

4.1 AESTHETICS

This section evaluates the existing visual and aesthetic resources on the Project site and in the surrounding area, and evaluates the potential for changes in aesthetic character that could result from implementation of the proposed Nakase Nursery/Toll Brothers Project (Project). This section also evaluates the potential loss of existing visual resources, effects on public views, visual compatibility with existing uses, and light and glare impacts.

Information presented in this section is based on photographs of the Project site taken during field surveys and site visits; the *Nakase Property Area Plan Visual Analysis* (Visual Analysis) (Kimley Horn 2019), which is provided in Appendix M of this Environmental Impact Report (EIR) and includes renderings of future development plans; and the City of Lake Forest (City) General Plan Land Use Element (1994b, revised 2016).

4.1.1 Scoping Process

The City received 28 comment letters during the public review period of the Initial Study/Notice of Preparation (IS/NOP). For copies of the IS/NOP comment letters, refer to Appendix A of this EIR. One comment letter included comments related to Aesthetics.

The letter from Southern California Edison (SCE) (August 14, 2018) suggested that the EIR include an analysis of the aesthetics impacts associated with Project-related utility work.

4.1.2 Existing Environmental Setting

The 122-acre (ac) Project site is currently operating as an agricultural wholesale plant nursery. The Project site is developed with multiple structures used for nursery operations, an office trailer, and a gravel parking lot near the center of the Project site that is used for trailer storage and staff parking (refer to Figure 3.4 in Chapter 3.0, Project Description, for photographs of existing conditions on the Project site).

The areas surrounding the Project site consist of a mix of land uses, including commercial, office, open space, industrial, and residential uses. The Project site is bounded on the northwest by Bake Parkway, on the northeast by Rancho Parkway, on the southeast by the Serrano Creek Trail, and on the southwest by commercial, industrial, and office uses, with Dimension Drive beyond. Although not immediately adjacent to the Project site, single-family and multifamily residential uses exist to the northwest, northeast, and south of the Project site. State Route 241 (SR-241) is approximately 405 feet (ft) north of the Project site.

Residential planned communities in the vicinity of the Project Site include the Foothill Ranch Planned Community (PC 8) to the north, the Portola Hills Planned Community (PC 9) to the northeast, the Baker Ranch Planned Community (PC 7) to the west, and the Rancho de Los Alisos Planned Community (PC 3) to the southeast.

According to the United States Census Bureau, the City of Lake Forest is located within the Mission Viejo-Lake Forest-San Clemente, CA Urbanized Area,¹ which also includes the Cities of Aliso Viejo, Dana Point, Laguna Beach, Laguna Hills, Laguna Niguel, Laguna Woods, Mission Viejo, Rancho Santa Margarita, San Clemente, and San Juan Capistrano, and the unincorporated communities of Coto de Caza, Ladera Ranch, and Las Flores. As described in *State CEQA Guidelines* Section 15387 and defined by the United States Census Bureau, an “urbanized area” is a central city or a group of contiguous cities with a population of 50,000 or more people, together with adjacent densely populated areas having a population density of at least 1,000 people per square mile.² Because the City is located in an urbanized area, the Project site is also located within an urbanized area.

The Project site is designated Business Park on the City’s General Plan and is classified as General Agriculture (A-1) on the City’s Zoning Map. According to Section 9.72.010 of the City’s Zoning Code, the A-1 district may be used as an interim zone in those areas that the General Plan may designate for more intensive urban uses in the future.

4.1.3 Regulatory Setting

4.1.3.1 Federal Regulations

No federal policies or regulations pertaining to aesthetics are applicable to the proposed Project.

4.1.3.2 State Regulations

Caltrans Scenic Highway Program. The California Department of Transportation (Caltrans) Scenic Highway Program protects the natural scenic beauty of the State’s highways and corridors through its designated Scenic Highways throughout the State. Caltrans defines a Scenic Highway as any freeway, highway, road, or other public right-of-way that traverses an area of exceptional scenic quality. Other considerations given to a Scenic Highway designation include how much of the natural landscape a traveler may see and the extent to which visual intrusions degrade the scenic corridor.

As described further below (Threshold 4.1.1), no officially designated Scenic Highways are located in the vicinity of the Project site.

4.1.3.3 Regional Regulations

No regional policies or regulations pertaining to aesthetics are applicable to the proposed Project.

4.1.3.4 Local Regulations

City of Lake Forest General Plan Land Use Element. The City of Lake Forest General Plan is intended to guide future growth and development within the City and is comprised of several elements. The

¹ United States Census Bureau. Mission Viejo-Lake Forest-San Clemente, CA Urbanized Area No. 57709. Website: https://www2.census.gov/geo/maps/dc10map/UAUC_RefMap/ua/ua57709_mission_viejo--lake_forest--san_clemente_ca/DC10UA57709.pdf (accessed March 14, 2019).

² United States Census Bureau. 2010 Census Urban Area FAQs. Website: <https://www.census.gov/geo/reference/ua/uafaq.html> (accessed March 14, 2019).

Land Use Element addresses land use planning in the City and provides a framework for the issues examined in the other General Plan elements. Goals and policies related to aesthetics are intended to enhance the City's image and identity and create a sense of community.

The following goals and policies applicable to the proposed Project and related to aesthetics and scenic quality are presented in the Land Use Element:

Goal 2.0: A distinct image and identity for Lake Forest.

Policy 2.1: Enhance the physical attributes of Lake Forest to create an identifiable and distinct community within Orange County.

Policy 2.2: Promote high quality in the design of all public and private development projects.

Goal 3.0: New development that is compatible with the community.

Policy 3.1: Ensure that new development fits within the existing setting and is compatible with the physical characteristics of available land, surrounding land uses, and public infrastructure availability.

Policy 3.2: Preserve and enhance the quality of Lake Forest residential neighborhoods by avoiding or abating the intrusion of disruptive, non-conforming buildings and uses.

Policy 3.4: Blend residential and nonresidential development with landscaping and architectural design techniques to achieve visual compatibility.

Lake Forest Municipal Code. The Lake Forest Municipal Code includes regulations related to zoning and lighting that are applicable to the proposed Project and related to aesthetics and scenic quality.

Zoning. Title 9, Planning and Zoning, of the Lake Forest Municipal Code includes provisions and regulations for planned development projects within the City. Chapter 9.112 requires that a Planned Community Program be developed for any project proposing a zone change to a Planned Community District. The proposed Nakase Property Area Plan (Woodley Architectural Group 2019) generally serves as the Planned Community Program for the Project and is intended to guide development and land uses for the planned community within the Project site. Upon adoption, the Area Plan would become a part of the City's Zoning Code and an additional planned community—the Nakase Planned Community. In addition, the Proposed Zoning Map for the Project site included in the Area Plan would be considered a component of the City's Zoning Map.

Lighting. The Lake Forest Municipal Code requires that street lighting along local streets be provided at illumination levels specified in plans that have been approved by the City Engineer.

Additionally, the Lake Forest Municipal Code requires that all lights shall be designed and located so that direct light rays are confined to the site. Such regulations prevent direct views of light sources and reduce the potential for glare during the day.

Citywide Design Guidelines. The *Citywide Design Guidelines* are intended to supplement the goals and policies set forth in the City's General Plan Land Use Element and the development standards in the City's Municipal Code. The design guidelines are intended to guide proposed development so that it is aesthetically pleasing, high quality, and reflective of the character of the surrounding community. The *Citywide Design Guidelines* are general in nature and provide examples of the expected level of design of development within the City. For example, the design guidelines provide direction on issues not typically covered by the development standards (e.g., building orientation, architectural styles, and building materials). Individual design guidelines should be viewed as qualitative rather than mandatory development standards, provided the project design meets or exceeds the intent of the guidelines.

The *Citywide Design Guidelines* do not apply to areas within the City that are subject to their respective design guidelines. Therefore, the *Citywide Design Guidelines* do not apply to the proposed Project because the Area Plan includes design guidelines that would be approved as part of the Project.

Nakase Area Plan Design Guidelines. The Area Plan includes design guidelines related to architectural and landscape design that would be approved as part of Project implementation. The Area Plan design guidelines are summarized below.

Architectural Design Guidelines. Chapter 7.4 of the Area Plan includes the following architectural design guidelines related to site planning, building form and massing, and building appearance:

- **Site Planning (All Neighborhoods):**
 - If the mechanical equipment is visible from public view, screen the equipment with the use of walls, fences, or landscaping compatible with the building architecture.
 - Encourage variation in architectural styles, front and side yard elevations, setbacks, building massing and variety and reversal of floor plans, where feasible, along residential streets.
 - Maximize view potential using building orientation and maintain privacy for residential buildings adjacent to natural open space and recreation areas with the use of landscaping and fencing.
- **Neighborhood Site Planning:**
 - **Streetscape Variety:** Encourage variety in architectural styles, front and active side elevations, setbacks, massing, and roof forms to create a pleasing streetscape and community experience.

- **Corner Lots:** Special consideration shall be given to highly visible lots through architectural enhancements (cantilevered elements, plane breaks, or special elevation treatments), and enhanced landscaping.
- **Floor Plan & Style Plotting:** Each single-family neighborhood shall provide a minimum of three (3) floor plans (not including reversed plans), and three (3) distinctly different elevations for each floor plan. Elevation designs shall be congruent with the styles as depicted herein. The same floor plan and elevation and color scheme shall not be permitted to occur directly across or on either side of a given home.
- **Color Criteria:** A minimum of three (3) different color schemes for each elevation style shall be provided for each neighborhood. Schemes containing similar body colors shall not be allowed on homes directly across from one another or on either side of a given home.
- **Single-Family Waste Management:** Space shall be provided within a garage or side yards for three (3) recycling/waste containers. Space shall be identified on plans.
- **Building Form and Massing:**
 - Organize the overall massing of each building unit to avoid the building appearing as a mixture of unrelated forms.
 - Set back certain parts of the second-story front elevation plate lines from first-story elevations to help break up monolithic building masses.
 - Residential areas oriented toward pedestrian activity should be designed at a "human scale".
 - To promote building articulation when a third-story option is offered, third floors in Neighborhoods 1 through 4 shall only cover a percentage of the floor below per Table 7.1. Additionally, at least two of the third-floor façades must also exhibit increased setbacks from the property line (also per Table 7.1).
- **Building Appearance:**
 - Roof forms, windows, entries and doors shall aesthetically complement each other and reflect the architectural style of the building.
 - Second-floor and third-floors decks and balconies are encouraged to provide outdoor living spaces and to open up to views.
 - Design gutters and downspouts as continuous architectural features that fit with the building's architectural style and match the surface or accent color of the building.

- Design all appurtenant structures (e.g., covered entries, balconies, patio covers, and similar) to be consistent with the primary structure.

Community Walls and Fence Design Guidelines. Chapter 7.6 of the Area Plan includes the following design guidelines related to community walls and fences:

- Walls are to be of a material, matching color, and surfacing consistent with any adjoining wall material.
- Landscaping (e.g., trees, shrubs or evergreen vines) should be used to soften the appearance of the walls according to the landscape plan.
- Combined solid fencing or walls, walks, and open fencing may be used to create interest. Masonry walls are required only where necessary for noise attenuation or soil retention.
- Walls used as rear or side yard walls should be constructed up to 6 ft in height, but may be higher if required for privacy or sloped condition with a Site Development Permit approval.
- Solid walls should be used to mitigate adverse noise impacts on residential units.
- A variance in wall maximum height up to 20 percent can be approved by the Planning Director.

Elementary School Design Guidelines. Chapter 7.8 of the Area Plan includes the following design guidelines related to the proposed elementary school:

- Curbs or raised planters shall be provided in all parking lot areas adjacent to sidewalks, streets or buildings so that car bumpers do not overhang the pedestrian travel way or strike the building.
- Service structures for commercial docking shall be located to the rear of buildings whenever possible.
- When parking is located adjacent to a public street, landscape buffering shall be used to screen views of parked cars.
- Plants used as screening shall be a compact, evergreen type with a minimum screening height of 36 inches (36") and a minimum width of 2 ft (2') at maturity.
- School sport fields will not be lit.

Senior Affordable Housing Design Guidelines. Chapter 7.9 of the Area Plan includes the following design guidelines related to the proposed senior affordable housing:

- Curbs or raised planters shall be provided in all parking lot areas adjacent to sidewalks, streets or buildings so that car bumpers do not overhang the pedestrian travel way or strike the building.
- Service structures for commercial docking shall be located to the rear of buildings whenever possible.
- When parking is located adjacent to a public street, landscape buffering shall be used to screen views of parked cars.
- Plants used as screening shall be a compact, evergreen type with a minimum screening height of 36 inches (36”) and a minimum width of 2 ft (2’) at maturity.

Landscape Design Guidelines. Chapter 8 of the Area Plan includes design guidelines related to landscaping. The guidelines include illustrative landscape sections, conceptual landscape areas, and plant palettes demonstrating spacing, the general location, and suggested types of plant materials to be implemented on the Project site. The plant palettes include a variety of trees, shrubs, ground cover, and vines.

4.1.4 Methodology

4.1.4.1 Key Concepts and Terminology

The concepts and terminology used in this analysis are described below.

- **Scenic Resources:** Scenic resources are defined as natural or man-made elements that contribute to an area’s scenic value and are visually pleasing. Scenic resources include landforms, vegetation, water, or adjacent scenery and may include a cultural modification to the natural environment. The degree to which these resources are present in a community is clearly subject to personal and cultural interpretation. However, it is possible to qualify certain resources as having aesthetic characteristics and establish general guidelines for assessing the aesthetic impacts of new development.
- **Scenic Vista:** A scenic vista is a viewpoint that provides expansive views of a highly valued landscape for the public’s benefit. It is usually viewed from some distance away. Aesthetic components of a scenic vista include (1) scenic quality, (2) sensitivity level, and (3) view access. A scenic vista can be impacted in two ways; a development project can have visual impacts by either directly diminishing the scenic quality of the vista or by blocking the view corridors or “vista” of the scenic resource. Important factors in determining whether a proposed project would block scenic vistas include the project’s proposed height, mass, and location relative to surrounding land uses and travel corridors.
- **Sensitive View:** Sensitive views are generally those associated with designated vantage points and public recreational uses, but the term can be more broadly applied to encompass any valued public vantage point. Sensitivity level has to do with the (1) intensity of use of a visual resource; (2) visibility of a visual resource; and (3) importance of the visual resource to users.

- **Scenic Corridors:** Scenic corridors are channels that facilitate movement (primarily by automobile, transit, bicycle, or foot) from one location to another with expansive views of natural landscapes and/or visually attractive man-made development. Scenic corridors analyzed under the California Environmental Quality Act (CEQA) typically include State-designated Scenic Highways and locally designated scenic routes.
- **Scenic Quality:** The scenic quality of a streetscape, building, group of buildings, or other man-made or natural feature creates an overall impression of an area within an urban context. For example, a scenic vista along the boundary of a community, a pleasing streetscape with trees, and well-kept residences and yards are scenic resources that create a pleasing impression of an area. In general, concepts of scenic quality can be organized around four basic elements: (1) site utilization, (2) buildings and structures, (3) landscaping, and (4) signage. Adverse scenic quality effects can include the loss of aesthetic features or the introduction of contrasting features that could contribute to a decline in overall scenic quality.
- **Glare:** Glare is identified as a continuous or periodic intense light that may cause eye discomfort or be temporarily blinding to humans.
- **Light Source:** A device that produces illumination, including incandescent bulbs, fluorescent and neon tubes, halogen and other vapor lamps, and reflecting surfaces or refractors incorporated into a lighting fixture are considered to be light sources. Any translucent enclosure of a light source is considered to be part of the light source.

The impact analysis focuses on aesthetic-related changes to the Project site and surrounding area that may result from the approval of the proposed Project. This would include changes in vistas and viewsheds where visual changes would be evident, potential conflicts with applicable zoning and other regulations governing scenic quality, changes to scenic resources along designated scenic roads, and the introduction of new sources of light and glare.

The viewshed impact analysis evaluates project impacts from three viewing distance zones, as explained below.

- **Foreground Views:** These views include elements that are seen at a close distance and that dominate the entire view. These vantage points are generally 500 ft or less from the Project site, surrounding topography, and other prominent physical features in the project vicinity.
- **Middle-Ground Views:** These views include elements that are seen at a moderate distance and that partially dominate the view. These vantage points are generally located between 500 ft and 1 mile (mi) from the Project site.
- **Background Views:** These views include elements that are seen at a long distance and typically comprise horizon-line views that are part of the overall visual composition of the area. These vantage points are generally farther than 1 mi from the Project site.

Light and Glare. The analysis of light and glare identifies the location of light-sensitive land uses and describes the existing ambient conditions on and in the vicinity of the Project site. The analysis describes the proposed Project's light and glare sources and the extent to which Project lighting, including any potential illuminated signage, would spill off the Project site onto adjacent light-sensitive areas. The analysis also describes the affected street frontages, the direction in which the light would be focused, and the extent to which the proposed Project would illuminate sensitive land uses. The analysis also considers the potential for sunlight to reflect off of windows and building surfaces (glare) and the extent to which such glare would interfere with the operation of motor vehicles, aviation, or other activities. Glare can also be produced during evening and night-time hours by artificial light sources, such as illuminated signage and vehicle headlights. Glare-sensitive uses generally include residences and transportation corridors (i.e., roadways).

Shade/Shadow. Prolonged periods of shade and shadowing have the potential to negatively affect the character of certain land uses. Shadow-sensitive uses include routinely used outdoor spaces associated with residential, recreational, or institutional land uses; commercial uses (e.g., pedestrian-oriented outdoor spaces or restaurants with outdoor seating areas); nurseries; and existing solar collectors/panels.

4.1.4.2 Approach

As stated above, the assessment of aesthetic impacts is subjective by nature. This analysis identifies and objectively examines factors that contribute to the perception of aesthetic impacts due to Project implementation. The Project's potential aesthetic impacts have been assessed based on consideration of several factors, including scale, mass, proportion, and the concepts described above. Key views from public vantage points are used in the analysis to demonstrate pre- and post-project visual conditions at the Project site and surrounding area. Key views were taken from public roadways and not from private property. Overall, the analysis in this section evaluates aesthetic changes that would occur as a result of Project implementation.

Figure 4.1.1 illustrates the vantage point from which each key view photograph was taken and illustrates the representative view from that location. Figures 4.1.2(a) through 4.1.2(d) respectively illustrate each of the four key views selected for this analysis. The Project Renderings are conceptual representations of scale, mass, and proportion of future development allowable under the proposed Project.

Additionally, visual impacts have been evaluated based on the Project's consistency with goals and policies established in the Land Use Element (1994b, revised 2016) of the City's General Plan and development standards related to aesthetics in the City's Municipal Code.

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FIGURE 4.1.1

LSA

LEGEND

← 1 - Key View Location



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Existing Condition - View from State Route 241 looking south.



Project Rendering - View from State Route 241 looking south.

LSA

FIGURE 4.1.2(a)

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Existing Condition - View from intersection of Rancho Parkway South and Bake Parkway looking south.



Project Rendering - View from intersection of Rancho Parkway South and Bake Parkway looking south.

LSA

FIGURE 4.1.2(b)

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Existing Condition - View from Bake Parkway looking northeast.



Project Rendering - View from Bake Parkway looking northeast.

LSA

FIGURE 4.1.2(c)

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Existing Condition - View from Serrano Creek Trail looking northwest.



Project Rendering - View from Serrano Creek Trail looking northwest.

LSA

FIGURE 4.1.2(d)

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4.1.5 Thresholds of Significance

The thresholds for aesthetics impacts used in this analysis are consistent with Appendix G of the *State CEQA Guidelines* and the City's *Local Guidelines for Implementing the California Environmental Quality Act (Local CEQA Guidelines)* (April 2017; updated June 2019). In January 2018, the State Office of Planning and Research (OPR) submitted a proposal for comprehensive updates to the *State CEQA Guidelines* to the California Natural Resources Agency. On December 28, 2018, during preparation of this EIR, the updated *State CEQA Guidelines* went into effect. On June 4, 2019, the Lake Forest City Council amended its *Local CEQA Guidelines* to be consistent with the updated *State CEQA Guidelines*. Among other revisions, the updated *Local CEQA Guidelines* includes revised thresholds related to aesthetics. This EIR has been prepared in compliance with the updated *State CEQA Guidelines* and the current version of the City's *Local CEQA Guideline*; therefore, the thresholds presented herein differ from the original thresholds utilized in the Initial Study prepared for the proposed Project (which is provided in Appendix A).

The proposed Project may be deemed to have a significant impact with respect to aesthetics if it would:

- Threshold 4.1.1: Have a substantial adverse effect on a scenic vista.**
- Threshold 4.1.2: Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.**
- Threshold 4.1.3: In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, conflict with applicable zoning and other regulations governing scenic quality.**
- Threshold 4.1.4: Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.**

4.1.6 Project Impacts

Threshold 4.1.1: Would the project have a substantial adverse effect on a scenic vista?

Less than Significant Impact. The Project site is located in a fully developed area (with the exception of the Project site) in the northern portion of Lake Forest in Orange County, California. The Project site is located approximately 10 mi northeast of the Pacific Ocean, although the ocean cannot be seen from the Project site due to the San Joaquin Hills to the southwest of the city. The Santa Ana Mountains, which are the highest and most prominent mountains in Orange County, are visible from the Project site and surrounding area. The Serrano Creek Trail is adjacent to the Project site along the southeastern boundary and is considered an Open Space/Recreation Resource according to the City's Recreation and Resources Element. In addition, Nature Park is located adjacent to the southwest boundary of the Project site. According to the City's Recreation and Resources Element, Nature Park is a 4.5 ac park with walking trails, picnic tables, and a gazebo picnic area. The

Recreation and Resources Element notes that natural resources and open space contribute to the visual quality of the City. Upon Project implementation, views from Serrano Creek Trail, Nature Park, and the Santa Ana Mountains may be obstructed from some vantage points. As a result, the proposed Project has the potential to damage scenic resources, including views from public parks. Therefore, a key view analysis is provided below.

Key View Analysis. Figures 4.1.2(a) through 4.1.2(d), Key Views 1 through 4, respectively, illustrate each of the four key views selected for this analysis. The City identified the Key Views as the most representative views at which the Project site is visible from public locations. To determine impacts related to aesthetics, the Existing Conditions views are compared to Project Renderings. The Project Renderings are illustrative of typical development that is projected to occur upon Project implementation and are representative of the scale, mass, and proportion of future Project development. The following discussion describes the four key views in their existing and post-Project condition in order to analyze impacts associated with Project implementation.

Key View 1. As shown on Figure 4.1.2(a), Key View 1 depicts the view of the Project site from the southbound lanes of SR-241, just west of Bake Parkway, looking south. Key View 1 represents the view of the northern portion of the Project site as seen by motorists traveling southbound on SR-241 as it passes over Bake Parkway.

Existing Conditions. In the foreground and middle ground is Bake Parkway, which traverses north to south, as well as the signalized intersection of Bake Parkway and Rancho Parkway. Bake Parkway is a four-lane roadway with two lanes in each direction and includes a raised median. In the foreground of the Existing Conditions view, from left to right, is the corner of the Lake Forest Corridor Center, a commercial shopping center, on Rancho Parkway; the intersection of Bake Parkway and Rancho Parkway; and the landscaped slope of the Rancho Business Center, which is accessed from Rancho Parkway South. Additionally, overhead utility lines are located along the northbound lanes of Bake Parkway. The Project site, including shade structures and other equipment associated with nursery operations, is located in the middle ground. The background includes limited views of commercial uses an undeveloped hillside east of Lake Forest Drive and business parks on Dimension Drive.

Project Renderings. The elementary school site, proposed for the northwest corner of the Project site, would be visible to motorists on Rancho Parkway, Bake Parkway, and southbound SR-241. The proposed three-story residential development (with an option for a fourth story) (specifically in Neighborhood 2) would be visible behind the elementary school site. The Project Rendering includes an inset photograph showing the conceptual architecture for Neighborhood 2, which would have a maximum building height of 50 ft and would be built with a maximum density of 15.0 dwelling units per acre (du/ac) (21.6 du/ac for the alternate row-towns). The senior housing site would be visible in the background along Bake Parkway (refer to the right side of the Project Rendering). No major landform alteration would be required to implement the elementary school and various proposed residential neighborhoods within the Project

site. As shown in the Project Rendering, the Project would be designed following the California Contemporary aesthetic, which includes Coastal Contemporary, California Modern, Modern Hacienda, and Spanish architectural styles that would blend with existing commercial and residential development in the Project vicinity. Landscaping, consisting of mature accent trees, shrubs, and groundcover, would line the perimeter of the Project site.

As a part of the Project, the utility lines located along the sidewalk adjacent to the Project site's western boundary would be relocated underground. The utility line relocation would result in unobstructed views of the hillsides beyond the Project site to the south, which would improve view quality to and around the Project site.

The Area Plan includes architectural and landscape design guidelines that are intended to provide design direction and standards for the development of the Project site. Although implementation of the Project would represent a substantial change to the visual character of the site, Project compliance with these design guidelines would ensure that future design and development on the Project site are of high quality and would maintain the Project's overall vision. Further, improvements associated with the relocation of utility lines underground would help improve views to and from the Project site and the surrounding area. Therefore, implementation of the proposed Project, as shown in Key View 1, would not substantially adversely affect views of scenic vistas. Impacts would be less than significant, and no mitigation would be required.

Key View 2. As shown on Figure 4.1.2(b), Key View 2 depicts the view of the Project site from the intersection of Rancho Parkway South and Bake Parkway looking south. Key View 2 represents the view of the western portion of the Project site for motorists traveling southbound on Bake Parkway.

Existing Conditions. In the foreground is the signalized intersection of Bake Parkway and Rancho Parkway South. As stated previously, Bake Parkway is a four-lane roadway with two lanes in each direction and includes a raised median. In the middle ground, the existing nursery is visible and includes shade structures, nursery plantings, farm equipment, a chain-link fence, and truck trailers. Overhead utility lines are located along the northbound lanes of Bake Parkway. In the background, limited views of the business parks along Dimension Drive are shown.

Project Renderings. The proposed two-story residential development (with an optional third story) (specifically Neighborhood 1) would be visible to travelers along Bake Parkway and Rancho Parkway South. The Project Rendering includes an inset photograph showing the conceptual architecture for Neighborhood 1, which would have a maximum building height of 40 ft and would be built with a density of 14.2 du/ac. Within Neighborhood 1, the neighborhood design would feature two residences facing the street and two rear units accessible from a shared motor court. Landscaping, consisting of mature trees, shrubs, and groundcover, would line the perimeter of the Project site. As shown in the Project Rendering, the Project would be designed following

the California Contemporary aesthetic, which includes Coastal Contemporary, California Modern, Modern Hacienda, and Spanish architectural styles that would blend with existing commercial and residential development in the Project vicinity.

As a part of the Project, the utility lines located along the sidewalk adjacent to the Project site's western boundary would be relocated underground. The utility line relocation would result in unobstructed views of the hillsides beyond the Project site to the south, which would improve view quality to and around the Project site.

As discussed above, the Area Plan includes architectural and landscape design guidelines that are intended to provide design direction and standards for the development of the Project site. Although implementation of the proposed Project would represent a substantial change to the visual character of the site, compliance with these design guidelines would ensure that future design and development on the Project site are of high quality and would maintain the Project's overall vision. Further, improvements associated with relocating utility lines underground would help improve views to and from the Project site and the surrounding area. Therefore, implementation of the proposed Project, as shown in Key View 2, would not substantially adversely affect views of scenic vistas. Project impacts would be less than significant, and no mitigation would be required.

Key View 3. As shown on Figure 4.1.2(c), Key View 3 depicts the view from Bake Parkway looking northeast from just west of the business park on Dimension Drive. Key View 3 represents the view of the southwestern portion of the Project site as seen by motorists traveling northbound on Bake Parkway.

Existing Conditions. Bake Parkway, including a bicycle lane and the sidewalk, is seen in the foreground. As stated previously, Bake Parkway is a four-lane roadway with two lanes in each direction. In the middle ground, the existing nursery is visible from this viewpoint and is predominantly composed of vacant land and a chain-link fence. Nursery plantings and truck trailers are also visible. Overhead utility lines are located along the northbound lanes of Bake Parkway. Views of the Santa Ana Mountains are seen in the background.

Project Renderings. The proposed senior affordable housing development would be visible to travelers along Bake Parkway. The senior housing development would be two to three stories, have a maximum building height of 50 ft, and would be developed at a maximum density of 38.9 du/ac. Landscaping, consisting of mature trees, shrubs, and groundcover, would line the perimeter of the Project site. As shown in the Project Rendering (Figure 4.1.2(c)), the Project would be designed following the California Contemporary aesthetic, which includes Coastal Contemporary, California Modern, Modern Hacienda, and Spanish architectural styles that would blend with existing commercial and residential development in the Project vicinity. The existing sidewalk on Bake Parkway would be reconstructed to allow for a landscaped strip between Bake

Parkway and the sidewalk. A 20 ft landscaped area would be provided between the sidewalk and the wall located along the Project site's western boundary.

The utility lines located along the sidewalk adjacent to the Project site's western boundary would be relocated underground. The utility line relocation would result in unobstructed views in the Project site's vicinity and would improve view quality to and around the Project site.

The Area Plan includes architectural and landscape design guidelines that are intended to provide design direction and standards for the development of the Project site. Although implementation of the Project would represent a substantial change to the visual character of the site because the nursery would be replaced by residential development, Project compliance with these design guidelines would ensure that future design and development on the Project site are of high quality and maintain the Project's overall vision. As shown in Key View 3, implementation of the Project could obstruct views of the Santa Ana Mountains to the north and east of the Project site; however, the existing development in the vicinity of the Project site is of similar height and bulk as the proposed residential development. As such, existing development in these areas currently inhibits views of scenic vistas because Lake Forest is almost entirely developed. Further, views of the Santa Ana Mountains are unobstructed to the western side of the Project looking northwest from this viewpoint. Therefore, implementation of the proposed Project, as shown in Key View 3, would not substantially adversely affect views of scenic vistas. Impacts would be less than significant, and no mitigation would be required.

Key View 4. As shown on Figure 4.1.2(d), Key View 4 depicts the view from the Serrano Creek Trail looking northwest. Key View 4 represents the view of the eastern portion of the Project site for pedestrians and cyclists on the Serrano Creek Trail.

Existing Conditions. In the foreground, existing vegetation along the Serrano Creek Trail is visible. The Project site is in the middle ground and contains nursery plants and shade structures. Residential and office uses west of Bake Parkway are visible in the background as well as two water towers located adjacent to the Baker Ranch Community Park. Most views of the Project site from the Serrano Creek Trail are obstructed by existing vegetation.

Project Renderings. The proposed two-story residential development (with an optional third story) (specifically Neighborhood 3) would be visible to cyclists and pedestrians along the Serrano Creek Trail. The Project Rendering includes an inset photograph showing the conceptual architecture for Neighborhood 3, which would have a maximum building height of 40 ft and would be built at a maximum density of 11.4 du/ac. The Area Plan characterizes Neighborhood 3 as a residential community featuring traditional single-family homes with modest front yards and more expansive backyards. Landscaping, consisting of mature trees, shrubs, and groundcover, would line the perimeter of the Project site. The proposed landscaping would be designed to

complement the existing dense vegetation along the Serrano Creek Trail shown from this viewpoint.

The Area Plan includes architectural and landscape design guidelines that are intended to provide design direction and standards for the development of the Project site. Although implementation of the Project would represent a substantial change to the visual character of the site, Project compliance with these design guidelines would ensure that future design and development on the Project site are of high quality and maintain the Project's overall vision. As shown in Key View 4, implementation of the Project could obstruct views of the site from the Serrano Creek Trail; however, views of the Project site from the Serrano Creek Trail would be limited and infrequent due to existing dense vegetation, which significantly blocks views of the site. Key View 4 is one of the few viewpoints where the Project site would be visible from the Serrano Creek Trail; consequently, it is not representative of the typical views that trail users would experience. Therefore, implementation of the proposed Project, as shown in Key View 4, would not substantially adversely affect views of scenic vistas. Impacts would be less than significant, and no mitigation would be required.

Summary. Key Views 1 through 4 provided above illustrate development proposed on the Project site following implementation of the Area Plan. Although the Project would obstruct views of the Santa Ana Mountains in some places, views would be preserved to the western and eastern sides of the Project site and would be accessible to visitors around the site. Additionally, implementation of the proposed Project would alter one brief view from the Serrano Creek Trail; however, most views from the trail would be preserved due to dense vegetation obstructing views off the trail. Further, improvements associated with the relocation of utility lines underground would help improve views to and from the Project site and the surrounding area. For these reasons, implementation of the proposed Project would not substantially adversely affect views of scenic vistas. Impacts would be less than significant, and no mitigation would be required.

Threshold 4.1.2: Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. As stated previously, the Project site is located in a fully developed area. The Project site is located approximately 10 mi northeast of the Pacific Ocean, although the ocean cannot be seen from the Project site due to the San Joaquin Hills southwest of the City. SR-241 is approximately 405 ft north of the Project site. According to the California Scenic Highway Mapping System, SR-241 is not officially designated as a State Scenic Highway, nor is it eligible for listing. In addition, there are no officially listed or eligible State Scenic Highways in the vicinity of the Project site.¹ The only officially designated State Scenic Highway in Orange County is a portion of State Route 91 (SR-91) located approximately 14 mi north of the Project site. The nearest State highway that is eligible for

¹ California Department of Transportation. California Scenic Highway Mapping System. Website: http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/ (accessed March 14, 2019).

official designation as a State Scenic Highway is a portion of Pacific Coast Highway (PCH or State Route 1 [SR-1]), which is located approximately 10.5 mi southwest of the Project site. Due to distance and intervening land uses, no portion of the Project site or surrounding area is viewable from the officially designated portion of SR-91 or the eligible portion of PCH. Therefore, the Project would not result in impacts related to the substantial damage of scenic resources within a State Scenic Highway. No mitigation would be required.

Threshold 4.1.3: In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings (public views are those that are experienced from publicly accessible vantage point)? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less than Significant Impact. As stated previously, the United States Census Bureau designates the Project site as part of an urbanized area because the entire city is within the Mission Viejo-Lake Forest-San Clemente, CA Urbanized Area. The Project site's current land use designation (Business Park) and zoning classification (General Agriculture) are inconsistent. To implement the Area Plan, the Project would require approval of a General Plan Amendment (GPA) to change the Project site's General Plan land use designation to Low-Medium Residential and Institutional. A zone change would also be required to establish the Project site's zoning classification as a Planned Community District.

Zoning Code. Title 9, Planning and Zoning, of the Lake Forest Municipal Code includes provisions and regulations for planned development projects within the City. Chapter 9.112 requires that a Planned Community Program be developed for any project proposing a zone change to a Planned Community District. The Planned Community Program addresses the entire Project site and would be subject to approval by the City's Planning Commission, as well as adoption by the City Council. The Area Plan generally serves as the Planned Community Program for the Project and is intended to guide development and land uses for the planned community within the Project Site. Upon adoption, the Area Plan would become a part of the City's Zoning Code and an additional planned community—the Nakase Planned Community. In addition, the Proposed Zoning Map included in the Area Plan would be considered a component of the City's Zoning Map.

The Area Plan includes architectural and landscape design guidelines that are intended to provide design direction and standards for the development of the Project site. Compliance with these design guidelines would ensure that future design and development on the Project site are of high quality and would maintain the Project's overall vision. The Project proposes a series of styles that reflect a California Contemporary aesthetic: Coastal Contemporary, California Modern, Modern Hacienda, and Spanish architectural styles. The styles are cohesive and would provide for consistent design throughout the Project site.

Upon adoption of the Area Plan, the proposed Project would be consistent with the City's Zoning Code as it relates to aesthetics and scenic quality.

General Plan. The City of Lake Forest General Plan is intended to guide future growth and development within the city. The General Plan Land Use Element contains specific goals and policies related to aesthetics and scenic quality. As shown in Table 4.1.A and discussed above, the Project would be consistent with applicable General Plan goals and policies related to aesthetics and scenic quality. The proposed Project would be consistent with the City's General Plan as it relates to aesthetics and scenic quality.

Summary. The visual character and quality of the Project site and surrounding area would be preserved and enhanced through the application of the architectural and landscape design guidelines outlined in the Area Plan. The architectural and landscape design guidelines are intended to guide the quality and aesthetic value of future development introduced as a result of implementation of the Project. Any development undertaken as a result of implementation of the Project would be required to comply with the architectural and landscape design guidelines contained in the Area Plan. Furthermore, the Project would be consistent with other regulations governing scenic quality, including those outlined in the City of Lake Forest General Plan Land Use Element and the City's Municipal Code. Therefore, the proposed Project would neither substantially degrade the visual character of the Project site nor conflict with applicable zoning and other regulations governing scenic quality; therefore, no mitigation would be required.

Threshold 4.1.4: Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Potentially Significant Impact.

Light. The Project site is currently developed with few structures, and the majority of the Project site is not illuminated at night.

Construction activities would occur during daylight hours. Any construction-related illumination during evening and nighttime hours would consist of the minimum lighting required for safety and security purposes only and would occur only for the duration required for the temporary construction process. Mitigation Measure 4.4.5 (refer to Section 4.4, Biological Resources) requires construction Best Management Practices (BMPs) intended to reduce and avoid indirect impacts to wildlife related to construction lighting. Mitigation Measure 4.4.5 prohibits the placement of construction lighting within 200 ft of Serrano Creek unless a qualified biologist confirms the lighting does not illuminate Serrano Creek. With implementation of Mitigation Measure 4.4.5, and due to the limited nature of nighttime construction lighting, light resulting from construction activities would not substantially impact sensitive uses, substantially alter the character of off-site areas surrounding the construction area, or interfere with the performance of an off-site activity. Therefore, construction of the proposed Project would not create a new source of substantial light that would substantially adversely affect day or nighttime views in the area, and light impacts associated with construction would be less than significant. No mitigation would be required.

Table 4.1.A: General Plan Consistency Analysis

Goals and Policies	Proposed Project Consistency
Land Use Element	
<p>Goal 2.0: A distinct image and identity for Lake Forest.</p>	<p>Consistent. The Project would help maintain a distinct community identity because, upon implementation of the Area Plan, it would create an aesthetically cohesive development that would be visually consistent with other nearby residential planned communities. Implementation of architectural and landscape design guidelines included in the Area Plan is anticipated to improve the existing visual character of the Project site and would serve to provide increased visual cohesion between the Project site and surrounding area. Therefore, the proposed Project would be consistent with Goal 2.0 in the Land Use Element.</p>
<p>Policy 2.1: Enhance the physical attributes of Lake Forest to create an identifiable and distinct community within Orange County.</p>	<p>Consistent. The proposed Project would contribute to the creation of an identifiable and distinct community within Lake Forest. The Area Plan provides for over 28 acres of parks, open space, and habitat restoration area, most of which would be available for public use. Specifically, improvements along the southeastern portion of the Project site are anticipated to enhance existing physical attributes of Lake Forest due to its proximity to the Serrano Creek Trail. The proposed Project’s Central Park would provide a memorable entry to the community as well as space for public events like Farmer’s Markets, art fairs, and other community activities. Furthermore, implementation of architectural and landscape design guidelines included in the Area Plan would serve to provide increased visual cohesion between the Project site and its surrounding area and would create neighborhoods that possess a unique sense of place and individuality. Therefore, the Project would be consistent with Policy 2.1 in the Land Use Element.</p>
<p>Policy 2.2: Promote high quality in the design of all public and private development projects.</p>	<p>Consistent. The Area Plan includes architectural and landscape design guidelines that are intended to provide design direction and standards for the development of the Project site. Compliance with these design guidelines would ensure that future design and development on the Project site are of high quality and would maintain the Project’s overall vision. Therefore, the Project would be consistent and compatible with Policy 2.2 in the Land Use Element.</p>
<p>Goal 3.0: New development that is compatible with the community.</p>	<p>Consistent. The Project proposes a series of styles that reflect a California Contemporary aesthetic: Coastal Contemporary, California Modern, Modern Hacienda, and Spanish architectural styles. The styles are cohesive and would provide for consistent design throughout the Project site. In addition, the proposed architectural styles included in the Area Plan would be compatible with the existing style of the surrounding communities. Furthermore, implementation of the architectural and landscape design guidelines included in the Area Plan is anticipated to improve the existing visual character of the Project site and would serve to provide increased visual cohesion between the Project site and the surrounding area. Therefore, the proposed Project would be consistent with Goal 3.0 in the Land Use Element.</p>
<p>Policy 3.1: Ensure that new development fits within the existing setting and is compatible with the physical characteristics of available land, surrounding land uses, and public infrastructure availability.</p>	<p>Consistent. The Area Plan would facilitate the development of the 122-acre Project site as a master planned community. The planned community would be consistent with neighboring developments and reflect the vision of the City of Lake Forest, while also demonstrating a distinct community character and establishing a sense of place.</p> <p>The areas surrounding the Project site consist of mixed land uses, including commercial, office, open space, industrial, and residential uses. Although not immediately adjacent to the Project site, single-family and multifamily residential uses exist to the northwest, northeast, and south of the site. Residential planned communities in the vicinity of the Project site include the Foothill Ranch Planned</p>

Table 4.1.A: General Plan Consistency Analysis

Goals and Policies	Proposed Project Consistency
	Community (PC 8) to the north, the Portola Hills Planned Community (PC 9) to the northeast, the Baker Ranch Planned Community (PC 7) to the west, and the Rancho de Los Alisos Planned Community (PC 3) to the southeast. As discussed further in Chapters 4.14 (Public Services), 4.16 (Transportation/Traffic), and 4.18 (Utilities and Service Systems), the proposed Project would be compatible with available public infrastructure in Lake Forest. Therefore, the proposed Project would be consistent with Policy 3.1 in the Land Use Element.
<p>Policy 3.2: Preserve and enhance the quality of Lake Forest residential neighborhoods by avoiding or abating the intrusion of disruptive, non-conforming buildings and uses.</p>	<p>Consistent. The Area Plan would facilitate the development of the 122-acre Project site as a master planned community. The Project proposes up to 675 two- and three-story, single-family residential units on approximately 50.5 acres of the Project site. Five separate neighborhoods would each display a distinct style of single-family home. In addition, the Project proposes affordable housing units for senior citizens, an elementary school, and parks and open space.</p> <p>Residential planned communities in the vicinity of the Project site include the Foothill Ranch Planned Community (PC 8) to the north, the Portola Hills Planned Community (PC 9) to the northeast, the Baker Ranch Planned Community (PC 7) to the west, and the Rancho de Los Alisos Planned Community (PC 3) to the southeast. The Project proposes a mix of residential, institutional, and recreation and open space uses as part of a master planned community. These uses are generally consistent with the land uses in the surrounding planned communities. As such, the proposed Project would preserve and enhance the quality of the Lake Forest residential neighborhoods. Therefore, the Project would be consistent with Policy 3.2 in the Land Use Element.</p>
<p>Policy 3.4: Blend residential and nonresidential development with landscaping and architectural design techniques to achieve visual compatibility.</p>	<p>Consistent. The Project proposes a mix of residential, institutional, and recreation and open space as part of a master planned community. The Area Plan includes architectural and landscape design guidelines that are intended to provide design direction and standards for the development of the Project site. Compliance with these design guidelines would ensure that future design and development would result in visual compatibility on the Project site. Therefore, the Project would be consistent and compatible with Policy 3.4 in the Land Use Element.</p>

Source: General Plan Land Use Element (City of Lake Forest 1994b, revised 2016).
Area Plan = *Nakase Property Area Plan* (Woodley Architectural Group 2019)

The Project proposes adoption of the Area Plan, which would result in the development of a planned community, comprised of up to 675 single-family residential units, up to 101 senior affordable housing units, an elementary school with a capacity of up to 1,000 students, multiple parks and open space areas, recreation amenities, and an internal circulation system. Due to the intensification in land use from agriculture to a planned community, the Project would require the installation of new lighting. Spill light occurs when lighting fixtures such as streetlights, parking lot lighting, exterior building lighting, and landscape lighting are not properly aimed or shielded to direct light to the desired location, and light escapes and partially illuminates a surrounding location. Sensitive uses (e.g., the Serrano Creek Trail and Nature Park) surrounding the Project site could be impacted by the light from development within the boundaries of the Project site.

The Area Plan specifies that lighting should be unobtrusive and would be installed at a low level to ensure safety for the residents and to help reinforce the pedestrian scale of the community. Lighting installed as part of the planned community would use warm-colored white light-emitting diode (LED) light sources. Improvements to the Serrano Creek Trail would include bollard lighting in locations where feasible and appropriate. As proposed, the school site would not include overhead lighting for the sports fields. Further, to minimize spill-over lighting onto adjacent properties following implementation of the proposed Project, all exterior on-site lighting would be shielded. Mitigation Measure 4.1.1 (see Section 4.1.9.2, Mitigation Measures) requires the Project Applicant/Developer to prepare a comprehensive lighting plan and a photometric survey prior to construction to demonstrate that no spill lighting occurs in sensitive areas. This measure is intended to minimize the impacts of new sources of light to adjacent land uses including Serrano Creek, limit nighttime lighting to that necessary for security, and ensure that lighting is shielded to reduce spill lighting and night glow effects. Implementation of Mitigation Measure 4.1.1 would reduce potential impacts related to new lighting to a less than significant level.

Glare. As stated previously, the Area Plan would result in the development of a planned community comprised of up to 675 single-family residential units, up to 101 senior affordable housing units, an elementary school with a capacity of up to 1,000 students, multiple parks and open space areas, recreation amenities, and an internal circulation system. The anticipated building materials (e.g., concrete, stucco, wood) and proposed uses are typical of those found in the surrounding areas and are not anticipated to create unusual or isolated glare effects that would affect daytime visibility or views in the Project vicinity. In addition, the use of extensive landscaping along the Project's boundaries (refer to Figure 3.8 in Chapter 3.0, Project Description) and light shielding as required by Mitigation Measure 4.1.1 would prevent direct views of light sources and reduce the potential for glare during the day. With implementation of Mitigation Measure 4.4.1, impacts related to glare would be less than significant.

Summary. The proposed Project is not anticipated to incorporate design features that would result in excessive lighting or the generation of glare on site; however, Mitigation Measure 4.1.1 requires the Project Applicant/Developer to prepare a comprehensive lighting plan and a photometric survey prior to construction to demonstrate that no spill lighting would occur in sensitive areas. With implementation of Mitigation Measures 4.1.1 and 4.4.5, Project-related impacts related to light and glare are anticipated to be less than significant.

4.1.7 Cumulative Impacts

The purpose of this section is to evaluate any additional incremental impact that the proposed Project is likely to cause over and above the combined impacts of recently approved and proposed projects in the City and its sphere of influence. As defined in the *State CEQA Guidelines*, cumulative impacts are the incremental effects of an individual project when viewed in connection with the effects of past, current, and probable future projects within the cumulative study area. However, each development proposal received by the City is required to undergo environmental review pursuant to CEQA. If there were any potential for significant impacts to aesthetics, appropriate mitigation measures would be identified to reduce and/or avoid impacts related to aesthetics.

For the reasons outlined above in Section 4.1.6, Project Impacts, implementation of the proposed Project would not result in a significant cumulative impact related to aesthetics. The proposed Project and all related projects are required to adhere to City and State regulations designed to reduce and/or avoid impacts related to aesthetics. With compliance with these regulations, cumulative impacts related to aesthetics would be less than significant. Therefore, implementation of the proposed Project would not result in a significant cumulative impact related to aesthetics.

4.1.8 Level of Significance Prior to Mitigation

The following potential aesthetics impacts would be less than significant prior to mitigation: (1) scenic vistas, (2) scenic vistas in State Scenic Highways, and (3) visual character or quality of public views. Impacts related to light and glare would be potentially significant, and mitigation is required.

4.1.9 Regulatory Compliance Measures and Mitigation Measures

4.1.9.1 Regulatory Compliance Measures

There are no regulatory compliance measures applicable to the proposed Project.

4.1.9.2 Mitigation Measures

Mitigation Measure 4.1.1

Comprehensive Lighting Plan. Prior to issuance of the first building permit, the Project Applicant/Developer shall prepare a comprehensive lighting plan for review and approval by the City of Lake Forest (City) Director of Community Development or designee. The lighting plan shall be prepared by a qualified engineer and shall address all aspects of lighting, including, but not limited to, height, type, location, infrastructure, and safety. The lighting plan shall include the following in conjunction with other measures as determined necessary by the illumination engineer:

- a. All Project lighting shall be hooded or shielded to focus the light downward and prevent light spillage onto adjacent properties.
- b. All lights shall be designed and located so that direct light rays are confined to the premises.
- c. Parking area lighting shall be Illuminating Engineering Society "Full Cut Off" designated or "fully shielded" fixtures so that no light is emitted above the lowest light-emitting part of the fixture.
- d. Light levels at the property line shall not exceed 0.1 foot-candle adjacent to the Open Space & Habitat & Restoration Area properties.
- e. Light standards shall not exceed 20 feet in height.

The Lighting Plan shall also include a photometric survey. The photometric survey shall demonstrate that lighting values do not exceed 0.1 fc adjacent to the Open Space & Habitat & Restoration Area and that no direct rays shine onto public streets or adjacent sites.

4.1.10 Level of Significance after Mitigation

With implementation of Mitigation Measures 4.1.1 and 4.4.5, the proposed Project would result in less than significant impacts related to aesthetics.

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