4.9 AESTHETICS

The *FORA Reuse Plan Final Environmental Impact Report* (FORA FEIR) identified on a program-level potentially significant environmental impacts for aesthetics as related to reduced visual quality to views from the Salinas Valley. The FORA FEIR also identified less than significant impacts from reduced visual quality within the FFO, and reduced visual quality of the site from SR 1 and SR 68.

Site specific details and project-level information for the EGSP project was not known and not analyzed at the time of the FORA FEIR. New information between the time the FORA FEIR was certified and the release of the Notice of Preparation (NOP) for the currently proposed EGSP project includes changes in land use types and intensity, the development of a site plan, and building elevations, specified styles, and building materials.

This section provides additional analysis of potential impacts not previously analyzed in the FORA FEIR. This section describes the existing visual setting and potential adverse effects from implementation of the EGSP on the project site and its surrounding area. The visual simulations provided in this section were prepared to show visual impacts of the project at buildout to scenic views. The aesthetic discussions will evaluate the impact of the project on scenic vistas, scenic resources, visual quality and character, and light and glare.

4.9.1 Environmental Setting

REGIONAL SETTING

The area encompassing the FFO contributes substantially to the region's highly valued visual character and quality. In particular, it provides natural open space and a unified development character. The important aesthetic value, visibility, and sensitivity of its coastal and other areas also contribute substantially to the region's character and quality.

The FFO is located in a coastal and valley region of central California. The region contains some of the most vivid and significant aesthetic images in California: Monterey Peninsula with its rocky cliffs and shores, windswept cypress trees, cove beaches, and rolling sand dunes; landmarks, such as Fisherman's Wharf, Cannery Row, and historic missions. Monterey Bay itself is a natural wonder, with its changing colors, sunsets, and sea life, including migrating whales, sea otters, and sea lions. Inland, the broad pastoral and scenic Salinas River Valley offers agricultural fields, meandering waterways, and long-range views. The region's geographic character of rugged coastal hills and ranges, steep slopes and drainages is a patchwork of oak woodlands, chaparral, and grasslands. The FFO is a significant component of these visual resources.

The FFO and its region possess natural and diverse vegetative cover. Its shoreline appears relatively undisturbed and it is primarily undeveloped. Most of the existing development, largely confined to the Main Garrison, East Garrison, and associated residential areas, consists of 1- or 2-story buildings. Mature landscaping surrounding these buildings partially conceals them from view, softening their appearance by blending them with their surroundings and contributing to the natural character of the landscape. With the exception of a few areas near SR 1 and in the north and northeast portions, the FFO appears preserved as a largely natural area surrounded by intensively farmed land and increasing urban development.

LOCAL SETTING

The EGSP is located on a mesa at the northeastern edge of the FFO directly adjacent to Reservation Road, portions of which (i.e., Calvary Bluff) overlook the Salinas River Valley to the north and east (see Exhibit 3-1, Regional Location Map).

In contrast to the open space and natural character of the majority of the FFO, the EGSP site contains a moderate amount of development associated with various military support facilities. The project site consists of rolling topography and is developed by abandoned buildings associated with past military uses. These uses are situated among undeveloped areas, including oak woodlands, maritime chaparral, and grasslands. The site has a relatively open and natural make-up; existing development is widely spaced and many areas have no infrastructure, such as streetlights and overhead wires typically associated with past uses on the FFO.

The project site currently has over 75 buildings, most of them flanking the long rectangular field located between Ord Avenue and Sherman Avenue. Existing development within the proposed EGSP site consists primarily of rectangular 1- and 2-story buildings. Building materials mainly consist of stucco or wood siding, with tile or asphalt roofs, respectively. A few warehouse- or workshop-type buildings constructed of corrugated metal are scattered throughout the site. In addition to these buildings, there are numerous concrete foundations, sidewalks, tent pads, and rock retaining walls. There are no designated or candidate state scenic highways or roads (i.e., state, county, or local) on or within view of the project site. However, the project site bluffs and the farmland between the East Garrison and SR 68 is designated as highly sensitive in the *Greater Monterey Peninsula Area Plan*.

Existing Visual Conditions

The exhibits in this section provide a general overview of the existing visual conditions on and adjacent to the project site. Exhibit 4.9-1 is an index identifying the viewpoint of each of the photographs. Exhibits 4.9-2 through 4.9-5 are individual photographs providing existing views in, out, and around the project site.

Project Site Views

As indicated previously, Reservation Road bounds the project site along its eastern boundary. Currently, views of the project site are extremely limited and can only be obtained from a select number of locations, one of which is along Reservation Road. One primary view includes a stretch of approximately 1000 feet of roadway near the existing East Garrison gate and the intersection of Inter-Garrison Road and Ord Avenue. More specifically, this location provides for views into the site and of some of the vacant and dilapidated military buildings (see Exhibit 4.9-2).

Views into the project site are also available from several existing residences located on a rise situated on the north side of Reservation Road, directly across from the existing East Garrison gate. The views ascertained by these residences are similar in character to those obtained from the existing East Garrison gate from along Reservation Road, as described in detail below. Generally, views into the remainder of the site from Reservation Road are significantly obscured due to the presence of mature vegetation and trees whose height rises to 25 feet or more.

Exhibit 4.9-2
Photographs 1 and 2

Views looking south from Inter-Garrison Road and Ord Avenue, and east from Ord Avenue. Short-range views in this area consist of vacant, boarded-up buildings, weed-filled lots, chain link fences, and wide streets. Long-range views are extremely limited from this

location, due to the presence of mature vegetation and the rolling topography of the site. Ord Avenue is a wide paved street with vacant and boarded-up buildings. Open space areas between buildings are overgrown with weed-like (i.e., grassy) vegetation. This area is flat, expansive, and considerably open due to the lack of vegetation along Ord Avenue. The spacing of buildings along Ord Avenue is quite irregular. Clusters of buildings are separated by undeveloped areas, allowing some views from Ord Avenue and the edge of eastern portion of the site (i.e., Calvary Bluff), north to the Salinas Valley.

Exhibit 4.9-3
Photographs 3 and 4

Views from bluff area to the north and east. These photographs depict the views to the north and east from the eastern most portion of the project site along the bluff area (i.e., Calvary Bluff) of the Salinas Valley, which is largely an agricultural area under continuous cultivation. The broad flat expanse created by the Salinas River flood plain is green and fertile, contrasting with the subdued colors of the native grasslands, maritime chaparral, and oak woodlands dominating the open spaces of the FFO and the EGSP site. Views from this location to the east are of agricultural fields, farmhouses and outbuildings, and distant (i.e., long-range) views of the Diablo Range. The City of Salinas is visible in the far distance. Views from the bluff area to the north also include agricultural fields, vegetation along the Salinas River, coastal bluffs, and the distant Santa Cruz Mountains. As evident, the Calvary Bluff area along Ord Avenue offers the most scenic views from the project site.

Exhibit 4.9-4
Photographs 5 and 6

Views into the EGSP area looking east from Inter-Garrison and West Camp Roads, and Watkins Gate and West Camp Roads. These photographs show views into the EGSP area from the western edge of the project site, at the intersection of Inter-Garrison Road and West Camp Road. Views to the east are predominately short-range in nature, consisting of large stands of oak trees and native grasslands. Paved streets, roadway signs, and barbed wire fences are the only visible elements of development in this area of the project site. Also shown in Exhibit 4.9-4 are eastern views from the intersection of Watkins Gate Road and West Camp Road in the southwest corner of the project site. These views are very similar to the above-described views. This area is slightly flatter than those near the intersection of Inter-Garrison Road and West Camp Road. The absence in topographic relief provides for the opportunity to obtain limited distant (i.e., long-range) views of the hills.

Exhibit 4.9-5
Photographs 7 and 8

Views from the center of the project site looking northwest and southeast. These photographs depict views that can be obtained looking outward (i.e., northwest and southeast) from various locations within the site's interior. Although this area is somewhat flat, this portion of the project site contains hummocky topography,

scattered trees and shrubs, patches of less mature vegetation, Quonset huts, and industrial-type buildings. Cracked pavement and old foundations are also visible in this portion of the project site. As with much of the site, only short-range views are available. This area does not offer long-range views out of the project site.

4.9.2 Project Impacts and Mitigation Measures

THRESHOLDS OF SIGNIFICANCE

Implementation of the EGSP project will result in a significant impact upon visual resources if it will:

- Substantially adversely affect 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 and glare, which will adversely affect day or nighttime views in the area.

METHODOLOGY

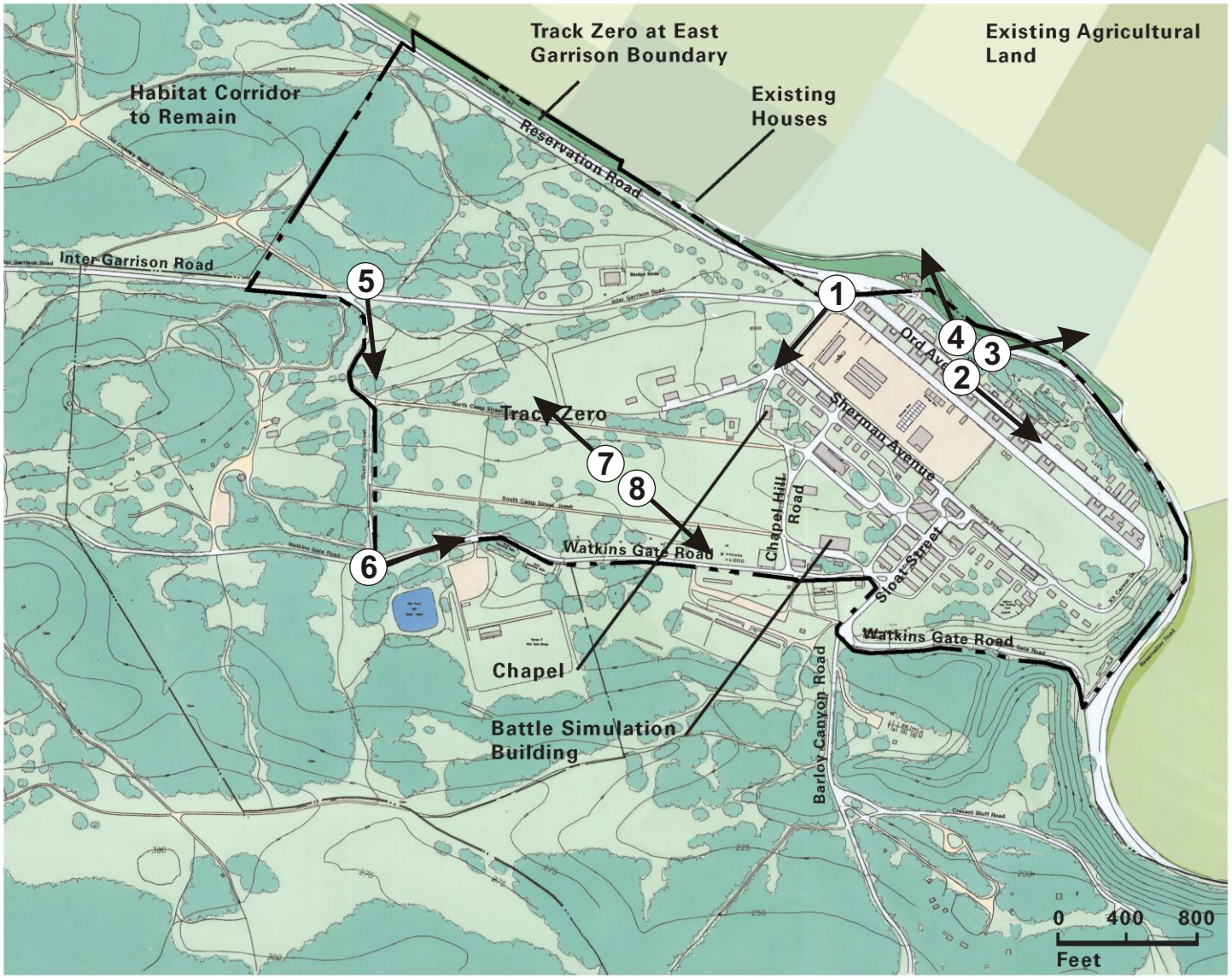
The aesthetic analysis included a photoreconnaissance around the borders of and through the project site and surrounding area. Prior to the site visit, aerial photographs and maps were studied and areas of special interest or potential scenic value were noted to assess during the site visit. Sight-line visual simulations were prepared depicting views of the project from Reservation Road and the Salinas Valley to show visual changes resulting from the project. To choose the sight-line visual simulation viewpoints, the project site plan was reviewed and analyzed for viewpoints of interest. The appropriateness of the sight-lines was then verified in the field.

IMPACT ANALYSIS AND MITIGATION MEASURES

Alteration of Views

Impact 4.9-1	**Implementation of the EGSP will alter views of the site from surrounding areas, including roadways, adjacent residential properties, and public accessible locations. (Less than Significant)**

The project is not located within the vicinity of any designated or candidate scenic highway or roadway (i.e., state, county, or local); however, the project site is located in an area designated as highly sensitive in the Greater Monterey Peninsula Area Plan. Although the EGSP would not result in substantial adverse changes to expansive views of undeveloped, rural lands or scenic resources, implementation of the EGSP will alter views into the site from public viewpoints, such as those found within the Salinas Valley and specific locations along Reservation Road. More specifically, views from the Salinas Valley would primarily include the sites eastern edge and bluff area (i.e., Calvary Bluff) while views from Reservation Road would be obtained in proximity to the former East Garrison gate and existing residences located directly north of Reservation Road. Additional views can be ascertained traveling north on Reservation Road, in the southeastern portion of the site, at the Watkins Gate Entrance, as described in detail below. Construction of buildings taller than one story would affect views northward; additionally, development along Ord Avenue could affect the views northward from Calvary Bluff if building construction occurs on vacant lots.



Source: Urban Design Associates, February 2004.

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Michael Brandman Associates

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Exhibit 4.9-1
Photograph Index Map

Photograph 1: View from Ord Avenue and Inter-Garrison Road looking south.

Photograph 2: View from Ord Avenue looking east.

Michael Brandman Associates

Exhibit 4.9-2
Site Photographs

Photograph 3: View from bluff looking east.

Photograph 4: View from bluff looking north.

Michael Brandman Associates

Exhibit 4.9-3
Site Photographs

Photograph 5: View from Inter-Garrison and West Camp Roads looking east.

Photograph 6: View from Watkins Gate and West Camp Road looking east.

Photograph 7: View from center of project site looking northwest.

Photograph 8: View from center of project site looking southeast.

Michael Brandman Associates

Exhibit 4.9-5
Site Photographs

Visual impairment of these views was previously identified in the FORA FEIR, which noted that development of uses on the EGSP site "could substantially alter foreground views from Reservation Road depending on screening by the bluffs and vegetation. Middleground views from roads and houses further east in the Salinas Valley would also be affected." The FORA FEIR further indicated that, "the degree of visual contrast and landscape compatibility would depend on height, screening, and design character of the new development at East Garrison."

To assess the alteration in views associated with implementation of the EGSP, a series of sight-line simulations were prepared (see Exhibits 4.9-6 through 4.9-9) for selected locations in the project area. More specifically, because the project will be the most visually prominent from Reservation Road and the Salinas Valley, these simulations focus on depicting the visual alteration along the eastern most portion of the EGSP area, including the bluff. Overall, views of the EGSP site would be changed from Reservation Road and the Salinas River Valley. However, these views would not be altered in a manner that would result in a substantial adverse effect to surrounding uses, due to the amount of screening and limited visibility of proposed uses on the project site from these viewpoints.

As shown on Exhibit 4.9-6 and Exhibit 4.9-7, views of the project site from Reservation Road will be affected due to the removal of existing structures (e.g., telephone poles, buildings, etc.) and construction of new buildings resulting in a nominal encroachment of rooftops into the skyline. Exhibits 4.9-8 and 4.9-9 also show this encroachment from selected views within the Salinas Valley, in particular more distant views.

Proposed development in the eastern portion of the site includes those uses associated with the Arts District. Approximately 23 of the existing structures within this area of EGSP site will be preserved; therefore, visual alteration along the eastern most edge of the bluff area will be minimized, and primarily consist of an intensification (infilling) of existing development with residential, cultural, and live/work uses (see Exhibit 3-7, Proposed Land Uses).

The area further west of the bluff is to be developed with residential and cultural uses, in addition to commercial space associated with the Town Center. As depicted in Exhibits 4.9-8 and 4.9-9, a series of rooftops from these uses will encroach into the skyline.

To minimize the overall effects on views from Reservation Road and the Salinas River Valley and ensure there are no adverse aesthetic changes to the viewshed from surrounding land uses, the eastern portion of the project will substantially limit the amount of grading. It includes the retention of the steep escarpment as natural open space, separated from development by a new linear greenway (i.e., Bluff Greenway). Construction in the eastern portion of the project site will also preserve, as open space, 15 percent of the buildable space of each designated lot. Although rooftops will be visible along the eastern boundary of the EGSP site, project design features, such as the retention of open space (i.e., oak woodlands) and incorporation of the Bluff Greenway, will, to a large extent, screen views of the proposed development. Specifically, the Bluff Greenway will provide screening through a mix of natural areas, including undisturbed slope and open areas. Additional native plantings will enhance and complement the existing vegetation. These project design features will serve as a visual buffer between the denser areas of development in the central and western portion of the project site and the agricultural lands that extend along Reservation Road to the east. Additionally, 15 percent of the lots along the bluff will remain as open space (in addition to setback areas) and unobstructed, assisting in maintaining scenic views from the north of the project site.

Finally, as it relates to views from Reservation Road and the Salinas Valley, the height of the proposed structures in the visible portions of the project site has also been carefully restricted to limit the encroachment of rooftops into the skyline. The retention of oak woodland habitat and existing features such as the Work Progress Administration rock wall along the eastern portion of the site, and removal of existing aboveground features including telephone poles, vacated military buildings, water tanks, etc., will serve to lessen the overall alteration of views from surrounding uses into the project site.

Portions of the northern and western areas of the project site, along Reservation Road and West Camp Street, could also be visible from existing residential uses and the Monterey Bay Youth Camp, respectively. Existing views of the project site from these vantage points will be nominally affected with the implementation of the EGSP. In general, there are no distinguishing visual resources visible from these viewpoints and development under the EGSP would not substantially alter views from these locations nor result in adverse effects on a scenic vista or scenic resource.

While it is likely that the existing residents along Reservation Road and users of the Monterey Bay Youth Camp will view components of the residential uses proposed in Phase I and II of the project, proposed greenways located along Reservation Road and West Camp Street will serve to screen direct views into the project site. Both greenways are designed as continuous landscape edges providing buffers between the adjacent residential uses and the Monterey Bay Youth Camp while incorporating pedestrian amenities such as sidewalks, paths, benches, rest areas, playground equipment, and native landscaping.

Mitigation Measures

4.9-1-A No mitigation measures are necessary.

Significance after Mitigation

Less than significant.

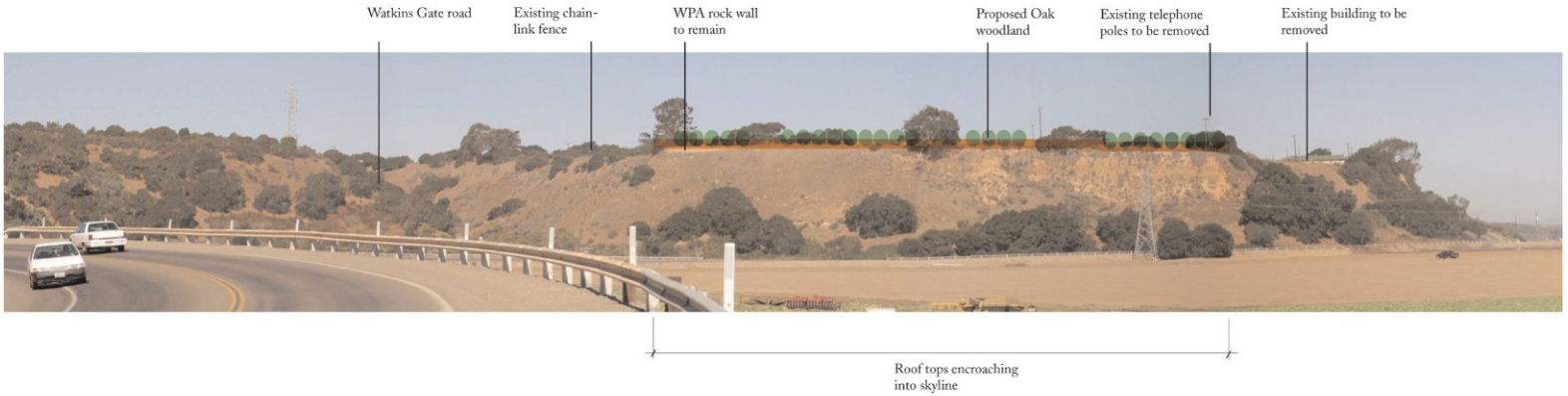
Visual Characteristics

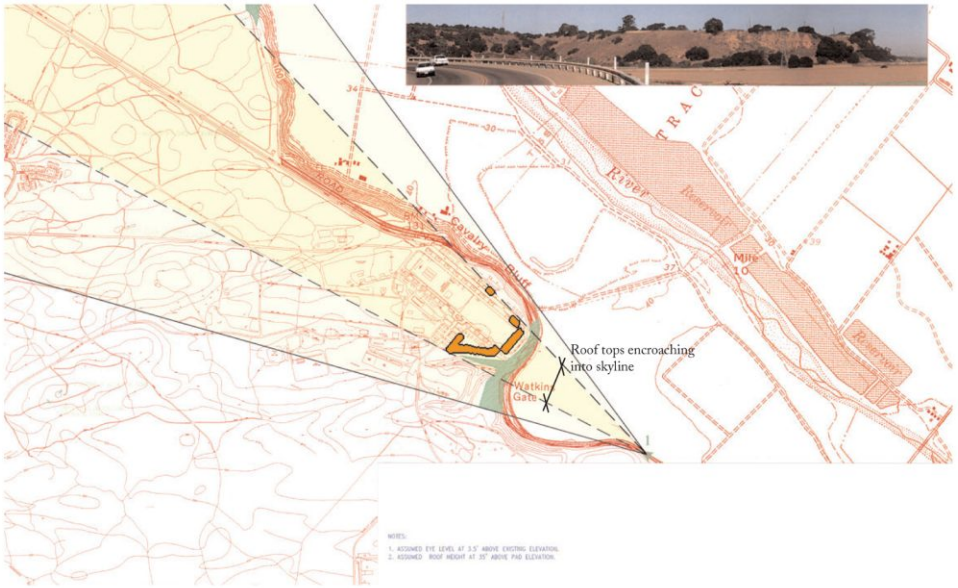
Impact 4.9-2	**Implementation of the EGSP project would alter the existing visual characteristics of the project site and surrounding area. (Less than Significant After Mitigation)**

Implementation of the EGSP would alter the existing visual character of the site by changing it from uses associated with a former military facility to a mix of urban land uses, primarily made up of residential development. However, due to the dilapidated state and disrepair of the existing uses, implementation of the EGSP is not expected to substantially degrade the existing visual quality or character of the project site or the surrounding area. Where feasible, trees are preserved on the project site around new development and existing buildings.

Short-Term

In the short-term, implementation of the EGSP will result in the demolition of 1- and 2-story wood frame and concrete buildings, in addition to requiring excavation and mass grading of the project site. This demolition would be of selected buildings, with some buildings remaining on the project site. This demolition and grading would be phased to match phases of project construction and would not occur all at once. Phases 1 and 2 would require a greater amount of grading activities. Due to the flatness of the project site in the Phase 3 area, this phase would require only minor grading. These construction-related activities would result in impairing the site's visual character and the aesthetic





VISIBLE MOUNTAIN TOP

VISIBLE ROOF TOPS NOT ENCROACHING INTO SKYLINE

ROOF TOPS ENCROACHING INTO SKYLINE

Source: Carlson, Barbee & Gibson, Inc., November 2003 (base map/photograph source) Urban Design Associates, April 2004.

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NOT TO SCALE

Michael Brandman Associates

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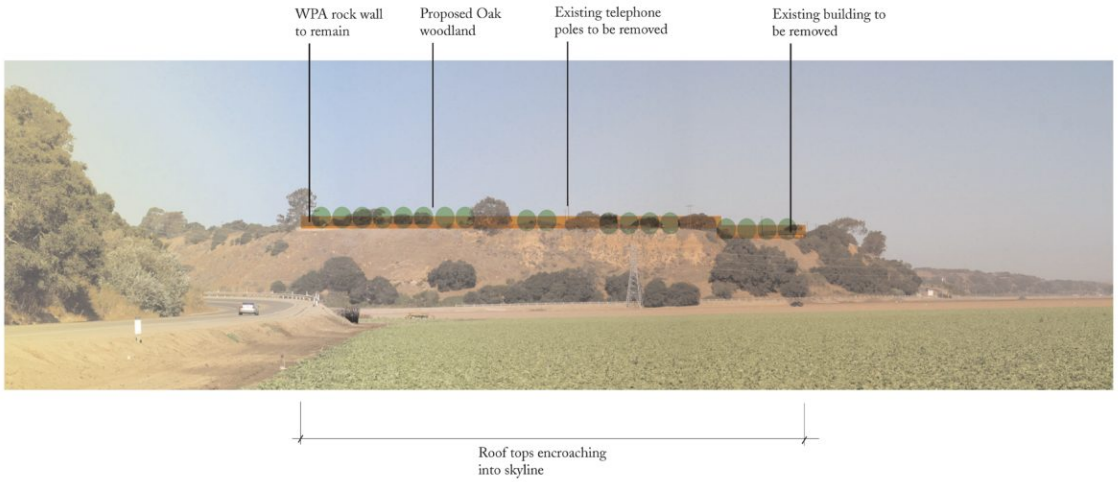
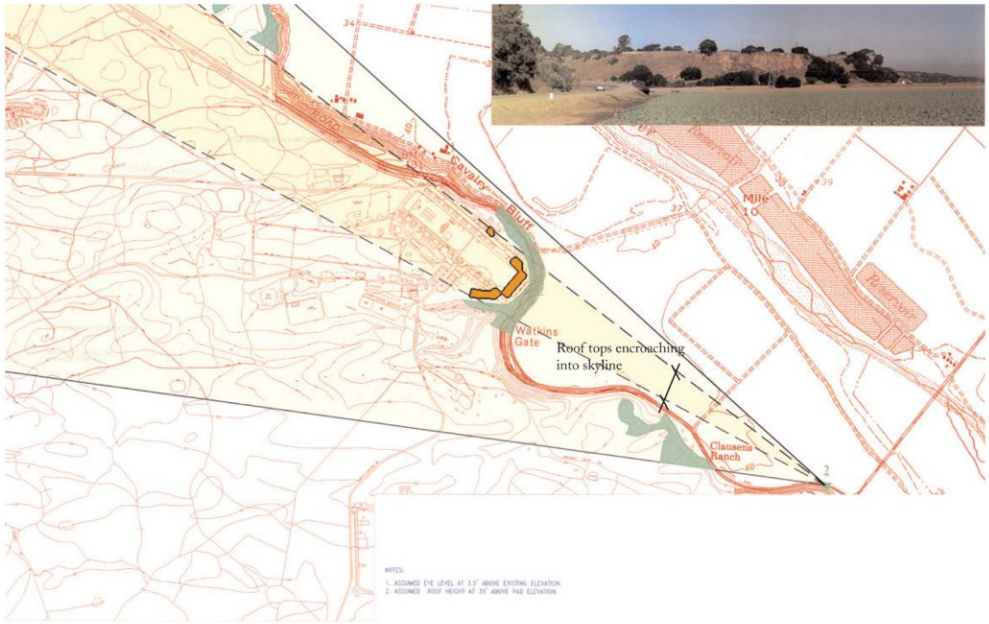
Exhibit 4.9-6
Sight-Line Photographs





VISIBLE MOUNTAIN TOP

VISIBLE ROOF TOPS NOT ENCROACHING INTO SKYLINE

ROOF TOPS ENCROACHING INTO SKYLINE

Source: Carlson, Barbee & Gibson, Inc., November 2003 (base map/photograph source) Urban Design Associates, April 2004.

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NOT TO SCALE

Michael Brandman Associates

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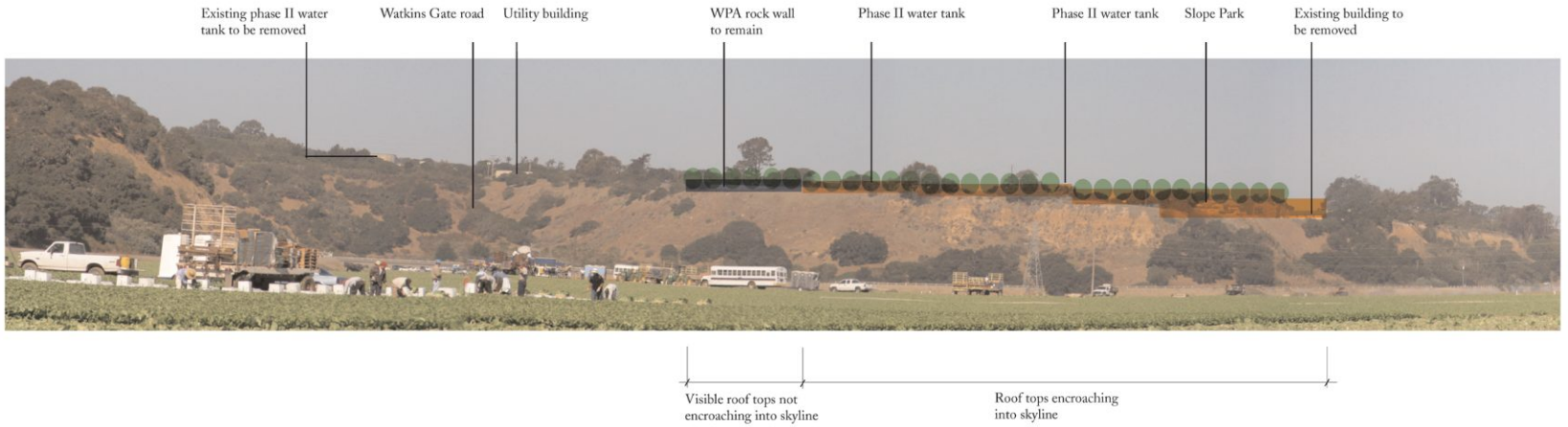
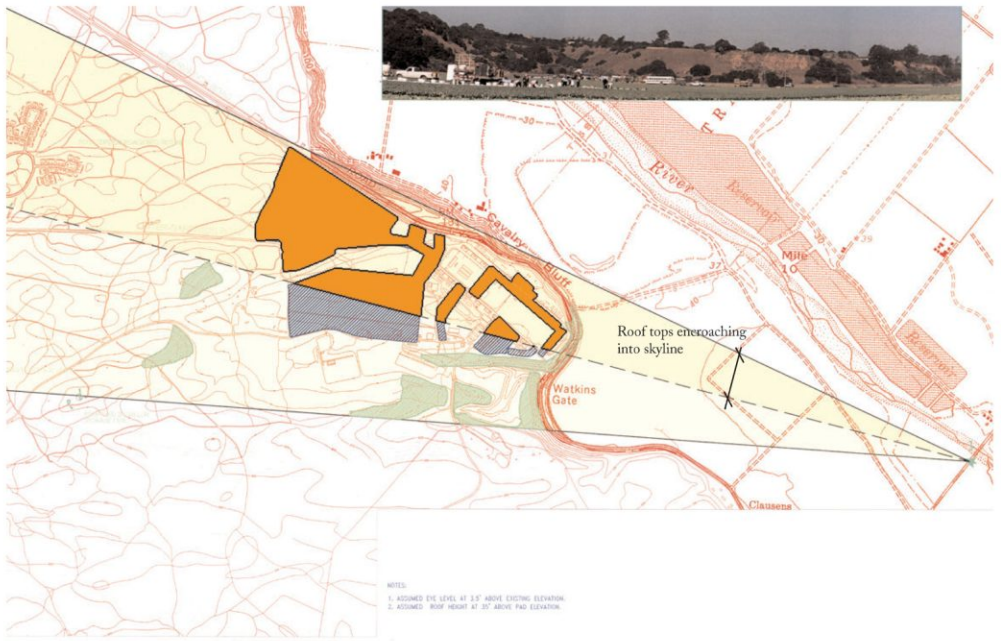
Exhibit 4.9-7
Sight-Line Photographs





VISIBLE MOUNTAIN TOP

VISIBLE ROOF TOPS NOT ENCROACHING INTO SKYLINE

ROOF TOPS ENCROACHING INTO SKYLINE

Source: Carlson, Barbee & Gibson, Inc., November 2003 (base map/photograph source) Urban Design Associates, April 2004.

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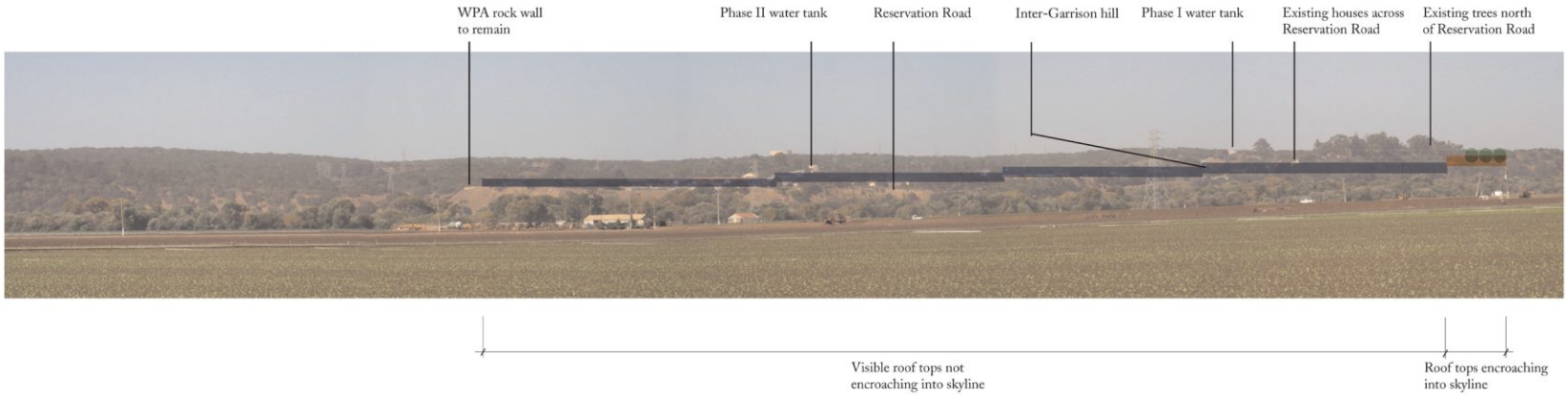
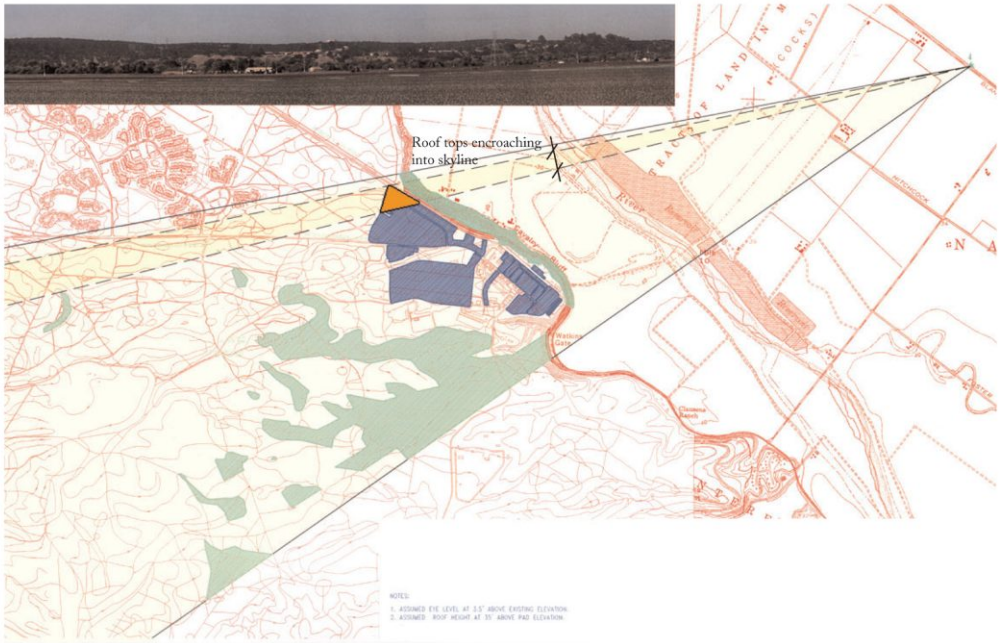
Exhibit 4.9-8
Sight-Line Photographs





VISIBLE MOUNTAIN TOP

VISIBLE ROOF TOPS NOT ENCROACHING INTO SKYLINE

ROOF TOPS ENCROACHING INTO SKYLINE

Source: Carlson, Barbee & Gibson, Inc., November 2003 (base map/photograph source) Urban Design Associates, April 2004.

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Michael Brandman Associates

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Exhibit 4.9-9
Sight-Line Photographs

quality of the surrounding area. However, these impacts would be short-term and not expected to significantly degrade the aesthetic character of the project area.

Long-Term

In the long-term, changes to the visual characteristics of the project site will occur due to the removal of some mature vegetation (e.g., approximately 5,000 oak trees) and the construction of a dense, highly-designed urbanized area, including several multiple-story structures up to 55 feet in height. While there are no designated or candidate scenic highways or roads in the project area, there are other important scenic resources, such as trees and visually prominent rock outcroppings on or within view of the site and implementation of the EGSP would result in the alteration of historic buildings, which are a protected scenic resource.

The design and planning vision of the FFO, which establishes the basis to guide the visual character of the site, as a whole, draws its inspiration from several sources:

- The nature of the land and the existing facilities on the base;
- The history and culture of the Monterey Peninsula and, particularly, the FFO itself;
- Sound principles of community-making; and
- A responsible and positive attitude toward the environment.[1]

To comply with this design and planning vision and ensure the project does not result in adverse changes to the visual character of the site, the EGSP proposes to build housing at a gross density of approximately 5.7 units per acre or 11 units per net developed acre. Two residential neighborhoods located west of the Town Center will be separated from each other by a community street and expanses of open space.

All three neighborhoods, including the Arts District, will integrate a grid pattern similar to those in existence on the EGSP site, which will include pedestrian-scale streets. A system of neighborhood parks and open spaces, with extensive landscaping and tree-lined streets, will be integrated into the street system. To maintain the visual character of the EGSP area, the architecture of the project site's building will represent a number of existing residential styles popular in the surrounding area.

To further maintain the visual character of the project site and avoid substantial adverse effects on scenic resources, such as historic buildings, 23 of the 34 existing buildings that are contributors to the National Register Historic District will be renovated for arts-related uses. Although the demolition of 11 buildings constitutes a significant impact to cultural resources, design elements incorporated into the new buildings and streetscape will reflect existing building styles and will blend visually with existing development. In addition, the EGSP will preserve a majority of the concrete buildings and other elements from the 1940s, which will serve to preserve the aesthetics of the project area. Visually prominent features to be retained and enhanced include, but are not limited to, most rock walls, some sidewalks, and some of the wood buildings (e.g., Chapel and Battle Simulation Building). These, and other important elements, complement the design of both the concrete buildings and the community as a whole, and will serve to retain the overall aesthetic quality of the site.

[1] FORA, *Fort Ord Reuse Plan*, June 13, 1997.

Additional enhancements to the visual characteristics of the area would include the retention of the park at the edge of the proposed Bluff Greenway. As indicated previously, the design of the Bluff Greenway proposes a mix of natural areas, including undisturbed slopes, open space areas, and additional native plantings that will enhance and complement the existing vegetation and break up perceived blocks of development along the bluff. This project design feature, acting as a buffer between the project site and the agricultural lands to the north, will serve to integrate the project into the natural and community context of the area and existing agricultural uses.

To ensure the overall visual character of the project site and surrounding area is not significantly degraded, project implementation will also include Design Approval. The design review process, by the community's architectural review board and the Monterey County Planning and Building Inspection Department building permit process, will serve to guarantee compliance with the building designs, materials, and technical requirements of the East Garrison Pattern Book, which has been established for the project as part of the EGSP.

The East Garrison Pattern Book provides design guidelines that illustrate and define the basic parameters of all private development on the EGSP site. The book sets standards for the siting of buildings on various lot types, establishes design guidelines for prescribed architectural styles, in addition to providing guidelines for landscaping on individual lots. The book also sets forth the appropriate architectural styles; traditional zoning criteria for height, setbacks, and parking; establishes development standards and land use designations; outlines standard landscape materials; describes permitted upgrades; and provides a plant material palette emphasizing the use of native species.

Developers and future homeowners are required to use the East Garrison Pattern Book for design guidance in implementing their individual projects. The policies contained within the Reuse Plan require the project to adhere to the General Character and Design Objectives of the Reuse Plan Framework, thereby limiting alteration of the visual characteristics of the site and surrounding area. Therefore, although construction of the project will permanently alter the visual character of the site, the alterations will consist of a planned community exhibiting cohesive design elements and materials, and it will not substantially degrade the visual characteristics of the project site.

Mitigation Measures

4.9-2-A A landscaping plan incorporating trees plantings to reduce the visibility of structures shall be prepared. The landscaping plan for the bluff open space shall be submitted to the Monterey County Planning and Building Inspection Department (MCPBID) for approval.

Significance after Mitigation

Less than significant.

Light and Glare

Impact 4.9-3	**Implementation of the EGSP will introduce new sources of light and glare into the project area. (Less than Significant After Mitigation)**

The EGSP project will introduce new sources of light and glare into the project area from street and security lighting, signage, and light generated from project-related traffic (i.e., vehicle headlights). New sources of light within the project area may potentially be intrusive since the site does not currently generate night lighting. In addition, construction of buildings with glass windows or other

reflective surfaces would introduce new sources of daytime glare and nighttime glow, especially along the bluff.

Existing uses in the project area and the FFO, as a whole, contribute to existing ambient nighttime lighting. This project would contribute incrementally to the degradation of atmospheric "night sky" conditions, but the effect of this individual project on these conditions would not be substantially perceptible throughout the EGSP area beyond existing conditions due to outdoor lighting design features and the relative flatness of the project area atop the bluff . More specifically, the increase in atmospheric lighting in the immediate project area could reduce the visibility and clarity of stars as viewed by ground level. The project could also incrementally affect two Monterey Institute for Research Astronomy (MIRA) observatories located at FFO, the Richard W. Hamming Astronomy Center and the Bette M. and William R. Weaver Student Observatory. Two other observatories are located at further distances: the MIRA Bernard M. Oliver Observing station on Chews Ridge within the Los Padres National Forest and an observatory at Fremont Peak State Park, south of San Juan Bautista.

The increase of atmospheric light from the EGSP project would primarily be perceived by those directly adjacent to the site along Reservation Road. Light generated by the project could also be perceived as a nuisance by those traveling to, from, and passing by the site. This nuisance would primarily arise from light that is excessive, improperly placed, or inadequately screened. Glare from glass and construction materials would have the potential to impact daytime views in the area by adversely affecting drivers passing the site.

To eliminate adverse light and glare effects on the project site from implementation of the EGSP, all fixtures will be metal halide with cut-off luminaries, which will significantly control light and glare. This includes ornamental lighting used for all streets, parks, public open spaces, trails, bike paths, parking lots, and walkways. Specified lighting, although traditional in appearance, will use state-of-the-art luminaries for lighting efficiency and glare reduction. All fixtures will have the ability to accommodate three types of lighting sources:

- Standard decorative frosted glass chimneys;
- Hydroformed, polished, and anodized reflectors, Type 2, with sharp cut-off optics; or
- Refractors or low brightness reflectors.

Reflectors with cut-off optics provide the most control for directing lighting patterns downward in either symmetrical or asymmetrical lighting patterns with very little glare. The low brightness reflectors provide bulb shields directing light downward and reducing glare, but they reduce lighting efficiency. Although illuminated, the glare from the globes is controlled through inward-directed light patterns, reducing glare to adjacent properties.

All post lights are proposed to be mounted at a height of 14 feet, a height scaled properly for pedestrian use. This optimal height balances lighting efficiency and performance while providing direct illumination of pedestrian areas for facial illumination, thereby providing a safe nighttime environment. Lighting will be evenly spaced along and between street trees. Spaced at 40 feet on center, street tree canopies will provide a 7- to 8-foot clearance when planted, giving adequate room for proper performance of the lighting.

As it relates to the project effects from daytime glare, no mirrored buildings or buildings with large expanses of glass are proposed as part of the EGSP. The project incorporates design features to

reduce glare including restricting the use of skylights to southwest facing roof planes only for development located along the bluff. This restriction will further reduce the potential for glare from structures. Although buildings on the project site would contain windows, these windows would be located predominately below the vegetation along the eastern most portion of the site and would not be visible from a distance. Project construction materials would consist of wood, stucco, and roofing materials, none of which is highly reflective. Therefore, daytime glare emanating from the project would not result in adverse effects.

Mitigation Measures

4.9-3-A Project design features shall be incorporated by the builder to reduce ridgeline visibility including restrictions on skylights to southwest facing roof planes only for development located along the bluff. This restriction will further reduce the potential for glare and decrease the visibility of structures.

Significance after Mitigation

Less than significant.