

Memorandum

Date: September 8, 2014

To: TY Lin International Group
404 Camino Del Rio S #700
San Diego, CA 92108

From: R. Brad Lewis, ASLA, LEED AP, BD+C
Landscape Architecture Group Manager
HELIX Environmental Planning, Inc.

Subject: Torrey Meadows Drive Bridge Preliminary Visual Impact Assessment (VIA)

This project, located in the Torrey Highlands community in the City of San Diego, has been preliminarily reviewed for potential impacts to visual resources. The project consists of a proposed overcrossing that would connect Torrey Meadows Drive over SR-56. The overcrossing would be a two-span, cast-in-place, concrete structure supported by two columns in the SR-56 median. The overcrossing would not include any ramps to or from SR-56. The bridge would have a width of 54 feet and a length of 337 feet. The overcrossing would include a sidewalk in each direction. A concrete barrier with chain link fence would be located on the edges of the overcrossing. Although the final design has not been completed, the appearance of the bridge is expected to resemble the SR-56 overcrossing at Carmel Valley Road, approximately one mile to the west of the proposed overcrossing.

The approaches from Torrey Meadows Drive would be two-lane asphalt roadways with a sidewalk on each side. Grading associated with the proposed overcrossing and roadway approaches is expected to be limited to 1.5 acres within the roadway right-of-way (R/W). Highway planting in the SR-56 right of way (R/W) which is disturbed during construction would be replaced, and planned streetscape and median landscaping in the City of San Diego R/W would be a continuation of existing themes and plant palettes consistent with City guidelines.

Adding the proposed overcrossing is not expected to result in a substantial adverse effect on the visual environment. The largest group of potential viewers of the project would be motorists on SR-56. Figures 1 and 2 provide a computer visual simulations of the change in view which would occur with the overcrossing when viewed from the eastbound and westbound lanes of SR-56. Although eastbound motorists would have a slightly longer view duration than westbound motorists, due to topography as they approach from the McGonigle Canyon crossing, the view

overall duration would be low. The viewer sensitivity for this group of viewers would be moderately low as they would be expected to be focused on the drive, and not a single overcrossing without on/off ramps. In addition, overcrossings in this area are not uncommon. Comparable overcrossings, without ramps, are located approximately one and a quarter mile to west at Rancho Santa Fe Farms, and approximately one mile to the west at Carmel Mountain Road.

The second largest group of potential viewers would be local residents. The view duration for this group of viewers would vary depending on the mode of travel (automobile, bicycle or pedestrians) ranging from a few to several minutes. As the overcrossing is identified in the City of San Diego Torrey Highlands Subarea Plan, local residents have been aware of the potential for the project and, therefore, would be less sensitive to the change in the visual setting with the overcrossing.

Project design is expected to incorporate architectural themes and materials consistent with other nearby overcrossings within the SR-56 corridor, thereby further reducing the change in the visual setting. Bridge lighting is planned to be accomplished with standard City of San Diego street lights which are 250 Watt High Pressure Sodium shielded fixtures on Type 15 poles. The spacing will be roughly every 150' staggered. This matches the light type and spacing on existing Torrey Meadows Road as well as the existing Rancho Santa Fe Farms overcrossing. Light spillage and glare are not anticipated to be adverse visual impacts.

In conclusion, the proposed overcrossing is not expected to adversely affect any "Designated Scenic Resource" as defined by CEQA statutes or guidelines, or by Caltrans policy.

Attachments: Figures 1 and 2



Existing View



Proposed View

Key View/Photo Simulation 1: Hwy 56 Looking East

TORREY MEADOWS DRIVE OVERCROSSING



Existing View



Proposed View

Key View/Photo Simulation 2: Hwy 56 Looking West

TORREY MEADOWS DRIVE OVERCROSSING