities while providing architectural and visual guidelines to new development, the proposed project's impact on the existing visual character of the Historic Area will be assessed by level of consistency with the Historic Area Design Guidelines. General consistency with the overall goals and objectives of the Mission San Luis Rey Historic Area Development Program and Design Guidelines can be found in Section 4.9, Land Use and Planning. The analysis of visual and architectural consistency with the Historic Area Design Guidelines shall occur to the extent practical with the overall Community Design Guidelines under the proposed PD Plan. It should be noted that future specific Planning Area Development Plans would be required to undergo review; at such a time, more specific architectural and visual design would be available. The Community Design Guidelines found in the proposed PD Plan are drafted to consider the context of the Mission San Luis Rey Historic Area and complement the significance of its visual character. Because the proposed project would require approval by City Council, it is within City Council's judgment as to whether the intent is achieved.

Overall, horizontal building orientation is achieved through one and two-story structures. Ground-level plate heights taller in appearance than upper story plate heights would further aid in achieving an aesthetic horizontal building orientation. While the project does propose three-story structures, they would be located only in Planning Area 2, outside the Historic Area Core

and further away from the Mission grounds. The Mission San Luis Rey Historic Area Development Program and Design Guidelines do not directly prohibit the development of three-story buildings; rather such proposed structures are considered on a case by case basis by the City. Attached dwelling units (e.g., cluster housing) would include cohesive primary building elevation elements along the “edge” of the properties. These elements include courtyards, entry walkways, loggias, and paseos. In this way, building form, mass, and height would be consistent with the Historic Area Design Guidelines.

The proposed project includes several Community Design Guidelines to encourage varying setbacks based upon adjacency to other properties, open space, and community amenities. Varied setbacks would be provided for different elements of a structure, such as porches, garages, and second floor elements, to discourage building massing from becoming too “boxed-out”. Setback requirements are included as part of the proposed PD Plan. Mission Avenue is identified as a Major Street, and therefore has more specific setback requirements. The proposed project does not include any building frontages along Mission Avenue. Mission Avenue along the project site boundary would be improved to include a meandering sidewalk, landscaping, and a Community Park at the southwest corner of the project site. All buildings along the southern edge of the project site would be located 25 feet from Mission Avenue and would be separated by include a meandering sidewalk, landscaping, perimeter wall (no less than ten feet from the curb), and a Community Park at the southwest corner of the project site. The proposed setbacks along the Mission Avenue frontage would be consistent with the Historic Area Design Guidelines.

The proposed project would utilize traditional architectural forms including: Early California/Mission, Spanish Ranch, Monterey, and Irving Gill (abstract mission style). Specific architectural guidelines found in the proposed PD Plan align with those encouraged in Historic Area Design Guidelines. Exterior building walls would be a smooth stucco finish, while a lace stucco finish is strongly discouraged. Roof pitches would range from 2:12 to 6:12 as encouraged in the Historic Area. “U” shaped concrete barrel roofing tiles would be utilized and “S” tile would be utilized on appropriate roofs. Recessed windows are encouraged under the proposed PD Plan and would not include reflective metal frames or highly reflective glass materials. Shelves for pottery and divided multi-paned windows are also encouraged. All architectural styles of the proposed project would utilize recessed entry ways and windows to give the appearance of the substantial and thick exterior walls. Primary entry doors would appear taller than a standard door; all proposed architectural styles typically use arched entry doorways. Garages would match the features of the residences and would also be multi-paneled and recessed. Perimeter and low seating walls would be a minimum eight inches thick. The low seating walls would be two feet in height and utilized for planters, landscaping, and as appropriate for common open space; the perimeter wall would be five to six feet in height and would be lower along the Community Park. Both types of walls would have a smooth finish, crown mortar caps, and intermittent pilasters. Fencing is also proposed for internal privacy

between residences. This internal fencing would feature traditional elements, including arched rails, decorative finials, and matte finishes. In general, through utilization of the above mentioned four architectural styles, the proposed project would be consistent with the architectural guidelines of the Historic Area.

The Historic Area Design Guidelines provide guidelines on circulation, parking, and paving; to the extent that these guidelines relate to aesthetics is, the Mission Avenue frontage as it is the only identified Major Street that would be affected by the proposed project. The setback requirements along the Mission Avenue frontage (ten feet minimum from curb for buildings and walls) would be achieved through a 25 foot average building setback and a minimum perimeter wall setback of ten feet. Both buildings and the perimeter wall would be separated from Mission Avenue by a pedestrian sidewalk and landscaping. Portions of the sidewalk would also be setback five feet from the curb. The project site would not be located at any identified gateway entrances to the Historic Area or at any identified special intersections and therefore need not make special design consideration for guidelines pertaining to either item. Additionally, entry into the Historic Area occurs further east of the project site along Mission Avenue, south of SR-76, as identified in the Historic Area Design Guidelines. While portions of the project site boundary may also share a boundary with the Historic Area (specifically the northeastern portion), the Historic Area extends east of the project site where potential for gateway entrances along Major Streets may occur. Any parking proposed beyond private garages (i.e., on street parking) would be located within the project site on private roadways, outside of public view from Major Streets such as Mission Avenue. No large parking lots that would substantially affect visual character are proposed.

As proposed, the project includes a Conceptual Landscape Plan as a preliminary plan for major frontages associated with the project site. Landscaping within the Planning Areas would be determined upon proposal of specific future Development Plans. General consideration for landscaping includes the use of native drought tolerant species. Specifically, along the Mission Avenue frontage, California Pepper Trees would be planted in groups to be consistent with the historic precedence of this plant species in the Mission San Luis Rey Historic Area. The proposed plant palette would be comprised of species identified within the Historic Area Design Guidelines and any additionally proposed plant species would be subject to the approval of the City. Visually, the plants species used would complement the historic theme and already established plantings of the surrounding area.

As stated previously, the overall intent of the Community Design Guidelines found in the proposed PD Plan is to establish architectural and landscape guidelines that complement the Mission San Luis Rey Historic Area Development Program and Design Guidelines. Generally, the four base architectural styles (Early California/Mission, Spanish Ranch, Monterey, and Irving Gil) have characteristics representative of the historic mission style as outlined in the Historic Area Design Guidelines. Future specific Development Plans for each Planning Area would be

subject to additional review for consistency with the proposed PD Plan. The discussion above demonstrates that the proposed project is generally consistent with the Mission San Luis Rey Historic Area Development Program and Design Guidelines; anything considered a deviation would be subject to the approval of the City. With the proposal achieving consistency with the Mission San Luis Rey Historic Area Development Program and Design Guidelines with regard to aesthetic and architectural style, preservation and enhancement of the visual character of the area would be assured. Visual character would not be adversely affected by the proposed project and impacts would thus be less than significant.

Viewshed Analysis

In addition to the consistency analysis presented above, a viewshed analysis was performed to identify where views of the proposed project would be available from in the surrounding area. Locations from within the viewshed were selected as representative viewpoints to the project site and visual simulations from these locations were prepared to depict the visual change anticipated to occur as a result of implementation of the proposed project. In addition to these representative viewpoints, the anticipated visual change associated with the proposed project as viewed from surrounding roadways is discussed below.

Views from Surrounding Development

Views from surrounding residential development would be considered highly sensitive due to permanent viewer exposure of the project to residents of River Ranch Homes to the east and San Luis Rey Homes to the north.

River Ranch Homes

Figure 4.1-1 shows the existing view on Morgan Creek Way facing west towards the project site and Spring Canyon Way within the River Ranch Homes community. Figure 4.1-1 also shows the same view with a conceptual visual simulation of single family detached residential development within Planning Area 1 of the project site. As shown in the figure, the existing view of the project site has minimal screening by vegetation and is separated by a perimeter wall. The view is largely comprised of the gently rolling vacant land covered by seasonal grasses. The tops of existing mature landscaping surrounding the Mission grounds are visible beyond the project site. From this viewpoint, Mission San Luis Rey is not visible.

Figure 4.1-2 shows the existing view and a visual simulation of the proposed development on Spring Canyon Way facing south within the River Ranch Homes community. It should be noted that Spring Canyon Way is visible in the foreground of the view from Morgan Creek Way shown in Figure 4.1-1. The project site is to the left beyond the perimeter wall and its grounds are not visible from this viewpoint. Under existing conditions, the view facing south on Spring Canyon

Way is dominated by the River Ranch Homes community. In the distance, tops of the hills and vegetation are visible.

As shown in the visual simulation of project development shown in both Figures 4.1-1 and 4.1-2, the currently vacant project site would be developed and two-story single-family residences would be visible. However, the design elements of the proposed project would ensure that the visual character of the area would be compatible with the existing development of River Ranch Homes. Planning Area 1 would introduce two-story single family residential dwelling units of similar bulk and scale as those within the River Ranch Homes community. The proposed Community Design Guidelines would encourage an architectural style that would be similar to the surround community in color and form. Native and naturalized landscaping would be planted along the eastern edge of Planning Area 1, outside of the easement area and upon maturation would provide long-term visual screening. While the proposed project would screen views of existing landscaping on the Mission grounds, proposed landscaping associated with Planning Area 1 would be similar and upon maturation, would display a similar form and overall character as existing landscaping. Therefore, the proposed project would introduce development that would be visually compatible with the existing River Ranch Homes neighborhood. As such, impacts to existing visual character and quality would be less than significant.

San Luis Rey Homes

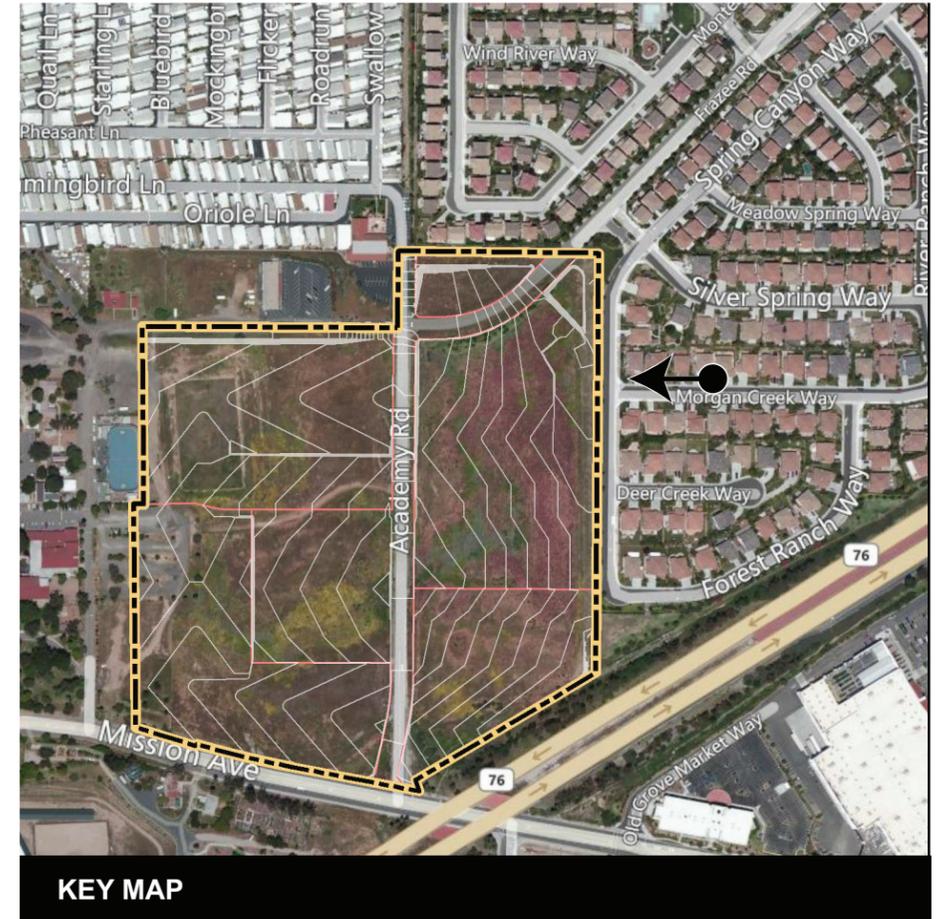
Figure 4.1-3 shows the existing view of the project site and a visual simulation of the proposed development from the intersection of Academy Road and Chapter Lane, at the entrance of San Luis Rey Homes. As shown in the figure, a small, raised portion of the undeveloped project site in the southwest corner of the Academy Road and Chapter Lane intersection prohibits any distant views in that direction. The existing tall trees associated with the landscaping south of Frazee Road are visible. Additionally, the residential development just south of SR-76 are visible in the distance above Academy Road. Generally, this view is characterized by the existing Frazee Road barricade, undeveloped entrance to Chapter Lane, and lack of visual cohesiveness; this results in an overall lack of visual quality.



EXISTING VIEW



PROPOSED VIEW



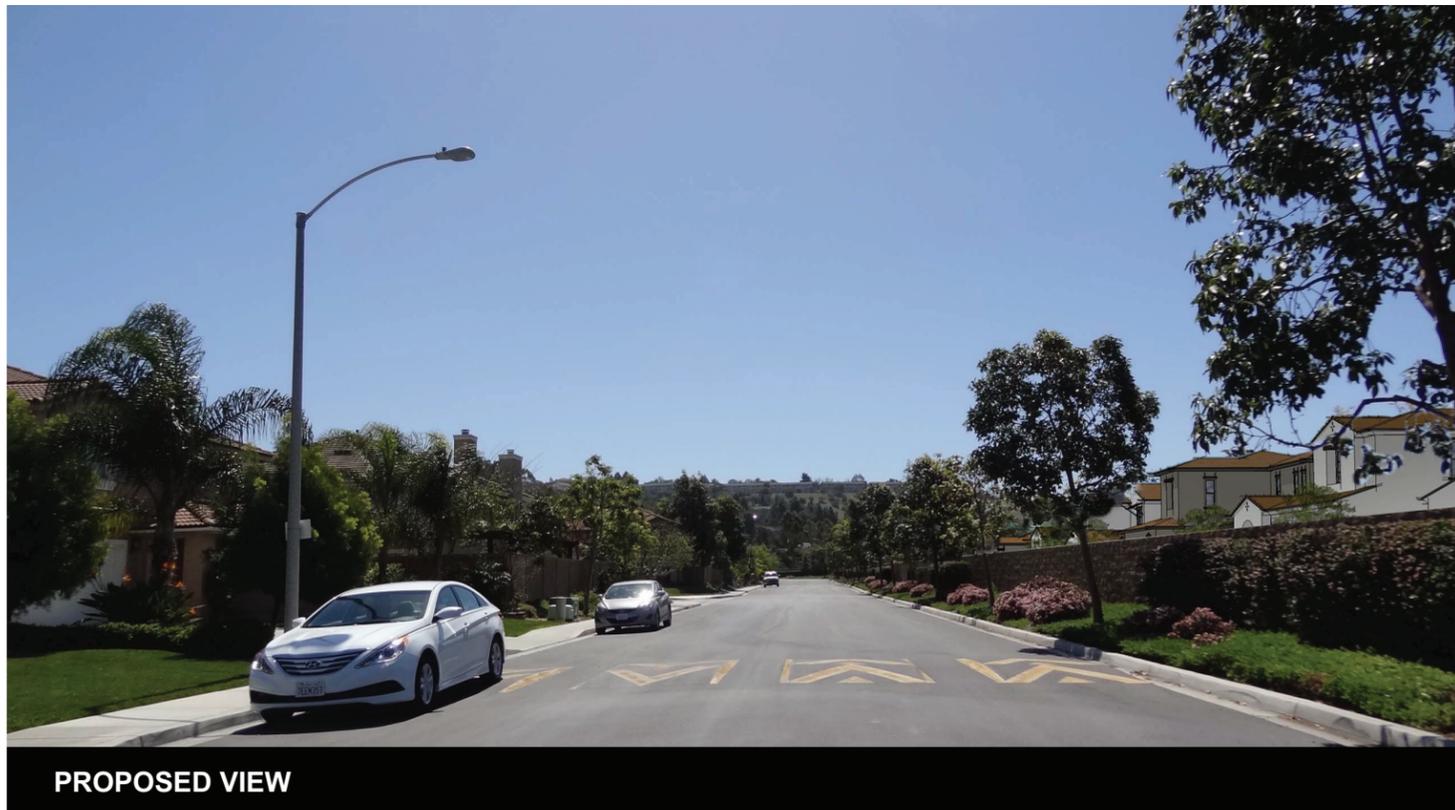
KEY MAP

**FIGURE 4.1-1
View from Morgan Creek Way – Existing and Proposed**

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EXISTING VIEW



PROPOSED VIEW



KEY MAP

FIGURE 4.1-2
View from Spring Canyon Way – Existing and Proposed

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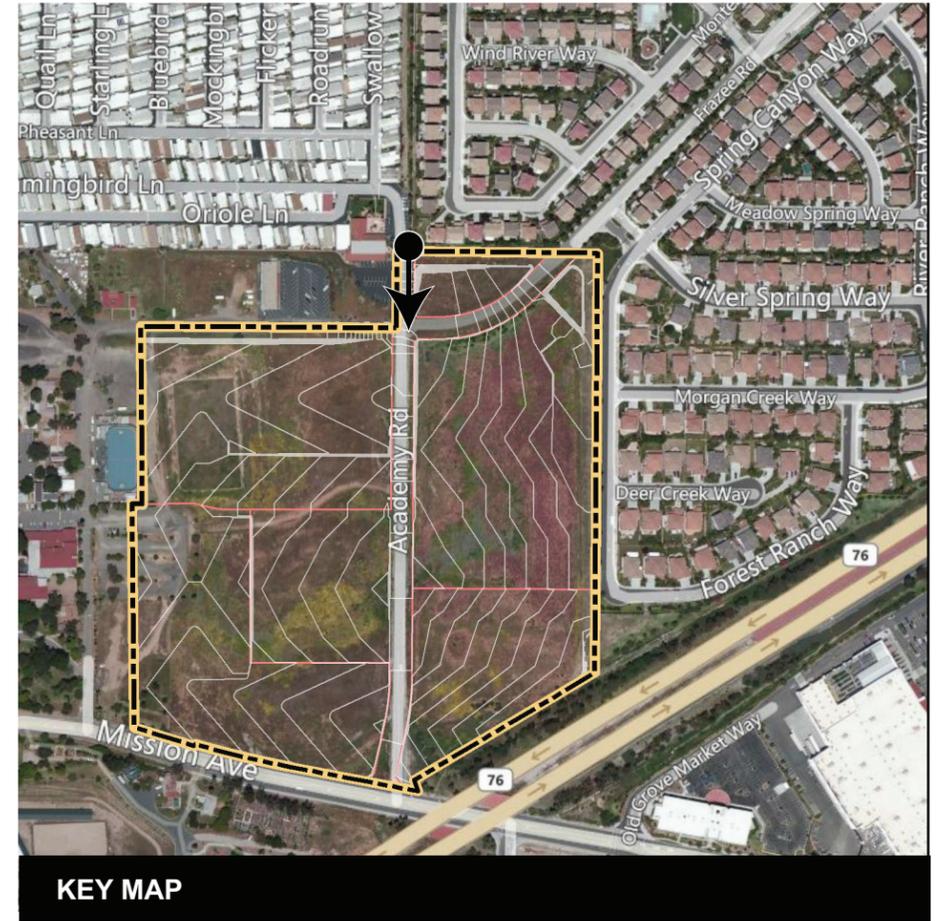


FIGURE 4.1-3
View from San Luis Rey Homes – Existing and Proposed

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As shown in the visual simulation of the project development in Figure 4.1-3, the proposed project would result in a high visual change when compared to the existing conditions. This is due to the absence of significant views of land beyond the visible project site. As such, viewers at this location would have a direct and uninterrupted view of the proposed development. Specifically, the northern edges of Planning Area 1, the northeastern corner of Planning Area 2, and the proposed improvements to Academy Road, Frazee Road, and Chapter Lane would be visible. The proposed landscaping and structures would add a bulk, scale, and massing that is not present in the existing view conditions. While the project would result in a high visual change, the project would enhance the visual quality of this view by introducing aesthetically cohesive plantings, structures, and roadway improvements when compared to the existing visual environment. The variations in housing product type, form, and massing of structures proposed for Planning Area 1 versus Planning Area 2, as well as plantings would provide for visual interest. While the existing trees to the south of Frazee Road would be removed, it would be replaced with plantings as part of the overall Conceptual Landscape Plan, resulting in more visually cohesive landscape plantings along the edge of roadways. Due to the general lack of visual quality, the proposed project would visually enhance views from this location. Therefore, impacts would be less than significant.

Views from Roadways

SR-76

Figure 4.1-4 shows the existing view and a visual simulation of the proposed development that motorists travelling westbound on SR-76 would have of the project site. As shown in the figure, existing tall landscape plantings partially screens views of the project site. Portions of River Ranch Homes, San Luis Rey Homes, and the Alano Club are visible in the distance. The tall existing landscaping associate with the parish property substantially screens views of existing parish structures from this viewpoint. The distance ridgelines of mountains (likely Camp Pendleton) are also visible.

Motorists travelling on SR-76 have direct temporary views of the project site generally from the bridge at Mission Avenue (where the noise attenuation wall ends) to approximately 900 feet west of the SR-76/Old Grove Road intersection. Due to the elevation of SR-76, relatively wide and large views of the project site are available from this roadway. Motorists on the portion of SR-76 that comprises the bridge across Mission Avenue would have a brief unobstructed view of the project site while views to the project site from SR-76 west of the bridge are obstructed by mature landscaping within the Caltrans right-of-way to the north. While the proposed project would alter existing views by developing a large, rectangular vacant site with two- and three-story residential structures, the proposed project would utilize an architectural style and landscaping to complement the existing theme of the Historic Area. In addition, the form, color and style of proposed residential structures would be similar to the neighboring development of

River Ranch Homes, which is also visible from this portion of SR-76. Also, implementation of the Conceptual Landscape Plan and the introduction of new native landscaping along the southern edge of the project site (Mission Avenue Frontage and the southern edge of Planning Area 2) would partially screen the new residential structures and would enhance the visual quality of the vacant, undeveloped site as viewed from SR-76. Lastly, implementation of the Conceptual Landscape Plan would complement existing mature landscaping and would provide for additional screening of the project structures as viewed from SR-76.

As shown in the visual simulation on Figure 4.1-4, the three-story structures proposed in Planning Area 2 would lie approximately 100 feet from the northern edge of SR-76. The proposed three-story dwelling units would introduce structures with bulk and scale greater than that of existing neighboring development. Due to the elevated location of SR-76 above the topography of the project site, visual impacts from structure height would be lessened. Additionally, the distance ridgelines would remain visible to motorists travelling along SR-76. Therefore, the proposed project would not substantially adversely affect the visual character of the area when viewed from SR-76 and impacts would be less than significant.

Mission Avenue

Figure 4.1-5 shows the existing view and a visual simulation of the proposed development from just south of the project site along Mission Avenue, looking northwest. As shown in the figure, the existing empty and undeveloped project site is fully visible and prominent. Other visible elements of the foreground include utility poles, a sign for the Parish property, and the unimproved sidewalk along the north side of Mission Avenue. Beyond the project site, the existing tall and mature trees associated with landscaping on the Parish property is visible. This existing vegetation visually screens the majority of the Parish buildings. Due to the lack of intervening vegetation and topography, the Alano Club's white building is fully visible from this vantage point. In the distance, mountains and other ridgelines are visible.

The Mission San Luis Rey Historic Area Development Program and Design Guidelines also identify short distance views from major streets as important viewpoints. Mission Avenue is the only identified major street that would be affected by the proposed project. Currently, the views along this corridor towards the Mission grounds are dominated by the existing mature landscaping that surround Mission San Luis Rey Parish and the Old Mission Montessori School beyond the vacant project site and utility poles directly adjacent to Mission Avenue. Views of Mission San Luis Rey and associated structures on the Mission grounds are routinely screened by existing landscaping.

Figure 4.1-5 also provides a visual simulation of the proposed project from this viewpoint along Mission Avenue. From this viewpoint, the one-acre park and residential units proposed to be located in Planning Area 4 would be directly visible. The proposed residential units of Planning Area 4 would completely screen all existing views of the vegetation associated with the Parish



EXISTING VIEW



PROPOSED VIEW



KEY MAP

FIGURE 4.1-4
View from State Route 76 – Existing and Proposed

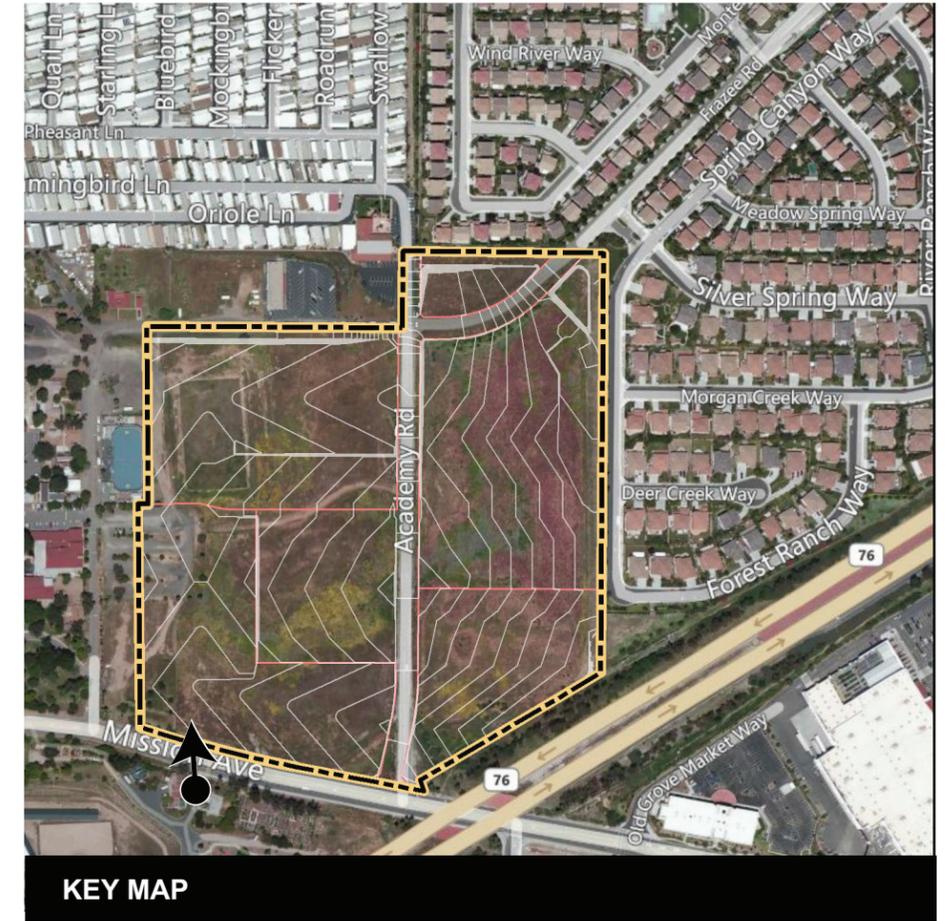
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EXISTING VIEW



PROPOSED VIEW



KEY MAP

FIGURE 4.1-5
View from Mission Avenue, West – Existing and Proposed

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property, the Alano club, and mountains. The utility lines would be removed and the sidewalk improved as part of the development of the proposed project. While the project would screen views of existing landscape, no existing, direct views of the important historical structures would be obstructed. In addition, with implementation of the proposed Conceptual Landscape Plan, plant species currently supported on the Mission grounds including the California Pepper Tree would be installed along the Mission Avenue frontage. The Mission Avenue frontage would also include the proposed Community Park at the southwest corner of the project site. The location of the Community Park would provide an additional and substantial setback along the Mission Avenue frontage which would provide a visual open space along the corridor. Proposed residential structures and their location relative to the park are shown on Figure 4.1-5. As shown in the figure, the park and proposed landscaping provides a substantial setback and visual screen for residential units nearest the Parish property and Mission grounds along Mission Avenue, while providing open space connectivity to the Parish property.

While the proposed project would introduce new residential structures to this corridor, residences would display a similar bulk and scale as existing development in the area and the introduction of landscaping would partially screen these structures. In addition, residential structures would have an average 25-foot setback from Mission Avenue and would be separated by a pedestrian sidewalk, native landscaping, and a low perimeter wall. When compared to the existing condition of the vacant project site and unimproved Mission Avenue frontage, the introduction of landscaping, a pedestrian sidewalk and other project features would improve the visual quality along this corridor. As discussed above, the proposed project would be consistent with the architectural theme of the Historic Area and would complement the visual character of the Mission grounds. Therefore, impacts to the existing visual character along Mission Avenue would be less than significant.

D. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

As indicated in Chapter 3 Project Description, lighting will be provided in each project area in relation to buildings, shared community facilities, and parking. While specific lighting fixture type and location would be determined with future Planning Area specific Development Plans, the proposed project includes general lighting considerations to ensure new light sources do not result in substantial effects. These considerations are:

- Appropriate fixture proportions would be considered in relation to the scale of the building or structure.
- Lighting should complement architectural elements, changes in material of the ground plane, and landscape. The proposed fixtures would be proportional to the scale of the structures on which they are installed.

- All fixture illumination should be directed downward.
- Street lighting should be utilized to the minimum extent possible to provide a safe community, but also to enhance neighborhood character.
- All lighting standards should be hooded and designed to prevent light spillover.

In addition to the lighting considerations of the proposed PD Plan, adherence to the City's Municipal Code would be required. While the Mission San Luis Rey Historic Area Development Program and Design Guidelines includes lighting guidelines, these must also comply with the legal requirements set forth by the City's Municipal Code.

Design considerations regarding lighting listed above are intended to comply with the standards of the Mission San Luis Rey Historic Area Development Program and Design Guidelines' standards for lighting. The architectural style of lighting fixtures would complement the historic theme of the proposed project and the surrounding Mission Historic Area. Lighting fixtures would be chosen to fit the proposed architectural styles (Early California/Mission, Spanish Ranch, Monterey, and Irving Gill), which are consistent with the Mission San Luis Rey Development Program and Design Guidelines as described above.

Chapter 39, Light Pollution Regulations, of the City's Municipal Code is intended to restrict the use of certain exterior lighting fixtures that result in nighttime illumination. The Light Pollution Regulations identify low pressure sodium lamps as the preferred lighting type, shielding requirements per lamp type, and permitted hours of operation. Permitted hours of operation depend on the lighting type and use. Lighting types excepted to be utilized for the proposed project include: Class I (specifically lighting for outdoor recreational facilities), Class II (include general safety and security lighting for walkways and private roadways), and Class III (decorative lighting). All Class I and Class III lighting that would be developed as part of the proposed project would be required to be shut off between 11:00 p.m. and sunrise, while all Class II lighting may remain on throughout the night. As the proposed project would be required to comply with the Light Pollution Regulations in order to obtain necessary building permits from the City, impacts from lighting would be less than significant.

The use of reflective building materials and finishes, as well as reflective lighting structures and metallic surfaced would be minimized to the extent feasible so as to impede the creation of project-generated glare. As stated in the proposed PD Plan, exterior building materials and finishes would be designed to complement the historic surrounding area by avoiding bright colors and non-earth tones, and utilizing stucco finishes. The community design guidelines specified in the proposed PD Plan identify reflective metal frames and large, uninterrupted expanses of glazing and/or reflective glass as inappropriate treatments. Due to the overall use of earth-toned colors and minimization of large reflective surfaces, impacts to glare would be less than significant.

4.1.6 Mitigation Measures

The proposed project would result in less than significant impacts to aesthetics; therefore, no mitigation is required.

4.1.7 Level of Significance After Mitigation

The proposed project would result in less than significant impacts to aesthetics; therefore, no mitigation is required.

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