4.1 AESTHETICS

This section describes the visual setting of the UCSD campus and evaluates the potential for changes in visual character due to development under the proposed 2004 LRDP. This section analyzes the general aesthetic effects of future development on-campus that would result from implementation of the 2004 LRDP, including the potential loss of existing visual resources, effects on views, compatibility with visual characteristics of surrounding land uses, and the likelihood that adjacent sensitive uses (sensitive receptors) would be disturbed by light and glare generated or reflected by new structures. Potential impacts of lighting to biological resources are discussed in Section 4.3, Biological Resources.

Assessing potential impacts to visual resources is a subjective process, yet researchers have found generally consistent levels of agreement among professionals that evaluate visual quality. Modifications in a landscape that repeat the landscape’s basic elements are said to be in harmony with their surroundings. Modifications that do not harmonize often appear out of place and are said to contrast or stand out unpleasantly. Also, the scenic quality of a landscape varies with the various visual elements that make up a landscape. These basic concepts were applied in the assessment of impacts for the proposed 2004 LRDP.

4.1.1 ENVIRONMENTAL SETTING

The existing visual character of the UCSD area is described in the following section. To define the visual character of both the campus and surrounding areas, this section includes a discussion of the landform, vegetation, development, visual characteristics, and major users. Landform includes the major topographic features of the area, vegetation includes natural and ornamental vegetation of the area, development includes the general land use types (such as residential, commercial, open space) of the area, visual characteristics describes the visibility and character of the view from various locations both off and on-campus, and viewers are defined as the public who use an area most frequently.

4.1.1.1 VISUAL CHARACTER OF UCSD

The visual character of the UCSD campus is described below in terms of its landform, vegetation, and development. It also includes a brief description of campus viewers.

Landform

The campus property east of North Torrey Pines Road in the west campus is characterized by two prominent landforms: a ridge running north-south immediately east of North Torrey Pines Road, which is over 400 feet above mean sea level (AMSL) in elevation; and in the northern-central part of the west campus, a large undeveloped canyon with two major branches that meet just south of Genesee Avenue. One branch is located in a southwesterly direction from Genesee Avenue, while the other is located in a southerly direction from Genesee Avenue (Figure 4.1-1). The topographic elevations in this canyon range from 160 to 300 feet AMSL. The remainder of the area east of North Torrey Pines Road to I-5 is generally between 300 to 400 feet AMSL in elevation.

On the east campus the topographic elevations typically vary between 280 and 360 feet AMSL. Two notable topographic features exist on the east campus. These are two small canyons trending northeast-southwest, located adjacent and east of I-5. The topographic variation of these canyons ranges from 280 to 320 feet AMSL.

SIO, located in the westernmost part of the campus adjacent to the Pacific Ocean, is characterized by steep slopes and ocean bluffs. The topography in this area ranges from 80 to 400 feet AMSL. Near the center of
SIO is a north-south trending canyon known as Skeleton Canyon. The topographic elevations in this canyon vary from 240 to 320 feet AMSL.

**Vegetation**

Although much of the campus is developed with buildings, landscaping, parking lots, and streets, there are also many natural canyons and wooded areas. Most of UCSD’s natural resources, including the eucalyptus groves, canyons, hillsides, and bluff areas, have been identified as the UCSD Park. This integrated system of open spaces contributes to the campus identity and character. The UCSD Park consists of three types of open space with distinct qualities of vegetation: the Ecological Reserve, the Grove Reserve, and the Restoration Lands (see Figure 3.4-4).

The Ecological Reserve includes the canyons north of Voigt Drive on the west campus, and Skeleton Canyon and the sloped area adjacent to the La Jolla Shores Drive within the SIO portion of the campus. These areas support biologically sensitive habitats, including native coastal sage scrub and chaparral communities. Portions of the Ecological Reserve are visible from Genesee Avenue, Voigt Drive, Expedition Way, and La Jolla Shores Drive.

The Grove Reserve of the UCSD Park includes the major eucalyptus stands, which shade much of the central portion of the campus. The nonnative eucalyptus groves form an almost continuous band stretching through the campus from Genesee Avenue on the campus’s northern boundary to the La Jolla Village Drive and North Torrey Pines Road intersection on the southern boundary, and along the northern boundary of SIO portion of the campus. The eucalyptus groves are visually dominant features of the campus.

The Restoration Lands are areas that have been disturbed by erosion, invasive vegetation, and past military use. These areas of the campus include, but are not limited to, the slopes on both the east and west sides of I-5, Pepper Canyon, the canyon north of Geisel Library, and the ocean bluffs at SIO. Some of these areas are visible from I-5, Voigt Drive, Medical Center Drive South, Miramar Street, La Jolla Shores Drive, and Expedition Way.

The campus also maintains open areas such as lawns; landscaped grounds with trees, shrubs, and groundcover; and playing fields. While these areas are not considered natural resources, they do contribute to the overall visual character of the campus.

**Development**

At UCSD, approximately half of the campus is developed with buildings, parking areas, and paved areas. The campus contains nearly 500 buildings, as well as two parking structures, numerous surface parking lots, paved areas, walkways, and roadways. Visually dominant structures include Geisel Library, the San Diego Supercomputer Center, and the Natural Sciences Building on the west campus; Thornton Hospital on the east campus; and Scripps Pier and Birch Aquarium in SIO.

Spatially, the campus has been segmented into “neighborhoods,” which are compact clusters of buildings with open space between the neighborhoods used to break the campus into smaller communities. Each neighborhood has its own distinct entries, boundaries, and urban design. In general, academic and ancillary program objectives provide the basis for shaping the character of the various neighborhoods. As shown in Figure 3.4-2, UCSD has 23 neighborhoods within the 2004 LRDP planning area. Most neighborhoods are visible from the major roadways within the campus.

The predominant architectural style of the campus is modern with horizontal and vertical planes of wood and concrete. Examples of architecturally significant structures include the eight-story Geisel Library designed by William Pereira in the late 1960’s and the newly constructed state-of-the-art Natural Sciences Building.
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The UCSD campus is visible from several surrounding perimeter streets including, but not limited to, La Jolla Village Drive, La Jolla Shores Drive, North Torrey Pines Road, Genesee Avenue, and Regents Road, with some residential development located along each of these street segments. I-5 traverses the campus from north to south. However, this freeway lies in a deep topographic depression with the majority of the campus approximately 50 feet above I-5 on the Torrey Pines coastal mesa. Thus, the majority of the campus is not readily visible from I-5.

**Viewers**

People potentially affected by changes in the campus’s visual environment include both on and off-campus viewers. The majority of viewers of the UCSD campus are the students, faculty, and staff that study, work, and, in some cases, live on-campus. The other main group of campus viewers includes members of the community, who live nearby or might visit the campus for any number of reasons including the Birch Aquarium, exercise, cultural events, theater, lectures, seminars, and concerts. The third potential group of viewers of change in the visual environment on the UCSD campus include motorists who use roads and highways that are located adjacent to or pass through the campus. However, motorists may be less sensitive to alterations on the campus due to obstructions, limited duration, and location in relation to their point of focus.

**Visual Character of Areas Surrounding the Campus**

The UCSD campus is surrounded by a variety of land uses and landforms. Some of the areas surrounding the campus are considered sensitive from a visual perspective, due to their proximity to the campus, views of the campus, views of the nearby ocean and/or mountains, and/or designation as scenic areas within one or more of the relevant community plans. Other areas are not considered visually sensitive because they do not have direct views of the campus, are not identified as scenic resources in relevant community plans, are located in a highly urbanized area, and/or are primarily interior-oriented land uses. This section discusses the visual character, including landform, vegetation, development, and viewers, of the areas surrounding the UCSD campus beginning with the least visually sensitive areas and ending with the most visually sensitive areas.

**Least Visually Sensitive Areas**

**North of the West Campus**

Genesee Avenue separates the west and east campuses from neighboring land uses to the north. As discussed in more detail in Land Use and Planning, Section 4.8 of this EIR, the uses to the north of Genesee Avenue are primarily scientific research, industrial, commercial, and open space land uses. The primary users are the employees that work in the area. For the most part, the views of the campus from the north are blocked by the uneven topography of the northern portion of the west campus, the majority of which is designated as UCSD Park. The UCSD Park is mostly undeveloped with moderate to thick vegetation that acts as a visual barrier along most of Genesee Avenue. In addition, none of the surrounding community plans identify scenic resources to the north of the campus. Because most views of the campus are blocked due to intervening topography, this area is not considered to be visually sensitive.

**South of the West Campus**

Areas to the south of the west campus along La Jolla Village Drive between Torrey Pines Road and I-5 are not considered sensitive land uses. The land uses in this area are mostly single and multiple family residential areas with some mixed and commercial uses. The areas to the south of the west campus are visually separated from the west campus by La Jolla Village Drive, which is four lanes wide through this area. In addition, trees and vegetation located along the campus boundary provide a visual buffer between land uses on and off-
campus. These areas are not considered sensitive from a visual standpoint because they are visually interior-oriented land uses located in a highly urbanized area with limited views of the campus. In addition, the surrounding community plans do not identify sensitive visual resources in this area.

Areas Surrounding the East Campus

The majority of uses surrounding the east campus are multiple-family residential land uses with some mixed use, school, and park and open space land uses. These areas are not considered particularly sensitive from a visual standpoint because they are medium to high density, visually interior-oriented land uses located in a highly urbanized area with limited views of the campus. Scripps Hospital is located just north of the east campus and this large medical complex blocks views of the campus from the north. Genesee Avenue, Regents Road, and La Jolla Village Drive also visually separate the east campus from the majority of the surrounding land uses. Additionally, none of the surrounding community plans identify sensitive visual resources in the areas surrounding the east campus.

The I-5 Corridor

The west and east campuses are separated by I-5, which traverses the campus in a north-south direction in a deep topographic depression. I-5 is a major thoroughfare in the City of San Diego and is used by local and regional travelers. The edge of some existing on-campus residential uses can be seen from I-5 on the west side of the freeway. In addition, northbound travelers can see the campus’s natural canyon areas on the east side of the freeway. However, users of this freeway travel at speeds of approximately 65 miles per hour (mph) and pass by these land uses in a matter of seconds. Because of the limited on-campus views and duration of viewing time, this area is considered to be moderately visually sensitive.

Most Visually Sensitive Areas

Some areas to the west of the west campus, as well as areas within and surrounding SIO, are considered to be visually sensitive due to their proximity to the campus, views of the campus, and/or scenic views of the nearby ocean and/or mountains. The viewers of these areas primarily include UCSD students, faculty and staff, La Jolla residents, persons that work in the area, local and regional beachgoers, and tourists.

West of the West Campus

North Torrey Pines Road separates land uses west of the west campus from the campus. This flat, tree-lined roadway provides a visual and physical buffer between the west campus and the land uses to the west, which include low-density residential developments such as La Jolla Farms and the medium-density Blackhorse Farms residential project, the Estancia Hotel (under construction), public park and open space (Torrey Pines City Park, which includes the Gliderport, and Scripps Coastal Reserve), institutional (Salk Institute), and some UCSD uses such as the Torrey Pines Center North and Torrey Pines Center South. UCSD uses are developed along the east side of the roadway and several large on-campus buildings, including the Natural Sciences building, residence halls, and the new Pangea Parking Structure, are visible from the roadway. The 1985 La Jolla – La Jolla Shores LCP identifies North Torrey Pines Road as a scenic coastal roadway and identifies major vista points at Torrey Pines City Park and Scripps Coastal Reserve. The La Jolla Community Plan and Local Coastal Program Land Use Plan (1995) also designates a portion of North Torrey Pines Road between Muir College Drive and La Jolla Shores Drive as providing an intermittent or partial vista. However, from the motorists’ perspective, this roadway affords no views to the ocean due to vegetation and residential development that exists to the west of the road.

Torrey Pines City Park is a 144-acre City-owned park located to the west of the UCSD Gliderport property and Torrey Pines Golf Course and to the south of Torrey Pines State Reserve. This City park provides scenic views of the Pacific Ocean and La Jolla shoreline. Views to the east towards the UCSD campus include the
Gliderport and Salk Institute. Torrey Pines City Park is within both the La Jolla Community and University Community planning areas. The *La Jolla Community Plan and LCP Land Use Plan* (1995) identifies a viewshed from Torrey Pines City Park looking northwest, west, and southwest. The *University Community Plan* (2000) indicates that the Park contains “scenic views of the Pacific Ocean [which] make this an area of outstanding beauty.” The focus of these plans is on the westward ocean views and not on views towards the UCSD campus.

The community of La Jolla Farms is located on the Torrey Pines coastal mesa to the west of North Torrey Pines Road and the west campus, to the south of the Salk Institute, and to the north of La Jolla Shores Drive. The landform in this area is generally sloping westward towards the coastal bluffs and two small coastal canyons. Native vegetation is found west of La Jolla Farms Road along the bluffs, cliffs, and canyons. The La Jolla Farms community is fully developed with low-density, single-family residences along La Jolla Farms Road. According to the 1985 *La Jolla - La Jolla Shores LCP* and the 1995 *La Jolla Community Plan and LCP Land Use Plan*, several areas along La Jolla Farms Road are designated as scenic overlooks with intermittent or partial western vistas and/or western view corridors (Figure 4.1-2). In addition, the plans call out view corridors and vista points looking northwest, west, and southwest from the Scripps Coastal Reserve area, which is located to the west of La Jolla Farms Road. Some of the residences located along the northern portion of La Jolla Farms Road have views of the Salk Institute to the north and the UCSD campus to the east. Eastern views from residences located to the west of Blackhorse Farms are blocked by the Blackhorse Farms development and Estancia Hotel (under construction). Some residences located along the southern portion of La Jolla Farms Road may also have views of the UCSD campus.

**Scripps Institution of Oceanography Area**

SIO is located along the La Jolla shoreline to the southwest of the west campus. La Jolla Shores Drive is a public road that traverses the SIO portion of campus. The discussion of La Jolla Shores Drive is focused on the northern portion of this road adjacent to and within the SIO campus. The landform along La Jolla Shores Drive varies from a high point at the top of the Torrey Pines coastal mesa near North Torrey Pines Road in the west campus to a low point along La Jolla Shores Drive just south of the SIO campus. In between are some steep areas where the road has two gently curving turns. The road generally follows a north to south direction bisecting SIO. Development along La Jolla Shores Drive consists of single-family residential areas to the north and south of SIO, and academic, research, and residential buildings and undeveloped areas within SIO.

From the viewer’s perspective, the ocean and the La Jolla shoreline are visible from various locations along La Jolla Shores Drive southward from approximately the Coast Apartments near the northern boundary of SIO to the southerly edge of the SIO campus at the La Jolla Shores Drive and El Paseo Grande intersection. However, some of the westerly views are blocked by vegetation in the UCSD Park areas, topography of the area, and/or buildings and vegetation within SIO.

The 1985 *La Jolla – La Jolla Shores LCP* identifies La Jolla Shores Drive as a scenic roadway and also identifies seven visual access corridors along La Jolla Shores Drive from the La Jolla Shores Lane cul-de-sac at the north, to the intersection of La Jolla Shores Drive and El Paseo Grande on the south. In addition, the LCP also identifies two major vista points located within the SIO campus. The first major vista point is located to the south of Scripps Pier along the coastline and the second major vista point is located to the north of the first vista point to the west of the Hydraulic Lab along the bluffs. According to the *La Jolla Community Plan and LCP Land Use Plan* (1995), La Jolla Shores Drive contains scenic overlooks, intermittent or partial vistas, and is also considered to be a road from which the Pacific Ocean can be seen.
4.1 Aesthetics

La Jolla Shores Lane and Ellentown Road are north of La Jolla Shores Drive and the SIO property. Both roads are located on the sloping hillside that extends from the Torrey Pines coastal mesa west and northward to the coastal bluffs on the north and west. The underlying topography was graded during construction of the residential uses located along the roads, generally resulting in a gentle slope from east to west. Natural vegetation can be found to the north and south of residential development along both roads. Both roads are developed with low-density, single-family residences with no other development occurring along either roadway. The primary users of these roads are the residents who live along them. Both roads are identified in the La Jolla Community Plan and LCP Land Use Plan (1995) as providing westerly and northwesterly scenic overlooks. In addition, the cul-de-sac at the end of La Jolla Shores Lane is identified in the 1985 La Jolla - La Jolla Shores LCP as a westerly visual access corridor. In both cases, the views that are identified in these plans are generally oriented away from the SIO campus.

Some areas to the east of, and at a higher elevation than, SIO have scenic views across and above the SIO property. Two of these areas identified in the 1995 La Jolla Community Plan and LCP are the Bordeaux Avenue cul-de-sac and Allen Field (also known as La Jolla Athletic Area). Bordeaux Avenue, located directly east of SIO, slopes downhill from its intersection with Dunaway Drive to a cul-de-sac at the bottom of the street. This street is located within a low-density single-family residential community with the residents of the area being the primary users. The vegetation along this street consists entirely of residential landscaping including trees, shrubs, and flowers. The 1995 La Jolla Community Plan and LCP identifies the Bordeaux Avenue cul-de-sac as a scenic overlook. Fieldwork conducted on July 25, 2003, concluded that public views from Bordeaux Avenue are entirely blocked by the single-family residences that line the street. No partial views are visible as there is no unblocked space between houses and fence lines. However, the residences located along the western side of the cul-de-sac do have private views of the ocean and the SIO campus. Allen Field is located along Torrey Pines Road on the Torrey Pines coastal mesa. It is developed as outdoor playing fields and ancillary facilities with natural vegetation located to the west. The 1995 La Jolla Community Plan and LCP designates Allen Field as a viewshed. The Plan defines a viewshed as generally being located at a high elevation looking down over large areas. However, field work conducted on July 25, 2003, revealed that limited westerly views were visible from Allen Field due to intervening trees and vegetation.

4.1.1.3 Visual Sensitive Zones for Campus Development

To facilitate assessment of potential impacts to visual resources from campus development, Visual Sensitive Zones were developed for the campus based on research of previous environmental documents, field visits, and the campus and surrounding area character described in the previous sections. The Visual Sensitive Zones indicate areas on campus that, if substantially altered, have the greatest potential to adversely impact visual resources. Portions of the campus and areas adjacent to the campus possess scenic views of the Pacific coastline to the west, the Laguna Mountains to the east, and the steep canyons within the campus boundaries. Therefore, three Visual Sensitive Zones were formed and labeled as SIO, the Ridge Walk, and canyon views, identified by the letters A, B, and C, respectively, as shown on Figure 4.1-3. Future development at other areas on-campus may affect visual resources; however, these areas are considered less visually sensitive.

Figure 4.1-3 also shows Key Vantage Point (KVP) locations. Each KVP has been assigned a number, which is identified in the sections below. The KVPs provide representative views for the Visual Sensitive Zones, with the exception of KVP 1, which is not within a Visual Sensitive Zone. Some of the off-campus KVPs have been selected based upon their designation as a sensitive visual resource in one of the local community planning documents. KVP 1 provides a view of the UCSD campus from La Jolla Farms Road (Figure 4.1-4). Both the 1985 La Jolla – La Jolla Shores LCP and the 1995 La Jolla Community Plan and LCP Land Use Plan identify view corridors and scenic overlooks in La Jolla Farms; however, they are oriented westward, away from UCSD and therefore would not be affected by campus development.
PUBLIC VANTAGE POINTS IDENTIFIED IN THE LA JOLLA COMMUNITY PLAN

FIGURE 4.1-2

SOURCE: SanGIS, 1995 La Jolla Community Plan
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VISUAL SENSITIVE ZONES AND KEY VANTAGE POINT LOCATIONS

SOURCE: UCSD 2003

FIGURE 4.1-3

VISUAL SENSITIVE ZONE

Key Vantage Point

Appx Scale: 1 inch equals 1600 feet
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Zone A – Scripps Institution of Oceanography

SIO provides many vantage points with excellent views of the Pacific Ocean, La Jolla shoreline, and the natural landform of SIO. Six KVPs were selected which best typify the views provided in this Visual Sensitive Zone. The first KVP is located on the UCSD property directly west of and across La Jolla Shores Drive from the Coast Apartments (KVP 2) (Figure 4.1-4). This property is located at a higher elevation than the land to the west of it, which allows for western views of the Pacific Ocean. However, trees located on the western portion of the site partially obstruct views from this property. The next viewpoint, KVP 3, is located on the western outdoor patio area of the Birch Aquarium (Figure 4.1-5). This viewpoint affords unobstructed views to the Pacific Ocean and Scripps Pier to the west, La Jolla shoreline to the southwest, and Mount Soledad to the south. KVP 4 is located near the top of Biological Grade Road within SIO to the south of the Southwest Fisheries Building and just west of parking lot P013 (see Figure 4.1-5). This KVP affords unobstructed views of the Pacific Ocean, Scripps Pier, and the westerly portion of La Jolla Cove to the southwest.

Views from La Jolla Shores Drive and North Torrey Pines Road (KVPs 5, 6 and 7) are representative of views from off campus areas because these City of San Diego roadways are not part of UCSD. KVP 5 is located along North Torrey Pines Road just south of Expedition Way at the northeast edge of SIO. The foreground and midground views from this location include the undeveloped portions of SIO, with background views of the Pacific Ocean and La Jolla (Figure 4.1-6). KVP 5 is not identified as a major vista point or viewshed in the 1985 La Jolla – La Jolla Shores LCP and the 1995 La Jolla Community Plan and LCP Land Use Plan. KVP 6 is located at the intersection of La Jolla Shores Drive and Shellback Way looking west towards the ocean (see Figure 4.1-6). The views from this portion of the roadway are partially blocked by buildings and vegetation within SIO; however, a dramatic ocean view is still visible. KVP 6 is located in an area where the 1985 La Jolla – La Jolla Shores LCP identifies a westerly visual access corridor from a scenic roadway. The 1995 La Jolla Community Plan and LCP Land Use Plan indicates KVP 6 is located in an area where a coastal body of water can be seen. KVP 7 is located along La Jolla Shores Drive to the southwest of the Coast Apartments (Figure 4.1-7). This KVP is looking southwest from the public sidewalk along La Jolla Shores Drive. As shown in Figure 4.1-7, the ocean and La Jolla shoreline are only partially visible from KVP 7 due to intervening trees and vegetation. KVP 7 is not identified as a view corridor in the 1985 La Jolla – La Jolla Shores LCP; however, the 1995 La Jolla Community LCP and Land Use Plan identifies this portion of La Jolla Shores Drive as providing intermittent or a partial westerly ocean view.

Zone B – The Ridge Walk

The Ridge Walk is an on-campus pedestrian walkway that runs in a north-south direction parallel to and east of North Torrey Pines Road from North Point Drive to the north, south to Revelle Plaza. It is located on a pronounced topographical feature (ridge) that is approximately 100 feet above the portions of the mesa that surround it. For the most part, views from the Ridge Walk are blocked by both development and landscaping. However, intermittent westerly views are available at the northerly part of the Ridge Walk between buildings associated with Eleanor Roosevelt College, Institute of the Americas, and the International Relations and Pacific Studies (IR/PS) buildings. KVP 8 provides a representative westerly view from the Ridge Walk just north of Eleanor Roosevelt College. This KVP provides a foreground view of parking lots and a midground/background view of the Salk Institute and the Pacific Ocean. Views of the Cuyamaca Mountains to the east are visible from the Ridge Walk, adjacent to RIMAC athletic field (KVP 9) (Figure 4.1-8).

Zone C – Canyon Views

Canyons are one of the most valuable visual resources within the campus, providing views of natural resources within the Ecological Reserve associated with the UCSD Park land use category. Within the Ecological Reserve areas, KVP 10 provides a representative canyon view from Voigt Drive to the northeast
4.1 Aesthetics

(Figure 4.1-9) and KVP 11 provides a representative canyon view from this same location to the southeast that includes the Geisel Library (see Figure 4.1-9).

4.1.2 REGULATORY FRAMEWORK

4.1.2.1 STATE

California Coastal Act

The California Coastal Act (CCA) provides for the protection of sensitive coastal areas containing scenic and visual qualities of coastal areas. The CCA identifies sensitive coastal areas as those identifiable and geographically bounded land and water areas within the coastal zone of vital interest and sensitivity. Sensitive coastal areas include highly scenic resources. Section 30251 of the CCA provides protection for the scenic and visual qualities of coastal areas:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

4.1.2.2 UCSD POLICIES AND PROGRAMS

UCSD Facilities Design Guidelines

The UCSD Facilities Design Guidelines are organized into four volumes to coincide with the basic progression of facilities development. Volume I, Special Program Requirements, includes general design and non-academic program requirements, supplementing the Facilities Academic Program and establishing uniform design criteria. Volumes II, Documents for General Construction, and Volume III, Standard Specifications, deal with facilities development during construction, while Volume IV is an appendix containing materials referenced in Volumes I, II and III. Site requirements in Volume I are provided for fire access, street design, sidewalks, erosion control, drainage, parking design, grading, and exterior planting and irrigation. Volume IV contains the UCSD Facilities Design Guidelines Appendices that covers a range of topics. The applicable appendix is H, Outdoor Lighting Policy and Design Guidelines, which is discussed below.

Campus Lighting Policy

The UCSD Campus Lighting Policy applies to all UCSD projects that could occur under the purview of the 2004 LRDP. The policy applies to all exterior lighting, whether free-standing or attached to buildings, or other structures. The requirements of this policy are supported by the UCSD Outdoor Lighting Design Guidelines that provide guidance in the practical implementation of the policy. The primary goal of the UCSD Outdoor Lighting Policy is to reduce nighttime light pollution radiating from campus facilities to minimally acceptable levels so that local astronomical research is supported and advanced, while ensuring adequate lighting levels for safety and security. Another important goal of the UCSD Outdoor Lighting Policy is to limit nuisance light and glare impacts to adjacent properties. This limitation of luminosity aims to avoid adverse visual impacts to the surrounding community as UCSD properties are developed.
KEY VANTAGE POINTS #1 AND #2

KVP 1 - Easterly view from La Jolla Farms Rd.

KVP 2 - Westerly view from La Jolla Shores Dr. across from Coast Apartments.

FIGURE 4.1-4
KEY VANTAGE POINTS #3 AND #4

KVP 3 - Westerly view from the Birch Aquarium patio.

KVP 4 - Southwesterly view from Biological Grade in Scripps Institution of Oceanography.
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KEY VANTAGE POINTS #5 AND #6

KVP 5 - Southeasterly view from North Torrey Pines Rd. just south of Expedition Way.

KVP 6 - Westerly view from La Jolla Shores Dr. at its intersection with Shellback Way.
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KEY VANTAGE POINTS #7 AND #8

KVP 7 - Westerly view from La Jolla Shores Dr. at upper curve.

KVP 8 - Westerly view from the Ridge Walk just north of Eleanor Roosevelt College.

FIGURE 4.1-7
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KEY VANTAGE POINTS #9 AND #10

KVP 9 - Easterly view from the Ridge Walk at RIMAC field.

KVP 10 - Northeasterly view of major canyon from Voigt Dr.

FIGURE 4.1-8
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KVP 11 - Southerly view from Voigt Dr. of Geisel Library.

KEY VANTAGE POINT #11

FIGURE 4.1-9
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4.1.2.3 NON-REGULATORY LOCAL PLANS AND POLICIES

Pursuant to the CEQA Guidelines, this section is based on conditions as they were at the time of the second Notice of Preparation for this EIR. As discussed in Section 4.8, since then an update to the La Jolla Community Plan was certified by the California Coastal Commission and now supersedes all plans previously approved for the various parts of the community. However, the 2004 La Jolla Community Plan and LCP Land Use Plan has been reviewed and significant changes between the 1995 and 2004 plans are not apparent.

There are six local City of San Diego community plans and policies, which do not have jurisdiction on the UCSD campus; however, they do have jurisdiction over the communities adjacent to the UCSD campus. Development on the UCSD campus might visually affect neighboring areas. The policies and objectives of the neighboring community plans provide a sound basis for gaining insight into the documented concerns adjacent residents may have. Within the La Jolla Community planning area there are four plan documents, while the University Community planning area has two plan documents. The four within the La Jolla Community planning area are the:

- La Jolla Shores Precise Plan (1976);
- La Jolla Community Plan (1975);
- La Jolla - La Jolla Shores Local Coastal Program (1985); and
- La Jolla Community Plan and Local Coastal Program Land Use Plan (1995).

The two plans within the University Community planning area are the:

- University Community Plan (1987, as amended); and
- North City Local Coastal Program (1981).

The jurisdictional boundaries of each of these plans are discussed in Section 4.8, Land Use, of this EIR (see Figure 4.8-3, Local Land Use Plan Jurisdictional Boundaries). Various policies are identified within these plans that pertain to the aesthetics analysis because they address land uses adjacent to the UCSD campus. The relevant policies are discussed below.

1975 La Jolla Community Plan

The 1975 La Jolla Community Plan has jurisdiction over lands located within the La Jolla Community adjacent to the UCSD campus. The following three objectives are identified in the Open Space, Parks and Recreation Element of the 1975 La Jolla Community Plan that pertain to the aesthetics analysis because they are relevant to development adjacent to the SIO portion of the campus:

- La Jolla’s relationship to the sea should be maintained. Existing physical and visual access to the shoreline and ocean should be protected and improved.
- All forms of open spaces should be preserved where possible – beaches, parks, cliffs, scenic vistas, tidepools, coastal waters, canyons.
- Visual attractiveness should be fostered.

The 1975 La Jolla Community Plan also identifies the following visual resources recommendation in the Open Space and Recreation Element that would apply to La Jolla Shores Drive where it is located within SIO.
Criteria for the selection of scenic vistas should be formulated and utilized. Outstanding scenic vistas should be preserved including Mount Soledad, Torrey Pines City Park, Coast Walk, La Jolla Shores Drive [looking south from the vicinity of Scripps Institute (sic)], Charlotte Park, City-owned land (pueblo land) adjacent to Soledad Park, and Pottery Canyon Park (above Gilman Drive).

1976 La Jolla Shores Precise Plan

The 1976 La Jolla Shores Precise Plan has jurisdiction over the La Jolla Shores areas adjacent to the UCSD campus. The following goals relating to aesthetics in the SIO portion of the campus are identified in the 1976 La Jolla Shores Precise Plan:

- To preserve sea views and natural land forms
- To make the area more attractive through architectural and landscaping controls
- To develop the remaining open spaces in such a way that canyons and steep slopes retain their natural topography

The following recommendations are identified in the Residential and Visitor Areas chapter of the 1976 La Jolla Shores Precise Plan and are relevant to SIO:

- Architectural excellence compatible with existing development should be encouraged by the use of natural building materials, muted colors, and well-organized and balanced architectural elements.
- New residential structures should be carefully sited on their respective parcels so as to cause the least disruption of views and to blend with the architecture of the neighboring structures and the community as a whole.

The following recommendations are identified in the Street Environment chapter of the 1976 La Jolla Shores Precise Plan that are relevant to SIO and the west campus:

- All neighborhood distribution lines, which generally deliver electric power to individual businesses and residences, should be placed underground. UCSD should be given second priority for undergrounding utilities.
- A street tree planting and landscaping program should be extended along all major streets and in high pedestrian activity areas. To complement the magnificent center island trees along La Jolla Scenic Drive North, center island landscaping along the north and south ends of La Jolla Scenic Drive should be encouraged. Gilman Drive is in need of landscaping along its entire length.

1985 La Jolla – La Jolla Shores Local Coastal Program

The 1985 La Jolla - La Jolla Shores LCP has jurisdiction over the lands that are both within the La Jolla Community planning area and within the coastal zone to the south and east of the SIO property. The purpose of the La Jolla – La Jolla Shores LCP is to outline those existing La Jolla Community Plan policies, which directly address the protection of coastal resources, and to integrate the specific conditions of LCP approval recommended by the California Coastal Commission into the overall policy context of the La Jolla Community Plan. Guidelines for urban design, building scale, pedestrian activity, compaction and continuity, streetscape, parking, and utilities are provided within the Visual Resources and Special Communities components of the LCP and are apply to coastal areas surrounding the UCSD campus.
1995 La Jolla Community Plan and Local Coastal Program Land Use Plan

As discussed in Section 4.8, Land Use, within the coastal zone the 1995 La Jolla Community Plan and LCP Land Use Plan was not adopted by the California Coastal Commission. Therefore, this plan is only applicable to the areas of the La Jolla Community that are not located within the coastal zone. The Community Plan identifies many goals, policies, and recommendations for development within the coastal zone. Those that pertain to visual resources are identified below.

Goals

The following general community goal is addressed in the 1995 La Jolla Community Plan and LCP Land Use Plan:

- Conserve and enhance the natural amenities of the community such as its views from identified public vantage points, open space, hillsides, canyons, ocean, beaches, bluffs, wildlife, and natural vegetation and achieve a desirable relationship between the natural and developed components of the community.

The following Natural Resources and Open Space System goal is identified in the 1995 La Jolla Community Plan and LCP Land Use Plan and would pertain to areas adjacent to SIO, including the views from La Jolla Shores Drive:

- Maintain the public views to and from the natural amenities of La Jolla in order to achieve a beneficial relationship between the natural or unimproved and developed areas of the community.

Policies

The following Visual Resources policy is identified in the 1995 La Jolla Community Plan and LCP Land Use Plan:

- The City shall ensure that public views from identified vantage points, to and from La Jolla’s community landmarks and bluff areas, hillsides and canyons are retained and enhanced for public use and enjoyment by obtaining vertical and/or visual access in accordance with standards of the Sensitive Coastal Resource Overlay Zone.

The following Public Access policy is identified in the 1995 La Jolla Community Plan and LCP Land Use Plan:

- The City shall ensure that new development does not restrict or prevent lateral, vertical or visual access to beach on property that lies between the shoreline and the first public roadway, or to and from recreational areas and designated public open space easements.

Recommendations

The following Visual Resources recommendations are identified in the 1995 La Jolla Community Plan and LCP Land Use Plan:

- Protect the scenic value and visual quality of Mount Soledad Park, La Jolla Heights Park, and habitat linkages through steep slopes and canyons from developments or improvements that would detract from the scenic quality and value of these resources.
- Install utility lines and accessory facilities and equipment underground in dedicated parkland and in open space areas. Encourage new and existing development to locate cable, telephone, and utility lines
underground wherever feasible. Public views to Mount Soledad and to the ocean should not be obstructed by overhead utility poles that intrude on the views to these natural features from public places.

- Screen satellite antennas, air conditioning ductwork and other service equipment from identified public view corridors.
- Protect public views to the shoreline as well as to all designated open space areas and scenic resources from public vantage points.
- Where new development is proposed on property that lies between the shoreline and the first public roadway, a vertical and/or visual access way of not less than 10 feet in width and running the full depth of the property shall be offered for dedication as a public easement provided that the need for such access way has been identified within this community plan or that no such access way exists within a lateral distance of 500 feet of the project site.
- Where existing streets serve as public vantage points, set back and terrace development on corner lots shall be away from the street in accordance with the standards contained within the Sensitive Coastal Resource Overlay Zone.
- The shoreline bluffs are one of La Jolla’s most scenic natural resources. Avoid the placement of sea walls, fences and gunite on bluffs, where feasible, in order to preserve the natural and scenic quality of these resources.
- Plant and maintain landscaping so that it does not obstruct public views of coastal resources from identified public vantage points.

**University Community Plan**

The City of San Diego *University Community Plan* (1987) has jurisdiction adjacent to the west and east campus portions of UCSD beyond the northwestern, northern, eastern and southern boundaries (see Figure 4.8-3, Local Land Use Plan Jurisdictional Boundaries). There are three plan policy elements within the *University Community Plan*, which may provide policy direction with respect to visual resources adjacent to the UCSD campus: Urban Design, Open Space and Recreation, and Resource Management.

The Urban Design Element of the *University Community Plan* defines the relationship of buildings and spaces and provides direction for public street improvements. This element provides developers and design professionals with explicit project design criteria. The Urban Design Element identifies overall urban design goals for the community. The following goals are relevant to aesthetics:

- Establish standards which give physical design direction to private developments and public improvements;
- Ensure that San Diego’s climate, and the community’s unique topography and vegetation influence the planning and design of new projects; and
- Ensure that every new development contributes to the public realm and street livability by providing visual amenities and a sense of place.
- The Open Space and Recreation Element of the *University Community Plan* identifies open space areas in the community which should be retained and enhanced and provides guidelines for their functional integration. Open space serves a wide range of functions in the University Community, including the control of urban design and aesthetic enjoyment. Open space goals relevant to aesthetics are identified in the community plan. These goals include the “preservation of natural resources” for the utilization and enjoyment of the community and the “establishment of an open space system that will utilize the terrain and natural drainage system to guide the form of urban development.”
4.1 Aesthetics

The Resource Management Element indicates that, “The resources in the University Community are both abundant and highly valuable, due in part to the ‘area’s variable topography, undeveloped open spaces, and location near the ocean and other water resources.’” Some of the topographic, undeveloped open space and ocean resources identified in the element are adjacent to the campus and therefore represent neighboring “highly valuable” resources. Among the resources identified include the bluffs along the coast at the Torrey Pines State Reserve and Torrey Pines City Park, which provide spectacular views. The element goes on to say that, “These bluffs, together with the coastal canyons and distinct vegetation, constitute a regional resource of great value.” The element also identifies a goal to, “Preserve the community’s natural topography, particularly in the coastal zone and in major canyons.”

1981 North City Local Coastal Program

The 1981 North City LCP consists of both a land use plan and implementing ordinances for the coastal areas in the La Jolla Community located north of SIO (La Jolla Farms area). The North City LCP addresses the goals, policies, and requirements of the California Coastal Act. Recommendations within this plan include shoreline and regional access. The LCP asserts that the scenic and visual qualities of the Torrey Pines City Park, adjacent to UCSD at the Gliderport, and coastal reserve areas should be protected, particularly with respect to preserving views of the coastline and associated drainage canyons. Any future development should be low profile and set back from the bluff edge to allow adequate landscaping to mitigate any visual impact upon the surrounding area. In addition, development should also protect the existing scenic qualities of North Torrey Pines Road, which is located adjacent to the campus. Landscaping should be used to screen buildings and paved areas and break up large surface parking areas.

4.1.3 PROJECT IMPACTS AND MITIGATION

4.1.3.1 ISSUE 1 – SCENIC VISTAS AND VISUAL CHARACTER AND QUALITY

Aesthetics Issue 1 Summary

Would implementation of the 2004 LRDP have a substantial adverse effect on a scenic vista or substantially degrade the existing visual character or quality of the site and its surroundings?

Impact: Implementation of the 2004 LRDP may potentially have a substantial adverse effect on a scenic vista or substantially degrade the existing visual character or quality of the project site and its surroundings.

Mitigation: Review of design elements by UCSD Design Review Board (Aes-1A); and preserving and enhancing views with design features (Aes-1B).

Significance Before Mitigation: Potentially significant. Significance After Mitigation: Significant and unavoidable.

Standards of Significance

Based on the Appendix G of the CEQA Guidelines, implementation of the 2004 LRDP may have a significant impact if it would have a substantial adverse effect on a scenic vista or substantially degrade the existing visual character or quality of the site and its surroundings. Because the analysis of these two issues is closely related, it is presented below in a single discussion.

For the purposes of this EIR, a scenic vista is defined as a publicly accessible viewpoint that provides expansive views of a highly valued landscape.
4.1 Aesthetics

Impact Analysis

Implementation of the proposed 2004 LRDP would result in new development and redevelopment of UCSD-owned property, which may have an adverse effect on a scenic vista and/or substantially degrade the existing visual character or quality of the campus and areas surrounding the campus. Design elements such as architecture, building materials, color, and landscaping can substantially alter visual character or quality of an area. Therefore, significant visual character or quality impacts could potentially occur at any location on the campus, depending on the design of a proposed building or structure.

In identifying impacts to scenic vistas, the first step is an analysis of the 10 selected representative views (KVPs) for the Visual Sensitive Zones identified on the campus. The KVPs are analyzed based upon their qualification as a scenic vista and the potential for future development associated with the proposed project to negatively affect the visual character or quality of each KVP and its surroundings. Viewpoints located within or adjacent to the campus may be considered scenic vistas if they meet the criteria of public accessibility and an expansive view of a highly valued landscape. Next, the applicable surrounding community plans are analyzed to determine if future UCSD development would substantially block a view through a designated public view corridor or a view of a public resource. These steps are described in the following sections.

As previously discussed, KVP 1 provides a view looking east towards the UCSD campus from La Jolla Farms Road. This KVP is not within a Visual Sensitive Zone and is not considered a scenic vista because it is not a publicly accessible viewpoint that provides expansive views of a highly valued landscape. Most of the foreground view from this location is blocked by existing development. The midground view includes the upper stories of existing UCSD buildings. Future development occurring within the west campus would have little to no effect on this KVP because it would not be visible at this location. Therefore, no significant visual impact could occur at this location.

Zone A – Scripps Institution of Oceanography

**KVP 2**

KVP 2 is located on UCSD property in Visual Sensitive Zone A (SIO), directly to the west of and across La Jolla Shores Drive from the Coast Apartments. Western views from this location are partially blocked due to trees located in the western portion of the property. Although this site provides expansive westerly views, a scenic vista was not identified from this location because of the amount of vegetation blocking the view. This property could be developed as academic uses under the 2004 LRDP. Development in the general location of KVP 2 would likely obstruct intermittent ocean views from this site and its surroundings and could result in an adverse impact to the visual character of the area. Therefore, the proposed project may result in a significant impact in this part of Zone A.

**KVP 3**

KVP 3 is located on the western outdoor patio area of the Birch Aquarium in Visual Sensitive Zone A. This viewpoint affords unobstructed expansive views to the Pacific Ocean and Scripps Pier to the west, La Jolla shoreline to the southwest, and Mount Soledad to the south. This KVP, because of its public accessibility (mostly visitors, with some students and faculty) and expansive high quality landscape view is considered to be a scenic vista. Due to the elevation of the outdoor patio above the SIO areas to the west of it, campus development that may occur to the west of the Aquarium would not likely block views or would substantially alter the visual character of the area surrounding this KVP. Therefore, no significant impact would occur at this specific location within Visual Sensitive Zone A.

**KVP 4**

KVP 4 is located near the top of Biological Grade Road within SIO to the south of the Southwest Fisheries Building and just west of parking lot P013 in Visual Sensitive Zone A. This KVP affords an unobstructed expansive view of the Pacific Ocean, Scripps Pier, and the westerly portion of La Jolla Cove to the southwest. Therefore this KVP is considered a scenic vista. Most
of the area within the viewshed of this KVP is designated for UCSD Park uses, in which no future development is planned. Therefore, it is unlikely that the visual character or quality of the views in this part of Zone A would be altered and no significant impact would occur.

**KVP 5**
KVP 5 is located along North Torrey Pines Road just south of Expedition Way at the northeast edge of SIO in Visual Sensitive Zone A. The views from this location include the foreground and midground undeveloped SIO property with non-native grassland and natural vegetative habitat and background views of the Pacific Ocean and La Jolla. This location provides a scenic vista due the expansiveness and diversity of elements in the view. Campus development in conformance with the Academic land use category may occur in the foreground view of KVP 5 that would have the potential to alter the existing foreground view and obstruct the background ocean and La Jolla view. Development in the Academic land use area may result in blockage of the views from this location and, if so, a significant visual impact would occur.

**KVP 6**
KVP 6, located to the southwest of the Coast Apartments in the northwest part of SIO in Visual Sensitive Zone A, provides a westerly view from along La Jolla Shores Drive. The view of the Pacific Ocean and La Jolla shoreline are partially visible due to intervening trees and vegetation. This KVP is considered a scenic vista because it is publicly accessible, and although the edges of the view are partially obstructed by vegetation, the view includes an expansive ocean landscape. Future development in conformance with the Academic land use category is located within this viewshed; however, due to the elevation of the KVP and its location at the top of a steep slope, it is unlikely that development within SIO to the south or west would obstruct views from this area. Nonetheless, should development be proposed adjacent to the southwesterly side of La Jolla Shores Drive, it may obstruct views from this KVP. Therefore, the potential exists for the alteration of the visual character and quality of the KVP and its surroundings that could result in a significant visual impact.

**KVP 7**
KVP 7 is located at the intersection of La Jolla Shores Drive and Shellback Way in Visual Sensitive Zone A, looking west towards the ocean. Ocean views from this portion of the roadway are mostly open, with portions of the view blocked by buildings and vegetation within SIO. Although the view is somewhat blocked, it provides an expansive view of a scenic coastal landscape. Therefore it is considered to be a scenic vista. Campus development occurring to the west of La Jolla Shores Drive would have the potential to further block views from this KVP. Although SIO areas to the west of La Jolla Shores Drive are almost fully built-out, the potential exists for redevelopment to occur in this area. Therefore, the potential exists for the alteration of the visual character and quality of the KVP and its surroundings; as a result, a potentially significant visual impact could occur.

**Zone B – The Ridge Walk**
**KVP 8**
KVP 8 is located along Ridge Walk near RIMAC athletic field in the Ridge Walk Visual Sensitive Zone (Zone B). This KVP affords a partial background view of the Pacific Ocean located to the west of campus, with parking lots on campus in the foreground and midground. This ocean view, although partially obstructed, is considered a scenic vista because of the visual assets associated with the ocean. The area directly west of the KVP 8 is proposed as an open space area known as the Wedge, while immediately north of the Wedge is the proposed School of Management. Also in the western part of Zone B, other 2004 LRDP land uses are proposed for development, including academic and housing uses. Future development in this western part of Zone B may affect westerly views from the publicly accessible Ridge Walk through the obstruction of ocean views. In this case the public would primarily include students and faculty
4.1 Aesthetics

along with visitors including those associated with RIMAC events. Therefore, significant aesthetics impacts may occur in this area if future development blocks westerly ocean views.

KVP 9  KVP 9 is also located in Visual Sensitive Zone B, with an easterly view from the publicly accessible (students, faculty and visitors) Ridge Walk across RIMAC athletic field. This KVP provides an unobstructed foreground view of the RIMAC athletic field and a midground view of the Park area associated with the large northern canyon. In addition, an expansive background view of the Laguna Mountains is visible to the east. As a result of these characteristics, this KVP is considered a scenic vista. It is unlikely that future development occurring under the 2004 LRDP would adversely affect the views from KVP 2 due to the elevation of the viewing point above the remainder of the campus to the east, and that the existing sports and recreation land use would remain. The latter would not result in future buildings that could obstruct easterly views at this location. Therefore, the proposed project is not expected to substantially degrade the existing visual character or quality of views in the eastern part of Zone B. No significant impact would occur.

Zone C – Canyon Views

KVP 10  KVP 10, located in Visual Sensitive Zone C, provides a northeasterly canyon view from Voigt Drive towards Genesee Avenue across a UCSD campus area categorized as the Park. The foreground and midground views include native vegetation and eucalyptus groves, steep topography, and some exposed bluffs. This is an expansive landscape view that is considered a scenic vista. This vista is available to travelers and pedestrians on Voigt Drive, and the residential uses along the canyon north of Warren College. No campus development is proposed within this Visual Sensitive Zone. Therefore, no significant impact would occur from future development associated with the 2004 LRDP.

KVP 11  KVP 11 provides a view from the same location as KVP 10 in Visual Sensitive Zone C; however, it is oriented southeast towards the Geisel library. This foreground view is made up of natural and disturbed habitat with the Geisel library elevated from the viewer’s position, providing a dramatic iconic structure terminating the view. Although accessible to the public and characterized as a dramatic view, it is not expansive and therefore is not considered a scenic vista. No new campus development is proposed in this area that would obstruct or substantially degrade views within this part of Zone C, and therefore no significant impact would occur.

Visual Resources Identified in Surrounding Community Plans

The second portion of the visual analysis focuses on scenic resources located in the vicinity of the UCSD campus as identified in the surrounding community plans. The 1985 La Jolla Shores LCP identifies five vista points, two scenic coastal roadways, and numerous visual access corridors in the SIO and La Jolla Farms areas, while the 1995 La Jolla Community Plan and LCP identifies three viewsheds, one intermittent or partial vista, and five scenic overlooks in the La Jolla Farms, SIO, La Jolla Shores Drive, and Torrey Pines Road areas. These two plans identify sensitive visual resources located within the La Jolla Community, including lands owned by UCSD. However, UCSD property is not a formal part of any City of San Diego community plan and, therefore, while these plans provide guidance for the analysis of impacts to visual resources, they are intended to be used for advisory purposes only. No visual resources are identified in the 1975 La Jolla Community Plan, 1976 La Jolla Shores Precise Plan, 1981 North City Local Coastal Program, or 1987 University Community Plan.
1985 La Jolla – La Jolla Shores Local Coastal Program

The 1985 La Jolla – La Jolla Shores LCP identifies five major vista points along the La Jolla coastline within the vicinity of the campus. All identified vista points provide northwest, west and southwest views of the Pacific Ocean and the La Jolla shoreline. The first and northernmost vista point is identified at Torrey Pines City Park. The second major vista point is identified within Scripps Coastal Reserve, located to the west of La Jolla Farms Road between Blacks and Sumner Canyons. Vista point three is identified to the north of La Jolla Shores Lane near the edge of a bluff. The last two vista points are located within the SIO campus along the bluff. Vista point four is located to the west of the T-25 Digital Imaging Analysis Laboratory and T-29 Martin Johnson House within SIO, and vista point five is located south of and adjacent to Scripps Pier within a landscaped courtyard area. Due to the location of the five identified vista points, which are all located near to the bluff edge, it is unlikely that implementation of the 2004 LRDP would result in any development between the vista points and the ocean that would block the views from these areas.

Development in the Torrey Pines City Park area would only occur to the east of the Park area and would not block the scenic views to the northwest, west, and southwest in this area. The 2004 LRDP and would not involve development of the Scripps Coastal Reserve; therefore, the second vista point within the Scripps Coastal Reserve would not be adversely affected by the proposed project. The third vista point located to the north of La Jolla Shores Lane is surrounded by privately owned land and would not be visually affected by any development that may occur within the SIO property to the south. The last two vista points are located within the SIO campus near the edge of the bluff. While it is possible that future development within the campus could affect the views from these two areas, it is unlikely that development would occur so close to the edge of the bluff. In addition, the fourth vista point is located within land designated as UCSD Park, for which no future development is planned. Therefore, implementation of the 2004 LRDP would not have an adverse effect on scenic vistas identified within the 1985 La Jolla – La Jolla Shores LCP.

The 1985 La Jolla – La Jolla Shores LCP also identifies North Torrey Pines Road and La Jolla Shores Drive as scenic coastal roadways, which possess visual access corridors. Fieldwork conducted on July 25, 2003, indicated that North Torrey Pines Road has very limited views to the Pacific Ocean due to development and trees that line this roadway. Implementation of the 2004 LRDP may result in development of UCSD property near the Gliderport, as well as within the west campus, which may be visible from North Torrey Pines Road. However, the portion of the Gliderport property located adjacent to North Torrey Pines Road is currently covered with trees and vegetation, blocking the westerly views from Torrey Pines Road in this area. Should development occur on this piece of property, it would replace the existing trees and vegetation with buildings or other development that would similarly block western views from Torrey Pines Road. Development that may occur within the UCSD campus would be located to the east of North Torrey Pines Road and would not affect scenic views to the west of this roadway. Therefore, implementation of the 2004 LRDP would not adversely affect scenic vistas along North Torrey Pines Road or its identification as a scenic coastal roadway.

La Jolla Shores Drive is also identified as a scenic coastal roadway in the 1985 La Jolla – La Jolla Shores LCP. Fieldwork conducted on July 25, 2003 indicated that La Jolla Shores Drive has views of the Pacific Ocean and the La Jolla shoreline at intermittent locations along this roadway. Implementation of the 2004 LRDP may result in development of the SIO property, which may be visible from La Jolla Shores Drive. Although, this roadway currently affords partial views of the Pacific Ocean, with existing buildings, trees, and landscaping blocking much of the view from this roadway, as discussed for Zone A, many of the views are expansive. Therefore, future development along this roadway could result in a significant visual impact because it could substantially alter the existing views and visual character or quality of the area.

The 1985 La Jolla – La Jolla Shores LCP also identifies numerous visual access corridors along La Jolla Shores Drive, La Jolla Shores Lane, La Jolla Farms Road, and North Torrey Pines Road. However, due to development that has occurred along all of these roadways in the last 20 years, these roadways provide few clear visual access corridors to the Pacific Ocean. Development occurring under the 2004 LRDP would not be
expected to substantially alter the existing visual character or quality of the area or substantially affect existing views associated with these roads with the exception of La Jolla Shores Drive (as already discussed).

**1995 La Jolla Community Plan and Local Coastal Program Land Use Plan**

The 1995 *La Jolla Community Plan and LCP Land Use Plan* identifies four scenic viewsheds along the La Jolla coastline within the vicinity of the campus. Three of these viewshed locations correspond almost exactly to vista points one, two, and five identified in the 1985 *La Jolla – La Jolla Shores LCP*. These vista points are generally located at Torrey Pines City Park, Scripps Coastal Reserve, and Scripps Pier. As described above, implementation of the 2004 LRDP would not result in development that would adversely impact these three vista points. The fourth vista point identified in the 1995 *La Jolla Community Plan and LCP Land Use Plan* is located at Allen Field. This sports area is located to the east of SIO and, therefore, development occurring within SIO as a result of the proposed project could potentially affect the views from this area. However, fieldwork conducted on July 25, 2003, indicated that the western views from this area were completely blocked due to intervening trees and vegetation. The trees and vegetation are located within the UCSD Park area to the west of Allen Field. No future development is planned for this UCSD Park area. Therefore, implementation of the 2004 LRDP would not result in development that would adversely impact the Allen Field viewshed.

An intermittent or partial vista is identified by the 1995 plan along North Torrey Pines Road between the intersection with Muir College Drive and the Muir College athletic area. However, field studies conducted on July 25, 2003, revealed that no intermittent or partial views of the Pacific Ocean are available from this location along North Torrey Pines Road due to vegetation and residential development west of the roadway. In addition, any development that may result from implementation of the 2004 LRDP would occur to the east of the identified intermittent or partial vista areas of North Torrey Pines Road and would not further obstruct views at this location. Therefore, no adverse impact to this identified intermittent or partial vista area would occur as a result of the proposed project.

The 1995 *La Jolla Community Plan and LCP Land Use Plan* also identifies areas within the vicinity of the UCSD campus as scenic overlooks. A scenic overlook is defined as a view from a public vantage point that overlooks the buildable envelope of private property. The plan identifies scenic overlooks along portions of the following roadways: La Jolla Farms Road (two locations), La Jolla Shores Drive, Ellentown Road, and Bordeaux Avenue. Under the 1995 plan, an adverse effect to a scenic overlook would occur if the public view from the overlook would potentially be blocked by development. The two scenic overlooks identified along La Jolla Farms Road are located to the east of the UCSD beachfront properties and Scripps Coastal Reserve. Implementation of the 2004 LRDP would have the potential to result in development within the beachfront properties but not within Scripps Coastal Reserve as this property is not a part of the 2004 LRDP and is not planned for development. If future development were to occur within the beachfront property, an adverse effect may occur to the two scenic overviews located along La Jolla Farms Road. The scenic overviews identified along La Jolla Shores Drive and Ellentown Road are located to the southeast of Scripps Coastal Reserve, to the southwest of the west campus, and to the north of SIO. Development within the Scripps Coastal Reserve would not occur, and development within the west campus or SIO would not block views from the scenic overviews identified along these roadways. Therefore, an adverse visual effect to these areas from the 2004 LRDP would not occur.

Finally, potential public views from Bordeaux Avenue were examined. However, fieldwork revealed that no public views of the Pacific Ocean are visible from Bordeaux Avenue due to intervening residential development and vegetation. As a result, no impact from the 2004 LRDP to this scenic overlook would occur. Therefore, the only potential impact that may occur as a result of the proposed project would be the blockage of views from the scenic overviews identified along La Jolla Farms Road as a result of development occurring within the UCSD beachfront properties. As a result, a potential significant impact could occur due to future Academic/Community-Oriented development associated with the beachfront properties.
The potential significant aesthetic impacts identified for public views from areas on and around campus to some extent will be addressed by UCSD following the UCSD Facilities Design Guidelines. However, these design guidelines focus primarily on building design characteristics and do not directly address the site planning related impacts identified above with respect to the preservation of key views within and adjacent to the campus. In addition, state or federal law does not mandate these guidelines and it cannot be assumed that all projects will implement them; therefore, the following mitigation measures are proposed to reduce potential significant impacts.

Mitigation Measures

The following mitigation measures are designed to address the significant impacts identified above. Aes-1A would apply to any project that would substantially degrade the visual character of a project site and Aes-1B would apply to specific development projects within any of the three Visual Sensitive Zones identified in Figure 4.1-2 that could affect sensitive views or landscapes. Sensitive views and landscapes within these Visual Sensitive Zones are listed below:

- **Zone A - Scripps Institution of Oceanography:** Sensitive views are those looking north, west, or south from various locations within SIO and the various roads within and around SIO. Sensitive landscapes are those that include the Pacific Ocean, Scripps Pier, La Jolla Cove, and/or other elements of the shoreline.

- **Zone B - The Ridge Walk:** Sensitive views are those looking west and east from certain locations along the Ridge Walk. Sensitive landscapes are those that include the Pacific Ocean to the west or Cuyamaca Mountains to the east.

- **Zone C - Canyon Views:** Sensitive views are those looking west from Hopkins Drive, in any direction from certain locations along Voigt Drive, or from areas within the Park. Sensitive landscapes are those that include the natural areas in the Park and to the immediate north of the campus.

With implementation of the following measures, most impacts would be less than significant, however, a significant and unavoidable impact could result from blocked views in the SIO area.

**Aes-1A**

i. Prior to project design approval, any proposed project that would have the potential to substantially degrade the visual character of the project site shall undergo design review by the UCSD Design Review Board (DRB) to ensure that the design is consistent with the visual landscape and/or the character of the surrounding development. The design review process shall evaluate and incorporate, where appropriate, factors including but not necessarily limited to: building mass and form, building proportion, roof profile, architectural detail and fenestration, texture, color, type and quality of building materials, and landscaping.

ii. The design review process shall also determine if a proposed project is located within or would be visible from a Visual Sensitive Zone (see Figure 4.1-3). Should the project be outside a Visual Sensitive Zone, no significant viewshed aesthetic impacts would be expected to occur with implementation of the first part of this mitigation measure and no further mitigation would be required.

iii. If the project is located within a Visual Sensitive Zone, and the project has the potential to adversely affect a sensitive view by potentially blocking part or all of the sensitive landscape within the view, LRDP mitigation measures Aes-1B shall be implemented.

**Aes-1B**

For projects with potential to adversely affect sensitive views denoted by a Visual Sensitive Zone or substantially degrade the visual character of an area, and for which it has been determined through mitigation measure Aes-1A that avoidance of impacts to the sensitive views is not
feasible, UCSD staff, in coordination with the campus Design Review Board, project architect and engineer, and other relevant parties shall implement measures to reduce impacts to the maximum extent feasible. The measures may include these considerations to ensure preservation and enhancement of the visual character and quality of the campus and the surrounding area:

- Altering building mass and/or proportion to reduce obstruction of the sensitive landscape;
- Selecting exterior treatments and/or colors to reduce visibility or contrast with surrounding visual character so as not to detract from sensitive views;
- Providing viewing areas and/or windows within or through the proposed development to enhance viewing opportunities; and
- Designing landscape consistent with setting and in a manner that reduces obstructions of views.

In order to determine if an impact will be less than significant with incorporation of measures to reduce impacts, a site specific visual analysis shall be conducted. The analysis shall include visual aids such as a topographic cross-section or a massing model photosimulation(s) prepared to illustrate the extent to which the proposed building(s) would obstruct the proposed view. Topographic cross-sections that include the height of the proposed building(s) and proposed grading are commonly used to illustrate the extent of potential line of sight obstructions resulting from the future development of a project. Topographic cross-sections consist of site specific visual analyses for key view location(s) identified for the project site.

Based on the development anticipated under the proposed 2004 LRDP, it is projected that through consideration of these factors and design of the project to preserve and enhance the visual character and quality of the campus and the surrounding area, significant impacts would be mitigated to a level that is less than significant for developments located on the west and east campuses. However, due to the location and extent of some developments anticipated at the SIO portion of campus, it is possible that some of these measures may not be feasible and even with these measures there may still be a significant impact. If significant impacts remain, they may be significant and unavoidable unless other feasible mitigation can be developed.

### 4.1.3.2 ISSUE 2 – LIGHTING AND GLARE

**Aesthetics Issue 2 Summary**

**Would implementation of the 2004 LRDP create a new source of substantial light or glare on campus or in the immediate vicinity that would adversely affect day or nighttime views?**

**Impact:** Implementation of the 2004 LRDP would have the potential to create new sources of substantial light or glare on-campus or in the immediate vicinity which could adversely affect day and nighttime views in this area.

**Mitigation:** Nonreflective exteriors and glass (Aes-2A); direction and shielding of outdoor lighting (Aes-2B); orientation or shielding of vehicle headlights (Aes-2C).

**Significance Before Mitigation:** Potentially significant.

**Significance After Mitigation:** Less than significant.

**Standards of Significance**

Based on Appendix G of the CEQA Guidelines, implementation of the 2004 LRDP may have a significant adverse impact if it would create a new source of substantial light or glare on campus or in the immediate vicinity that would adversely affect day or nighttime views in the area.
Impact Analysis

Implementation of the proposed 2004 LRDP would result in the development of new structures that would have the potential to increase sources of light and/or glare. New development under the 2004 LRDP would take place in currently developed and undeveloped areas, and potential new sources of light would include exterior building illumination, parking lots or structures, new landscaped areas, new roadway lighting, and lighting for specialized functions such as recreation/athletic fields. New sources of glare could result from reflective building surfaces or the headlights of vehicular traffic.

During the day, lighting has limited potential to impact views. Potential impacts from glare would primarily occur from the sun reflecting off of reflective building surfaces. Daytime views that are in the sensitive viewsheds discussed in Issue 1 and subject to a substantial amount of new glare may be significantly impacted. In addition, severe new glare in other locations of the campus could be a general distraction, nuisance, or sometimes hazard to people by interfering with visibility. Considering the existing architecture on campus and general practices for design of buildings, implementation of the 2004 LRDP is not anticipated to result in these types of daytime glare impacts. However, to ensure that no significant impacts occur, mitigation is proposed.

At night, the sensitive views that are discussed in Issue 1 would not be impacted. In urban areas, sensitive views at night could be those such as a view of a downtown skyline or lit monument, or from a scenic lookout. No such sensitive nighttime views were identified on or around the campus with potential to be impacted by the 2004 LRDP. Viewing of the night sky could also be impacted from new light and glare, however, impacts to views of the night sky from the campus are considered less than significant because viewing is already limited due to urban light pollution and the campus and nearby area does not contain an observatory that could be directly impacted. Nighttime light and glare impacts with the most potential to occur from the implementation of the 2004 LRDP would be those from new lighting or glare that result in a distraction, nuisance, or hazard to people. As discussed in the following paragraph, if these impacts are substantial, they may be significant.

Currently, there is substantial nighttime lighting on-campus, as well as in much of the area surrounding the campus. Major campus roadways and walkways are well lit for the safety of students, faculty, and staff that may be driving or walking through campus after dark. Residential and commercial areas surrounding the UCSD campus to the west, south, and east also contribute to the existing ambient light in the campus vicinity. The addition of new sources of light and glare as a result of implementation of the 2004 LRDP would increase ambient lighting on campus and at the periphery. Due to the highly developed urban nature of the La Jolla and University communities, there is a significant existing amount of ambient light both on-campus and in the immediate surrounding area. Therefore, the potential for new light and glare to result in a substantial distraction, nuisance, or hazard to people from the 2004 LRDP’s addition to the general ambient lighting is limited. However, if residential or other light-sensitive uses (on or off-campus) are subject to direct lighting or glare (such as from unshielded lights or from headlights), significant impacts could occur.

Lighting for new development projects would be designed, as part of the campus design review process, in such a way as to comply with the UCSD Outdoor Lighting Policy and the UCSD Outdoor Lighting Design Guidelines. As a result, spillover onto adjacent residential land uses and the UCSD Park areas would be limited by focusing additional light only on the area to be illuminated. To ensure that the measures in the UCSD Outdoor Lighting Policy and the UCSD Outdoor Lighting Design Guidelines, or other comparable measures are implemented to reduce impacts to a level that is less than significant, mitigation measures are proposed.
4.1 Aesthetics

Mitigation Measures

Implementation of the following mitigation measures provided to the project architect at the onset of a project would reduce impacts from light and glare to a less than significant level. Aes-2A would reduce potential significant daytime glare impacts to less than significant level and Aes-2B and -2C would reduce significant nighttime impacts from new lighting and headlights to less than significant level.

**Aes-2A**

If a proposed project is located within or would be visible from a Visual Sensitive Zone (see Figure 4.1-2), and the proposed project is positioned in a manner such that glare would occur from the project while viewing a sensitive landscape, the visible part of the project that could produce the glare shall use textured nonreflective exterior surfaces and glass for windows shall be nonreflective.

If a proposed project includes large uninterrupted expanses of glass and repetitive bands of windows, mirrored glass should be avoided and double or triple glazing glass, high technology glass, low E-glass, or equivalent materials with low reflectivity shall be used.

**Aes-2B**

If a proposed project includes outdoor lighting, lighting plans shall be reviewed during the project planning process to ensure that the *UCSD Outdoor Lighting Policy* and the *UCSD Outdoor Lighting Design Guidelines* or equivalent measures have been applied in the lighting plan so that:

- Direct lighting is shielded from residential areas, sensitive biological habitat, and other light sensitive receptors;
- Lighting is directed to the specific location intended for illumination (e.g., roads, walkways, or recreation fields);
- Non-essential lighting and stray light spillover is minimized; and
- Low intensity lamps are used except when high intensity illumination is required, such as for a recreational field.

**Aes-2C**

If a proposed project includes development or alteration of a parking area, parking structure, or road that could result in the prolonged or excessive repetitive exposure of residential areas, or other light sensitive receptors to vehicle headlights then the project shall be designed to shield direct lighting from such uses. If shielding cannot be implemented through design modifications, walls, landscaping, or other light barriers shall be provided as appropriate to shield direct lighting from such uses.
4.1.4 **CUMULATIVE IMPACTS AND MITIGATION**

<table>
<thead>
<tr>
<th>Cumulative Impact</th>
<th>Significance</th>
<th>LRDP Contribution</th>
</tr>
</thead>
<tbody>
<tr>
<td>Degradation of views to scenic coastal areas.</td>
<td>Potentially significant.</td>
<td>Cumulatively considerable and potentially unavoidable even with implementation of mitigation measures Aes-1A and -1B.</td>
</tr>
<tr>
<td>Regional light pollution impacts on astronomical viewing activities.</td>
<td>Potentially significant.</td>
<td>Not cumulatively considerable.</td>
</tr>
</tbody>
</table>

Implementation of the 2004 LRDP, in conjunction with other reasonably foreseeable development in the vicinity or region, could result in cumulative aesthetics effects related to nighttime lighting and scenic vistas. Glare tends to occur on a localized level and therefore there has limited potential for related cumulative effects.

Cumulative projects reviewed for this EIR (as discussed in Section 4.0) would be located to the east or south of the UCSD campus and, therefore, would not contribute to a cumulative impact to scenic visual resources along the coast, including views of the Pacific Ocean or the La Jolla shoreline. However, development consistent with the La Jolla community plan could adversely affect these views and although they may not be significant alone, as discussed in Issue 1, impacts to these views from development under the 2004 LRDP may be significant and in certain cases unavoidable. Therefore, a potentially significant cumulative impact may occur and implementation of the 2004 LRDP may have a cumulatively considerable and unavoidable contribution to this impact.

Urban development in the San Diego region has the potential to result in cumulative impacts associated with increases in nighttime lighting. This impact is mainly the potential for light pollution from development in the San Diego region to impact nighttime views from the Palomar Observatory and other public astronomical viewing areas in the rural areas to the east. Astronomical viewing in the San Diego region occurs for educational, research, and recreational purposes and both the City and County of San Diego have implemented light pollution regulations or dark sky policies. No comprehensive documentation was available to indicate if the cumulative impact of development in the San Diego region on the dark sky has or will become significant. Therefore, it is considered potentially significant. With implementation of mitigation measure Aes-2B, future development under the LRDP would conform to the *UCSD Outdoor Lighting Policy* and the *UCSD Outdoor Lighting Design Guidelines*, which recommend the use of lights that can be filtered by astronomers at the Palomar Observatory and measures to minimize light pollution. Therefore, implementation of the 2004 LRDP would not have a cumulatively considerable contribution to regional light pollution.
4.1.5 **CEQA CHECKLIST ITEMS ADEQUATELY ADDRESSED IN INITIAL STUDY**

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

A “state scenic highway” refers to any interstate, state, or county road that has been officially designated as scenic and thereby requires special scenic conservation treatment. Interstate 5 (I-5) bisects the campus, and State Route 52, a state highway in the vicinity of the campus, is located over one mile south of the center of campus. Neither of these roadways are Officially Designated State Scenic Highways. Both, however, are considered Eligible State Scenic Highways – Not Designated. If these roadways were designated at some point in the future, it is unlikely that 2004 LRDP implementation would impact scenic resources along these routes for the following reasons: State Route 52 is located far enough away from campus that there would be no visual line-of-sight between the two; and I-5 passes through the campus in a depression, thereby limiting views onto campus lands and vice versa. There are no unique trees or trees of significant stature, unique rock outcroppings, or historic buildings on campus lands in the vicinity of I-5.

4.1.6 **REFERENCES**


