
IV.A AESTHETICS

1. Introduction

This section addresses the potential impacts that could result from the proposed project with regard to aesthetics, views, and light/glare. Aesthetics refers to the overall visual quality of an area or a field of view. Aesthetics or visual quality encompasses development aspects such as size, shape, color, texture, and general composition, as well as the relationships between these elements. Aesthetic features often consist of unique or prominent natural or man-made attributes that are visually interesting or appealing. Adverse visual quality effects can include the loss of existing valued aesthetic features or the introduction of contrasting features that contribute to a decline in overall visual character. For instance, the introduction of contrasting features can overpower familiar features, eliminate context or associations with history, or create visual discordance where there may have been apparent efforts to maintain or promote a thematic or consistent character. The aesthetics analysis presented below addresses the project's visual relationship with existing and known future land uses in the surrounding area, as well as the consistency of the proposed project with the regulatory environment (e.g., applicable plans and ordinances that address visual quality).

The degree of visual access to an aesthetic resource contributes to the value of aesthetic features. In this regard, the analysis of view obstruction focuses on the extent to which a project may interfere with visual access to aesthetic features from a vantage point or corridor. “Focal views” consist of views of a particular object, scene, setting, or feature of visual interest. “Panoramic views” or vistas consist of views of a large geographic area for which the view may be wide and extend into the distance. Structures and other elements constructed or developed as part of a project may obstruct focal or panoramic views. The State of California has recognized the value of access to visual resources through planning and zoning regulations that designate, preserve, and enhance public views. Through the designation of scenic resources and various land use plans, the City specifies development standards that, among other things, help prevent the obstruction of valued views. These standards include the regulation of building height, mass, and floor area ratio (FAR), which are principal issues in view obstruction.

With regard to light and glare, artificial light impacts are typically associated with light that occurs during the evening and nighttime hours and may include streetlights, illuminated signage, vehicle headlights, and other point sources. Uses such as residences and hotels are considered light-sensitive since they are typically occupied by persons who have expectations for privacy during evening hours and who are subject to disturbance by bright light sources. Glare is primarily a daytime occurrence caused by the reflection of sunlight or artificial light from highly polished surfaces, such as window glass or reflective materials,

and, to a lesser degree, from broad expanses of light-colored surfaces. Daytime glare generation is common in urban areas and is typically associated with mid- to high-rise buildings with exterior façades largely or entirely comprised of highly reflective glass or mirror-like materials from which the sun can reflect, particularly following sunrise and prior to sunset. Glare generation is typically related to sun angles, although glare resulting from reflected sunlight can occur regularly at certain times of the year. Glare can also be produced during evening and nighttime hours by artificial light directed toward a light sensitive land use.

2. Environmental Setting

a) Existing Visual Environment

The following discussion addresses the existing conditions in the project area relative to aesthetics, views of scenic resources, visual quality of the site and its surroundings, and light and glare.

1) Aesthetics/Visual Quality

Project Site

The Specific Plan area is characterized by agricultural uses, including row crops and dairy farms. The historic use of the site for such operations has limited the amount of urbanization that has occurred on-site, although the various properties have been extensively disturbed relative to native conditions. The project area is relatively flat, with minor fluctuations in surface topography that primarily resulted from historic grading for agricultural activities and the creation of on-site water retention ponds. Given the uses found on-site, the area is characterized by large open spaces of crop fields, corrals, fallow areas, dairy-related water retention ponds, single-family residences, livestock/feed shelters, other accessory structures, windrows, and power poles and lines.

The majority of structures found within the Grand Park Specific Plan area were constructed prior to the 1980s, and therefore many on-site buildings have fallen into disrepair or have simply become weathered over time. With the exception of windrow trees and power poles, the tallest structures on-site are livestock and feed shelters, which are up to approximately 30 feet in height, while single-family farmhouses and accessory residences and other structures are single-story buildings averaging approximately 15 feet in height. Remnants of former structures and associated infrastructure that have been removed from the site, as well as old equipment, debris piles, dirt stockpiles, and other visually unattractive elements are also found throughout the project site. Figure IV.A-1 is an aerial photo of the Specific Plan area with the locations of site photos showing existing conditions. Refer to Figure IV.A-12a through Figure IV.A for photos of the project site under existing conditions.

Surrounding Area

Much like the Specific Plan area, the surrounding area is located within the New Model Colony (NMC) area of the City of Ontario (formerly the City's Sphere of Influence), and

therefore is characterized by rural agricultural and dairy-related uses. As discussed in Aesthetics section of The Ontario Plan (TOP) Draft EIR, the southern half of the City, known as the NMC, south of Riverside Drive, is relatively flat and open, and is agricultural and rural in character, containing dairies, poultry farms, and row crops. However, the NMC is also rapidly suburbanizing. The NMC is characterized as agriculture scattered with residential. Proposed growth in the City is primarily concentrated in undeveloped areas that are interspersed in the mature residential areas in the Ontario Municipal Code (OMC) and throughout the NMC.

The properties immediately surrounding the Specific Plan area are typical of the NMC area, as they are characterized by agricultural crop activities and dairy operations with a limited number of residences, farm-related structures, livestock, row crops, power poles and lines, and other such features typical of the NMC area. Specifically, properties to the north include dairy uses and row crops with limited farm-related residences and accessory structures, as well as a Southern California Edison Company electrical substation at the northeast corner of Archibald Avenue and Edison Avenue. Properties to the east of the Specific Plan area include an active dairy with associated structures and equipment, single-family residences, and several dairy ponds toward the southern portion of the property. Similarly, uses to the south are characterized by active dairy operations and row crops, and aesthetic elements comparable to those found to the north of the project site. The property to the west is exclusively utilized for row crops with essentially no on-site structures, but is generally surrounded by windrows.

2) Views

Views in the Specific Plan area include foreground, middle-distance, and distant views of surrounding agricultural uses and prominent topographical features. Existing views of and across the site from off-site locations, as well as views of prominent features and the surrounding area from the site, are summarized below.

Views of the Project Site

Views of and across the site from off-site locations are currently generally unobstructed, with the exception of several areas within or along the Specific Plan area's perimeter where windrows remain intact, or where structures or electrical infrastructure is located. Given the relatively flat topography of the site and surrounding area, foreground, mid-distance, and distant views of and across the site are available from most locations surrounding the perimeter, as well as from most locations within the Specific Plan area. The existing windrows on or near the site include: one oriented north-south along the west side of Archibald Avenue between Edison Avenue and Eucalyptus Avenue to the immediate west of the project site; one oriented east-west on the south side of Edison Avenue from Archibald Avenue to the mid-point of the project site between Archibald Avenue and Haven Avenue; and one oriented north-south bisecting the site at its mid-point between Archibald Avenue and Haven Avenue. These windrows, therefore, limit foreground and mid-distance views of

and across the project site from the west and north (along the western half of the site), and mid-distance views from the east.

Individual structures, including residences, barns, accessory buildings, livestock and feed shelters, and other structures obstruct views at very limited locations, and power lines and towers affect views most notably in the eastern portion of the site. While power lines and poles are visible throughout the project site, the most visually obstructive elements are the large power transmission lines along the SCE easement in the southeast portion of the Specific Plan area, as well as the off-site SCE power substation at the northeast corner of Archibald Avenue and Edison Avenue. The substation only affects views of the site from limited locations to the northwest, while the transmission lines and towers affect foreground, mid-distance, and distant views from nearly all locations around the project site, but predominantly in the eastern portion of the site.

Regional air quality in the project area can have a negative impact on views by obstructing distant views and affecting color, form, and contrast of scenes being viewed. As such, regional air quality conditions currently limit mid-distance and long-range visibility in the project area, and therefore also affect views of and across the project site.

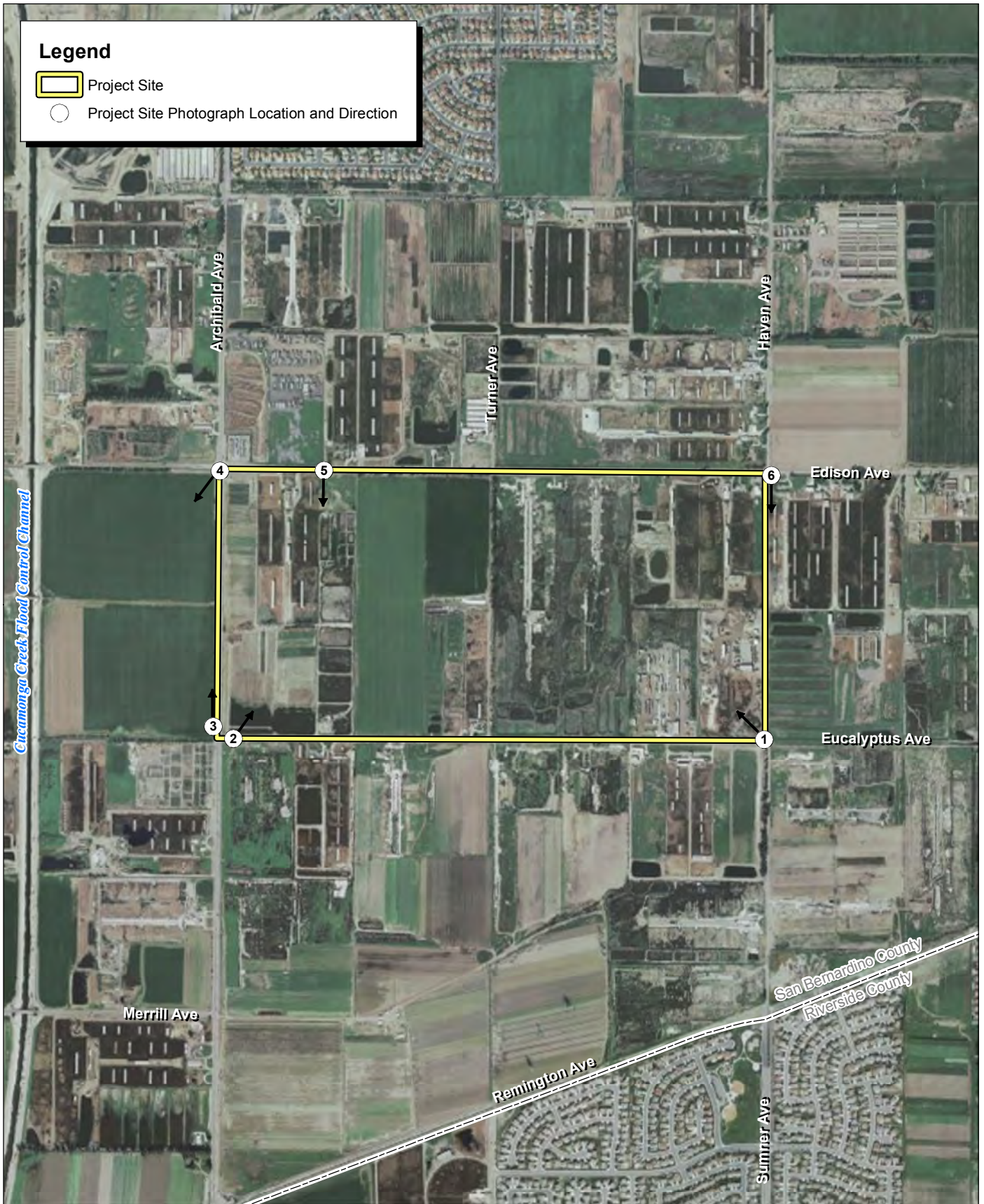
Views of the Surrounding Area

Existing views of the surrounding area from the project site are relatively unobstructed, with the exception of various visual barriers discussed previously, including existing residences and agriculture/dairy-related structures, windrows, power infrastructure, and poor air quality.

Scenic Highways and Resources

As discussed on page 5.1-6 of The Ontario Plan EIR, the Euclid Corridor and the Mission Boulevard Corridor are primary scenic resources in the City. Additionally, per page 5.1-7 of TOP Draft EIR, the dominant scenic resource in the City of Ontario (City) is the San Gabriel Mountains, which provide panoramic views along the northern corridors of the City. Euclid Avenue is located approximately 3.3 miles west of the project site and is not visible from the site. Mission Boulevard is located 2.5 miles north of the project site and is also not visible from the site. The San Gabriel Mountains are visible from the project site, with the SCE substation, dairies, and row crops north of the site defining foreground views. The mountains are also visible as distant views for the residences located south of the site, with the dairies, row crops, and associated structures on-site defining the foreground views. On clear days, the mountains are more visible and are unobstructed where no structures are present in the immediate foreground, though power lines are generally present in most views.

There are no scenic highways in proximity to the project site, as designated by the City, the County of San Bernardino, or the State of California (Caltrans Scenic Highways Program, 2012). As discussed above, the nearest scenic corridors are Euclid Avenue (State Route 83) and Mission Boulevard, which are City-designated scenic resources. Also, there are no trees, rock outcroppings, or historic buildings that may be considered scenic resources on the project site.

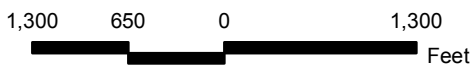


Legend

- Project Site
- Project Site Photograph Location and Direction

Source: ESRI World Imagery. MBA Field Survey and GIS Data, 2012.

Figure IV.A-1
Project Site
Photograph Location Map





Photograph 1: View toward the northwest from the southeast corner of the project area showing active use of the southeast corner for soil and vegetation processing.



Photograph 2: Overview of the project site from the southwest corner of the property, view north and northeast. This whole field was once a dairymans field and prior to about 1958 it was in part an orchard. The property has been denuded of native vegetation by cattle.

Source: Michael Brandman Associates, 2012.



Michael Brandman Associates

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Figure IV.A-2a Project Site Photographs 1 and 2

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Photograph 3: North facing view of ruderal areas adjacent to S. Archibald Avenue, from corner with Eucalyptus Avenue. June 19, 2012.



Photograph 4: Southwest facing view of ruderal area adjacent to S. Archibald Avenue with grading occurring in the background. From corner with Edison Avenue. June 19, 2012.

Source: Michael Brandman Associates, 2012.



Michael Brandman Associates

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Figure IV.A-2b Project Site Photographs 3 and 4

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Photograph 5: South facing view of ruderal area in, disturbed area in background, dairy farm on right, and agricultural field on left. From Edison Avenue. June 19, 2012.



Photograph 6: South facing view of abandoned development at corner of Edison Avenue and Haven - Summer Avenue. June 19, 2012.

Source: Michael Brandman Associates, 2012.



Michael Brandman Associates

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Figure IV.A-2c Project Site Photographs 5 and 6

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3) Light/Glare

The project site is located within the non-urbanized NMC area, one of the region's most rural agricultural areas. Exterior light sources include limited lighting for signage, internal residential interiors, farm and dairy operations, and security purposes, as well as light generated by vehicular traffic on local streets. Interior light spill-over from windows of nearby agricultural and residential uses contributes little, however, to the ambient nighttime levels. In the immediate vicinity of the project site, land uses sensitive to nighttime light include the limited residences located throughout the area. Sensitive receptors relative to glare include the nearby residential uses and motorists traveling on local streets. None of the on-site buildings generate substantial glare given their limited size and number, non-reflective finishes, and lack of numerous windows.

b) Regulatory Setting

1) Ontario General Plan

The Draft EIR for TOP indicates that the City has designated three scenic resources: the Euclid Avenue corridor, Mission Boulevard, and views of the San Gabriel Mountains to the north. TOP also includes goals and policies intended to preserve and enhance the City's scenic resources.

The Policy Plan within TOP states long-term goals, principles and policies for achieving Ontario's Vision. The Policy Plan serves as the City's General Plan, which is mandated by state law. As discussed in the Community Design Element of TOP's Policy Plan, The Community Design Element has the following three purposes: 1) Distinguishes Ontario as a unique, highly aesthetic built environment that fosters enjoyment, financial benefit and well being for the entire community; 2) Articulates design qualities that will create regionally significant places; and 3) Utilizes community design to help achieve the Vision in the areas of economic development, land use, housing, community health, infrastructure and transportation. Below are the goals and polices from TOP's Community Design Element regarding Image and Identity:

2) Image and Identity:

Goal CD1 A dynamic, progressive city containing distinct neighborhoods, and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses.

Policies CD1-1 City Identity. We take actions that are consistent with the City being a leading urban center in Southern California while recognizing the diverse character of our existing viable neighborhoods.

CD1-2 Growth Areas. We require development in growth areas to be distinctive and unique places within which there are cohesive design themes.

CD1-3 Neighborhood Improvement. We require viable existing residential and non-residential neighborhoods to be preserved, protected, and enhanced in accordance with our land use policies.

CD1-4 Transportation Corridors. We will enhance our major transportation corridors within the City through landscape, hardscape, signage, and lighting.

CD1-5 View Corridors. We require all major north-south streets be designed and redeveloped to feature views of the San Gabriel Mountains, which are part of the City's visual identity and a key to geographic orientation. Such views should be free of visual clutter, including billboards and may be enhanced by framing with trees.

Per the aesthetics section of TOP Draft EIR, substantial growth in the City is focused in the NMC. Growth would result in changes to the area's existing condition. The existing visual character of the NMC includes agricultural uses and scattered residences and commercial uses. Proposed growth under TOP would primarily affect the NMC. However, implementation of TOP addresses the visual character of the NMC by requiring the use of Specific Plans in the development of the area. Implementation of TOP and the use of Specific Plans would address various aesthetic conditions by requiring coordinated site planning and complementary architectural design.

3) Ontario Municipal Code

The Ontario Municipal Code (OMC) contains various requirements related to aesthetics and development design, many of which are relevant to the proposed Specific Plan. Most notably, Title 9, of the OMC is known as the Ontario Development Code (ODC) and contains zoning information, development standards, and design guidelines for each of the land use categories identified in TOP. The ODC regulates the type, intensity, function, and appearance of all land uses in the City and is the main tool utilized to shape the physical form of development. Specifically, Section 9-1.1445, Residential Design Guidelines, governs the development standards and design guidelines for residential uses, and Section 9.1-3225, Sec. 9-1.3225, Landscape Design Guidelines, provides general standards for landscaping throughout the City.

Additionally, Specific Plans developed for new communities in the NMC area contain their own development standards and design guidelines with a much higher level of detail, but consistent with those contained in the ODC. All Specific Plans must be consistent with the City's ODC to be adopted.

3. Environmental Impacts

a) Methodology

1) Aesthetics/Visual Character or Quality

This analysis considers the visual quality of the area immediately surrounding the project site and the impacts of the project with respect to the existing aesthetic environment. The

proposed project's development characteristics and conceptual illustrations are used to support the analysis of aesthetics/visual quality, which is based on the following three-step process:

Step 1: Describe the massing and general proportion of buildings and open space, and proposed treatments around the proposed project edges, which may be anticipated on the basis of the proposed Specific Plan's design features. The maximum building heights and mass are assumed in the evaluation.

Step 2: Compare the expected appearance to the existing site appearance and character of adjacent future uses and determine whether and/or to what extent a degrading of the visual character of the area could occur (considering factors such as the blending/contrasting of new and existing buildings given the proposed uses, density, height, bulk, setbacks, signage, etc.); and

Step 3: Compare the anticipated appearance of the project to standards within existing plans and policies, which are applicable to the proposed project site (regulatory analysis).

2) Light/Glare

The analysis of light and glare identifies the location of light-sensitive land uses and describes the existing ambient conditions on the project site and in the project vicinity. The analysis describes the project's proposed light and glare sources, and the extent to which project lighting, including illuminated signage, could spill off the project site onto adjacent existing and future light-sensitive areas. The analysis also considers the potential for sunlight to reflect off building surfaces (glare) and the extent to which such glare would interfere with the operation of motor vehicles or other activities.

b) Thresholds of Significance

In accordance with Appendix G of the CEQA Guidelines, a project could have a significant adverse impact on aesthetics, if its implementation results in any of the following:

- Has a substantial adverse effect on a scenic vista;
- Substantially damages 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; or,
- Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

The Initial Study concluded that impacts related to a substantial adverse effect on a scenic vista and damages to scenic resources, including, but not limited to, trees, rock outcroppings,

and historic buildings within a state scenic highway were less than significant. Refer to Appendix A-2 for a discussion related to these thresholds.

c) Analysis of Project Impacts

1) Aesthetics/Visual Character or Quality

Short-term Construction

Construction activities generally cause a contrast to and disruption in the general order and aesthetic character of an area. During construction, the site's visual appearance would be altered due to the removal of existing structures, site preparation, and grading, and the construction of project buildings and landscaping. Additionally, equipment and materials may be staged on-site and temporary facilities, such as portable toilets and construction offices, may be used on-site. Construction activities for the project would be visible to adjacent land uses as well as pedestrians and motorists on adjacent streets. Temporary fencing would be placed along the periphery of the site to screen much of the on-site construction activity from view from the street level.

Project construction activities may require the removal of several mature windrow trees bordering the site, which could affect the visual quality of adjacent streets during the construction period. However, the project's proposed landscaping plan would replace all removed street trees and increase and enhance overall landscaping features. Since the loss of some trees would be temporary, and such trees would ultimately be replaced by other landscaping consistent with an approved landscaping plan, the removal of trees during construction would not substantially alter, degrade or eliminate the existing visual character of the area.

Visible construction activities would also include truck traffic to and from the site. However, the impact of construction trucking would not significantly impact the visual quality of the area, since the local roadways are intended to accommodate a range of vehicle types, including trucks incidental to construction and deliveries that particularly relate to existing agricultural operations in the area. Furthermore, construction-related visual impacts would only occur on a short-term basis. Thus, construction-related visual quality impacts would be less than significant.

Long-term Operations

Following construction of residential, educational, and recreational uses per the proposed Specific Plan, the project site would be developed with up to 1,327 residential dwelling units, an elementary school, high school, the Ontario Grand Park, roads, landscaping, and associated amenities and infrastructure. With the conversion of the site from existing and former dairy operations and crop agriculture, which may be considered unattractive due to the presence of older structures, dilapidated equipment, crowds of livestock, dairy ponds, fencing, and lack of landscaping, development of the proposed uses would be considered a positive, beneficial impact. This is because the orderly development of a cohesive residential community as planned by the NMC with large planned recreational facility would be

considered visually attractive and uniform in terms of scale, quality, and character. Such new uses would be developed consistent with the approved Specific Plan, which itself would be consistent with the land use types and intensities, as well as the development standards, design guidelines, and architectural themes envisioned by TOP. Furthermore, the properties surrounding the project site will be developed pursuant to either approved Specific Plans (north – The Avenue Specific Plan, west - Parkside Specific Plan, and south – Subarea 29 (Park Place) Specific Plan) or proposed Specific Plans (east – agriculture preserve), and therefore development of the project site with proposed land uses would provide for consistency with the type and scale of development in these surrounding areas and continuity of visual character and quality.

As such, despite the intensification of land uses on-site, and associated urbanization and increase in population density, the implementation of the Grand Park Specific Plan would improve the visual character and quality of the site and its surroundings. As such, impacts would be less than significant and no mitigation measures are required.

2) Consistency with Applicable Guidelines and Regulations

General Plan

As previously indicated, the proposed Specific Plan contains development standards and design guidelines that would dictate the type, intensity, and design features of future development within the Specific Plan area. Per State law, in order to be approved, the Specific Plan must be consistent with the General Plan for the jurisdiction in which the Specific Plan is located. For a discussion of the Specific Plan's consistency with TOP, refer to Section IV.F, Land Use and Planning, of this EIR. Furthermore, the proposed Specific Plan would be consistent with the development envisioned for surrounding properties, for which Specific Plans have been either approved or submitted for consideration by the Planning Commission and City Council. Following adoption of the proposed Specific Plan, development proposals for the residential, educational, and recreational uses on-site would be reviewed for consistency with standards and guidelines approved as part of the Specific Plan. Therefore, development pursuant to the approved Specific Plan would be consistent with the development envisioned. Impacts to aesthetics and visual character or quality relative to consistency with TOP would be considered less than significant and no mitigation is required.

Ontario Municipal Code

As is the case with the General Plan, the proposed Specific Plan must be consistent with the Ontario Municipal Code (OMC), and more specifically, the development regulations and design standards of the Ontario Development Code (ODC). Once approved, the Specific Plan will implement TOP within the project site by providing development standards and design guidelines for future development within the Specific Plan area. These standards and guidelines will have been reviewed by City Planning staff, and approved by the Planning Commission and City Council, thus ensuring consistency with the OMC. The development regulations and design guidelines, contained in Sections 6 and 7 of the Specific Plan,

respectively, provide for orderly development consistent with surrounding communities and the City at large. The future development that would occur on-site, through adherence to the approved Specific Plan, would result in consistent and aesthetically compatible neighborhoods and would not result in conflicts with the development regulations or design standards contained in the ODC or other regulations in the OMC. Impacts would be less than significant and no mitigation measures are required.

3) Light/Glare

Light Impacts

Construction

Lighting needed during project construction could generate light spillover to future adjacent uses in the project vicinity, including the residential uses developed as part of The Avenue Specific Plan to the north, Parkside Specific Plan to the west, Subarea 29 Specific Plan to the south, and the proposed Subarea 24 Specific Plan to the east. However, construction activities would occur primarily during daylight hours and any construction-related illumination would be used for safety and security purposes only, in compliance with OMC light intensity requirements, and would only occur for the duration needed in the finite construction process. Thus, with adherence to existing OMC regulations, light resulting from construction activities would not significantly impact residential uses, substantially alter the character of off-site areas surrounding the construction area, or interfere with the performance of an off-site activity. Therefore, light impacts associated with construction would be less than significant.

Operation

The project would introduce new lighting on the site and, thus, would increase ambient light levels on the project site and immediate vicinity. Exterior light sources would consist of low level lighting for security, way finding, architectural, and landscaping purposes. As described above, lighting would be directed onto the areas to be lit (e.g., building details, landscape elements, signs, and pedestrian areas) and shielded to minimize light spillover effects. Any streetlights installed along the street frontages would be coordinated with the City Parks and Maintenance Department to maintain appropriate and safe lighting levels on both sidewalks and roadways while minimizing light and glare on adjacent properties. In accordance with City requirements, a lighting plan would be submitted to the Ontario Planning Department to ensure that project lighting would be directed and/or shielded to minimize spillage onto other properties. Project lighting would also meet all applicable OMC lighting standards.

Interior light spillage from windows of the proposed residential uses would also contribute to an increase in ambient nighttime lighting levels, but such an increase would not be substantial, since surrounding approved and planned development would occur concurrently or prior to development of proposed uses under the Grand Park Specific Plan. Overall, the project's low level lighting would not significantly increase nighttime lighting levels in the area. Therefore, the increase in ambient light would not alter the character of the area and

would not interfere with nearby future residential uses. Project impacts related to light would be less than significant.

Glare Impacts

Daytime glare can result from sunlight reflecting from a shiny surface that would interfere with the performance of an off-site activity, such as the operation of a motor vehicle. Reflective surfaces can be associated with window glass and polished surfaces, such as metallic curtain walls and trim. Sun reflection can also occur with reflected light from parked vehicles. In general, sun reflection that has the greatest potential to interfere with driving occurs from the lower stories of a tall structure. However, due to the nature of the proposed land uses, including building heights and amount of associated reflective surfaces, it is not expected that substantial glare would be generated during any portion of the year or time of day. Any glare effects would be limited to the immediate area near parking lots and residential or educational structures. Because the development of proposed uses would not generate substantial glare, impacts would be less than significant and no mitigation is required.

4. Mitigation Measures

Construction-related and operational impacts related to aesthetics, visual character, and light/glare would be less than significant. As such, no mitigation measures are required.

5. Cumulative Impacts

a) Aesthetics/Visual Character or Quality

Cumulative development within the NMC area will ultimately contribute to the eventual conversion of existing rural agricultural land to urbanized land with various integrated planned communities. The urbanization of the NMC area would be considered a potentially significant aesthetic/visual character impact; however, as discussed on page 5.1-9 of TOP Draft EIR, implementation of TOP would change the existing visual character in the NMC and the OMC. However, impacts are not considered significant because TOP policies of the Community Design Element have the common goal of improving the visual quality of the area by developing guidelines to improve future development projects.

Implementation of TOP and the use of Specific Plan, such as the Specific Plan for the proposed Grand Park project, would address various aesthetic conditions by requiring coordinated site planning and complementary architectural design thus providing an offset to the negative impact of land urbanization in the NMC. As previously discussed, the proposed Specific Plan, and subsequent development pursuant to the Specific Plan, would be consistent with TOP. Therefore, with implementation of applicable policies in TOP, the proposed Specific Plan would not result in substantial adverse cumulative aesthetics and visual character impacts. No mitigation measures are required.

b) Light/Glare

Implementation of the proposed Specific Plan as well as the other planned development in the area would introduce new or expanded sources of artificial light. Consequently, ambient light levels are expected to increase substantially in the project area. Given the location within the rural NMC area, the additional artificial light sources introduced by these projects would alter the existing minimal lighting environment that is currently created by the agricultural uses in the area. However, cumulative lighting would not be expected to interfere with the performance of off-site activities given the fact that development on surrounding land would be developed with urban uses consistent with the TOP, and policies would therefore be implemented to minimize the potential for lighting-related adverse effects. Each development in the area would provide lighting for proposed uses per City requirements and consistent with City lighting standards. As a result, cumulative artificial light impacts would be less than significant.

With regard to glare, it is anticipated that the related projects within the vicinity of the project site would not include tall structures or structures with large expanses of glass or other reflective material, and therefore would not create significant glare impacts. Given that the proposed Specific Plan would not include uses that would be expected to generate substantial glare, it would not contribute to any cumulative increase in glare in combination with the related project. As such, cumulative glare impacts are concluded to be less than significant.

6. Level of Significance After Mitigation

All impacts related to aesthetics, visual character, and light/glare would be less than significant. As such, no significant unavoidable impacts would result from implementation of the proposed Specific Plan.