

4.11 AESTHETICS

This section describes aesthetic resources within the project site, the City of Santa Paula and unincorporated Ventura County. It also addresses the potential impacts that the proposed project may have on these resources and measures to reduce impacts. Information in this section was based upon the *East Area 1 Specific Plan* (September 2007), *City of Santa Paula General Plan* (1998) and *County of Ventura General Plan* (2005).

4.11.1 EXISTING CONDITIONS

4.11.1.1 Local Setting

The project site is located east of the City of Santa Paula at the base of the Topatopa Mountains in the Santa Clara River Valley of Ventura County. The City of Santa Paula is surrounded by agricultural lands, primarily citrus (lemon, orange, and avocado groves) orchards, rolling hills and rugged mountain peaks.

Santa Paula has developed physically in a traditional style, with a grid-pattern street system. The City includes prominent buildings of architectural interest, an identifiable downtown, and tight-knit surrounding residential neighborhoods. The City has a dense development pattern compared to more sprawling suburban cities. Most buildings are one to two stories tall with a small number of three-story buildings. Many old oak trees in town have been preserved, especially in the northeastern part of the City. The City has an ordinance to protect native oaks, sycamores and other trees of historic or cultural significance. These characteristics define the “urban form,” which is the physical and aesthetic characteristic of the City.

The project site is located on the eastern edge of the City of Santa Paula, with residential neighborhoods to the west across Santa Paula Creek and agriculture bordering the site to the east. A residential neighborhood borders the site to the south, beyond which is Padre Lane. North of the site is Santa Paula Ridge. The project site is located in an area of the Santa Clara River watershed that includes two tributary drainages: Santa Paula Creek and Haun Creek.

4.11.1.2 On-Site Views

The established orchards and related farm buildings and improvements are the dominant features of the project site. There is a packing facility located adjacent to the entrance of the project site along Padre Lane. In addition, the project site entrance also contains several early 20th Century single-family residences and farming-related buildings. Santa Paula Creek, improved for flood control purposes, forms a boundary between the project site and the existing City of Santa Paula. Haun Creek, currently unimproved, forms a natural edge to the project site and marks the beginning of the larger agricultural corridor to the east of the project site. Some remnants of native vegetation are present both in Haun Creek and in the steeper hills on the northern part of the site.

The site slopes gently to the southeast with slopes between 0 and 5 percent on a majority of the southern part of the project site. The steep hills in the northern part of the site have slopes between 15 and 30 percent. A transitional plateau between these steep hills and the lower part of the site has slopes between 5 and 15 percent.

Citrus (lemons) and avocado orchards, as well as some row crops, cover roughly 405 acres (approximately 80 percent) of the project site and occur in the southern part of the site, which is characterized as a gradually rising flat terrain.¹ The northern part of the site is undeveloped land characterized by steep, erosional hills and valleys, with California Sagebrush Scrub, Coastal Sage Chaparral Scrub, Coast Live Oak Woodland, Coast Prickly Pear Succulent Scrub, Coyote Brush-California Sagebrush Scrub, Mexican Elderberry Scrub, Mulefat Scrub, and Southern Riparian Scrub communities. The project site is adjacent to the Topatopa Mountains, beyond which are Santa Paula Ridge and the Los Padres National Forest. The elevation in the south part of the project site is approximately 300 feet above mean sea level (msl), and the elevation in the north is approximately 600 feet above msl.

Mature Coast Live Oak Woodland is located on the banks of an ephemeral north-south drainage located on the northeast portion of the project site, and on the upper western bank of Haun Creek. Coast live oak trees on-site range from approximately 15 to 40 feet in height. Exotic ornamental trees and plants occur near the housing structures on-site. This includes species such as mock orange, golden bamboo, and pampas grass. In addition, a number of large Canary Island date palms line the main road into the ranch. Windrows of trees are planted alongside some irrigation ditches within the orchards. One windrow in the eastern half of the site is composed of Fremont cottonwood trees. The remaining windrows, found along the eastern edge of Haun Creek as well as in several drainages in the northern portion of the agricultural area, are composed of eucalyptus.

Photographs are provided of existing views from on-site view points. Figure 4.11-1 shows the on-site view point locations from which the photographs were taken and Figure 4.11-2 shows the photographs of the views. These views are described in the following section.

On-site View 1: Looking south from the north part of the project site toward the South Mountains.

On-site view 1 shows existing conditions as seen from the north part of the project site looking toward the South Mountains. The citrus and avocado orchards are visible in this photograph.

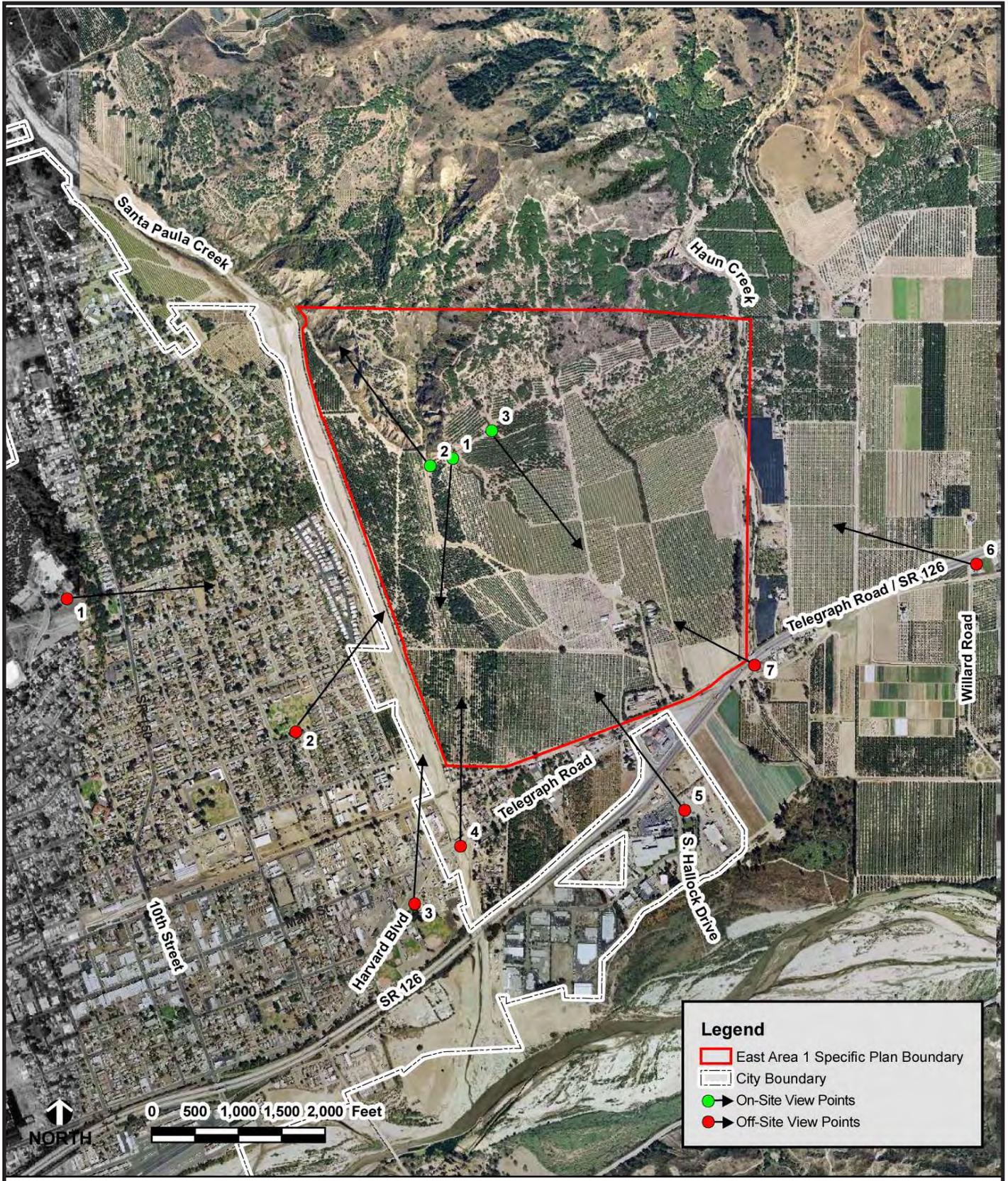
On-site View 2: Looking northwest from the north part of the project site toward the sandstone cliffs on-site.

On-site view 2 shows existing conditions as seen from the north part of the project site looking northwest toward the sandstone cliffs on-site. The high tension power lines that mark the northern boundary of the project site are visible in this photograph.

On-site View 3: Looking southeast from the orchards on the project site toward the South Mountains.

On-site view 3 shows existing conditions as seen from the orchards on the project site looking southeast toward the South Mountains. The large red barn and farm equipment areas associated with the on-site agricultural operations are prominent features within this view. In addition, off-site commercial and light industrial land uses (located within unincorporated Ventura County and the City of Santa Paula) are also visible. The South Mountains form the dominant visual feature of this view.

¹ *Agricultural Resources Study for the Proposed East Area 1 Specific Plan Project*, June 2007.



Source: HDR (2006), USGS (1993), Airphoto USA (2005) and P&D Consultants (2007).

Figure 4.11-1
View Point Locations



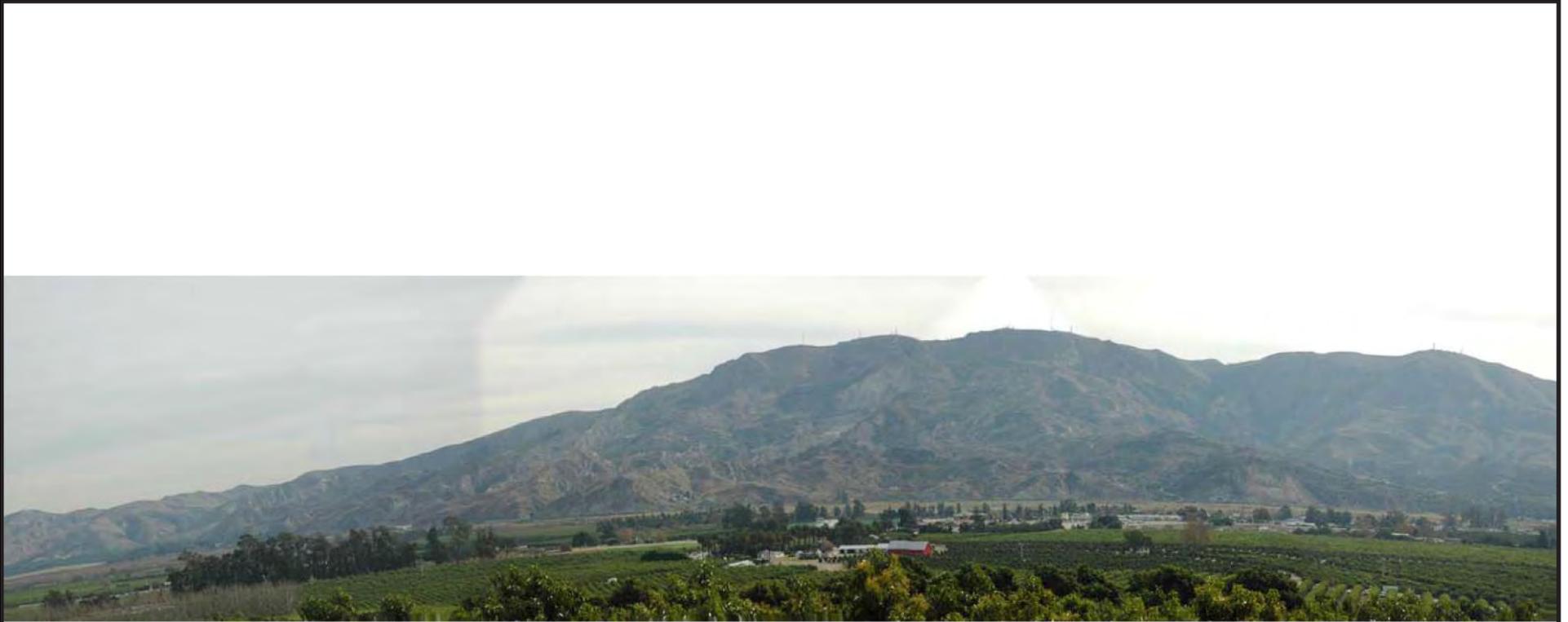
On-site View 1: Looking south from the north part of the project site toward the South Mountains.



On-site View 2: Looking northwest from the north part of the project site toward the sandstone cliffs on-site.

Source: P&D Consultants, Inc. (2007).

Figure 4.11-2
On-Site Views (Page 1 of 2)



On-site View 3: Looking southeast from the orchards on the project site toward the South Mountains.

Source: P&D Consultants, Inc. (2007).

Figure 4.11-2
On-Site Views (Page 2 of 2)

4.11.1.3 Off-Site Views

Photographs are provided of existing views of the project site from off-site locations within the City of Santa Paula and the surrounding area. Figure 4.11-1, provided earlier, shows locations from which the photographs were taken and Figure 4.11-3 shows the existing off-site views of the project site. In various views Figure 4.11-3, the project site boundary is denoted by a red line.

Off-site View 1: Looking southeast from Santa Paula Memorial Hospital toward the project site.

Off-site view 1 is from the grassy area outside Santa Paula Memorial Hospital looking southeast toward the project site. Houses are visible in the foreground of this photograph. The sandstone cliffs in the north part of the project site are visible in the left side of the photograph. The green avocado and citrus orchards surrounding the red barn structure and houses on the project site are visible in the middle ground of the photograph. The view across the project site offers a panoramic view of agriculture and mountains with some urban uses visible within the lower right side of the photograph. Views of the project site from hillside residential properties in the vicinity of the hospital would be similar to View 1. In some cases, views from hillside residential properties are obscured by intervening vegetation and topography.

Off-site View 2: Looking northeast from Las Piedras Park toward the project site and the Santa Paula Ridge.

Off-site view 2 is from Las Piedras Park looking northeast toward the project site. The houses adjacent to Las Piedras Park are visible in the middle-ground of this photograph. The sandstone cliffs located on the project site are also visible beyond the houses. However, the orchards, packing facility, and the large red barn structure are not visible from this park because of intervening structures and vegetation. Views from other parks and residential areas located east of 10th Street in the City of Santa Paula are similar to this view. The majority of the views of the project site from residential areas and parks located west of 10th Street are completely obscured by intervening structures and vegetation, as these view locations are below an elevation of approximately 400 feet above msl.

Off-site View 3: Looking north from Harvard Park adjacent to Harvard Boulevard toward the project site.

Off-site view 3 is from Harding Park looking north toward the project site. Commercial structures, vehicles parked along Harvard Boulevard, and power lines are visible in the foreground of this photograph. The project site is visible in the middle ground and the Santa Paula Ridge is visible in the background of this photograph. The orchards and farm structures located on the project site cannot be seen from this view. Unobstructed views from residential areas south and west of Harvard Boulevard are similar to this view. Some views from nearby residential uses are completely obscured by intervening structures and vegetation.

Off-site View 4: Looking north from Telegraph Road on the bridge over Santa Paula Creek toward the project site.

Off-site view 4 is from the Telegraph Road Bridge over Santa Paula Creek looking north toward the project site. The Fillmore & Western Railway Bridge is visible in the left foreground of this photograph and farming or nursery-related buildings are in the right foreground. Orchards located on the project site and some residences located south of the project site can be seen in the middle ground of this photograph and the Santa Paula Ridge can be seen in the background. Views from Santa Paula Creek and residences east of Santa Paula Creek are similar to this view. From some view points along Santa Paula Creek, the on-site orchards are more visible than from this view point.



Off-site View 1: Looking southeast from Santa Paula Memorial Hospital toward the project site.



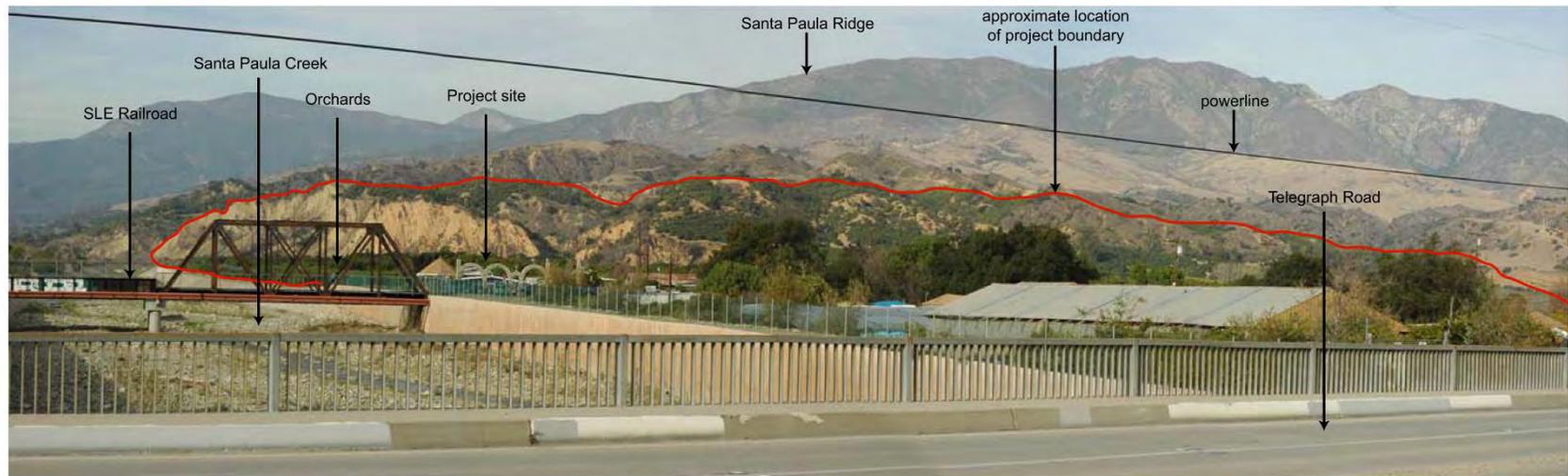
Off-site View 2: Looking northeast from Las Piedras Park toward the project site and the Santa Paula Ridge.

Source: P&D Consultants, Inc. (2007).

Figure 4.11-3
Off-Site Views (Page 1 of 4)



Off-site View 3: Looking north from Harvard Park adjacent to Harvard Boulevard toward the project site.



Off-site View 4: Looking north from Telegraph Road on the bridge over Santa Paula Creek toward the project site.

Source: P&D Consultants, Inc. (2007).

Figure 4.11-3
Off-Site Views (Page 2 of 4)



Off-site View 5: Looking northwest from South Hallock Drive across Telegraph Road/SR 126 toward the project site.



Off-site View 6: Looking northwest from Willard Road at Telegraph Road/SR 126 toward the project site.

Source: P&D Consultants, Inc. (2007).

Figure 4.11-3
Off-Site Views (Page 3 of 4)



Off-site View 7: Looking northwest from Telegraph Road/SR 126 toward the project site.

Source: P&D Consultants, Inc. (2007).

Figure 4.11-3
Off-Site Views (Page 4 of 4)

Off-site View 5: Looking northwest from South Hallock Drive across Telegraph Road/SR-126 toward the project site.

Off-site view 5 is from South Hallock Drive looking northwest toward the project site. Telegraph Road and some of the orchards on the project site are visible in the foreground and Santa Paula Ridge is visible in the background of this photograph. Views from the residence south of Telegraph Road are similar to this view.

Off-site View 6: Looking northwest from Willard Road toward the project site.

Off-site view 6 is from the intersection of Telegraph Road/SR-126 and Willard Road looking northwest toward the project site. Telegraph Road/SR-126 and an orchard are visible in the foreground of this photograph. Orchards in the right of the view and the eucalyptus windrow on the east side of the project site on the left of the view are visible in this photograph. Sulphur Mountain is visible in the distant background behind the windrow. Views from Telegraph Road/SR-126 heading east toward the City of Santa Paula and views from farm residences east of Willard Road are similar to this view.

Off-site View 7: Looking northwest from Telegraph Road/SR-126 toward the project site.

Off-site view 7 is from Telegraph Road/SR-126 adjacent to the southeast corner of the project site looking northwest across the project site. The view shows agriculture uses including row crops, fallow land, and orchards and foothills in the background.

Views from Other View Points

SR-150 which is a City-designated scenic resource is west of the project site. There are no views of the project site from SR-150 due to intervening topography, landscape and structures. As shown in off-site views 5, 6 and 7, there are views of the project site from SR-126 south and east of the project site. Generally, views from SR-126 west of the project site are blocked by landscape and structures.

4.11.1.4 Scenic Highways and Scenic Resources

Scenic Highways

The County of Ventura General Plan Resources Appendix identifies SR-126 and SR-150 as eligible State Scenic Highways. SR-126 and SR-150 are considered to be man made scenic resources and City Scenic Routes in the City of Santa Paula General Plan Conservation and Open Space Element. However, SR-126 and SR-150 are not currently designated as scenic highways by the California Department of Transportation (Caltrans), the County of Ventura or the City of Santa Paula. It should be noted however, that Caltrans identifies SR-126 as an eligible scenic highway between SR-150 north of Santa Paula and Interstate 5 north of Castaic (post miles R12.0 through OR5.8).

Scenic Resources

The County of Ventura General Plan Resources Appendix does not identify any scenic resources on or adjacent to the project site. The City of Santa Paula General Plan Conservation and Open Space Element identifies Santa Paula Creek, Santa Paula Canyon, barancas, the hillsides east of the City, agricultural lands, SR-126 and SR-150 to be scenic resources. The City also designates Foothill Road (not visible from the project site) to be a City scenic route. This route is not a designated State Scenic Highway.

4.11.1.5 Existing On-Site Light and Glare Sources

Currently, the primary source of light and glare in the vicinity of the project site are street lamps and motor vehicles on roadways to the south of the project site. Secondary sources of light are light fixtures on nearby residential, commercial, and industrial uses.

The project site is largely occupied by citrus and avocado groves and row crops which are not sources of light or glare. Urban land uses which are capable of generating light or glare include a packing facility, agricultural buildings, and single-family residences. These uses are the only sources of on-site light. Light sources generated and/or originating from these uses are minimal and include interior home lighting, nighttime porch lights and security lighting. The building materials of on-site structures are wood, concrete and other non-reflective materials. None of the on-site buildings contain glare-producing materials.

4.11.1.6 Regulatory Setting

The County of Ventura and the City of Santa Paula provide regulations related to visual resources, scenic resources and light and glare. However, for the purposes of analysis within this DEIR, only goals and policies of the Santa Paula General Plan are considered as the project site is proposed for annexation by the City of Santa Paula.

City of Santa Paula General Plan

The following goals and policies of the City of Santa Paula General Plan would apply to the proposed project:

- Preservation of scenic resources is considered an “opportunity” in the City of Santa Paula General Plan Conservation and Open Space Element which states:

“All of the Santa Clara River Valley may be considered a scenic resource. SR-126 and SR-150 are eligible state scenic highways. East of Santa Paula, excellent views of the surrounding mountains as well as the agriculture contribute to the scenic quality of the area. These resources should be maintained as these areas develop.”

- Goal 10.1 of the City of Santa Paula General Plan requires the preservation of scenic resources:

“Scenic views and vistas, tree-lined streets, open spaces, natural areas, ridgelines and land forms should be preserved.”

Two policies are given in support of this goal. These policies are as follows:

Policy 10.a.a. The mountains surrounding Santa Paula are an important asset that should be protected for the views and open space.

Policy 10.b.b. Preserve viewing opportunities in canyon areas as development proceeds.

4.11.2 THRESHOLDS OF SIGNIFICANCE

Based upon the thresholds contained in Appendix G of the CEQA Guidelines, the proposed project would have a significant impact on the environment if it would:

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

4.11.3 METHODOLOGY RELATED TO AESTHETICS

The selection of view points (and associated viewsheds) evaluated within this section was predicated on existing views available to motorists traveling along SR-126, as well as residents residing within the City of Santa Paula and unincorporated Ventura County. View points were also chosen based upon their accessibility and were taken from within the project site, and from public property and/or rights-of-way off-site. All view points were recorded using a hand-held global positioning system (GPS) in order to accurately record their location for use in the analysis and view simulations.

To determine the visual impacts related to the proposed project, sensitive viewers who would have permanent views of project components were identified. These sensitive viewers include viewers from residential areas, and SR-126. To assess visual impacts to residential viewers, photographs were taken from public locations adjacent to residential areas. The changes in the views between the existing conditions and the conditions anticipated with the proposed project were evaluated against the thresholds of significance for aesthetics. A viewshed analysis and visual simulations were prepared. The visual simulation process uses computer technology to translate the two-dimensional architectural and landscape plans/elevations into three-dimensional computer generated images to depict a conceptual appearance of the project from off-site locations.

To determine the impacts of the proposed project related to light and glare, uses sensitive to light and glare in the vicinity of the proposed project were identified. These sensitive uses include nearby residential uses and motorists along SR-126. The existing sources and amounts of light and glare on the project site were compared with the amount of light and glare that would occur permanently with implementation of the proposed project.

4.11.4 POTENTIAL IMPACTS

4.11.4.1 Construction Impacts

Implementation of the proposed project would occur incrementally in four phases over a period of approximately ten years. Phase boundaries typically follow the edge of streets and right-of-ways. The first phase of the project is anticipated to begin in the Haun Creek Neighborhood. Development is expected to continue with the Foothill Neighborhood, the Santa Paula Creek Neighborhood and terminate with the Santa Paula Creek Civic District and the East Santa Paula Railroad District. The commercial space would be developed in the final development phases, as buildout of the site is needed to generate adequate market demand. The infrastructure improvements will be matched to meet the needs of each phase of development.

Development of the project site would involve site grading and contouring to establish building pads, roadway configurations, and drainageways. Mass grading would affect existing topography, vegetation cover, and vistas. Throughout much of the grading, large construction vehicles would be visible from adjacent (and some distant) vantage points. Barren slopes and new development in various stages of construction would be visible intermittently throughout the development of the project.

Although the views of construction would not be permanent, they would persist for approximately 10 years as the various phases of the project are constructed. These visual impacts from construction of the proposed project would be significant and adverse.

4.11.4.2 Operation Impacts

Figure 4.11-4 shows visual simulations of the proposed project from view points 1, 4, 6, and 7 shown previously on Figure 4.11-1. The existing views from these view points were shown previously on Figure 4.11-3 and are provided again in Figure 4.11-4 for comparison with the visual simulations.

Visual Simulation of Off-site View 1

The visual simulation of off-site view 1 from Santa Paula Memorial Hospital looking southeast shows residential development in the eastern part of Santa Paula and the undeveloped portions of the Santa Paula-Fillmore greenbelt to the east. Part of the development in East Area Two, south of the project site, is also visible. The proposed project is beyond the existing residential development.

Visual Simulation of Off-site View 4

The visual simulation of off-site view 4 is from the Telegraph Road bridge over Santa Paula Creek looking north. Views of the foothills and project site, with Santa Paula Ridge in the background, are visible along with existing structures north of Telegraph Road. The proposed project is visible in the right side of the simulation above the white-roofed building in the foreground and in the left of the simulation below the sand-colored bluff.

Visual Simulation of Off-site View 6

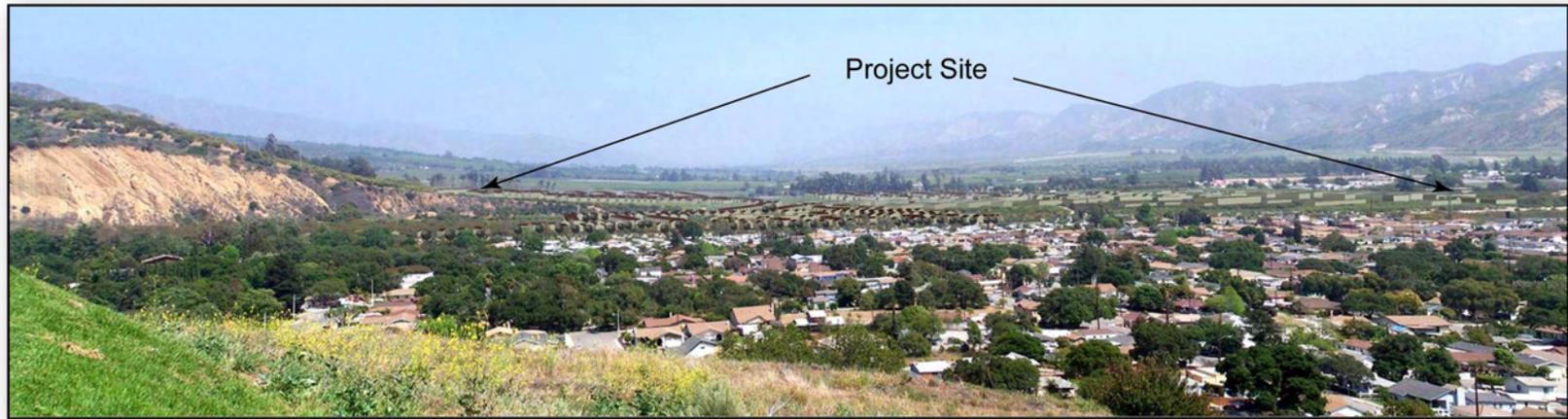
The visual simulation of off-site view 6 is from the east of the project site (approximately 0.5 mile) at Willard Road at Telegraph Road/SR-126 looking northwest. In the simulation view, the residential development on the upper part of the valley floor is visible where it has replaced orchards. The remainder of the developed part of the project is obstructed by the eucalyptus trees along Haun Creek that will be retained.

Visual Simulation of Off-site View 7

The visual simulation of off-site view 7 is from a point at Telegraph Road/SR-126 adjacent to the southeast corner of the project site. In the simulation, on-site agriculture uses including row crops, fallow land, and orchards and foothills in the background have been replaced with development. Part of the southern detention basin and landscaping along the base and perimeter are visible, as well as buildings in the Haun Creek district beyond the basin.



Existing Off-site View 1: Looking southeast from Santa Paula Memorial Hospital toward the project site.



Visual Simulation of Off-site View 1.

Source: Impact Sciences, Inc. (2007) and P&D Consultants, Inc. (2007).

Figure 4.11-4
Visual Simulations (Page 1 of 4)



Existing Off-site View 4: Looking north from Telegraph Road on the bridge over Santa Paula Creek toward the project site.



Visual Simulation of Off-site View 4.

Source: Impact Sciences, Inc. (2007) and P&D Consultants, Inc. (2007).

Figure 4.11-4
Visual Simulations (Page 2 of 4)



Existing Off-site View 6: Looking northwest from Willard Road at Telegraph Road/SR 126.



Visual Simulation of Off-site View 6.

Source: Impact Sciences, Inc. (2007) and P&D Consultants, Inc. (2007).

Figure 4.11-4
Visual Simulations (Page 3 of 4)



Existing Off-site View 7: Looking northwest from Telegraph Road/SR 126 toward the project site.



Visual Simulation of Off-site View 7.

Source: Impact Sciences, Inc. (2007) and P&D Consultants, Inc. (2007).

Figure 4.11-4
Visual Simulations (Page 4 of 4)

4.11.4.3 Impacts Related to Scenic Vistas

Existing views of the project site are of orchards and agricultural land with a backdrop of mountains beyond the site. As described previously, the General Plan identifies these kinds of views as scenic. Implementation of the proposed project would result in the loss of views of orchards and row crops, as these elements would be replaced with residential, commercial, light industrial, and civic structures, as well as a circulation system and supporting infrastructure. The scenic views of agricultural lands would be changed to views of urban/suburban uses. Therefore, implementation of the proposed project would result in significant adverse impacts to scenic vistas.

4.11.4.4 Impacts Related to Scenic Resources

As described earlier, the Santa Paula General Plan Conservation and Open Space Element identifies the hillsides east of the City, agricultural lands, and SR-126 as scenic resources. The project proposes to remove the orchards and agricultural lands on the site and replace them with residential, commercial, light industrial, and civic structures, as well as a circulation system and supporting infrastructure. Views of the site are available from SR-126.

Many of the trees on the project site will be maintained. The mature Coast Live Oak Woodland located on the banks of an ephemeral north-south drainage on the northeast portion of the project site, and on the upper western bank of Haun Creek, will largely be retained. In addition, a number of large Canary Island date palms line the main road to the ranch. These date palm trees will be retained and incorporated into the project's entryway. One windrow, on the eastern half of the site, is composed of Fremont cottonwood trees. The remaining windrows, on the eastern edge of Haun Creek as well as in several drainages in the northern part of the agricultural area, are composed of eucalyptus. Most of the trees along Haun Creek will be retained, except where structures will be constructed to divert water into the southern retention basin.

A prominent bluff in the northern part of the project site will be retained, as will existing historic structures including the pump house, the packing plant, care takers residence, and barn. These features will be incorporated into the project design.

Although the hillsides and bluff in the north part of the project site will be preserved, along with many of the mature trees on the site, orchards and agricultural lands will be removed. These scenic resources would be replaced with urban/suburban uses. In addition, it is anticipated that many of the trees proposed for screening and landscaping may take from ten to 20 years to mature which would result in a significant impact related to scenic resources.

4.11.4.5 Impacts Related to Visual Character

Development on the project site would occur below the elevation of 475 feet msl, and hillsides above 475 feet msl would remain undeveloped. From many off-site vantage points, existing structures and landscaping would block or partially block views of the part of the project site proposed for development. Unblocked views of the project site are from vantage points adjacent to the project site and from vantage points with a higher elevation than the project site.

Most of the project site currently contains orchards, fields, and related agricultural structures. The project proposes to remove these uses/structures and replace them with residential, commercial, light industrial, and civic structures, as well as a circulation system and supporting infrastructure. Therefore, the visual character of the site would change from agriculture to urban/suburban, as outlined in the Specific Plan.

The proposed project includes Development Standards for frontage, building types, architecture, thoroughfares, and landscape, to ensure the implementation of an attractive, pedestrian-oriented community that is harmonious with the scale of existing buildings in the City of Santa Paula. The Specific Plan includes landscaping standards for all thoroughfares that require a maximum spacing of 30 feet between trees, and require trees to be planted in parks, plazas, and open space areas. As these trees mature, they will partially screen structures from on- and off-site views. This would reduce the contrast of the project relative to adjacent undeveloped lands. However, even with the implementation of extensive Development Standards to ensure the aesthetic cohesiveness of the proposed project, the existing character of the site would substantially change from agricultural to urban/suburban. This would be a significant adverse impact related to visual character.

4.11.4.6 Impacts Related to Light and Glare

Implementation of the proposed project would result in increased glare generated on the project site during the day, and increased light generated during the night. The proposed project Development Standards establish the types of materials that can be used for various types of structures on the project site. Reflective, glare-producing materials are prohibited. Daytime sources of glare would primarily include the sun reflecting off glass windows of structures and vehicles. Glare produced from these sources would be brief and intermittent. Therefore, impacts related to glare would be less than significant.

Nighttime sources of light would include outdoor lights in residential, commercial, light industrial, civic, and park areas, lighted signs mounted to commercial buildings, parking lot lighting, interior building lights, and the headlights of automobiles and trucks. Given that the site presently produces little or no light, the additional lighting resulting from implementation of the proposed project would constitute a substantial new light source on the project site. This would result in a significant adverse impact related to light.

4.11.5 MITIGATION MEASURES

A-1 Before the City issues grading permits, the applicant must prepare and submit a Lighting Plan to the City of Santa Paula, Planning Director for approval that identifies the types of shielding that will be used for outside lighting. Shielding will eliminate uplighting and ensure that light generated on the site does not spill over onto adjacent off-site properties.

4.11.6 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Although the views of construction of the proposed project would not be permanent, they would persist for approximately 10 years as the various phases of the project are constructed. These visual impacts from construction of the proposed project would be significant and adverse.

Existing views of the project site are of orchards and agricultural land with a backdrop of mountains beyond the site. The General Plan identifies these kinds of views as scenic. Implementation of the proposed project would result in the loss of scenic views of orchards and row crops, as these elements would be replaced with views of structures, parks, and open spaces (detention basins and landscaping). Therefore, implementation of the proposed project would result in a significant adverse impact to scenic vistas. There are no mitigation measures that would reduce this impact to below a level of significance.

Although the hillsides and bluff in the north part of the project site will be preserved, along with many of the mature trees on the site, orchards and agricultural lands will be removed. These scenic resources

would be replaced with urban/suburban uses, which would result in a significant impact related to scenic resources. There are no mitigation measures that would reduce this impact to below a level of significance.

Implementation of the proposed project would permanently change the views of the project site from agricultural lands to developed suburban and urban uses. Although the higher elevations of hills on the north part of the project site would remain undeveloped, and the proposed project includes Development Standards for frontage, building types, architecture, thoroughfares, and landscape, the change in the visual character of the project site would be substantial. The fundamental character of the site would be permanently altered from agricultural to a suburban/urban character. This change would be a significant adverse impact related to visual character. There are no mitigation measures that would reduce this impact to below a level of significance.

Impacts of the proposed project related to glare would be less than significant. Implementation of mitigation measure A-1 would minimize the outward and upward migration of nighttime light that could adversely affect nighttime views in the vicinity of the project site. This mitigation measure would reduce impacts related to light to below a level of significance.