



5.2 Aesthetics/Light and Glare



5.2 AESTHETICS/LIGHT AND GLARE

This section assesses the potential for aesthetic impacts using accepted methods of evaluating visual quality, as well as identifying the type and degree of change the Project would likely have on the character of the landscape. The analysis in this section is primarily based on information provided by the City and verified through Site reconnaissance conducted by Michael Baker International (Michael Baker) on September 16, 2017. Photographic documentation and Project-specific documentation are utilized to supplement the visual analysis and to fulfill the requirements of CEQA.

5.2.1 EXISTING SETTING

The City is a nearly fully developed community located within southeastern Los Angeles County. The City is located within the County's East San Gabriel Valley Planning Region and the San Gabriel Mountain foothills (in the northern portion of the City). The Site is located at the Azusa Greens Country Club at 919 West Sierra Madre Avenue (Assessor's Parcel Number 8617-001-005) between West Sierra Madre Avenue and 10th Street, east of North Todd Avenue. Specifically, the Site is at the locations of golf holes 3, 4, 5, and 6; refer to Exhibit 3-2, Site Vicinity. The Site is divided into two areas: the 4.48-acre California Grand Village Specific Plan area (Specific Plan Area) at golf holes 3 and 6, and a 14.88-acre portion of the Azusa Greens Country Club, specifically at golf holes 4 and 5 (Golf Course Reconfiguration Area). In total, the Site encompasses approximately 19.36 acres.

The Site is developed as a golf course with ornamental vegetative cover, grass fairways, several sand traps, and ornamental trees lining both sides of each fairway. Topography on the Site is generally level, with minor grade changes typical of golf courses.

Surrounding land uses include a mixture of light industrial, recreational, and residential development. The 4.48-acre Specific Plan Area is bordered by West Sierra Madre Avenue, Azusa Greens Country Club, and attached single-family residences (Rancho Azusa) to the north; light industrial uses (Rain Bird Corporation) to the east; and North Todd Avenue and light industrial uses (Colorama Wholesale Nursery) to the west. The 14.88-acre Golf Course Reconfiguration Area is bordered by light industrial uses (Rain Bird Corporation) and multi-family residential uses (Le Med Apartment Homes) to the north; attached single-family residences (Sierra Village) to the east; 10th Street and light industrial uses to the south; and North Todd Avenue and light industrial uses (Lagunitas Brewing Company) to the west.

VISUAL CHARACTER/QUALITY

A photographic inventory of the Site vicinity was conducted to document the existing visual character and quality of the Site and its surroundings; refer to Exhibit 5.2-1, Existing Condition Photographs. The most prominent factors influencing the character of the Site and its surroundings are the industrial uses along North Todd Avenue and 10th Street, the Azusa Greens Country Club, and the San Gabriel Mountains.



1 Southern view across the Site.



2 View of industrial uses to the east of the Site.



3 View of attached single family residential uses to the north of the Specific Plan Area.



4 View of multi-family residential uses to the east of the Golf Course Reconfiguration Area.



5 View of light industrial uses and Colorama Wholesale Nursery to the west of the site.



6 View of Site's northern boundary and attached single family residential uses to the north.





Based on the *City of Azusa General Plan (General Plan)*, April 2004 Land Use Map, the Site is designated Open Space (OS) within the West End Light Industrial District. Based on the *City of Azusa Zoning Map (Zoning Map)*, the Site is zoned Recreation (Rec). The West End Light Industrial District is located in the western portion of the City and includes industrial, manufacturing, and technological uses. Visually, the Site is characterized by recreational (Azusa Greens Country Club), single- and multi-family residential uses, and light industrial uses. Surrounding residential and light industrial uses vary in setbacks and building heights (ranging from one to two stories). The Site is currently screened by mature trees that line the golf course along its perimeter.

The Azusa Greens Country Club functions as a transition area between industrial, manufacturing, and technological uses exhibited throughout the West End Light Industrial Area and residential uses to the north and south of West Sierra Madre Avenue. The existing golf course is relatively flat in character and provides limited views toward the San Gabriel Mountain foothills to the north due to mature trees that line the golf course along its perimeter trees. Views towards surrounding light industrial and residential uses are also screened by these landscape features.

SCENIC VIEWS AND VISTAS

There are no General Plan-designated scenic views or vistas within the City. Additionally, there are no unique or unusual features in the Site vicinity that comprise a dominant portion of a viewshed.¹ Notwithstanding, the San Gabriel Mountains, located approximately 0.7 mile north of the Site, are considered scenic resources, since they consist of undisturbed natural areas and offer distant vistas of mountain backdrops from portions of Azusa. The San Gabriel Mountains are aesthetically valuable to the City's residents, visitors, and recreational users. Local scenic roads provide panoramic views of the San Gabriel Mountains including Mount Baldy and Mount Wilson. Additionally, Azusa's trail system offers various viewpoints.

Section 4.1, *Aesthetics and Visual Quality*, of the *City of Azusa General Plan Environmental Impact Report (General Plan EIR)* identifies trails and routes of scenic interest that warrant consideration. The nearest trail with views of the San Gabriel Mountains includes the San Gabriel River Bike Path, located approximately 0.5 mile west of the Site. North Todd Avenue represents the nearest public route that includes views of the Site and the San Gabriel Mountains. The following is a discussion of these views.

San Gabriel River Bike Path. Existing public views in the Site vicinity, which also include views toward visual resources (San Gabriel Mountains), include pedestrian/bicyclist views along the San Gabriel River Trail. However, due to the distance of the trail from the Site (approximately 0.5 mile), and orientation of trail views (looking north), compared to the Site (situated to the east), the Site is not readily visible within these scenic views.

North Todd Avenue. Motorists traveling along North Todd Avenue (along the Site's western boundary) experience views of the San Gabriel Mountains to the north. North Todd Avenue is not specified as a scenic route by the General Plan. Current uses that have views toward the Site include nearby industrial uses and motorists. Due to the presence of mature trees along Sierra Madre

¹ For the purposes of this analysis, a viewshed is defined as the geographical area that is visible from a specific location. This includes all surrounding points that are in line-of-sight with that location and excludes points that are beyond the horizon or obstructed by terrain and other features (e.g., buildings, trees, topography). Conversely, a viewshed can also refer to the area from which an object can be seen.



Avenue, recreational uses to the north are not afforded readily available views. Further, there are no readily available sidewalk/bike paths along the Site's perimeter, suggesting that there is little scenic value as a public view corridor for this section of North Todd Avenue. Thus, other than motorists travelling along North Todd Avenue and nearby industrial uses, there are no residents, visitors, and/or recreational users that would have these particular views toward the Site and the San Gabriel Mountains. North Todd Avenue, within the vicinity of the Site, is not considered a scenic route in this regard.

STATE SCENIC HIGHWAYS

The State Scenic Highway System includes a list of highways that are either currently designated as scenic highways by the State or are eligible for that designation. Neither the California Department of Transportation (Caltrans) nor the County of Los Angeles identify any designated scenic highways within the City or in its immediate vicinity. However, Azusa Avenue (State Highway 39), to the north of I-210, is eligible to become a State scenic highway, but has not yet been officially designated.² Due to the distance of this segment of State Highway 39 (approximately 1.0 mile east of the Site) and intervening structures and vegetation, the Site is not located in the viewshed of this eligible State scenic highway.

LIGHT AND GLARE

Lighting effects are associated with the use of artificial light during the evening and nighttime hours. There are two primary sources of light: light emanating from building interiors passing through windows and light from exterior sources (i.e., street lighting, building illumination, security lighting, parking lot lighting, and landscape lighting). Light introduction can be a nuisance to adjacent residential areas, diminish the view of the clear night sky, and if uncontrolled, can cause disturbances. Uses such as residences and hotels are considered light sensitive, since occupants have expectations of privacy during evening hours and may be subject to disturbance by bright light sources. Light spill is typically defined as the presence of unwanted light on properties adjacent to the property being illuminated. With respect to lighting, the degree of illumination may vary widely depending on the amount of light generated, height of the light source, presence of barriers or obstructions, type of light source, and weather conditions.

Glare is primarily a daytime occurrence caused by the reflection of sunlight or artificial light by highly polished surfaces such as window glass or reflective materials and, to a lesser degree, from broad expanses of light-colored surfaces. Perceived glare is the unwanted and potentially objectionable sensation as observed by a person as they look directly into the light source of a luminaire. Daytime glare generation is common in urban areas and is typically associated with buildings with exterior facades largely or entirely comprised of highly reflective glass. Glare can also be produced during evening and nighttime hours by the reflection of artificial light sources such as automobile headlights. Glare-sensitive uses include residences, hotels, transportation corridors, and aircraft landing corridors.

The Azusa Greens Country Club operates from 6:00 a.m. through 6:00 p.m. daily and does not permit nighttime golf activities. As a result, the Site does not currently emit light sources. In

² California Department of Transportation, *California Scenic Highway Mapping System*, http://www.dot.ca.gov/hq/LandArch/scenic_highways/, accessed on August 20, 2018.



addition, no substantial sources of glare exist within the Site. Existing sources of light and glare within the Project's vicinity include safety-oriented exterior and interior lighting sources produced from surrounding industrial and residential uses, which contribute to existing lighting conditions in the area. Car headlights and street lighting are present along Sierra Madre Avenue, 10th Street, and North Todd Avenue to the north, south, and west of the Site. Traffic signals associated with the Lagunitas Brewing Company are also present to the west of the Site, along North Todd Avenue.

5.2.2 REGULATORY SETTING

CITY OF AZUSA GENERAL PLAN

City policies pertaining to visual character are contained in The Built Environment Chapter of the General Plan. These policies include the following, among others:

Policy 4.9: Require buildings within the West End Industrial District to be uniquely identifiable, distinguished in their architecture and Site planning, and compatible with adjacent uses and districts.

Policy 6.2: Require all industrial buildings to be distinctive, constructed of high quality materials, and be of interesting and strong design. All buildings shall be visually attractive from the street, and from adjacent or nearby properties.

Policy 6.3: Require rooflines and building elevations to be visually attractive from all vantage points.

Policy 6.4: Require Site development plans to:

- Incorporate physical and visual design elements that buffer industrial use from any nearby residential neighborhood or use;
- Provide elements that link commercial and industrial uses (sidewalks and paths, common architectural design, signage, landscape, etc.);
- Site commercial buildings around common open spaces and plazas accessible to the public; and
- Require single level, "at grade" parking facilities to be generously landscaped with shrubs and trees.

Policy 10.1: Require the consideration and mitigation of noise, light, vehicular, and other impacts on residential properties in the design of commercial and industrial development.

Policy 10.2: Require on-site lighting of institutional, commercial, and industrial uses be constructed or located so that only the intended area is illuminated, off -Site glare is minimized, and adequate safety is provided.



Policy 10.6: Work with public and private organizations and individuals to minimize the land use impacts in and around the river, the canyons, and foothills, such impacts may include but not be limited to noise generation, natural resources encroachment, air quality degradation, aesthetic degradation, etc.

CITY OF AZUSA MUNICIPAL AND DEVELOPMENT CODE

Design Review

The *City of Azusa Municipal and Development Code* (Municipal Code) Section 88.51.032, *Design Review*, outlines the City's design review requirements that are applicable to residential projects, among others. The purpose of design review is to ensure that the design of proposed development and new land uses maintains and enhances the City's attractive appearance. Design review recognizes the aesthetics of the community, encourages the harmonious appearance of development, ensures that new uses enhance their Sites and are compatible with surrounding uses, retains and strengthens the visual quality and attractive character of the City, assists developers in understanding the City's concerns for the aesthetics of development, and ensures that development complies with all applicable City standards and guidelines.

Landscape Standards

The City's landscape and irrigation standards are contained in Municipal Code Division 7, *Landscape and Irrigation Standards*. Pursuant to Municipal Code Division 7, no building permit shall be issued for a proposed development until the public works superintendent, or designee, reviews and approves a landscape plan for the development. A certificate of occupancy shall be issued only if landscaping and an irrigation system is installed in compliance with the approved landscape plan consisting of the elements set forth in Division 7. The landscape plan shall include the following elements: a calculation of water consumption for the landscaped area, a planting scheme, an irrigation plan, and a grading plan if found to be necessary by the community development direct. Projects which must adhere to these standards are: apartments, condominiums, any multiple-unit residential developments, commercial developments, industrial developments, single-family residential, and recreational developments. In addition to other minimum development requirements, Municipal Code Section 78-539, *Street Trees*, requires every development project to install one specified minimum gallon size tree every 35 feet of the property road frontage.

Construction Hours of Operation

Municipal Code Section 46-409, *Construction*, establishes limits on construction, in order to allow construction schedules to take advantage of the weather and normal daylight hours, and to ensure that nearby residents as well as nonresidential activities are not disturbed by the early morning or late-night activities. As specified in this section, construction is permitted Monday through Saturday 7:00 a.m. to 6:00 p.m. Extended construction hours may only be allowed by the review authority through conditions of approval between 6:00 p.m. and 10:00 p.m. On Sundays and national holidays, construction activities may only be allowed by the review authority through conditions of approval between 9:00 a.m. and 5:00 p.m.



5.2.3 IMPACT THRESHOLDS AND SIGNIFICANCE CRITERIA

Appendix G of the *CEQA Guidelines* contains the Environmental Checklist form used during preparation of this EIR. Accordingly, a project may create a significant adverse environmental impact if it would:

- a) Have a substantial adverse effect on a scenic vista (refer to Impact Statement AES-2);
- b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway (refer to Section 8.0, *Effects Found Not To Be Significant*);
- c) Substantially degrade the existing visual character or quality of the Site and its surroundings (refer to Impact Statements AES-1); and/or
- d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area (refer to Impact Statement AES-3).

Based on these standards, the effects of the Project have been categorized as either a “less than significant impact” or a “potentially significant impact.” Mitigation measures are recommended for potentially significant impacts. If a potentially significant impact cannot be reduced to a less than significant level through the application of mitigation, it is categorized as a significant and unavoidable impact.

5.2.4 IMPACTS AND MITIGATION MEASURES

VISUAL IMPACTS TO CHARACTER/QUALITY

AES-1 Would the Project substantially degrade the visual character/quality of the Site or its surroundings?

Impact Analysis:

SHORT-TERM VISUAL IMPACTS

Project construction is anticipated to occur over four consecutive phases. Phase 1 would involve reconfiguration of the golf course which would take approximately three months. Phase 2 would involve site preparation, grading, and installation of utilities to occur over three months. Phase 3 would involve vertical construction of the Senior Village and would occur over 15 months. Phase 4 would install landscaping, signage, and fencing, which would occur over three months. Views of these construction activities and staging areas on the Site would be visible from adjacent residential and industrial uses, as well as from motorists travelling along West Sierra Madre Avenue, 10th Street, and North Todd Avenue.

Visible components of project construction would include dump trucks and other trucks hauling grading materials, and for the delivery and removal of excavation equipment, cranes, other



machinery, and the delivery of materials. As with on-site activities, the visual aspect of trucks loaded with debris and/or soils would be interesting to some viewers and unsightly to others. Proposed access to the Site for dump trucks, semi-trailers, and truck and trailers in the removal of excavated soils and delivery of heavy equipment would occur via access along 10th Street in the southern portion of the Site, which is adjacent to non-sensitive industrial uses. Additionally, Standard Condition of Approval (SCA) AES-1 would require preparation of a Construction Management Plan, which specifies requirements for equipment and vehicle staging areas, stockpiling of materials, fencing (i.e., temporary fencing and screening with opaque material), and haul routes. Construction haul routes would also be designated on plans to avoid routes through sensitive uses in the City. Thus, the majority of the Project's temporary construction activities would be screened from motorists, pedestrians, and residents in the Site vicinity. As such, the Project would result in less than significant construction-related impacts to the visual character and quality of the Site and its surroundings.

LONG-TERM VISUAL IMPACTS

The visual analysis of the Project must consider its visual quality and compatibility in consideration of the area's visual sensitivity. The analysis provided below examines the Project for compatibility with the character of the surrounding industrial, recreational, and residential land uses, in consideration of the following visual elements:

- Architectural features (e.g., repetition of design elements: materials, texture, colors, form, type of construction, details, and building systems);
- Scale (e.g., size relationships between adjacent buildings, and between buildings and adjacent open spaces); and
- Front, side, and rear setbacks.

The Project involves the development of senior housing as well as a golf course reconfiguration within an industrial area (i.e., the northern extent of the West End Industrial District). Existing views of the Site primarily consist of surrounding light industrial, recreational, and residential development and motorists travelling along adjacent roadways. These views are fully screened as a result of significant vegetation screening (mature trees and shrubbery) along the perimeter of the Site.

Existing surrounding industrial structures range in height from one- to two-story buildings and are characterized as typical light industrial/business park uses. As discussed, the Azusa Greens Country Club functions as a transition area between industrial, manufacturing, and technological uses exhibited throughout the West End Light Industrial Area and residential uses to the north and south of West Sierra Madre Avenue. As a result, the industrial character of the West End Light Industrial Area is currently softened by the Site's significant vegetation screening. Residential structures within the Site's vicinity are two stories in height.

The Project would reconfigure an approximately 14.88-acre portion of the existing golf course to accommodate four golf holes (golf holes 3, 4, 5, and 6) instead of just the two existing golf holes (golf holes 4 and 5). The Project would also install additional barrier netting at the following reconfigured golf hole locations:



- Golf Hole 3: Approximately 40 linear feet of new netting with a minimum height of 40 feet at the southwest corner of the Rain Bird Corporation property, adjacent to the golf hole 3 green;
- Golf Hole 4: Approximately 150 linear feet of new netting with a minimum height of 30 feet along the eastern Golf Course Reconfiguration Area boundary east of golf hole 4 to protect the surrounding residences to the east;
- Golf Hole 5: Approximately 350 linear feet of new netting with minimum heights ranging from 40 to 60 feet along the southern Golf Course Reconfiguration Area boundary adjacent to 10th Street to protect parked cars and pedestrians from errant golf balls teed off from golf hole 5; and
- Golf Hole 6: Approximately 100 linear feet of new netting with a minimum height of 30 feet along the western Golf Course Reconfiguration Area boundary adjacent to the golf hole 6 green and North Todd Avenue.

However, views to the Golf Course Reconfiguration Area would remain largely unchanged upon Project completion, since the Project would not involve the significant removal of existing vegetation screening along this portion of the Site; refer to Exhibit 5.2-2, Proposed Tree Plan. In addition, the Golf Course Reconfiguration Area would retain its current land use as a golf course and improvements occurring within this portion of the Site would result in an overall enhancement to the character and quality of the golf course during operations.

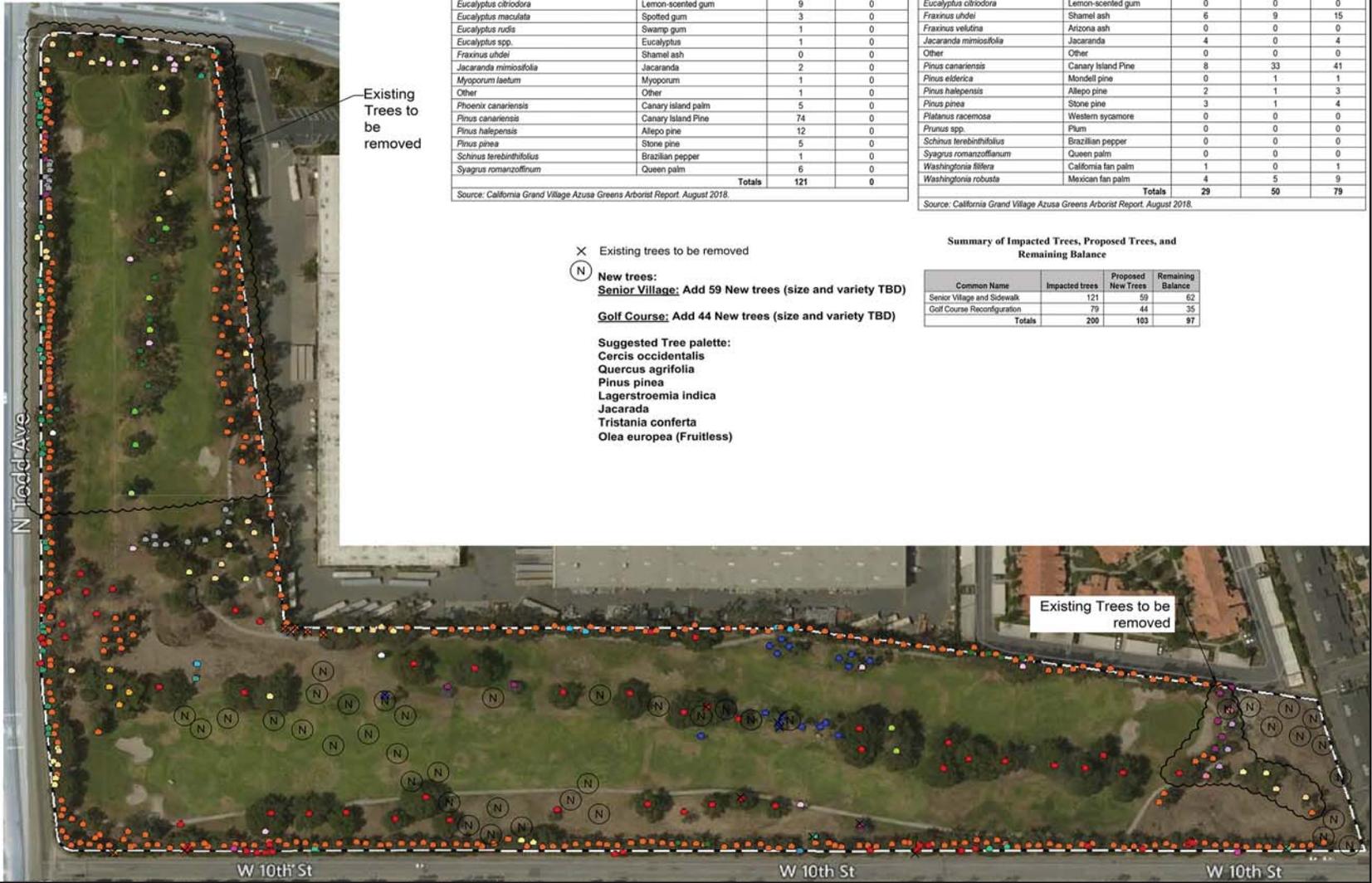
Improvements occurring within the Specific Plan Area of the Site include demolition of an existing 4.48-acre area of the Azusa Greens Country Club and construction of the Senior Village; refer to Exhibit 5.2-3, Conceptual Renderings. Specific Plan implementation would convert existing golf course landscaping with new hardscapes, potentially degrading the Site's present function as a transition area between surrounding industrial and residential uses. The Senior Village would incorporate various architectural elements, development standards, and landscape features to reduce the project's potential impact to visual character. The Senior Village would feature various architectural elements to differentiate building massing and provide articulation on the building elevations visible from public right-of-way; refer to Specific Plan Section 5, Design Guidelines. As prescribed in the Specific Plan, the Senior Village would be patterned after the Spanish Colonial Revival architectural style, also commonly known as the Santa Barbara architectural style. Although the mass and scaling of the Senior Village would be taller than surrounding land uses, its main structure would not exceed a maximum of 45 feet in height to the top plate line from finished grade, up to and including four stories; refer to Specific Plan Section 6.3, Development Standards. Projected roofs, roof decks, and architectural features would not exceed a maximum of 58 feet in height. The Specific Plan would include a specimen tree at the circular entryway, while the remainder of the plant palette would incorporate a variety of shrubs and grasses, which introduce a range of colors and textures. The proposed landscaped sidewalk and golf cart path along North Todd Avenue would further act to soften the industrial character of the West End Light Industrial Area and preserve the Site's function as a transition area between surrounding industrial and residential uses; refer to Exhibit 5.2-3.

Project Site

Tree Locations

Botanical Name

- Chamaerops humilis
- Cinnamomum camphora
- Eucalyptus citriodora
- Eucalyptus maculata
- Eucalyptus rudis
- Eucalyptus sp.
- Fraxinus uhdei
- Fraxinus velutina
- Jacaranda mimosifolia
- Myoporum laetum
- Other
- Phoenix canariensis
- Pinus canariensis
- Pinus eldarica
- Pinus halepensis
- Pinus pinea
- Platanus racemosa
- Prunus sp.
- Quercus agrifolia
- Schinus terebinthifolius
- Syagrus romanzoffinum
- Washingtonia filifera
- Washingtonia robusta



Summary of Direct Tree Impacts (Protected Trees) Azusa Municipal Code – Senior Village Center and Sidewalk Improvements

Scientific Name	Common Name	Removal	Encroachment
Cinnamomum camphora	Camphor	0	0
Eucalyptus citriodora	Lemon-scented gum	9	0
Eucalyptus maculata	Spotted gum	3	0
Eucalyptus rudis	Swamp gum	1	0
Eucalyptus spp.	Eucalyptus	1	0
Fraxinus uhdei	Shamel ash	0	0
Jacaranda mimosifolia	Jacaranda	2	0
Myoporum laetum	Myoporum	1	0
Other	Other	1	0
Phoenix canariensis	Canary island palm	5	0
Pinus canariensis	Canary Island Pine	74	0
Pinus halepensis	Aleppo pine	12	0
Pinus pinea	Stone pine	5	0
Schinus terebinthifolius	Brazilian pepper	1	0
Syagrus romanzoffinum	Queen palm	6	0
Totals		121	0

Source: California Grand Village Azusa Greens Arborist Report, August 2018.

Summary of Direct Tree Impacts (Protected Trees) Requiring mitigation per Azusa Municipal Code – Reconfigured Golf Course

Scientific Name	Common Name	Removal	Encroachment	Total
Chamaerops humilis	Mediterranean fan palm	1	0	1
Eucalyptus citriodora	Lemon-scented gum	0	0	0
Fraxinus uhdei	Shamel ash	6	9	15
Fraxinus velutina	Arizona ash	0	0	0
Jacaranda mimosifolia	Jacaranda	4	0	4
Other	Other	0	0	0
Pinus canariensis	Canary Island Pine	8	33	41
Pinus eldarica	Mondell pine	0	1	1
Pinus halepensis	Allepo pine	2	1	3
Pinus pinea	Stone pine	3	1	4
Platanus racemosa	Western sycamore	0	0	0
Prunus spp.	Plum	0	0	0
Schinus terebinthifolius	Brazilian pepper	0	0	0
Syagrus romanzoffinum	Queen palm	0	0	0
Washingtonia filifera	California fan palm	1	0	1
Washingtonia robusta	Mexican fan palm	4	5	9
Totals		29	50	79

Source: California Grand Village Azusa Greens Arborist Report, August 2018.

- × Existing trees to be removed
- New trees:
 - Senior Village: Add 59 New trees (size and variety TBD)
 - Golf Course: Add 44 New trees (size and variety TBD)

Suggested Tree palette:
 Cercis occidentalis
 Quercus agrifolia
 Pinus pinea
 Lagerstroemia indica
 Jacaranda
 Tristania conferta
 Olea europea (Fruitless)

Summary of Impacted Trees, Proposed Trees, and Remaining Balance

Common Name	Impacted trees	Proposed New Trees	Remaining Balance
Senior Village and Sidewalk	121	59	62
Golf Course Reconfiguration	79	44	35
Totals	200	103	97

Source: Julie Friedrichsen Design LLC., California Grand Village Azusa Greens Proposed Tree Plan, August 11, 2018.



North Todd Avenue Perspective



North Todd Avenue/West Sierra Madre Perspective

NOT TO SCALE

Michael Baker
INTERNATIONAL

11/18 | JN 162172

ENVIRONMENTAL IMPACT REPORT
CALIFORNIA GRAND VILLAGE PROJECT
Conceptual Renderings

Exhibit 5.2-3



Overall, the Project would be required to comply with the Design Guidelines and Development Standards contained in the Specific Plan, which would ensure consistent and orderly development of the Project site. The City would review the Senior Village against the Specific Plan to ensure the proposed development continues to function as a transition area between industrial, manufacturing, and technological uses exhibited throughout the West End Light Industrial Area and residential uses to the north and south of West Sierra Madre Avenue as part of its design review process. Therefore, the Senior Village is not anticipated to have a significant impact pertaining to the degradation of character/quality with the incorporation of the Design Guidelines and Development Standards contained in the Specific Plan, and implementation of the City's design review process.

Standard Conditions of Approval:

SCA AES-1 Concurrent with the Grading Permit Application, a Construction Management Plan shall be submitted for review and approval by the Director of Economic and Community Development. The Construction Management Plan shall, at a minimum, indicate the equipment and vehicle staging areas, stockpiling of materials, fencing (i.e., temporary fencing with opaque material), and haul routes. The designation of construction haul routes would route traffic to avoid residential areas in the City. The requirement for a Construction Management Plan shall be included in Project specifications, subject to verification by the Director of Economic and Community Development prior to final plan approval.

Mitigation Measures: No mitigation measures are required.

Level of Significance: Less Than Significant Impact.

SCENIC VIEWS AND VISTAS

AES-2 Would the Project have a substantial adverse effect on a scenic view or vista?

Impact Analysis: As discussed in the existing conditions above, two public areas are further considered in this analysis for the purposes of scenic views/vistas, and are discussed as follows:

- *San Gabriel River Bike Path.* Existing public views in the Site vicinity, which also include views toward visual resources (San Gabriel Mountains), include pedestrian/bicyclist views along the San Gabriel River Trail. However, due to the relatively flat topography, distance of the trail from the Site (approximately 200 feet), and orientation of trail views (looking north), compared to the Site (situated to the east), the Site is not readily visible within these scenic views. Thus, Project implementation would not impact scenic views along the San Gabriel River Bike Path. No impacts would occur in this regard.
- *North Todd Avenue.* Motorists traveling along North Todd Avenue (along the Site's western boundary) experience views of the San Gabriel Mountains to the north. The General Plan does not specify North Todd Avenue as a scenic route. Current uses that have views toward the Site include nearby industrial uses and residential uses and motorists. Due to the presence of mature trees along Sierra Madre Avenue, recreational uses to the north are not afforded readily available views. The Senior Village be similar in height to the existing tree line along North Todd Avenue, and thus would result in similar view blockage as



experienced in the Site's existing condition. Further, there are no readily available sidewalk/bike paths along the Site's perimeter, suggesting that there is little scenic value as a public view corridor for this section of North Todd Avenue. Thus, other than motorists travelling along North Todd Avenue and nearby industrial uses, there are no residents, visitors, and/or recreational users that would have these particular views toward the Site and the San Gabriel Mountains. North Todd Avenue, within the vicinity of the Site, is not considered a scenic route. Therefore, less than significant impacts would occur.

Standard Conditions of Approval: No standard conditions of approval are applicable.

Mitigation Measures: No mitigation measures are required.

Level of Significance: No Impact.

LIGHT AND GLARE

AES-3 Would the Project result in significant impacts to daytime and/or nighttime views in the area as a result of light and glare?

Impact Analysis:

SHORT-TERM CONSTRUCTION LIGHTING

Pursuant to Municipal Code Section 46-409, construction activities are anticipated to occur during the day hours (Monday through Saturday 7:00 a.m. to 6:00 p.m.), where potential construction-related lighting impacts would not occur. No nighttime construction is anticipated. Thus, no nighttime lighting would be required. No impacts are anticipated in this regard.

LONG-TERM OPERATIONAL LIGHTING

Improvements occurring within the Golf Course Reconfiguration Area would not introduce new sources of light and glare, as no new lighting sources are proposed within this area and the Project would not involve significant removal of existing vegetation screening along the portion of this Site; refer to [Exhibit 5.2-2](#). No impacts would occur in this regard. However, improvements occurring within the Specific Plan Area of the Site would result in increases in light sources at the project site due to the introduction of new residential uses, landscape and security lighting, signage lighting, and increased vehicle headlights at the Project driveway. Proposed Specific Plan design guidelines pertaining to lighting include, but are not limited to, installation of up-lighting for signage, trees, and other landscape elements, building facades, and architectural features; refer to Specific Plan Chapter 4.5, *Signage and Lighting Plan*. The types of land uses that are typically sensitive to excess light and glare include residential uses, hospitals, senior housing, and other types of uses where excessive light may disrupt sleep. Existing light sensitive uses in the project vicinity include nearby residences located approximately 100 feet north of the Site.

Lighting and Glare from Proposed Structures. Pursuant to Specific Plan Chapter 4.5, new structures within the Specific Plan would be designed such that all light sources are directed away from or shielded from the surrounding businesses, residences, and roadways. The Project would also be subject to conformance with Municipal Code Section 88.31.030, *Outdoor Lighting*, which establishes



lighting standards to ensure that light trespass (spill light), light pollution, and glare have a negligible impact on surrounding properties, particularly residential uses. Following conformance with Specific Plan development regulations and Municipal Code requirements, the Project would not result in significant adverse impacts associated with the introduction of new sources of lighting into the project area. Potential impacts would be less than significant in this regard.

Vehicle Headlights. Project implementation would introduce increased vehicles at the new Project driveway and along North Todd Avenue. Although Specific Plan implementation would increase these sources of light, particularly along North Todd Avenue, potential glare from proposed vehicle headlights would be similar in character as that already experienced in the area. In addition, the Senior Village's proposed parking garage would be screened from view of adjoining residential areas based on its central location within the Specific Plan. Therefore, a less than significant impact would occur.

Standard Conditions of Approval: No standard conditions of approval are applicable.

Mitigation Measures: No mitigation measures are required.

Level of Significance: Less Than Significant Impact.

5.2.5 CUMULATIVE IMPACTS

The cumulative impacts discussed below rely upon the list of cumulative development projects in [Table 4-1, *Cumulative Projects List*, Section 4.0, *Basis of Cumulative Analysis*](#), of this EIR. The analysis below discloses the cumulative impacts from those projects listed in [Table 4-1](#), and the Project's contribution to that cumulative impact. The nearest cumulative projects to the Site in [Table 4-1](#) are the Canyon City Business Center to the west and the Tenth Street Center Industrial Park (Lagunitas) to the southwest of the Site; refer to [Exhibit 4-1, *Cumulative Projects Map*](#).

VISUAL CHARACTER/QUALITY

- Would the Project, combined with other related cumulative projects, cause a cumulatively considerable degradation of the visual character/quality of the development Sites and their surroundings?

Impact Analysis:

SHORT-TERM VISUAL IMPACTS

Cumulative development would occur in the Site vicinity, including development of the Canyon City Business Center to the west and build-out of the Tenth Street Center Industrial Park (Lagunitas) to the southwest of the Site. Development of these cumulative projects would be evaluated on a project- and Site-specific basis, including proximity to visually sensitive receptors, the visual sensitivity of the respective development sites, and duration of demolition and construction. Project construction could overlap with construction activities associated with the Canyon City Business Center and Tenth Street Center Industrial Park. However, as detailed in each respective EIR, each project would be required to prepare a Construction Management Plan, which would, at a minimum, indicate the equipment and vehicle staging areas, stockpiling of materials, fencing, and haul routes.



The Construction Management Plans would be reviewed and approved by the City and could include additional provisions should multiple construction projects occur at the same time in the Site vicinity. Further, it is assumed that cumulative development would progress in accordance with the Municipal Code. Each project would be analyzed in order to ensure the construction-related Municipal Code restrictions are consistently upheld. Cumulative construction-related impacts to visual character would be less than significant with compliance with the City's Municipal Code and would be further reduced with implementation of SCA AES-1. Thus, Project implementation would not cumulatively contribute to the degradation of character/quality during construction.

LONG-TERM VISUAL IMPACTS

As discussed in Impact Statement AES-1, Project implementation would result in less than significant impacts pertaining to the degradation of character/quality upon compliance with the Design Guidelines and Development Standards contained in the Specific Plan, which would ensure consistent and orderly development of the Project site. The City would review the Senior Village against the Specific Plan to ensure the proposed development continues to function as a transition area between industrial, manufacturing, and technological uses exhibited throughout the West End Light Industrial Area and residential uses to the north and south of West Sierra Madre Avenue as part of its design review process. Thus, the Project would not contribute to cumulatively considerable impact involving the degradation of character/quality in the Site vicinity.

Further, the potential impacts of cumulative projects near the Project on the visual character of the Site vicinity would be evaluated on a project-by-project basis. It is assumed that cumulative development would progress in accordance with the City's Municipal Code and would be required to incorporate appropriate setbacks, landscaping design, and buffering and screening techniques. Each project would undergo design review and be analyzed in order to ensure the regulations of the Municipal Code are consistently upheld. Overall, the Project's less than significant contribution to long-term visual impacts would not be cumulatively considerable and cumulative impacts would be less than significant.

Standard Conditions of Approval: Refer to SCA AES-1.

Mitigation Measures: No mitigation measures are required.

Level of Significance: Less Than Significant Impact.

SCENIC VIEWS AND VISTAS

- Would the Project, combined with other related cumulative projects, have a cumulatively considerable adverse effect on a scenic vista?

Impact Analysis: The San Gabriel Mountains, located north of Azusa, Glendora, Covina, Duarte, and Irwindale are a scenic resource offering distant vistas of mountain backdrops. Cumulative impacts involving view blockage of scenic resources could occur as development progresses in the area. As discussed above, two cumulative projects are situated in the Site vicinity. Although development of these cumulative projects would continue to reduce overall views toward these visual resources, no specific public views are afforded that constitute a possible scenic vista or scenic corridor in the Project's viewshed. Further, these cumulative projects would not affect the existing



views along the San Gabriel River Bike Path. Thus, cumulative considerations in the Project's viewshed are considered less than significant.

As discussed in Impact Statement AES-2, the Project would maintain the existing designated scenic views along the San Gabriel River Bike Path. Further, overall impacts of view blockage along North Todd Avenue are not considered visual impacts to a scenic corridor, resulting in no impacts to scenic views. Thus, the Project would not contribute to a cumulatively considerable visual impact to scenic views or vistas.

Standard Conditions of Approval: No standard conditions of approval are applicable.

Mitigation Measures: No mitigation measures are required.

Level of Significance: No Impact.

LIGHT AND GLARE

- Would the Project, combined with other related cumulative projects, cumulatively contribute to considerable light/glare impacts?

Impact Analysis: As discussed in Impact Statement AES-3, the Project's short-term construction lighting impacts would be less than significant. Thus, the Project would not result in a cumulatively considerable contribution to light and glare during construction. Further, although Specific Plan implementation would introduce new sources of light and glare, compliance with Specific Plan Chapter 4.5 and Municipal Code requirements would ensure the Specific Plan's potential for increased light and glare would be less than significant. Thus, following conformance with Specific Plan development regulations and Municipal Code requirements, the Project would not contribute to the creation of cumulatively considerable new lighting or glare.

Further, potential impacts of cumulative projects related to light and glare would be evaluated on a project-by-project basis. It is assumed that cumulative development would progress in accordance with the Municipal Code and would minimize light/glare conditions by incorporating lighting requirements related to shielding and placement. As such, cumulative impacts to light and glare would be less than significant.

Standard Conditions of Approval: No standard conditions of approval are applicable.

Mitigation Measures: No mitigation measures are required.

Level of Significance: Less Than Significant Impact.

5.2.6 SIGNIFICANT UNAVOIDABLE IMPACTS

No significant unavoidable impacts related to aesthetics/light and glare have been identified following compliance with the proposed Specific Plan and implementation of the City's Municipal Code requirements and standard conditions of approval.