

NAKASE PROPERTY AREA PLAN VISUAL ANALYSIS

Purpose

This technical memorandum has been prepared for use by the City of Lake Forest in its preparation of the Aesthetics and Visual Resources section of the Nakase Property Area Plan Environmental Impact Report (EIR).

Introduction

The *City of Lake Forest CEQA Significance Threshold Criteria* (2009) notes that “An aesthetic resource is any element, or group of elements, that embodies a sense of beauty. The aesthetic resources of a city include its natural setting, the architectural quality of its buildings, the vitality of its landscaping, the spatial relationships they create, and the views afforded by each.”

Aesthetics may be defined as visual qualities within a given field of view, and may include such considerations as size, shape, color, contextual/ general composition and the relationships between these elements; the potential aesthetic impacts of a project can be evaluated by considering such factors as scale and mass, landscaping, and setbacks. It is recognized in performing this analysis that visual resources are subjective and based on the interpretation of individual viewers.

Thresholds of Significance

The City of Lake Forest has prepared an Initial Study for the proposed Nakase Property Area Plan Project and has identified that, with respect to the CEQA topic of Aesthetics, the proposed project may have a potentially significant impact with respect to the following topics:

- Threshold 1: Create a new source of substantial night lighting that would result in “sky glow” (i.e., illumination of the night sky in urban areas) or “spill light” (i.e. light that falls outside of the area intended to be lighted) onto adjacent sensitive land uses.
- Threshold 2: Substantially damage scenic resources, including scenic vistas from public parks and views from designated scenic highways or arterial roadways.
- Threshold 3: Substantially degrade the existing visual character or quality of the site and its surroundings where the project exceeds the allowed height or bulk regulations, or exceeds the prevailing height and bulk of existing structures.

The City’s Significance Threshold Criteria states:

The visual impacts of a project include both the objective visual resource changes created by the project and the subjective viewer response to that change. Distance from the project, frequency of view, length of view, viewer activity, viewer perception, and viewing conditions contribute to the assessment of a visual impact. The physical limits and changes of the views and the quantity of the viewers are objective. Viewer perception is subjective.

The perception of different viewer groups to the visual environment and its elements varies based on viewer activity and awareness. Activities such as commuting in heavy traffic can distract an observer from many aspects of the visual environment. Conversely, pleasure driving or relaxing in a scenic environment can encourage an observer to look at the view more closely and at greater length, thereby increasing the observer’s attention to detail. Sensitivity is also

determined by how much the viewer has at stake in the viewshed. Typically, people who reside or work in an area are more sensitive to change than those just passing through.

As such, the following assessment takes into consideration both the objective visual resource changes and the subjective viewer response to that change.

Methodology

With respect to Threshold 1, the visual analysis evaluates the proposed project against the City's lighting requirements.

With respect to Threshold 2, "Substantially damage scenic resources, including scenic vistas from public parks and views from designated scenic highways or arterial roadways", the project site is not adjacent to or visible from any designated scenic highways or arterial roadways. Sand Canyon Road and El Toro Road between Santa Margarita Parkway and Live Oak Canyon Road are identified in the City of Lake Forest General Plan Circulation Element as being included in the County of Orange's Scenic Highway Master Plan. No other highways or roadways are identified in the City's General Plan as a scenic highway or roadway. Threshold 2 is addressed in this memorandum where a viewpoint is adjacent to or visible from a public park based on the simulations.

With respect to Threshold 3, the visual analysis for the proposed Nakase Property Area Plan Project in the City of Lake Forest has been prepared based on the land use concepts and conceptual architectural guidelines outlined in the *Draft Nakase Property Area Plan* (March 21, 2018). The assessment of potential aesthetic and visual changes is based on field reconnaissance and an evaluation of the proposed site development in comparison to the existing conditions.

As part of this visual analysis, a series of visual simulations which illustrate "before" and "after" conditions were created. The simulations illustrate the location, scale and appearance of the proposed project elements as seen from five public viewpoints. These viewpoints were selected through on-site investigations and approved by the City. Kimley-Horn used computer modeling and rendering techniques to produce the visual simulation images. The computer-generated simulations are the result of an objective analytical and computer modeling process and are accurate within the constraints of available site and project data.

Existing GIS topographic and site data was used as the basis for developing an initial digital model. Three-dimensional models of the proposed roadways, conceptual housing product types, and the elementary school and community center were developed using design data supplied by Toll Brothers, Woodley Architecture and C2 Collaborative. To finalize the simulations, computer "wireframe" perspective images were overlaid on photographs to verify scale and viewpoint location. Digital visual simulation images were then produced based on computer renderings of the 3-D model combined with digital versions of the previously selected site photographs.

Threshold 1: Create a new source of substantial night lighting that would result in "sky glow" (i.e. illumination of the night sky in urban areas) or "spill light" (i.e. light that falls outside of the area intended to be lighted) onto adjacent sensitive land uses.

The Initial Study notes that the project site is currently a commercial nursery and the majority of the site is not illuminated at night. Adjacent to the project site, street lighting is provided along Bake Parkway and Rancho Parkway. Additionally, the site is bordered by existing and surrounding developed properties with

light sources including but not limited to street lighting, parking lot lighting, illuminated building and freestanding signage, and internal illumination of buildings. Project implementation would result in new lighting sources on the site similar to existing development proximate to the site. The Initial Study states that “Spill light occurs when lighting fixtures such as streetlights, parking lot lighting, exterior building lighting, and landscape lighting are not properly aimed or shielded to direct light to the desired location, and light escapes and partially illuminates a surrounding location. Sensitive uses (e.g., Serrano Creek Trail and Nature Park) surrounding the Project Site could be impacted by the light from development within the boundaries of the Project Site.”

The City’s Municipal Code sets forth exterior lighting requirements in order to minimize light spillage. The Nakase Property Area Plan would be required to comply with applicable City requirements. The Area Plan notes that lighting should be unobtrusive to and “low-level to ensure safety for the residents and reinforce the pedestrian scale of the community. All lighting should use warm colored white LED light sources with a high color-rendering index (CRI).” With respect to trail lighting, the Area Plan notes that “Trails should be lit using bollards where feasible and appropriate. Lighting along trails should be understated and not call undue attention.” To minimize glare and spill-over onto adjacent properties, all exterior lighting would be shielded. In common areas, low voltage lighting would be used whenever possible on photocells, or timers. With respect to the school site, the Area Plan states that the playfields will not have overhead lighting.

Based on the significance criteria set forth by the City of Lake Forest, no significant night lighting impacts would occur.

Threshold 2: Substantially damage scenic resources, including scenic vistas from public parks and views from designated scenic highways or arterial roadways.

Threshold 3: Substantially degrade the existing visual character or quality of the site and its surroundings where the project exceeds the allowed height or bulk regulations, or exceeds the prevailing height and bulk of existing structures.

Exhibit 1 identifies the viewpoints chosen, with concurrence by the City, as the most representative areas where the project site is visible from public locations. Exhibits 2 through 6 provide an existing view of the project site from these various viewpoints as well as visual simulations to depict the anticipated change from these viewpoints that would occur with project implementation.

Development of the project would convert existing agricultural land to residential, recreational, and institutional uses thereby substantially changing the visual character of the project site. Visual simulations conceptually illustrate how the Nakase Nursery site is expected to look upon project completion to identify whether the project would “substantially degrade the visual character or quality of the site and its surroundings”. The analysis focuses largely on what is, and would be, visible from the location of publicly accessible viewpoints, rather than a subjective determination of what is or is not an impact based on the inherent character and quality of the land uses proposed on the project site. The photograph simulations are provided from the same locations as existing conditions.



EXHIBIT 1: Key Map
 Nakase Property Area Plan Visual Analysis

View 1: Without Project – View from the Foothill Transportation Corridor Looking South. Exhibit 2A is the view from the southbound shoulder of the Foothill Transportation Corridor (State Route 241 [SR-241]) just west of Bake Parkway. SR-241 is not a designated scenic highway.¹

View 1 is representative of views of the project site as seen by motorists traveling southbound on SR-241 as it passes over Bake Parkway. The posted speed limit is 65 miles per hour (mph). In this location, SR-241 is approximately 775 feet above mean sea level (msl). Adjacent to the project site, the elevation of the southeast corner of the intersection of Bake Parkway at Rancho Parkway is approximately 745 feet above msl.

In the foreground and middleground is Bake Parkway, which traverses north to south, and the signalized T-intersection of Bake Parkway at Rancho Parkway. Bake Parkway is a four-lane divided roadway (two lanes in each direction) with a raised median and left-turn pockets. In the foreground of the photograph from left to right is the corner of the Lake Forest Corridor Center, a neighborhood shopping center located on Rancho Parkway; the intersection of Bake Parkway at Rancho Parkway; and the landscaped slope of the Rancho Business Center, which is accessed from Rancho Parkway South. The slope is landscaped with groundcover, shrubs and trees. Overhead utility lines are located along the east side (northbound lanes) of Bake Parkway.

In the middle of the photograph (southeast of the intersection) is the project site. The on-site shade structures used as a part of the nursery operations are the prominent feature. Behind the shade structures are other nursery features including truck parking and plantings.

In the background, there are limited views of land uses and undeveloped hillside east of Lake Forest Drive on the left side of the photograph, and business parks on Dimension Drive in the middle and right sides of the photograph.

View 1: With Project – View from the Foothill Transportation Corridor Looking South. With respect to Threshold 2, the project site is not adjacent to a scenic highway or roadway and is not visible from a public park scenic vista. No impact would occur.

Exhibit 2B conceptually illustrates how the project site would appear as viewed by persons traveling southbound on SR-241 as it passes over Bake Parkway. The project would be designed following the Contemporary, Modern, and Spanish architectural styles that would blend with existing commercial and residential development and is intended to provide a visually appealing residential development. The Area Plan notes that the historical use of the site as a nursery plays a large role in developing the landscape character of the Nakase property. A goal of the development is to elaborate the beauty of the botanical and physical features of the property. As shown in Exhibit 2B, the view of the project site would include landscaping with mature accent trees. Trees would line the on-site corner of the intersection of Rancho Parkway at Bake Parkway.

¹ http://www.dot.ca.gov/d12/planning/pdf/SR133_Toll_Final.pdf. Accessed December 28, 2018.



EXHIBIT 2A: View 1: Without Project - View from the Foothill Transportation Corridor Looking South
Nakase Property Area Plan Visual Analysis



EXHIBIT 2B: View 1: With Project - View from the Foothill Transportation Corridor Looking South
Nakase Property Area Plan Visual Analysis

The elementary school site, proposed for the northwest corner of the project site, would be visible to motorists on Rancho Parkway, Bake Parkway, and southbound on SR-241. The elementary school would be constructed on 10 acres and is proposed to accommodate 800 to 1,000 students from kindergarten through sixth grade. The elementary school conceptual site plan includes the following uses: campus hub, kindergarten building, a grades 1-2 building, a grades 3-6 building, an outdoor learning area, active play area and field, and parking for staff, teachers, and visitors, as well as a drop off area. This view would be a prominent focal point because the entirety of the project site and its proposed uses would be visible from this viewpoint. It should be noted that the school site would be dedicated to the Saddleback Valley Unified School District (SVUSD) and would be designed and implemented by the SVUSD. The objective of the Nakase Nursery Area Plan is that the elementary school be designed complementary to the Nakase architectural character.

Proposed two- to three-story residential development is visible behind the school site. Exhibit 2B also includes an inset photograph showing the conceptual architecture for Neighborhood 2 located immediately behind the school sites. As proposed, Neighborhood 2 includes up to 111 three-story residences on 5.2 net acres with a density range of 16.0 dwelling units per acre (du/ac) to 21.3 du/ac. The senior housing site is visible in the background (right side of exhibit) along Bake Parkway. No major landform alteration would be required to implement the elementary school and various proposed residential neighborhoods within the project site.

As a part of the project, on-site utility lines and poles located at the sidewalk adjacent to the northbound lanes of Bake Parkway would be placed under ground as well as the power lines at the northeast corner of the intersection of Bake Parkway at Rancho Parkway.

It is important to note that Exhibit 2B reflects a static view of the project site from SR-241. In reality, the duration of motorist exposure to the viewshed would be very short. The posted speed limit is 65 mph and there is a difference in elevation from SR-241 and the project site. The City's significance criteria note that "Commuting in heavy traffic distracts a motorist from many visual aspects of their surroundings. Pleasure driving would encourage a motorist to be more aware of the attention to detail in their visual surroundings. In addition, sensitivity is also determined by how much the motorist has at stake (e.g., people who live or work in the area are more sensitive to visual change)." Because most motorists along this segment of SR-241 would have a very brief view of the project site and would likely be characterized as commuters with lower sensitivity to off-site land uses, the project would not constitute a substantial change to the visual character of the area. Therefore, with respect to Threshold 3, the project would not substantially degrade the existing visual character or quality of the site and its surroundings.

View 2: Without Project –View from Rancho Parkway South Looking South. As shown in Exhibit 3A, this view is from the Rancho Parkway South just northwest of the intersection of Rancho Parkway South at Bake Parkway intersection. View 2 is representative of views of the project site as seen by motorists traveling southbound on Bake Parkway. The posted speed limit on Bake Parkway is 50 mph and the posted speed limit on Ranch Parkway South is 40 mph. In this location, the elevation of Rancho Parkway South is approximately 709 feet above msl. In the foreground is the intersection of Bake Parkway at Rancho Parkway South. In the middleground, the project site's nursery operations including shade structures, nursery plantings, and farm equipment are visible. A chain-link fence, nursery plants, truck beds, storage, and utility lines and poles on the project site are visible to the southeast. Limited background views of development are provided east of Lake Forest Drive.



EXHIBIT 3A: View 2: Without Project - View from Rancho Parkway South Looking South
Nakase Property Area Plan Visual Analysis

View 2: With Project – View from Rancho Parkway South Looking South. With respect to Threshold 2, the project site is not adjacent to a scenic highway or roadway and is not visible from a public park scenic vista. No impact would occur.

Exhibit 3B conceptually illustrates how the project site would appear as viewed at street level by persons traveling southbound on Bake Parkway at Rancho Parkway South after the completion of Neighborhood 1.

The proposed neighborhood development is a prominent focal point and would be visible to motorists and pedestrians eastbound on Rancho Parkway South and northbound and southbound on Bake Parkway. As proposed, the neighborhood would construct up to 182 two-story residences on 12.9 net acres with a density range of 10.6 du/ac to 14.1 du/ac. Within Neighborhood 1, two residences would face the street and the two rear units would be accessed from a shared motor court. Exhibit 3B includes an inset photograph showing the conceptual architecture for Neighborhood 1.

As shown in Exhibit 3B, the entrance into the project site from Rancho Parkway South would include a center median landscaped with landscaping including mature accent trees. Trees would line both sides of the roadway into the site with additional landscaping and monumentation at the on-site corner of the intersection of Rancho Parkway South at Bake Parkway.

The motorist currently sees a gradual slope down into the property site. From View 2 at the street level, the proposed development would obscure views across the project site and of off-site background land uses. By nature, the duration of motorist exposure to a viewshed is short due to the speed of a moving vehicle and the need to limit distractions while driving. However, as noted in the City's significance criteria, sensitivity to one's surroundings can vary depending on how much the motorist has at stake (e.g., people who live or work in the area are more sensitive to visual change) as well as the purpose of a motorist's trip (commuting compared to pleasure driving). It is expected that motorists on Rancho Parkway South would include individuals who both live or work near the site and motorists commuting to further destinations. Although project implementation would be a substantial change to the visual character of the area, it would not be considered to substantially degrade the existing visual character or quality of the site and its surroundings. The project would be implemented consistent with the Architectural Design Guidelines and Landscape Design Guidelines set forth in the proposed Area Plan to establish a unique mixed-use community which is also compatible with the diverse architectural styles of development near the project site. The project is considered compatible with the existing community and therefore compliant with the City of Lake Forest Municipal Code Policies 3.1, 3.2, and 3.4. Further, as set forth in Threshold 3, the project would not exceed the allowed height or bulk regulations or exceed the prevailing height and bulk of existing structures. Therefore, with respect to Threshold 3, the project would not substantially degrade the existing visual character or quality of the site and its surroundings.

View 3: Without Project – View from Bake Parkway Looking Northeast. Exhibit 4A shows the southwest corner of the project site from just west of the business park on Dimension Drive. View 3 is representative of views of the project site as seen by motorists traveling northbound on Bake Parkway. In this location, the elevation of Bake Parkway is approximately 704 feet above msl.



EXHIBIT 3B: View 2: With Project - View from Rancho Parkway South Looking South
Nakase Property Area Plan Visual Analysis



EXHIBIT 4A: View 3: Without Project - View from Bake Parkway Looking Northeast
Nakase Property Area Plan Visual Analysis

In the foreground, Bake Parkway, including an on-street bike lane and the sidewalk, are visible on the left-side of the photograph. Overhead utility poles are located along the east side of Bake Parkway. The project site, including vacant land and a chain link fence are visible in the middle and right sides of the photograph. In the middleground, the project site's nursery operations are visible including but not limited to chain-link fences parallel to Bake Parkway, nursery plantings, shade structures, and truck trailer parking. Santiago Peak is visible in the background.

View 3: With Project – View from Bake Parkway Looking Northeast. With respect to Threshold 2, the project site is not adjacent to a scenic highway or roadway and is not visible from a public park scenic vista. No impact would occur.

From this vantage point, Exhibit 4B conceptually illustrates how the project site would appear as viewed by persons traveling northbound on Bake Parkway after project completion of the senior affordable housing development. As proposed, the two- to three-story senior development would include up to 101 units on 3.9 acres at a density of 31 du/ac. The existing sidewalk on Bake Parkway would be reconstructed to allow for a landscaped strip between Bake Parkway and the sidewalk. A 20-foot- wide landscaped area would be provided between the sidewalk and the solid wall dividing the area from the proposed senior housing. The area would be landscaped with groundcover, shrubs, and mature accent trees (Exhibit 4B). The utility lines and poles seen in the existing conditions (Exhibit 4A) would be placed underground as a part of the project.

As illustrated in this view, the proposed neighborhood development is a prominent focal point and would be visible to northbound and southbound travelers on Bake Parkway. Views across the site would be blocked by the proposed residential development. From this location, view of Santiago Peak in the background could be obscured. However, it should be noted that Bake Parkway is not a scenic roadway and the City does not identify any scenic corridors. The posted speed limit is 50 mph and therefore views from this location would be limited by the duration of motorist exposure. Although development from this location would change the character of the site, this change would be compatible with the existing community and therefore compliant with the City of Lake Forest Municipal Code Policies 3.1, 3.2, and 3.4. The project would be implemented consistent with the Architectural Design Guidelines and Landscape Design Guidelines set forth in the proposed Area Plan to establish a unique mixed-use community which is also compatible with the diverse architectural styles of development near the project site. Therefore, with respect to Threshold 3, the project would not substantially degrade the existing visual character or quality of the site and its surroundings.

View 4: Without Project -- View from the North End of Serrano Creek Trail (Adjacent to Staybridge Suites Irvine East/Lake Forest Hotel) Looking Northwest. Exhibit 5A shows a view of the project site as seen by pedestrians and bicyclists on Serrano Creek Trail. In this location, the elevation of Serrano Creek Trail is approximately 732 feet above msl. The Serrano Creek Trail is considered an Open Space/Recreation Resource according to the City's General Plan Recreation and Resources Element (1991, revised 2015). The Staybridge Suites Irvine East/Lake Forest Hotel is located to the northwest of the project site and is bordered by Rancho Parkway South to the north, mixed commercial development to the south, Bake Parkway to the east, and Orchard Road to the west. In the foreground, vegetation along the trail and in the creek is visible. The project site is in the middleground; nursery plants and shade structures are visible. Land uses west of Bake Parkway are visible in the background and include residential and office uses, as well the two water towers located adjacent to Baker Ranch Community Park. It should be noted that most views of the project site from Serrano Creek Trail are obscured by existing vegetation.



EXHIBIT 4B: View 3: With Project - View from Bake Parkway Looking Northeast
Nakase Property Area Plan Visual Analysis



EXHIBIT 5A: View 4: Without Project - View from the North End of Serrano Creek Trail Looking Northwest
Nakase Property Area Plan Visual Analysis

View 4: With Project – View from the North End of Serrano Creek Trail (Adjacent to Extended Stay America) Looking Northwest. Exhibit 5B conceptually illustrates how the project site would appear as viewed by persons walking or biking along Serrano Creek Trail after the completion of Neighborhood 3. As proposed, Neighborhood 3 would include up to 141 two-story residences on 12.3 net acres, with a density range of 8.6 du/ac to 11.5 du/ac. The Area Plan characterizes this neighborhood as traditional single-family homes with modest front yards and more expansive back yards. Exhibit 5B includes an inset photograph showing the conceptual architecture for Neighborhood 3.

As illustrated in this view, the proposed neighborhood development is a prominent focal point. Existing vegetation in the creek and along the trail would remain in the foreground. Where there are “breaks” in the vegetation in the creek and along the trail, residential development would be very visible and would obscure views across the project site. With respect to Threshold 2, although views into the site are limited because of existing vegetation in the creek and along the trail, there is a potentially significant impact to scenic resources from Serrano Creek Trail; which is designated as an Open Space/Recreation resource. Although the existing conditions include dense vegetation, a goal of the development is to elaborate the beauty of the botanical and physical features of the property. As shown in Exhibit 5B, the view of the project site from Serrano Creek Trail would include landscaping including mature accent trees. Due to the speed of travel, the duration of views for pedestrians and bicyclists is typically longer than for motorists. Nevertheless, views of the project site associated with pedestrian and bicycle travel along the trail would be limited and infrequent due to dense vegetation, which significantly blocks views of the project site. View 4 is one of the few viewpoints where the project site would be visible from Serrano Creek Trail and is not representative of the typical views that would be seen along the trail. Therefore, with respect to Threshold 2 and Threshold 3, the project would not substantially damage scenic views from a public park or constitute a substantial change to the visual character of the area. Therefore, it would not be considered to substantially degrade the existing visual character or quality of the site and its surroundings.

With respect to the hotel, the proposed project’s neighborhood development would be visible by the hotel visitors because the hotel is at a higher elevation than the project site. Very minimal views of the project site are accessible by motorists traveling northbound and southbound on Lake Forest Drive because of existing office development located between Lake Forest Drive and the project site. With respect to Threshold 3, the visibility of the project site from hotel visitors, which are considered a transient use, is not a significant impact.

View 5: Without Project – View from Corridor Center Looking Southwest. Exhibit 6A shows the project site when viewed from the Corridor Center Shopping Center at the intersection of Corridor Center at Rancho Parkway. View 5 is representative of views of the project site as seen by motorists leaving the shopping center, as well as motorists along Rancho Parkway. In this location, the elevation of Corridor Center is 736 feet above msl. In the foreground, the outbound lanes of Corridor Center at Rancho Parkway are visible. Behind the intersection crosswalk is Rancho Parkway. The intersection is signalized. The south side of Rancho Parkway has a sidewalk and landscaping with trees and shrubs along the sidewalk. The project site is visible in the background. Existing office developments are visible south of the project site because of higher elevation in this area.

View 5: With Project – View from Corridor Center Looking Southwest. With respect to Threshold 2, the project site is not adjacent to a scenic highway or roadway and is not visible from a public park scenic vista. No impact would occur.



EXHIBIT 5B: View 4: With Project - View from the North End of Serrano Creek Trail Looking Northwest
Nakase Property Area Plan Visual Analysis



EXHIBIT 6A: View 5: Without Project - View from Corridor Center Looking Southwest
Nakase Property Area Plan Visual Analysis

Exhibit 6B conceptually illustrates how the project site would appear as viewed by persons from Corridor Center and along Rancho Parkway upon development of Neighborhood 2, Neighborhood 3, and the elementary school site. As shown in Exhibit 6B, the entrance road (B Street) into the project site from Corridor Center would include a center median landscaped with landscaping including mature accent trees. Trees would line both sides of the roadway into the site with additional landscaping and monumentation at the on-site corners of the intersection of Rancho Parkway at Corridor Center. Neighborhood 3 is located east of B Street (left side of the visual simulation); Neighborhood 2 and the school site are located west of B Street (right side of the visual simulation).

The motorist currently sees a gradual slope down into the property site. Upon development, Neighborhood 3 would be the prominent focal point from this viewpoint, including patrons of the existing shopping center. The elementary school site would be on the west side (right side of the visual simulation) of the entrance into the project site. Street level and long-range views would be blocked by project development. It is expected that motorists on Rancho Parkway South would include individuals who both live or work near the site and motorists commuting to further destinations. Although development from this location would change the character of the site, this change would be compatible with the existing community and therefore compliant with the City of Lake Forest Municipal Code Policies 3.1, 3.2, and 3.4. The project would be implemented consistent with the Architectural Design Guidelines and Landscape Design Guidelines set forth in the proposed Area Plan to establish a unique mixed-use community which is also compatible with the diverse architectural styles of development near the project site. Therefore, with respect to Threshold 3, the project would not be considered to substantially degrade the existing visual character or quality of the site and its surroundings.



EXHIBIT 6B: View 5: With Project - View from Corridor Center Looking Southwest
Nakase Property Area Plan Visual Analysis