

# *AESTHETICS AND SCENIC RESOURCES*

## **SUMMARY**

Implementation of the proposed project would not have a substantial adverse effect on a scenic vista.

Implementation of the proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. Implementation of the proposed project would also not substantially alter or damage a scenic resource that is visible from a City scenic corridor.

Implementation of the proposed project would not conflict with applicable zoning or other regulations governing scenic quality.

Implementation of the proposed project could create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Implementation of recommended mitigation would reduce this impact to a less than significant level.

## **ENVIRONMENTAL SETTING**

### **Background Information**

Scenic resources refer to aesthetically pleasing natural and man-made physical features. Scenic resources are addressed in the Camarillo Urban Restriction Boundary, Land Use, Circulation, Open Space & Conservation, and Community Design Elements of the City of Camarillo General Plan.

Important scenic resources in and around Camarillo include hillsides, agricultural areas, waterways, and historic properties. These resources are preserved through the designation of these areas as Agriculture, Natural Open Space, Historic Sites, and Waterways. Scenic vistas are viewsheds that include scenic resources.

### **Existing Regional Setting**

According to the Community Design Element of the City of Camarillo General Plan, the following features combine to create Camarillo's unique character:

- Camarillo's history in agriculture.
- Camarillo's small town/hometown atmosphere with big-city amenities.
- Camarillo's Heritage Zone which helps create community identity and a sense of place.

- The Spanish-style architecture prevalent from the U.S. Highway 101 viewshed.
- The high quality and timeless design appeal of key buildings and landscape within Camarillo.
- Camarillo's setting, surrounded by open space that is protected by SOAR, CURB initiatives and CURB Element.
- The Camarillo Hills, Calleguas Mountains, and Conejo Mountain which provide a dramatic backdrop for the city.
- City streets that are visually pleasing with mature trees, landscaped medians and well-maintained parkways.
- Bougainvillea plants characteristic of Camarillo's landscape palette.

## Project Site Setting

### *Scenic Resources*

Camarillo Springs Golf Course is a 182-acre, privately-owned facility located at the base of the Conejo Mountains. The golf course was approved for development by the City of Camarillo in 1970 and has been developed and operational for more than 45 years. The property is currently developed with an 18-hole golf course, clubhouse facility, driving range, maintenance buildings, and associated structures. The golf course is open for public use and play, as well as tournaments, and its hours of operation are from sunrise until sundown, seven days per week. The property also includes two segments of Conejo Creek along its western borders. Exiting views of the property are illustrated in Figures 5.1-1, 5.1-2, and 5.1-3.

FIGURE 5.1-1 - EXISTING GOLF COURSE VIEW LOOKING WEST FROM CAMARILLO SPRINGS ROAD



Important scenic resources around the property include the adjacent hillsides, Conejo Creek, and the agricultural areas to the west of Conejo Creek. Important scenic resources within the property include two segments of Conejo Creek. The northern-most segment of Conejo Creek within the property is visible from Ridge View Street. However, the two segments of Conejo Creek within the property are not easily viewed from U.S. Highway 101. Neither the golf course nor any adjacent properties are considered to be

historic resources. Scenic vistas at the golf course - as defined by the City of Camarillo General Plan - are the views of the hillsides and Conejo Creek.

FIGURE 5.1-2 - EXISTING GOLF COURSE VIEW LOOKING EAST FROM RIDGE VIEW STREET



### *Light and Glare*

Camarillo Springs Golf Course is located in proximity to a well-lit urban area where there are medium levels of ambient nighttime lighting including street lighting along Camarillo Springs Road; architectural and security lighting, and indoor building illumination (light emanating from the interior of structures which passes through windows) at the nearby residences and commercial and office uses; and vehicle headlights from traffic along U.S. Highway 101 and the adjacent roadways.

Glare is a common phenomenon in the Southern California area due mainly to the occurrence of a high number of days per year with direct sunlight and the highly urbanized nature of the region, which results in a large concentration of potentially reflective surfaces. Potential reflective surfaces in the project vicinity include automobiles traveling on U.S. Highway 101 and the adjacent roadways, and parked in lots at and in the vicinity of the golf course, exterior building windows, and surfaces of brightly painted buildings in the project vicinity.



FIGURE 5.1-3 - EXISTING GOLF COURSE VIEW LOOKING SOUTH FROM U.S. HIGHWAY 101



## Regulatory Setting

### *Title 24*

New development projects constructed within California after January 1, 2020 are subject to the mandatory planning and design, energy efficiency, water efficiency and conservation, material conservation and resources efficiency, and environmental quality measures of the California Green Building Standards (CALGreen) Code (California Code of Regulations, Title 24, Part 11). Key provisions of the CALGreen Code that apply to new non-residential developments are as follows:

- Division 5.1 - Planning and Design
  - Section 5.106 Site Development
    - 5.106.8 Light pollution reduction. Outdoor lighting systems shall be designed and installed to comply with the following:



1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and
  2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8);
  3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8); and
  4. Allowable BUG ratings not exceeding those shown in Table 5.106.8
- 5.106.12 Shade Trees. Shade trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.
    - 5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 50 percent of the parking area within 15 years.
    - 5.106.12.2 Landscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20% of the landscape area within 15 years.
    - 5.106.12.3 Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.

The CalGreen Code does not include any mandatory provisions for residential uses that pertain to aesthetics.

### *City of Camarillo General Plan Community Design Element*

The Community Design Element of the City of Camarillo General Plan establishes goals, objectives, policies, and design guidelines which assist the City of Camarillo in the preservation and enhancement of its unique physical and visual character. The Community Design Element addresses site features, architectural elements, and environmental factors that affect the community image.

The Community Design Element establishes four scenic corridors for the preservation of public views of important scenic resources. The following routes are intended to highlight, promote, and preserve the community's scenic and environmental characteristics and help reflect the community's character:

- U.S. Highway 101
- Lewis Road
- Las Posas Road/Upland Road
- Pleasant Valley Road/Santa Rosa Road

The Community Design Element identifies the following design guidelines for scenic corridors:

- a. There should be increased vegetation and attention to wall and fence design along scenic corridors.
- b. The planting of climbing vines is encouraged along fences and walls.
- c. Existing native vegetation should be retained and enhanced to the greatest extent possible, except to provide proper sight distance.
- d. Plant species and densities should be consistent with the surrounding landscape character of the specific location.
- e. Encourage landscaping at the street edge and adjacent to large buildings to reduce the visibility of commercial and industrial structures.
- f. Encourage the use of landscaped berms where feasible along Highway 101 when adjacent to residential development.
- g. Encourage fencing that does not interfere with public views.
- h. Chain link fences along scenic corridors should be discouraged.
- i. Straight, uninterrupted walls should not exceed 150 feet in length. Walls greater than 150 feet in length should be jogged, provide landscape pockets and include pilasters.
- j. Trash containers, loading docks, transformers and large mechanical and/or electrical equipment should be screened from view with materials and/or colors that are compatible with primary structures.
- k. Vehicle entrances and exits along scenic corridors should be limited. Encourage the use of shared driveways and parking for commercial development wherever possible.
- l. Wireless communication facilities, such as cell towers, are to be hidden and blend in with the surrounding environment. Stealth-mounted applications should be used whenever possible.
- m. Preserve distant views by discouraging development on ridge tops and encouraging landform grading.

Developments within proximity to U.S. Highway 101 have also been classified as being in the Heritage Zone area of the city. The Heritage Zone requires developments within 500 feet of the freeway and 1,000 feet of freeway interchanges to have a particular design theme. The Heritage Zone is measured from the outer boundary of the Caltrans right-of-way. The project site is located within the Heritage Zone. Architectural styles that would be appropriate within the Heritage Zone could include the following: Mission, Monterey, Early California, Spanish, Mediterranean or modern interpretations of these styles. The most important aspect of the Heritage Zone is the type of materials, their colors and textures and the

scale of the architectural elements within the building design. Building materials may include the use of stucco, wood, glass, tile, textured blocks and other similar materials. The building materials should be appropriate to the architectural style of the building.

## THRESHOLDS OF SIGNIFICANCE

In accordance with Appendix G to the State CEQA Guidelines, a project could have a potentially significant impact on aesthetics and scenic resources if it would:

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

## PROJECT IMPACTS AND MITIGATION MEASURES

### Scenic Vistas

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

**Impact:** Implementation of the proposed project would not have a substantial adverse effect on a scenic vista.

### *Impact Analysis*

Development of the project would replace a 31-acre portion of the existing golf course with up to 248 new age-restricted (55+) single family detached dwelling units along with a private recreation center and open spaces that include two pocket parks and walking trail connectivity to the surrounding community. The remainder of the property would be redeveloped into a 12-hole golf course, and a neighborhood park, dog park, and walking trails would also be developed. The golf course has several existing water features, which would be replaced with new water features.

Visual simulations were prepared to show the project's effects on views. See Figures 5.1-4 thorough 5.1-6. As shown, views of the hillsides would the same for people driving towards the west along U.S.



Highway 101, while views of the hillsides would be largely the same for people driving into the entrance to the golf course from Camarillo Springs Road and towards the east along Ridge View Street, both with and without the project. As shown in the visual simulations, the project would not interrupt views of Conejo Creek for people driving towards the east along Ridge View Street. Therefore, construction of the project would not block any scenic vistas and the impacts of the project would be less than significant.

FIGURE 5.1-4 - VISUAL SIMULATIONS LOOKING WEST FROM CAMARILLO SPRINGS ROAD



During construction, there would also be temporary construction related aesthetic impacts on the project site. However, the construction activities would occur in the same location as the development shown in the visual simulations, and there, would not significantly impact views.

### **Damage Scenic Resources Within a State Scenic Highway**

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

**Impact:** Implementation of the proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. Implementation of the proposed project would also not substantially alter or damage a scenic resource that is visible from a City scenic corridor.

FIGURE 5.1-5 - VISUAL SIMULATIONS LOOKING EAST FROM RIDGE VIEW STREET





FIGURE 5.1-6 - VISUAL SIMULATIONS VIEWS LOOKING SOUTH  
FROM U.S. HIGHWAY 101





### ***Impact Analysis***

U.S. Highway 101 in Ventura County is identified by the California Department of Transportation as being an eligible state scenic highway but has not been officially designated as a state scenic highway. Therefore, implementation of the proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.

The City of Camarillo would also consider an impact to be potentially significant if a project would substantially alter or damage a scenic resource that is visible from a City scenic corridor. As discussed previously, important scenic resources in and around Camarillo include hillsides, agricultural areas, waterways, and historic properties. These resources are preserved through the designation of these areas as Agriculture, Natural Open Space, Historic Sites, and Waterways. The project site is located in close proximity to U.S. Highway 101, which is an established City scenic corridor. However, the project would not change scenic resources designated for agriculture, open space, historic sites, or waterways to urban uses. This is because there are no agricultural or historic resources located at the project site and because the project site itself is not designated open space (given it is a privately owned and operated golf course, designated as “Public/Quasi-Public” and zoned “Rural Exclusive”). Further, the waterways at the site are not visible from Highway 101 and, regardless, will not be altered by the proposed project. Pursuant to the visual simulations provided in Figure 5.1-5, views from Highway 101 would not be substantially altered, and drivers’ views of the surrounding hills will not be blocked. Therefore, the impact of the project would be less than significant.

### **Conflict with Applicable Zoning and Other Regulations Governing Scenic Quality**

**Threshold:** Would the proposed project conflict with applicable zoning or other regulations governing scenic quality?

**Impact:** Implementation of the proposed project would not conflict with applicable zoning or other regulations governing scenic quality.

### ***Impact Analysis***

Camarillo Springs Golf Course is located within the City of Camarillo, which is an incorporated and urbanized area. The property is zoned RE (Rural Exclusive) and RE - 1 Acre. The R-E and RE - 1 zones are residential zones and do not specifically address regulations governing scenic quality; however the proposed project would be consistent with the requirements of Title 24, the City’s General Plan Community Design Element, and the City’s Heritage Zone requirements, described above. Project approval would change the zoning designation for a 31-acre portion of the property from one residential zone (RE) to another residential zone [RPD-8U (Residential Planned Development - 8 units per acre maximum)]. The proposed buildings and features would be subject to review for compliance with City

architectural standards. Therefore, implementation of the proposed project would not conflict with applicable zoning or other regulations governing scenic quality and the potential impact of the project would be less than significant.

## **Light and Glare**

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

**Impact:** Implementation of the proposed project could create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Implementation of recommended mitigation would reduce this impact to a less than significant level.

### ***Impact Analysis***

Temporary sources of lighting would be employed throughout the construction phases of development. Exterior lighting would be provided for nighttime security and interior lighting would be provided for workplace illumination and nighttime security. Unlike permanent lighting installations, temporary construction illumination is often unshielded. Lighting within the new structures may be exposed to outside areas until the exterior walls are installed. Both of these conditions could cause nighttime construction lights to shine directly into the eyes of motorists driving along Ridge View Street or towards the existing residences to the west of Camarillo Springs Road. Construction nighttime lighting associated with individual phases of project development could also affect adjacent residents of earlier phases of development. As discussed in the Biological Resources section of this EIR, night lighting may impact the behavioral patterns of nocturnal and crepuscular (i.e., active at dawn and dusk) wildlife adjacent to night lighting. Of greatest concern is the effect on wildlife that use the darkness to hide from nocturnal predators. Project lighting may be installed that would result in illuminating native habitat. These additional light sources may negatively affect wildlife in the surrounding open space, including effects on regional wildlife movement and breeding activities in Conejo Creek. Therefore, to ensure that no significant impacts associated with temporary construction lighting would occur as a result of project implementation, mitigation measure ASR-1 is required. With implementation of this measure, potential impacts related to construction-related lighting would be less than significant.

When operational, nighttime sources of light would include vehicle headlights, street lights, interior and exterior security building lights, parking area and other security lighting. These sources of light would be very similar to the existing lighting within the surrounding residential, commercial, and office areas. Compliance with Camarillo Zoning Ordinance standards would ensure that there will not be excessive nighttime lighting beyond that necessary for function and safety. Exterior lighting would be located and designed to minimize direct spill beyond the site property.

In accordance with Title 24 as implemented through City codes and standard conditions of approval, all lighting would be shielded and focused on the project features, and directed away from the adjacent properties and roadways. Blinking, flashing, or unusually high intensity lighting would be prohibited in accordance with Camarillo Zoning Ordinance standards. As such, lighting at the project site would not adversely affect aircraft flights into or out of Camarillo Airport and Naval Base Ventura County.

Sources of glare that typically cause daytime glare include exterior building materials such as glass walls and highly reflective façade materials and finishes. These types of materials are typically utilized for office building projects and are not proposed to be utilized for the proposed residential and golf course buildings. Also, the design schemes required by the City's Heritage Zone do not involve design styles with highly reflective materials.

Based on this information, potential operational impacts related to light and glare would be less than significant.

### ***Mitigation***

The following mitigation measure is recommended to ensure that the proposed project does not result in significant impacts related to construction-related nighttime lighting:

ASR-1 To avoid potential significant impacts to adjacent roadways and nearby residences, the project developer shall include in contract specifications that temporary construction lighting shall be shielded from the adjacent roadways, native habitat, and adjacent residences, including any new residences constructed as part of the proposed project.

### ***Mitigation Monitoring***

The project developer shall provide evidence that the lighting controls required by mitigation measure ASR-1 are included in the contract specifications for each building constructed within the project site. Implementation of this measure may be verified through construction plan inspections by the City of Camarillo Department of Community Development.

### ***Impact After Mitigation***

Measure ASR-1 would ensure that construction lighting will be appropriately shielded such that no light would shine directly into the eyes of motorists, towards existing residences west of Camarillo Springs Road, towards native habitat, or towards the project's own residents, given that construction of the residential units will be phased. With the incorporation of mitigation, impacts associated with light and glare would be less than significant.



## **CUMULATIVE IMPACTS**

Increased development throughout Camarillo would alter the visual image of each area surrounding the individual development sites. Development of the proposed project in conjunction with other development in the Camarillo Springs area would result in an intensification of land uses in the City of Camarillo. However, at the present time, the only other related project within the Camarillo Springs area is the request to modify the conditional of approval for the Village Greens Market located at 795 Camarillo Springs Road. No other new development is proposed or approved within the Camarillo Springs area. As required by the City of Camarillo, the project design for each of the related projects would be reviewed by the City of Camarillo Community Development Department for consistency with applicable City codes and regulations prior to final approval. Therefore, cumulative aesthetic impacts would be less than significant, and the contribution of the proposed project to this impact would not be considerable.

## **UNAVOIDABLE SIGNIFICANT IMPACTS**

The proposed project would not create any unavoidable significant impacts to aesthetics and scenic resources.