

Aesthetics Technical Report  
Viewshed Delineation, Methods, KOP Selection Process, and  
Design Visualizations  
for  
The Safari Highlands Ranch Project  
May 17, 2017



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Attachment B – cKOP Field Notes

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# Methods, Objectives, and Definitions of the cKOP Sensitivity Matrix

## Introduction

The candidate key observation points (cKOPs) sensitivity matrix was developed as a method to quantitatively identify vantage points that are the most sensitive through the use of the five criteria identified for the project's San Pasqual visual sphere of influence (VSOI). This scientific method is called multi-criteria decision analysis. Values assigned to each criterion for each of the 22 identified cKOPs are explained below and followed by the quantitative matrix. Each cKOP is characterized in Attachment A. The goal of this analysis is to select a representative number of cKOPs to elevate to key observation points (KOP) that will be used to analyze the project's potential impacts to visual receptors in the VSOI. The five criteria used to assess visual sensitivity to the 22 identified cKOPs are defined and quantified below.

## Criteria definitions

**Proximity:** Each cKOP is assigned a value based on the distance between the cKOP and the nearest proposed residence. The rationale is that as distance increases the project will become a smaller element in each cKOP's viewshed. Also with increased distance, the project's details will become less perceptible. The closer a cKOP is to the project the more the project's footprint will occupy the visual receptor horizontal field of view. The proposed project has a large footprint. Foreground views typically require multiple 40° view frames (50 mm focal length equivalent) to encompass the entire project footprint. Table 1 below quantifies distance zones. Table 2 quantifies each cKOPs distance from the closest proposed residence to the hundredth of a mile.

Table 1: Distance Zones

Distance Zone	Quantifier	Count	Value
Immediate Foreground	0 - 300 yards (0.17 mi.)	0	5
Foreground	0.17 mi - 0.50 mi.	7	4
Middleground	>0.50 mi. - 1.0 mi.	8	3
Background	1.0 mi. – 2.0 mi.	5	2
Distant Background	<2.0 mi	2	1

Table 2: Distance from cKOP to Nearest Proposed Residences (miles)

cKOP #	Distance	cKOP #	Distance	cKOP #	Distance	cKOP #	Distance
cKOP 1	0.47	cKOP 7	2.24	cKOP 13	1.49	cKOP 19	0.39
cKOP 2	0.37	cKOP 8	2.19	cKOP 14	0.60	cKOP 20	0.80
cKOP 3	0.42	cKOP 9	0.92	cKOP 15	0.40	cKOP 21	0.73
cKOP 4	0.89	cKOP 10	1.83	cKOP 16	0.47	cKOP 22	1.80
cKOP 5	0.55	cKOP 11	1.41	cKOP 17	0.51		
cKOP 6	0.45	cKOP 12	1.47	cKOP 18	0.51		

**Duration:** Amount of time the proposed project will be in a cKOPs occupied viewshed. This criterion is landscape specific and is quantified in the following table. The longer the proposed project is visible from each cKOP, the more visual intrusion is construed and the higher the value, as shown below (Table 4).

Table 3: Quantification of Duration Values

Duration	Quantifier	Value
Long	>6 hours	5
Moderate	3 – 6 hours	4
Moderately short	1 – 3 hours	3
Short	10 minutes – 1 hour	2
Transitory	>10 minutes	1

**Scenic Quality:** Baseline scenic quality from the cKOP towards the project. This criterion is landscape specific. For example, a residence in the Rancho LCU with a backyard view of the Eagle Crest Golf Course which then transitions to the Open Space LCU and the rocky silhouette of the eastern horizon would have a higher baseline scenic quality than a cKOP in the same LCU that is on an interior street that has intermittent views of the same horizon.

**Viewer Sensitivity:** Sensitivity values are determined primarily by the type of activity engaged in at the cKOP. For example, a commuter or a ranch hand will be less aware of or concerned about landscape change than a recreationist using leisure time to enjoy a familiar natural landscape setting. Given the concern about visual intrusion voiced by stakeholders at the project's scoping meetings residential views regardless of cKOP's baseline scenic quality value and the project's topographically superior position will be given the highest value. Recreationists are considered sensitive visual receptors. The recreation

opportunity spectrum in the visual sphere of influence is diverse considering the preponderance of private land and the historical agricultural fabric of the VSOI. Recreational opportunities in the San Pasqual VSOI include:

- Battlefield State Historic Park and the San Diego Archaeological Center
- The San Diego Zoo's Safari Park
- The Eagle Crest Golf Course
- The Community Center and adjacent open space park in Rancho San Pasqual
- The City parks in the Eastern Escondido LCU

Other sensitive vantage points include SR-78 which is a County designated scenic route and the San Pasqual Indian Cemetery east of the San Diego Archaeology Center in Battlefield Historic State Park.

**Number of Viewer:** *The number of viewers at the cKOP.* This criterion is also landscape specific. For example, SR-78 has the highest number of potential receptors, while a backcountry road or an unmaintained recreational trail have the fewest receptors.

**LCUs:** *Landscape Character Units are used to divide the visual sphere of influence into manageable units that have similar landscape values and receptor types.* They are often equated to outdoor "rooms" that each has its own unique character. Sometimes boundaries between LCUs are transitional. For instance the boundary between the East Escondido and the Agricultural LCU is transitional and not sharply defined. Other times the LCU boundary is distinct like the property line of the State Park LCU. The seven identified LCUs are listed in Table 3. The LCUs are further described and characterized in Attachment C, LCU Characterizations.

**Total:** *The summation of the 5 criteria that quantitatively define each cKOP's relative sensitivity.* The higher the total value the more sensitive the cKOP is considered.

**Rank:** *cKOPs are ranked based on the summation of the 5 sensitivity criteria.* A T- preceding a number in the Rank column indicates a tie with another/other cKOP(s).

Table 4: Quantitative cKOP Sensitivity Matrix

Rank	cKOP	LCU	Proximity	Duration	Scenic Quality	Viewer Sensitivity	Number of Viewers	Total
1	cKOP 19	Eagle Crest LCU	4	5	5	4	4	22
T-2	cKOP 3	Ranchos LCU	4	5	3	5	3	20
T-2	cKOP 4	Ranchos LCU	3	5	4	5	3	20
T-2	cKOP 14	Ranchos LCU	4	5	4	5	2	20
T-2	cKOP 5	Ranchos LCU	3	5	3	5	4	20
T-2	cKOP 6	Ranchos LCU	4	5	4	5	2	20
T-2	cKOP 16	Ranchos LCU	4	5	4	5	2	20
T-3	cKOP 2	Ranchos LCU	4	5	3	5	2	19
T-3	cKOP 10	Agricultural LCU	2	3	4	5	5	19
T-3	cKOP 11	Agricultural LCU	2	5	5	3	4	19
T-3	cKOP 15	Ranchos LCU	4	5	3	5	2	19
T-3	cKOP 20	Eagle Crest LCU	3	4	4	5	3	19
T-3	cKOP 21	Eagle Crest LCU	3	5	4	4	3	19
T-4	cKOP 12	E. Escondido LCU	2	5	5	5	1	18
T-5	cKOP 1	Open Space LCU	4	2	5	5	1	17
T-5	cKOP 7	Agricultural LCU	1	5	4	5	2	17
T-5	cKOP 17	Agricultural LCU	3	3	4	5	2	17
T-5	cKOP 18	Eagle Crest LCU	3	4	3	4	3	17
T-6	cKOP 8	Agricultural LCU	1	5	3	5	2	16
T-6	cKOP 9	Agricultural LCU	3	2	4	3	4	16
T-7	cKOP 13	E. Escondido LCU	2	2	4	3	2	15
T-7	cKOP 22	State Park LCU	2	2	5	5	1	15

**Conclusions:** The cKOPs that will be elevated to KOPs and used in the EIR for the analysis of potential aesthetics impacts for the Safari Highlands Ranch project are highlighted in Table 4. The rationale for resolving tied totals and rankings are explained below.

A close examination of the Total and Rankings columns in Table 5 reveals that of the majority of the cKOPs with the highest value and rank are located in the Ranchos LCU. This is somewhat predictable because the cKOPs in the Ranchos LCU scored high values in the criteria of Proximity, Sensitivity, and Duration, typical of residential views.<sup>1</sup>

To ensure the visual simulations selected for inclusion in the EIR represent a reasonable range of potentially affected views, the views elevated to KOP status will be the highest-ranking views from each LCU. One KOP will be from

each of the adjacent residential communities of Rancho Vista Monte and Rancho San Pasqual. This is because their perspective of the project is different.

cKOP 19 had the highest score in the matrix and although the cKOP is located in the Eagle Crest LCU, it is also representative of the approximately 20 residences on Old Ranch Rd. between Rosewood Ln. and Plum Tree Ln. in the gated community of Rancho San Pasqual. cKOP 19 will represent Rancho and the Eagle Crest LCUs.

cKOP 14 is from Vista Monte Glen in the gated community of Rancho Vista Monte which is south of the proposed project. KOP 14 was tied with cKOP 16 of the three cKOPs in that development. cKOP 14 was chosen over cKOP16 because it has views toward the project that are less obstructed by the built environment.

cKOP 1 will represent the Open Space LCU. cKOP 1 is unique in that it is nearly at the same elevation as the proposed project and affords what is known as a “normal” perspective. All of the other cKOPs in the San Pasqual VSOI are at a lower topographic elevation and are looking up at the proposed project. These “inferior” perspectives have the effect of allowing visual receptors to only see the proposed structures on the outer perimeter of the development. Many of the interior structures are screened from view by the perimeter structures and topography. When a receptor is at a similar elevation, more homes are likely to be visible. This concept is demonstrated graphically in Figure 1 (viewshed delineation) where the areas in the Ranchos LCU will see from 0-100 homes and areas that are at similar or higher elevations, like cKOP 1, will be able to see 2-4 times as many structures. Even though the portion of the Open Space LCU has very few receptors, its distinctive perspective is important to show what receptors outside of the valley floor can expect for visual change in their viewshed with project implementation.

cKOP 20 will be elevated to KOP status and evaluated in the Aesthetics section of the EIR. Although cKOP 20 is in the Eagle Crest LCU it is representative of the view afforded 150 feet south at the San Pasqual Union school across Rockwood Road. The school is one of the few locations in the San Pasqual VSOI that could be construed as a local gathering place where parents drop off and pickup their children from school. cKOP 10 (taken from the SR-78 and San Pasqual Road intersection) is tied for the highest score in the Agricultural LCU and will represent the Agricultural LCU. This cKOP was chosen over cKOP 11 because it has the highest value of number of viewers in the VSOI and SR-78's scenic designation.

scenic designation. The view quintessentially represents the historic agricultural landscape fabric of the San Pasqual Valley; a large ranch in the foreground; in the middleground the communities of Rancho San Pasqual and Rancho Vista Monte are only perceptible by thorough examination; and the background is dominated by the dramatic rocky silhouette of the mountains to the east.

Baseline visual conditions and design visualizations for 5 KOPs that were quantitatively chosen to be carried forward and analyzed in the EIR for Safari Highlands Ranch project are presented in Attachment A.

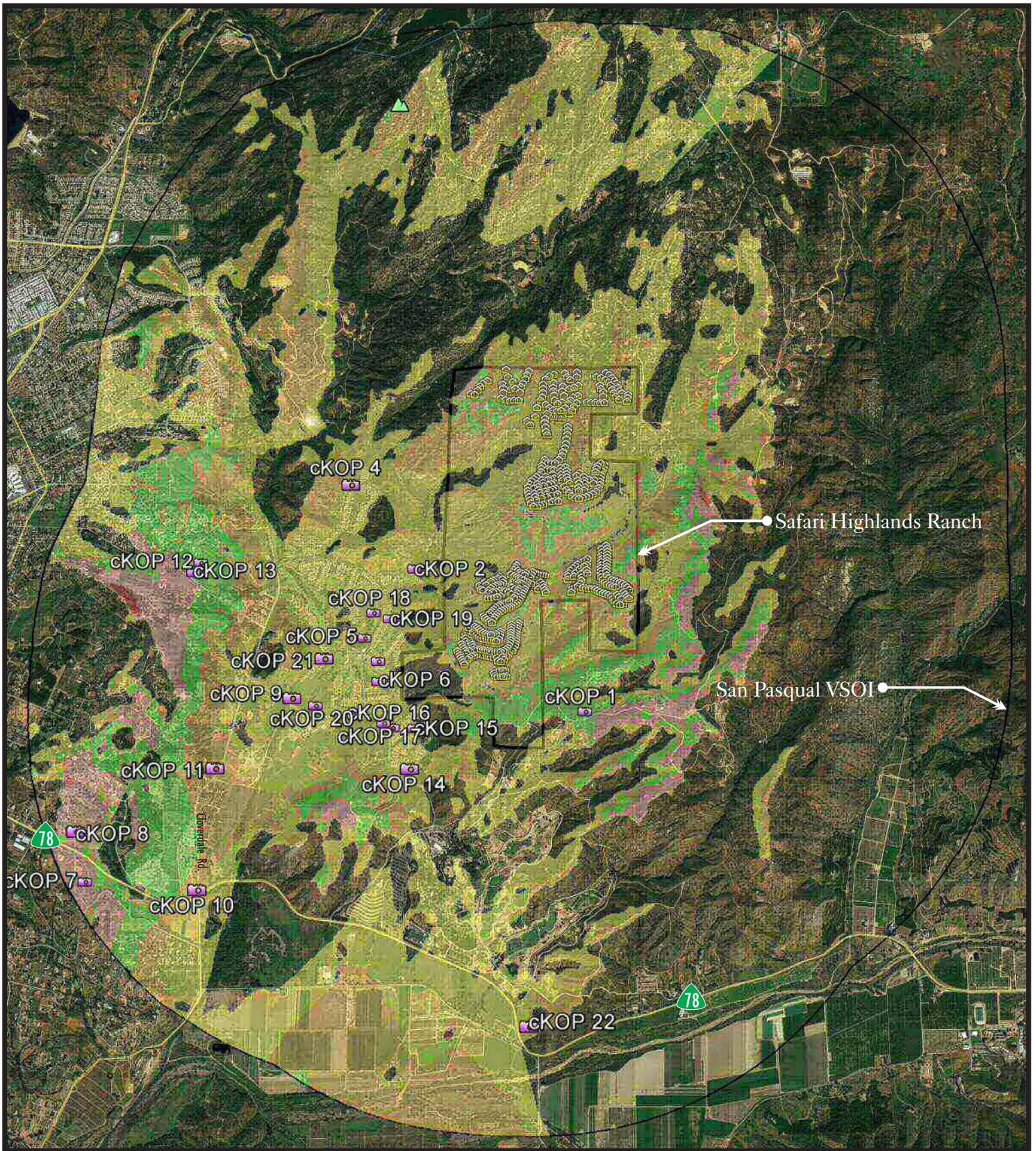
The East Escondido LCU will not be carried forward in the analysis. Several reasons led to this conclusion. Firstly, the majority of the LCU is in the background distance zone. When a receptor is in the background zone the project recedes and becomes a small, sometimes insignificant portion of the receptor's horizontal field of view.

Secondly, motorists traversing the LCU are on South Citrus Avenue, a thoroughfare which is out of the VSOI and obscured from the project site. If one were to venture east off South Citrus Avenue, they would enter a decidedly residential area of non-public views<sup>1</sup>. Furthermore, the western portion of the LCU has obscured views toward the project site. Screening elements include topography, ornamental and agricultural vegetation, and the built environment. Finally, when one proceeds east in the LCU where topographic conditions lend themselves to being able to have an unobscured view of the proposed project, "private road" and "no trespassing" signs become pervasive.

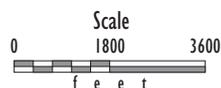
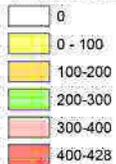
The State Park LCU will not be carried forward into the aesthetics analysis. This is for several reasons. First the park's activity areas are concentrated around the Visitor Center and the San Diego Archaeology Center in the eastern part of the LCU. The eastern portion of the LCU is screened from the proposed project by several hundred vertical feet of topography to their north. cKOP 22 in the visible western portion of the LCU was identified because of the presence of the Battlefield Historical Monument Trail north of SR-78 near the intersection of SR-78 and Old Milky Way. There is a small parking area at the monument with a 3-foot rock masonry wall surrounding the memorial. The trailhead is not very obvious or marked and the trail climbs steeply from the trailhead with railroad tie steps. After the ascent, the trail quickly becomes nearly overgrown with beavertail cactus. The State Park's website states: *The Nature Trail has been closed to all traffic due to the El Niño rains and unsafe conditions. It will be closed until further notice.* These conditions make the trail nearly inaccessible and not a

recreational asset. Additionally, cKOP 22 tied for the lowest rating in the sensitivity matrix. The State Park LCU will not be analyzed in the EIR for these reasons.

<sup>1</sup>It should be noted that both Rancho San Pasqual and Rancho Vista Monte are gated communities with restricted public access. Similarly, the northern and eastern quadrants of the San Pasqual VSOI are considered semi-private as evidenced by a numerous "no trespassing" and "private road" signs.



Viewshed (number of homes visible)



Representative Fraction = 1:43200

Figure 1  
Viewshed Delineation of the San Pasqual Visual Sphere Of Influence and Locations of cKOPs

Attachment A  
Design Visualizations from  
Key Observation Points



• See exhibits 2 & 3 •

• See exhibits 4 & 5 •

Exhibit 1 - Panoramic (+/- 100°) View of Baseline Visual Conditions from KOP 1 - 16778 Rockwood Road.



Exhibit 2 - Baseline visual conditions from KOP 1 western portion - 16778 Rockwood Road



Exhibit 3 - Design visualization from KOP 1 western portion - 16778 Rockwood Road



Exhibit 4 - Baseline visual conditions from KOP 1 eastern portion - 16778 Rockwood Road



Exhibit 5 - Design visualization from KOP 1 eastern portion - 16778 Rockwood Road



Exhibit 6 - Baseline visual conditions from KOP 10 - Intersection of San Pasqual Road and Rockwood Road



Exhibit 7 - Design visualization from KOP 10 - Intersection of San Pasqual Road and SR-78



Exhibit 8 - Baseline visual conditions from KOP 14 - southern end of Vistamonte Glen.



Exhibit 10 - Design visualization from KOP 14 - southern end of Vistamonte Glen.



Exhibit 10 - Baseline visual conditions from KOP 19 - western edge of Eagle Crest Golf Club's 12th fairway



Exhibit 11 - Design Visualization from KOP 19 - western edge of Eagle Crest Golf Club's 12th fairway



Exhibit 12 - Baseline visual conditions from KOP 20 - west of Eagle Crest Golf Club's 15th green.



Exhibit 13 - Design Visualization from KOP 20 - west of Eagle Crest Golf Club's 15th green.

Attachment B  
cKOP Field Notes

# Photographic Survey

PAGE 1

Project: Safari Highlands Ranch

Client: Michael Baker International

cKOP: ~~1~~ 1

Location: 16718 ~~ROCKWOOD RD~~ ROCKWOOD RD

Date: 12:45 10-15-16

Photo #(s) 462 - 468

Panorama (Y) N

# of Frames 4

274° - 354°

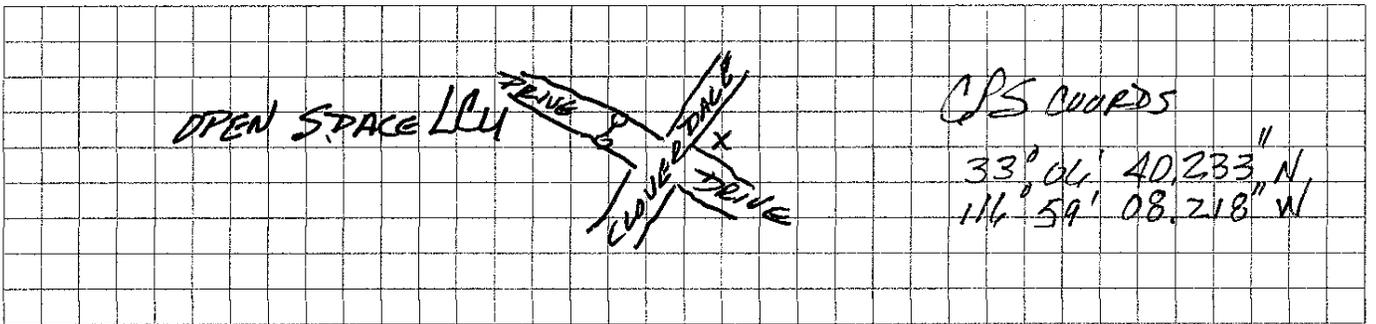
View Direction: N ENE NE E ESE SE SSE S SSW WSW W WNW NW NNW N

Focal Length: 50

Visibility: < 10 MILES IMPROVING

Primary User Group: MOTORISTS/RESIDENTS

Comments: VERY NARROW ROAD ON THE WAY TO ~~THE~~ NOWHERE ALT 293m.



# Photographic Survey

Project: Safari Highlands Ranch

Client: Michael Baker International

cKOP: 2

Location: 3249 ROSEWOOD RSP

Date: 10-18-16 12:27

Photo #(s) 471 - 480

Panorama (Y) N

# of Frames 6

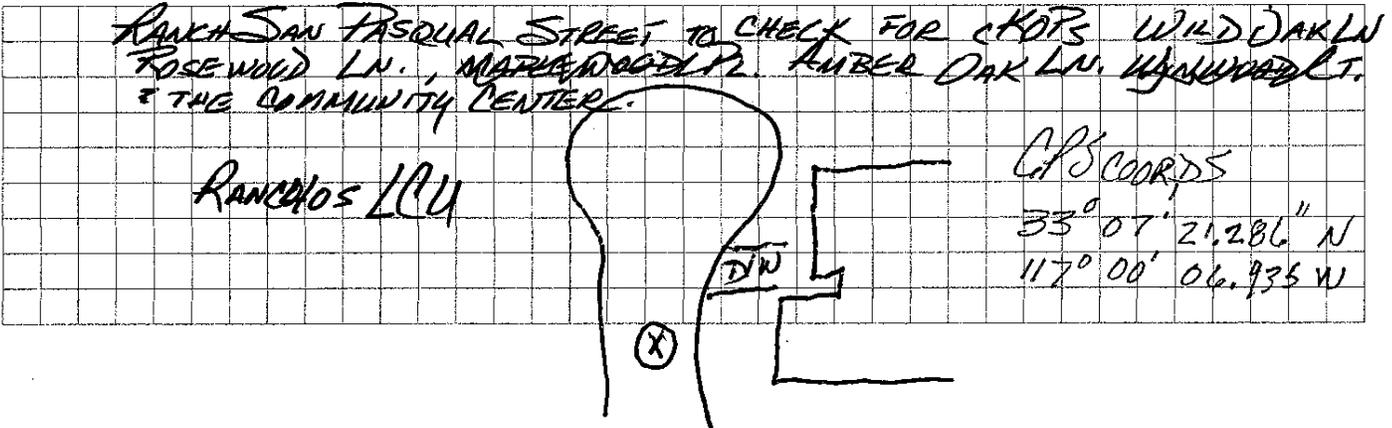
View Direction: N ENE NE E ESE SE SSE S SSW WSW W WNW NW NNW N 49° - 165 (24-159)

Focal Length: 50mm

Visibility: > 10 mi.

Primary User Group: RESIDENTS INCLINATION 15.6°

Comments: NEAR END OF CULDESAC



# Photographic Survey

PAGE 2

Project: Safari Highlands Ranch

Client: Michael Baker International

cKOP: 3

Location: 3139 FERN CREEK RSP

Date: 10-18-16 1:07

Photo #(s)

482-489

Panorama (Y) N

# of Frames 5

11°-81°

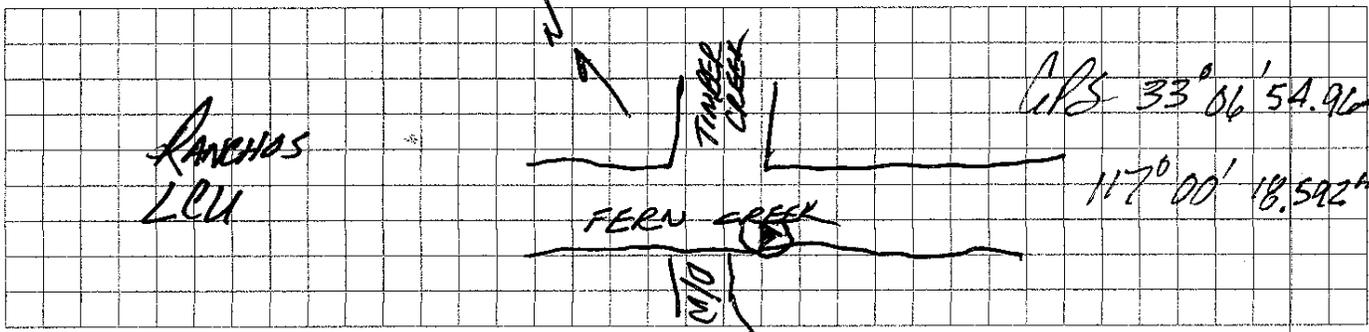
View Direction: N ENE NE E ESE SE SSE S SSW WSW W WNW NW NNW N INCLINATION 11.5°

Focal Length: 50

Visibility: 710 MILES

Primary User Group: RESIDENTS

Comments:



# Photographic Survey

Project: Safari Highlands Ranch

Client: Michael Baker International

cKOP: 4

Location: 3405 WILD OAK LN.

Date: 10-18-16 2:17

Photo #(s)

498-504 ~~482-489~~

Panorama (Y) N

# of Frames 5

10°-127°

INCLINATION 12.9°

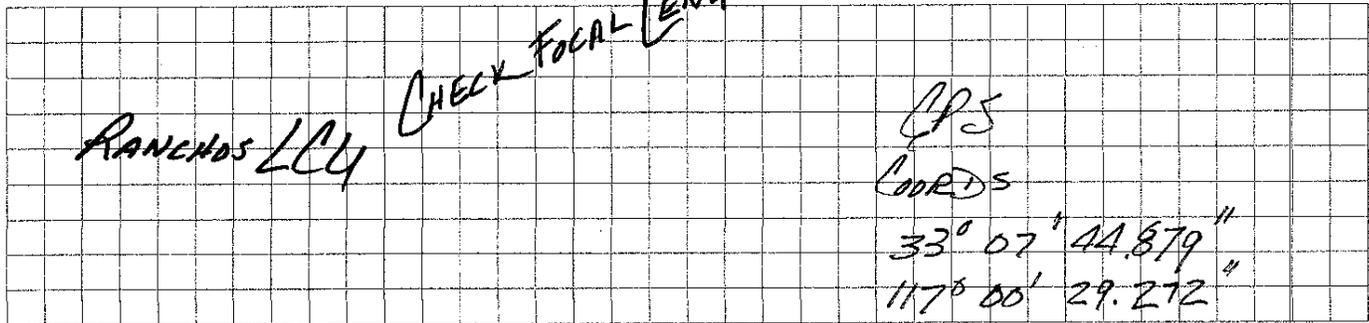
View Direction: N ENE NE E ESE SE SSE S SSW WSW W WNW NW NNW N

Focal Length: 50mm

Visibility: 710 mi

Primary User Group: RESIDENTS

Comments: ONLY SEMI-UNOBSTRUCTED VIEW I COULD FIND ON THIS LONG STREET IN THE MOST TOPO SUPERIOR AREA OF RSP. THIS IS THE ONLY AREA THAT IS SINGLE LOADED



Photographic Survey

PAGE 3

Project: Safari Highlands Ranch

Client: Michael Baker International

cKOP: 5

Location: COMMUNITY CENTER - ORANK ROAD RSP

Date: 10-18-16 2:44

Photo #(s) 508 - 515

Panorama  N

# of Frames 5

29°-91°

View Direction: N ENE NE E ESE SE SSE S SSW WSW W WNW NW NNW N

INCLINATION 11.50

Focal Length: 50mm Visibility: > 10 mi

Primary User Group: RESIDENT RECREATIONISTS

Comments: THIS IS THE ONLY REAL QUASI-PUBLIC AREA IN A GATED COMMUNITY  
ACTIVITY ROOM, POOL, TOT LOT, BB COURT (1/2) 3 SMALL SEATING AREAS AND  
A COUPLE THOUSAND SQ FT OF TURF.

RANCHOS LCU		GPS COORDS $33^{\circ} 07' 01.568''$ $117^{\circ} 00' 23.426''$
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Photographic Survey

Project: Safari Highlands Ranch

Client: Michael Baker International

cKOP: 6

Location: 3016 MAPLEWOODS PL RSP

Date: 10-18-16 3:35

Photo #(s) 517 522

Panorama  N

# of Frames 4

358°-49°

View Direction: N ENE NE E ESE SE SSE S SSW WSW W WNW NW NNW N

INCLINATION 11.6

Focal Length: 50mm Visibility: > 10 mi

Primary User Group: RESIDENTIAL

Comments: REPRESENTATIVE OF 13TH FAIRWAY.

RANCHOS LCU		GPS COORDS $33^{\circ} 06' 49.258''$ $117^{\circ} 00' 18.187''$
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Photographic Survey

Page 4

Project: Safari Highlands Ranch Client: Michael Baker International  
cKOP: 7 Location: OLD SAN PASQUAL RD WEST OF 13978 Date: 10-19-16 11:06

Photo #(s) 523-526 Panorama Y (N) # of Frames 1 Az 40° INCLINATION 0°

View Direction: N ENE NE E ESE SE SSE S SSW WSW W WNW NW NNW N

Focal Length 50mm Visibility: 10 mi Primary User Group: MOTORIST REPRESENTATIVE OF  
Comments: WINDY LIGHTLY TRAVELED RD. RURAL RESIDENTIAL  
LARGE LOT ESTATE ESTABLISHED & UNDER CONSTRUCTION, AT VERY  
EDGE OF VSOI

AG LCU	GPS COORDS 33° 05' 53.664" 117° 01' 52.624"
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Photographic Survey

Project: Safari Highlands Ranch Client: Michael Baker International  
cKOP: 8 Location: SAN PASQUAL VALLEY RD WEST OF 13978 Date: 10-19-16 11:30

Photo #(s) 527-530 Panorama Y (N) # of Frames 1 Az 42° INC. 0°

View Direction: N ENE NE E ESE SE SSE S SSW WSW W WNW NW NNW N

Focal Length: 50 Visibility: >10 mi Primary User Group: MOTORISTS REPRESENTATIVE OF  
Comments: RESIDENTIAL AREA ON "NOT A THRU ST." RURAL RESIDENTIAL  
AT EDGE OF VSOI, CHOSEN FOR # OF  
VISIBLE HOMES (HIGH)

AG LCU	GPS 33° 06' 06.738" 117° 01' 56.21"
AGRICULTURAL (CU) AREAS TO CONSIDER MTN. VIEW DR (WEST OFF CLOVERDALE RD.) ROCKWOOD RD., NURSERY EAST SIDE OF CLOVERDALE RD. JUST NORTH OF INTERSECTION W SR-76, OLD SAN PASQUAL RD. WEST OF SAN PASQUAL RD., RANCH RD & WEST OF SR-78 NORTH THEN EAST @ 2 <sup>ND</sup> DIV, ROYALVIEW RD., ROYAL OAK DR.	

Photographic Survey

PAGE 5

Project: Safari Highlands Ranch

Client: Michael Baker International

12:40

cKOP: 9

Location: SOUTH SIDE OF ROCKWOOD RD. D/W BEEFEE CAURDRAIL

Date: 10-19-16 11:32

Photo #(s)

533 537

Panorama (Y) N

# of Frames

2

AZ 14° - 35°  
INC. 0°

View Direction: N ENE NE E ESE SE SSE S SSW WSW W WNW NW NNW N

Focal Length: 50mm

Visibility: 710 MI.

Primary User Group: MOTORISTS

Comments: 300' NORTH OF SCHOOL

AG LCU		GPS COORDS	
		33° 06' 44.161"	
		112° 00' 47.395"	

Photographic Survey

Project: Safari Highlands Ranch

Client: Michael Baker International

cKOP: 10

Location: INTERSECTION OF SR-70 & SANTA PASQUAL RD

Date: 10-20-16

Photo #(s)

541 545

Panorama (Y) N

# of Frames

1

AZ 32°  
INC. 0°

View Direction: N ENE NE E ESE SE SSE S SSW WSW W WNW NW NNW N

Focal Length: 50mm

Visibility: >10 mi. SANTA PASQUAL

Primary User Group: MOTORISTS

Comments: HIGH # OF HOMES FROM THIS CKOP

AG LCU		VIEW AZ = 27° - 60°		GPS COORDS	
				33° 05' 50.824"	
				112° 01' 16.195"	

# Photographic Survey

PAGE 6

Project: Safari Highlands Ranch

Client: Michael Baker International

cKOP: 11

Location: <sup>2091</sup> CLOVERDALE RD. NORTH OF NURSERY

Date: 10-20-16 <sup>9:47</sup>

Photo #(s)

547 - 552

Panorama

# of Frames

3 AZ 32° 42' 50'

INC. 00'

View Direction: N ENE NE E ESE SE SSE S SSW WSW W WNW NW NNW N

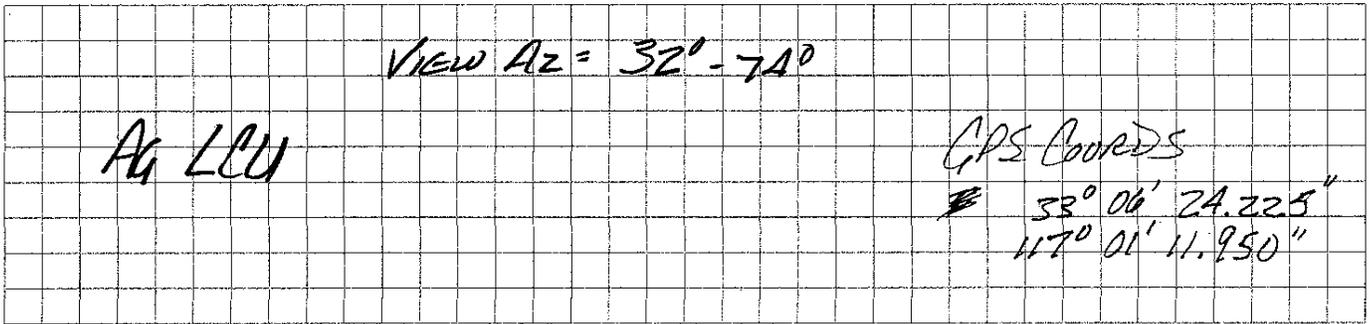
Focal Length: 50mm

Visibility: > 10 mi

Primary User Group:

~~32°, 02', 50"~~

Comments:



# Photographic Survey

Project: Safari Highlands Ranch

Client: Michael Baker International

cKOP: 12

Location: PRIVATE RESIDENCE 2330 MOUNTAIN VIEW RD

Date: 10-20-16 - 10:27

Photo #(s)

554 560

Panorama  N

# of Frames

3 - 60°, 77°, 95°

View Direction: N ENE NE E ESE SE SSE S SSW WSW W WNW NW NNW N

Focal Length: 50mm

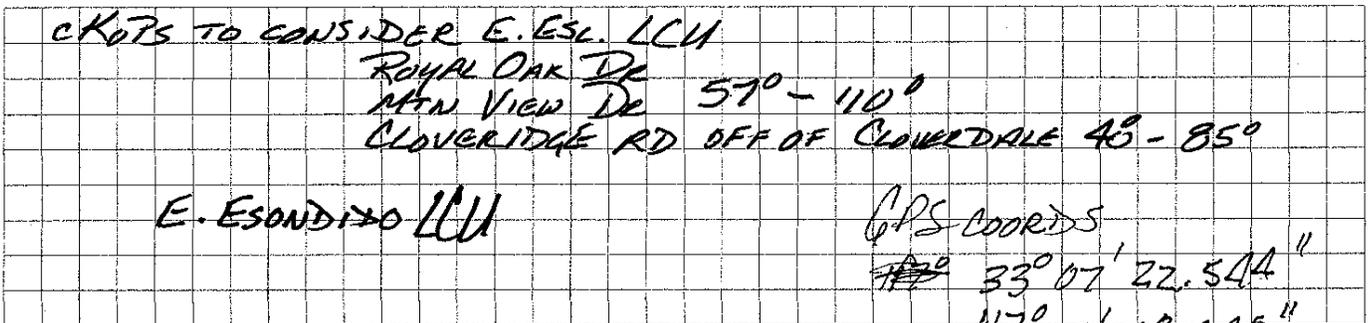
Visibility: > 10 mi

Primary User Group:

PRIVATE RESIDENTIAL VIEW

Comments:

SECOND STORY DECK COMPELLING VIEWS OF SP VALLEY



# Photographic Survey

PAGE 7

Project: Safari Highlands Ranch

Client: Michael Baker International

cKOP: 13

Location: EAST OF CKOP 12 ON DEAD END STREET

Date: 10-20-16 10:40

Photo #(s) 562 571

Panorama  N

# of Frames 4 - AZ = 65°, 75°, 95°, 105°

INC = 5°

View Direction: N ENE NE E ESE SE SSE S SSW WSW W WNW NW NNW N

Focal Length: 50mm Visibility: > 10 mi

Primary User Group: MOTORIST REPRESENTATIVE OF RESIDENTIAL VIEW

Comments:

E ESCONDIDO LCU		CPS COORDS
		33° 07' 19.700"
		117° 01' 20.991"

# Photographic Survey

Project: Safari Highlands Ranch

Client: Michael Baker International

cKOP: 14

Location: 2797 VISTA MONTE CLEN RVM

Date: 10-20-16 12:30

Photo #(s) 574 579

Panorama  Y  N

# of Frames 4 - AZ = 30°, 45°, 65°, 80°

INC = 13.2°

View Direction: N ENE NE E ESE SE SSE S SSW WSW W WNW NW NNW N

Focal Length: 50mm Visibility: > 10 mi

Primary User Group: RESIDENTS (ATED) COMMUNITY

Comments:

RANCHOS LCU		CPS COORDS
		33° 06' 23.950"
		117° 00' 06.725"

Photographic Survey

PAGE 3

Project: Safari Highlands Ranch Client: Michael Baker International  
cKOP: 15 Location: 3199 SKYLINE VIEW RVM Date: 10-20-16 1:02

Photo #(s) 581-589 586 Panorama Y N # of Frames 5 - AZ=53°, 75°, 90°, 112°, 132°

View Direction: N ENE NE E ESE SE SSE S SSW WSW W WNW NW NNW N INC.= 17.1°

Focal Length: 50mm Visibility: >10 mi. Primary User Group: RESIDENT GATED COMMUNITY

Comments:

RANCHOS LLC		33° 06' 35.969"
		117° 00' 05.585"
GPS COORDS		
RANCHOS LLC		33° 06' 23.940"
		117° 00' 06.725"

Photographic Survey

Project: Safari Highlands Ranch Client: Michael Baker International  
cKOP: 16 Location: END OF WALKEN CNE CUL DE SAC RVM Date: 10-20-16 1:20

Photo #(s) 590-599 Panorama Y N # of Frames AZ=55°, 67°, 80°, 93°, 102°, 112°, 130°

View Direction: N ENE NE E ESE SE SSE S SSW WSW W WNW NW NNW N INC.= 14.3°

Focal Length: Visibility: Primary User Group:

Comments:

RANCHOS LLC		33° 06' 36.158"
		117° 00' 13.051"
GPS COORDS		



Photographic Survey

PAGE 10

Project: Safari Highlands Ranch Client: Michael Baker International  
cKOP: 18 Location: # 16474 GUEJITO RD WEST OF MEE ROSE RANCH Date: 10-26-16 12:42

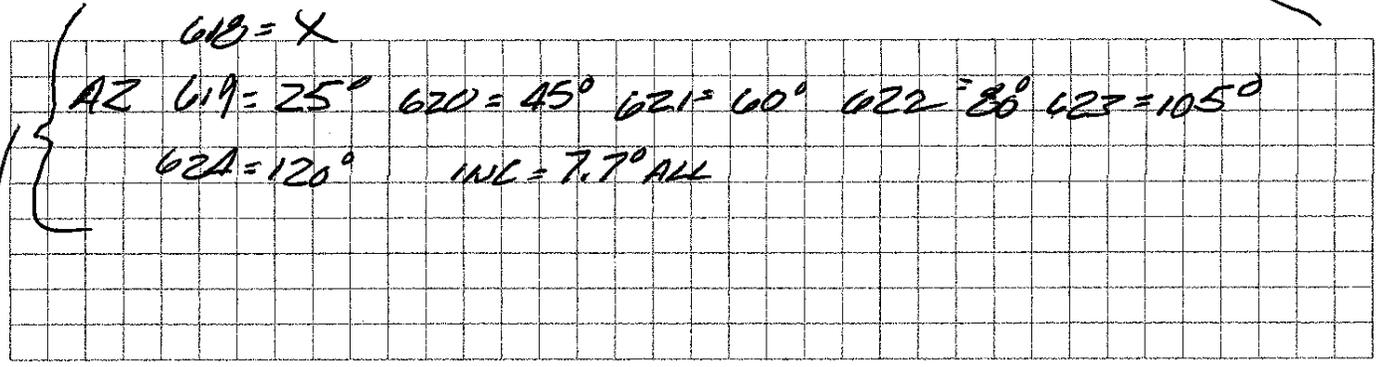
Photo #(s) 611-614 Panorama Y N # of Frames 5 MOTDRISTS REPRESENTATIVE OF HIDDEN VALLEY

View Direction: N ENE NE E ESE SE SSE S SSW WSW W WNW NW NNW N AZ 200°  
INC = 0°

Focal Length: 50mm Visibility: 7.15 mi Primary User Group:

Comments:

NOT VISIBLE



Photographic Survey

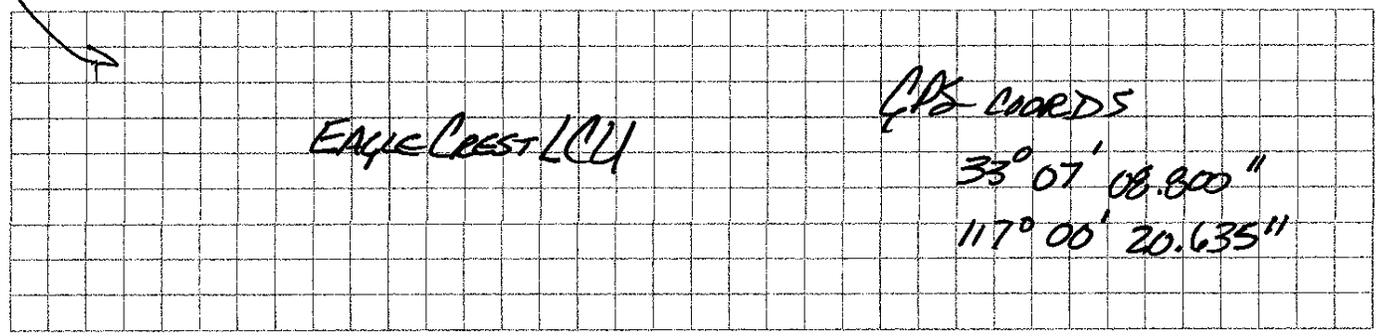
Project: Safari Highlands Ranch Client: Michael Baker International  
cKOP: 18 Location: EC LCU # 10 FAIRWAY Date: 10-26-16 2:32

Photo #(s) 620-627 Panorama Y N # of Frames 5

View Direction: N ENE NE E ESE SE SSE S SSW WSW W WNW NW NNW N

Focal Length: 50mm Visibility: >10 mi Primary User Group: RECREATION USES

Comments:



Photographic Survey

PAGE 11

Project: Safari Highlands Ranch

Client: Michael Baker International

HOME ON RANCH RD

cKOP: 1420

Location: ECLC #12 FAIRWAY REPRESENTATIVE OF

Date: 10-26-16 2:45

Photo #(s) 629 635

Panorama (Y) N # of Frames 5

View Direction: N ENE NE E ESE SE SSE S SSW WSW W WNW NW NNW N

Focal Length: 50mm Visibility: >10mi.

Primary User Group: RECREATIONIST / RESIDENTS

Comments:

AZ 629 = 48° 629-65° 630 = 75° 631 = 95° 632 = 120°

ENGINE CREST LCU

GPS COORDS

33° 07' 07.080"

117° 00' 14.923"

Photographic Survey

Project: Safari Highlands Ranch

Client: Michael Baker International

cKOP: 2220

Location: ECLC #15 GREEN

Date: 10-26-16 3:12

Photo #(s) 636 - 642

Panorama (Y) N # of Frames 4

View Direction: N ENE NE E ESE SE SSE S SSW WSW W WNW NW NNW N

Focal Length: 50mm Visibility: 710mi.

Primary User Group: RECREATIONISTS

Comments: 636 = 45° 637 = 55° 638 = 75° 639 = 93° INC =

25-90°  
RVM - IN RANCHOS LCU -

EXCLUDE: VISTAMONTE (OPEN) EAST OF SKYLINE VIEW  
° SKYLINE VIEW NORTH OF VISTAMONTE (OPEN)

VIEW AZ. FROM RVM 8° - 60°

E.C. LCU

GPS COORDS

33° 06' 42.437"

117° 00' 39.317"

Photographic Survey

PAGE 12

Project: Safari Highlands Ranch

Client: Michael Baker International

FALLBROOK PL

cKOP: 202 Location: ECGC #18 FAIRWAY / HOMES ON EAST SIDE OF Date: 10-26-16 3:25

Photo #(s) 643-649 Panorama  N # of Frames 4

View Direction: N ENE NE E ESE SE SSE S SSW WSW W WNW NW NNW N

Focal Length: 50mm Visibility: >10 mi. Primary User Group: RECREATIONIST/RESIDENTS

Comments: REPRESENTATIVE OF BACK GARD VIEWS ON S. FALLBROOK

643 = 50° 644 = 65° 645 = 85° 646 105° INC. = 7.0°

EC LCU	GPS COORDS 33° 06' 55.101" 117° 00' 36.894"
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Photographic Survey

Project: Safari Highlands Ranch

Client: Michael Baker International

cKOP: 22 Location: BATTLEFIELD HISTORICAL MONUMENT TRAIL Date: 11-DE-16

Photo #(s) 657-662 Panorama  N # of Frames 1

View Direction: N ENE NE E ESE SE SSE S SSW WSW W WNW NW NNW N

Focal Length: 50mm Visibility: 10 mi. Primary User Group: RECREATIONISTS

Comments: WEST END OF BATTLEFIELD STATE PARK, NEAR INT. OF OLD MILKY WAY  
AND SR-78. TRAIL IS NOT MARKED RA TIE STEP JUST OUTSIDE STONE  
WALL THAT ENCIRCLES MEMORIAL. TRAIL APPEAR RARELY USED IN PLACES  
OVERGROWN WITH TENACIOUS BEAVERTAIL CACTUS. DID NOT TRY ACCESS TO THIS  
TRAIL FROM THE VISITOR CENTER WHICH IS ONLY OPEN SAT. & SUN.  
COMPELLING TOPOGRAPHICALLY SUPERIOR POSITION ALLOW PANORAMIC  
VIEWS OF SAN PASCUAL VALLEY

STATE PARK LCU	GPS COORDS 33° 05' 11.332" 116° 59' 25.837"
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END

Attachment C  
LCU Characterizations

## Landscape Character Units (LCUs)

LCUs are a designation used to divide a visual sphere of influence (VSOI) to manageable units. They are often referred to as outdoor rooms, each with a distinct character and relatively homogeneous visual receptors. The San Pasqual VSOI is divided into 6 LCUs and are characterized below.

### **Open Spaced LCU**

The Open Space LCU is the largest LCU in the San Pasqual VSOI and nearly encircles the proposed project. Its permanent inhabitants are scattered in isolated rural residences and ranches. Access to the area is restricted to narrow winding roads many of which are posted. The topography is mountainous with broad valleys that have historic ranches. East of the VSOI is the vast expanses of Ranch Guejito. The vegetative cover is primarily native vegetation.

### **Agricultural LCU**

The Agricultural LCU is in the southern and western quadrants of the VSOI. The area is an extension of the larger San Pasqual Valley Agricultural Preserve. Its receptors are characterized by dispersed rural residences. The southern quadrant is dominated by intense agricultural operations and has a planar landform; the western quadrant has more topographic variation and more orchards. The LCU includes the San Diego Zoo's Safari Park. Views from Safari Park towards the project site are compromised by the heavy vegetation and topography between the receptors and the project and their attention is toward wildlife viewing. SR-78 defines the LCU's northern edge in the VSOI's southern quadrant. SR-78 is a second priority scenic highway as defined by the County of San Diego's Scenic Highways Element of the General Plan. The majority of the roadway within the VSOI is screened from the highway by topography and vegetation.

### **East Escondido LCU**

The East Escondido LCU occupies the western quadrant of the VSOI. Views to the project from this LCU are primarily background views where the project is a less prominent part of the viewshed. It has the highest residential density in the VSOI and consequently is the most urban. Most of the receptors are residential and the vegetation is ornamental with many roads and streets.

### **Ranchos LCU**

The Ranchos LCU are two small islands of dense residential that include the developments of Rancho San Pasqual and Rancho Vista Monte. Both of the communities are gated. Rancho San Pasqual is somewhat more accessible because of

the presence of the public play Eagle Crest Golf Club. The Ranchos LCU is dominated by residential receptors. Vegetation is decidedly ornamental.

### Eagle Crest LCU

The Eagle Crest LCU is adjacent to the northern portion of the Ranchos LCU. The outward nine (holes 1-9) are oriented to the north and west and follows a creek with a dominant riparian corridor. Being topographically low with large trees most of the outward nine holes have only intermittent views to the project. By contrast the inward nine has many unobstructed views of the project site. Golfer are recreationists and are considered sensitive visual receptors.

### State Park LCU

The State Park LCU is located in the southern quadrant of the VSOI. Battlefield State Historic Park is just north of SR-78. The visitor center and activity areas are screened from the project by topography and vegetation. The northwest portion of the park that has views is not a park activity and is nearly inaccessible.

Table 1. Summarization of the characteristics of each of the 6 LCUs.

LCU Designation	Primary Receptor Group	Visual Sensitivity	Number of Viewers	View Duration	View Proximity
Open Space LCU	Scatter Residential	High	Low	High	High to Low
Agricultural LCU	Worker/Residential	Moderately High <sup>1</sup>	Moderately Low	Moderately High	Moderate
East Escondido LCU	Residential	High	High	High	Low
Ranchos LCU	Residents	High	Moderately High	High	High
Eagle Crest LCU	Active Recreationists	Moderately High	Moderately Low	Moderate	High
State Park LCU	Passive Recreationists	High	Moderately Low	Moderately Low	Moderately Low

<sup>1</sup> Agricultural workers are moderately low – Residential is high = Moderately High