

## 5.1 AESTHETICS AND VISUAL RESOURCES

### 5.1.1 Physical Setting

Aesthetic values are an important aspect in establishing the identity, sense of place, and quality of life in a community. Natural features in and around the City of Goleta that are generally considered to have a high scenic value include large open spaces, the Santa Ynez Mountains and its foothills, and the Pacific Ocean. The Santa Ynez Mountains are located north of the City and provide a scenic backdrop to Goleta's urbanized areas. Prominent features of the foothills and mountains can be seen from viewpoints throughout the City and include views of orchards, chaparral vegetation, and rock outcroppings.

**Visual Characteristics of the Project Site.** The visual character of the project site is primarily defined by views of sloping vacant land that is surrounded by residential development to the north, east and west. The elevation of the project site ranges from 55 feet above sea level near the southwestern corner to 94 feet at the top of a knoll in the northeastern portion of the site. Slopes on the project site vary, with two to five percent slopes in the southern and southwestern portions of the site, and five to ten percent slopes just below the knoll.

Vegetation on the project site consists mostly of non-native annual grassland that is periodically mowed for weed control purposes. Other vegetation includes several non-native trees including salt cedar, Canary Island date palms, and tara. The most visually prominent vegetation is located on and adjacent to the western edge of the site, where riparian vegetation associated with El Encanto Creek is located. This vegetation is dominated by coast live oak, arroyo willow, sycamore, Canary Island date palms, and other non-native trees. Other prominently visible vegetation is located south of and adjacent to the project site and is associated with a drainage ditch located between the site and Calle Real. Vegetation in the drainage ditch includes coyote brush, two small walnut trees, and three arroyo willows. The two narrow "arm" parcels that are part of the project site and would be used to provide pedestrian and bicycle trails are generally bordered by residences and landscape vegetation to the north and south.

The visual character of the project site is generally defined by views of disturbed vacant land that is predominately surrounded by urban development. There are no significant topographic features on the project site that substantially contribute to the visual quality of the site or the project area, and the most prominent natural feature associated with the site is the riparian vegetation along its western perimeter. Overall, the site is considered to have "moderate" visual quality.

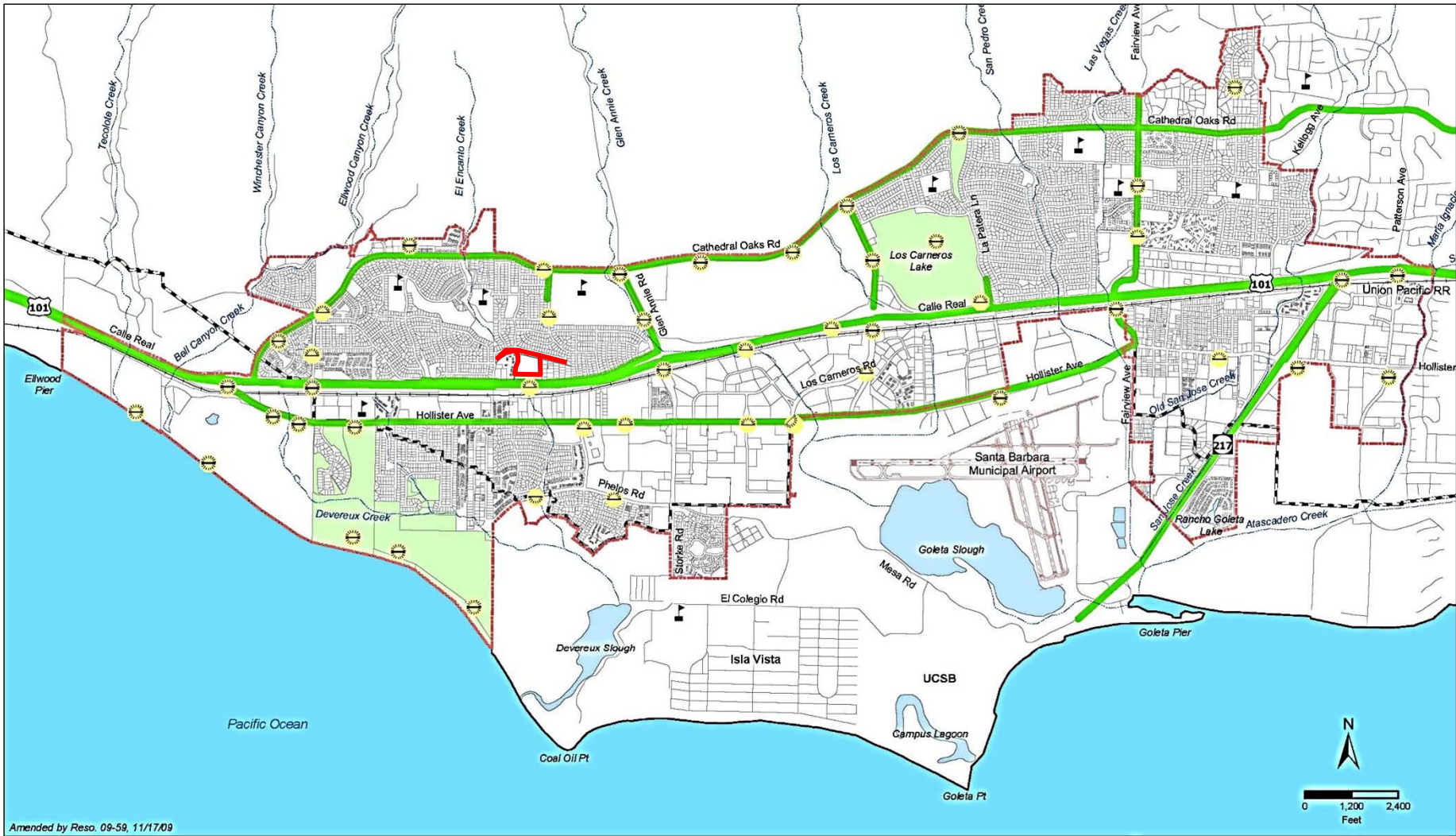
**Surrounding Uses.** Land uses to the east, west, and north of the project site are dominated by single- and multi-family residences, and a small commercial development is also located to the west at Ellwood Station Road. South of the project site, land uses are dominated by Calle Real, U.S. Highway 101, and Union Pacific railroad tracks.

**Scenic Corridor.** The U.S. 101 and Calle Real transportation corridor is identified as a scenic corridor by Figure 6-1, Scenic and Visual Resources, of the Goleta General Plan/Coastal Land Use Plan (Figure 5.1-1). In the vicinity of the project site, the northern side of the U.S. 101 and Calle Real scenic corridor is almost entirely bordered by residential development. Views of the foothills and Santa Ynez Mountains are occasionally available, however, views of the mountains are often obscured by intervening landscaping and structures. Generally, when the mountains are visible from the U.S. 101 and Calle Real corridor, only the upper portions of the mountains can be seen. GP/CLUP Figure 6-1 also indicates that “one-direction” views are provided from the U.S. 101 and Calle Real scenic corridor northward across the project site. The view corridor identified by GP/CLUP Figure 6-1 across the project site provides foreground views of the vacant project site and views of the Santa Ynez Mountains in the background.

**Views of the Project Site.** Views of the project site that are available to the general public are primarily from Calle Real, which is south of and adjacent to the site. The project site is visible from U.S. 101, however, due to the speed of passing motorists and the presence of landscaping adjacent to the highway, only limited views of the site are provided from the highway. Public views of the project site are also provided from the end of Puerto Drive, which is a short street segment between Tuolumne Drive and the northern project site property line. Figures 5.1-2 and 5.1-3 depict existing views of the project site as seen from viewpoints along U.S. 101, Calle Real, and Puerto Drive.

The view depicted on Figure 5.1-2a is from a point along the northbound lane of U.S.101, and was taken at one of the few locations where highway landscaping does not block views of the project site. Calle Real is visible in the foreground, and the rolling topography and non-native grassland of the site project site are visible in mid-ground views. Also visible across the center of the photograph is the riparian and other vegetation along El Encanto Creek. The Santa Ynez Mountains are visible in background views, but are often obscured by the trees and vegetation on the project site and along the El Encanto Creek.

Figure 5.1-2b depicts views of the project site as seen from a viewpoint along Calle Real near the southwest corner of the site. In this view, the foreground is dominated by the non-native grassland habitat and vegetation located on the project site. Several residences to the north and east of the project site can be seen, but most residences that are adjacent to the site are screened or obscured by intervening vegetation. Distant views of the Santa Ynez Mountains are visible in the background. Figure 5.1-3 depicts the view of the project site as seen from the end of Puerto Drive, south of Tuolumne Drive.



Amended by Reso. 09-59, 11/17/09

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|--|---|--|
| <b>Legend</b><br>Public Lands with View Opportunities<br><b>Scenic Corridor</b><br>Local Scenic Corridor | <b>Scenic Views to be Protected</b><br><b>View Orientation</b><br>Views to one Direction<br>Views to all Directions | <b>Other Features</b><br>Goleta City Boundary<br>Coastal Zone<br>Schools<br>Creeks |
|  | Kenwood Village Project Site  |  |

**Figure 6-1**  
**SCENIC AND VISUAL RESOURCES**  
 GENERAL PLAN/COASTAL LAND USE PLAN  
 November 2009

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Source: interacta, Inc.

**Figure 5.1-2a: View of the project site looking northward from U.S. 101**



Source: interacta, Inc.

**Figure 5.1-2b View of the project site looking northeast from Calle Real**

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Source: interacta, Inc.

**View of the project site looking southward from the end of Puerto Drive**

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Private views of the project site are available to residences adjacent to the project site to the north, east and west. Most of the residences to the north that are adjacent to the site are oriented towards Tuolumne Drive, but may have views of the site from backyards, although landscaping and fencing would generally limit those views.

### **5.1.2 Regulatory Setting**

Section 6.0 of the City's GP/CLUP, the Visual and Historic Resources Element, provides objectives and policies that address the issues related to the identification and protection of scenic resources. The guiding objectives for these visual resource policies are as follows:

- To identify, preserve, and enhance Goleta's scenic resources and to protect views or vistas to these resources from public and private areas (Policy VH-1, Scenic Views).
- To protect and enhance the visual character and public views within and from Goleta's scenic corridors and locations from which scenic vistas can be enjoyed (Policy VH-2, Local Scenic Corridors).
- Preserve the aesthetic qualities of scenic corridors through retention of the general character of significant natural features and views of the ocean, foothills, and mountainous areas (Subpolicy VH 2.2).
- To protect and enhance Goleta's visual character (Policy VH-3, Community Character).
- To preserve, protect, and enhance Goleta's character through high quality design (Policy VH-4, Design Review).
- Outdoor lighting fixtures shall be designed, located, aimed downward or toward structures (if properly shielded), retrofitted if feasible, and maintained in order to prevent over-lighting, energy waste, glare, light trespass, and sky glow. The following standards shall apply:
  - a. Outdoor lighting shall be the minimum number of fixtures and intensity needed for the intended purpose. Fixtures shall be fully shielded and have full cut off lights to minimize visibility from public viewing areas and prevent light pollution into residential areas or other sensitive uses such as wildlife habitats or migration routes.
  - b. Direct upward light emission shall be avoided to protect views of the night sky.

- c. Light fixtures used in new development shall be appropriate to the architectural style and scale and compatible with the surrounding area. (Sub-policy VH 4.12, Lighting)

### **5.1.3 Thresholds of Significance**

Based on the City's Initial Study Checklist (CEQA Guidelines, Appendix G; Environmental Checklist Form) a project would result in a significant aesthetic impact if it would:

- a. Have a substantial adverse effect on a scenic vista.
- b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.
- c. Substantially degrade the existing visual character or quality of the site and its surroundings.
- d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

### **5.1.4 Impact Evaluation**

The proposed Project would change the visual character of the project site from a vacant 10-acre field to a residential neighborhood that provides 60 residences in 32 structures, along with supporting roadways and other accessory structures and uses. Site development would include a perimeter sound wall along the southern and eastern sides of the property, post and rail fencing along the El Encanto Creek riparian area, a bio-retention pond in the southwestern corner of the site, sidewalks and decomposed granite trails, a tot lot and common picnic area. The residences would include single-family houses, duplexes, and triplexes with heights between approximately 22 and 27 feet measured to the peak of the roofline. The Project includes a landscape plan for proposed development areas and a restoration plan for the southern portion of El Encanto Creek adjacent to the project site.

**Scenic Vistas.** The project site is primarily visible from Calle Real, and has somewhat limited visibility from U.S. 101. In Santa Barbara County, U.S. 101 has been identified as eligible for the state scenic highways program, but it has not been officially designated. The highway and Calle Real are identified as a scenic corridor in the Goleta General Plan/Coastal Land Use Plan (GP/CLUP Figure 6-1), with "one-direction" (driving north) views towards the Santa Ynez Mountains to the north. For purposes of this analysis, views of the Santa Ynez Mountains from U.S. 101 and Calle Real are considered scenic vistas.

Figure 5.1-4 illustrates existing views of the project site as seen from a viewpoint along northbound U.S. 101, and also provides a simulation of visual conditions as they would appear on the project site after the development of the Project. This viewpoint was selected for analysis because it offers one of the least obstructed views of the project site from the highway. From the selected viewpoint and under existing conditions, the Santa Ynez Mountains are generally seen through narrow to moderately wide view corridors framed by large trees, and in some locations views of the mountains are completely obstructed by vegetation. The post-development simulation shows that the limited existing views of the mountains would be substantially reduced by the proposed residences and landscaping.

Figure 5.1-5 illustrates existing views of the project site as seen from a viewpoint located near the southwest corner of the project site along Calle Real, and also provides a simulation of visual conditions as they would appear on the project site after the development of the proposed project. Under existing conditions, relatively unobstructed views of the Santa Ynez Mountains can be seen in the background. The post-development simulation shows that proposed development would result in a substantial reduction in existing mountain views from the selected viewpoint.

As shown on Figures 5.1-4 and 5, the Project would result in a reduction in mountain views as seen from the U.S. 101/Calle Real scenic corridor. However, the change to existing mountain views as seen from U.S. 101 would not be substantial because existing mountain views are not extensive or panoramic due to the presence of intervening vegetation. The reduction in mountain views as seen from Calle Real would be more extensive, although limited views of the mountains would remain. The Project would have an adverse effect on a scenic vista (mountain views seen from the U.S. 101/Calle Real corridor), however, this impact is not considered significant because resulting views of the mountains would generally be similar to mountain views provided across other developed areas in the project area; the reduction in views would affect only a relatively short segment of the U.S. 101/Calle Real corridor; and a reduction in transitory views from moving vehicles is not considered as important as a reduction in mountain views from a location where people may gather for an extended period of time, such as a park. In addition, while not depicted by Figures 5.1-4 or -5, the Project would retain a view corridor that would provide views of the Santa Ynez Mountains. The view corridor would be located on the west side of the project site where the proposed bio-retention pond would be located and the Streamside Protection Area would be provided. Therefore, the Project would result in a **less than significant (Class III)** impact to scenic views.

**Visual Character.** The existing visual character of the project site is defined by views of sloping vacant land covered primarily by disturbed non-native grassland with scattered trees, and dense vegetation along the western edge of the site. The vacant site is bordered by residential development to the north, east and west, and the two “arm” parcels are bordered by residential development and landscape vegetation.

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**Existing View**



**Proposed View**



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**Existing View**



**Proposed View**



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Project Design. The Project would change the visual character of the site from open and vacant to a planned residential neighborhood. The visual character of the project site after development of the Project would generally be similar in character to existing residential development to the north, east and west. Residential units on the project site would be developed at a density of 6.2 units per acre, which is comparable to the residential unit density to the west, which is zoned DR-8 (eight units per acre); and to the north, which is zoned 7-R-1 (7,000 square foot minimum lot size or approximately 6.2 units per acre). The proposed residential unit density on the project site would be somewhat higher than the existing unit density to the east, which is zoned DR-4.6 (4.6 units per acre).

The proposed residential buildings would be constructed in a variety of sizes and architectural styles, but in general the size and scale of the proposed 1.5- and two-story residences would be compatible with the residential uses adjacent to the project site. The implementation of the City's design review requirements would further ensure that the Project would be compatible with surrounding residential uses.

As depicted on Figure 5.1-4, if the Project is developed the visual character of the site would change from what is mostly an open non-native grassland to a residential neighborhood. The visual character of the project site would be generally similar to that of the residential neighborhoods directly east, west, and north of the site, and there would be little contrast between the Project and the adjacent neighborhoods.

Figure 5.1-5 shows existing and post-development views of the project site from a viewpoint near the southwest corner of the site along Calle Real. The visual character of the project site as seen from this view is similar to the U.S. 101 view, with non-native grassland and a few scattered trees. In the post-development view, the visual character of the site changes to a residential neighborhood with a landscaped bio-retention basin visible on the southwest corner of the site. The visual character of the project site would be similar to the residential areas directly east, west, and north of the project site, and there would be little contrast between the Project and the adjacent residential neighborhoods.

Figure 5.1-6 shows existing and post-development views from Puerto Drive, at a viewpoint that is north of and adjacent to the project site. In the existing condition, views of the project site are predominately screened by dense vegetation. In the post-development view, the visual character of the project site would change to a landscaped residential neighborhood. The visual character of the project site would be similar to the residential areas directly east, west, and north of the project site, and there would be little contrast between the Project and the adjacent residential neighborhoods.

In conclusion, the Project's residential unit density would be compatible with surrounding residential areas. The Project's visual character would be similar to surrounding residential neighborhoods, and the Project would retain an open space area along its western side where the proposed bio-retention pond would be located and a Streamside Protection Area would

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**Existing View**



**Proposed View**



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be provided. Therefore, the design of the Project would not substantially degrade the existing visual character or “moderate” visual quality of the project site or its surroundings, and the project’s design would result in **less than significant (Class III)** visual character impacts.

Grading. To develop the proposed residences, the project site would be graded to create level building pads and access roads, and to provide adequate site drainage. Preliminary grading plans estimate the Project would require 41,000 cubic yards of cut, 50,000 cubic yards of fill, and the importation of 9,000 cubic yards of fill. In general, most excavation would occur in the northern portion of the project site and most fill would occur in the southern portion of the site. The maximum cut depth would be approximately 13 feet and the maximum fill depth would be approximately 11 feet. A one- to six-foot high retaining wall would be constructed along the northern perimeter of the project site, and three- to four-foot high walls would be located throughout the site. The proposed grading plan would lower the existing ground surface elevations in the northern portion of the site, however, the reduction in ground surface elevation would not remove or damage any significant topographic features considered to be a scenic resource. By lowering the ground elevations in the northern portion of the site, proposed residences would have finished floor elevations that are lower than the floor elevations of the existing residences to the north, which would minimize the potential for compatibility-related impacts such as shadows or view obstruction.

The proposed project site grading would remove the existing non-native grasses that cover most of the project site, as well as existing non-native trees that are scattered throughout the site. Grading would also remove vegetation located in a drainage ditch located between the project site and Calle Real. The removal of on-site vegetation and the off-site vegetation in the drainage ditch would not remove any important scenic resources. Grading for the Project would not disturb any of the existing riparian vegetation associated with El Encanto Creek, which is considered to be an important visual resource. The only grading proposed to occur near the riparian area would be for the construction of a shallow bio-retention pond, which would be planted with native vegetation. Therefore, the proposed pond would have an appearance that is compatible with the adjacent native vegetation.

In conclusion, grading of the project site would alter existing ground surface elevations and remove mostly non-native vegetation from the site, however, native vegetation along El Encanto Creek would be retained. Therefore, proposed grading operations would not substantially damage scenic resources located on the project site and the Project’s grading-related impacts to the visual character of the project site would be **less than significant (Class III)**.

Retaining Walls. The proposed grading plan would require the construction of a retaining wall with a maximum height of six (6) feet along the project site’s northern border, and other smaller walls would be constructed throughout the site. The proposed retaining walls would be screened from off-site public viewpoints along U.S. 101 and Calle Real by proposed structures

on the project site. Therefore, the proposed retaining walls would result in a **less than significant impact (Class III)** to the visual character of the project site.

Sound Barrier Walls. The Project proposes to construct an eight-foot high sound barrier wall parallel to the project site's southern property line and along a portion of the site's eastern perimeter (Figure 3.5-9). The proposed wall parallel to the southern property line would be the wall most visible from off-site viewing locations and would be approximately 540 feet in length and setback from the southern property line approximately five (5) to 15 feet, which would facilitate the placement of landscaping along the south side of the wall (Figure 3.5-8). The wall would be designed to have periodic "off-sets," which would minimize the appearance of a long, linear structure; and a berm approximately two (2) feet in height would be provided along the south side of the wall, which would appear to reduce its height from eight to six feet. The proposed noise barrier wall along the project site's eastern property line would be approximately 175 feet in length.

The noise barrier wall located parallel to the project site's southern property line would be one of the most visually prominent project-related features visible from the U.S. 101/Calle Real corridor. Despite the proposal to construct "off-sets" into the wall, it would be a long linear feature that would have the potential to result in a significant impact to the visual character of the project site. The Project's preliminary landscape plan indicates that trees would be planted along the south side of the wall. Landscaping along the south side of the wall could adequately screen views of the wall from public viewpoints near the project site, however, the adequacy of the proposed landscaping to reduce visual impacts of the wall cannot be determined at this time due to the preliminary nature of the landscape plan. In addition to potential visual impacts that may result from the proposed design of the sound barrier walls, structures such as sound walls can be graffiti targets, which may also result in significant impacts to the visual character of the project site.

It is anticipated that with adequate design, landscaping and maintenance, potentially significant visual impacts of the proposed noise barrier walls would be reduced to a less than significant level. Therefore, the proposed noise barrier walls have the potential to result in a **significant and mitigable (Class II)** impact to the visual character of the project site.

Private Views. Residences adjacent to the project site to the north, east and west may have views of the project site, although views of the site from many of the adjacent properties are from backyard areas and may be substantially or completely screened by fences and/or vegetation. The Project would convert the project site from a vacant field to a new residential neighborhood, and the change to the visual character of the site would be extensive. However, post-development views of the site would be consistent and compatible with existing visual conditions that exist in the surrounding neighborhoods. The proposed development of new trail facilities on the two "arm" parcels that extend to the east and west from the main portion of the project site would not substantially change the visual character of those parcels. Therefore, the

Project would result in **less than significant (Class III)** impacts related to views of the project site from properties that are not generally accessible to the public.

**Light and Glare.** The project site is currently vacant and undeveloped, and there are no existing lighting sources on the site. Existing exterior lighting sources near the project site include lights and street lights in adjacent neighborhoods, and vehicle operations on Calle Real and U.S. 101.

The Project would be a new source of exterior lighting, which would be installed primarily for safety and security purposes. Proposed exterior lighting would include street lights, site lighting along walkways and between buildings, and wall-mounted lights on residences. A photometric analysis of the proposed preliminary lighting plan indicates that the Project would generally result in:

- No increase in ambient lighting along the project site's western perimeter (adjacent to El Encanto Creek).
- No increase in ambient lighting along the northern project site's perimeter except at the proposed emergency access road at Puerto Drive, where lighting levels would be approximately three to less than one foot-candle at the ground surface.
- Lighting levels of generally less than one foot-candle along the site's southern border, except at the proposed driveway entrance where lighting levels would be approximately three to less than one foot-candle at the ground surface.

The City's Outdoor Lighting Guidelines include standards related to lighting efficiency, maximum and minimum light intensities, and measures to obtain the City's "dark sky" standards. It is anticipated that the implementation of Outdoor Lighting Guidelines and compliance with lighting standards included in GP/CLUP Subpolicy VH 4.12 would minimize the potential for the Project to result in light and glare impacts. However, to ensure that on-site lighting complies with applicable standards and guidelines, and does not result in a significant aesthetic impact, proposed mitigation measure AES-2a provides lighting requirements that would reduce the potential for lighting-related impacts to a less than significant level. Therefore, potential lighting-related effects would be a **potentially significant and mitigable (Class II)** impact.

### 5.1.5 Cumulative Impacts

Cumulative development in the City of Goleta and surrounding areas, including the proposed Project, could result in the development of approximately 2,368 residential units and more than 1.68 million square feet of commercial and industrial uses (see Table 4.4-1, Estimated Cumulative Development in the Goleta Area). Most of the identified cumulative development would be located on infill sites or on larger undeveloped areas along the City's urban perimeter.



None of the identified cumulative development projects are located in the vicinity of the proposed project site.

Future development would continue to be guided by the City's General Plan and local design review procedures, which would continue to protect the visual character of the project area and the City. Therefore, cumulative impacts to the visual character or quality of the area would be less than significant. Additionally, the proposed Project's contribution to cumulative visual character and light and glare impacts would not be cumulatively considerable because the Project would occur on vacant land surrounded by residential development, and would appear to be an extension of the existing residential neighborhoods. No cumulative development projects are proposed to be located in the vicinity of the project site, therefore, impacts to mountain views as seen from public viewpoints in the Project area would not be cumulatively considerable. Overall, cumulative impacts to visual and aesthetic resources would be **less than significant (Class III)**.

#### **5.1.6 Mitigation Measures and Residual Impacts**

**Impact AES-1 The proposed noise barrier wall located parallel to the project site's southern property line would have the potential to result in a significant impact to the visual character of the project site.**

**AES-1a. Noise Barrier Wall Design Review.** The design of the proposed noise barrier walls must be approved by the Planning and Environmental Director, or designee (the "Director") with recommendations from the Design Review Board ("DRB"). At minimum, the Director must consider the following elements related to the design of the wall:

1. Wall material(s) and color(s).
2. The design and configuration of the wall.
3. The adequacy of proposed landscaping to screen views of the wall located parallel to the project site's southern property line from off-site public viewpoints. At minimum, landscaping materials along the south side of the wall must include a mix of trees, shrubs and vines, and a mix of container sizes that will provide an immediate screening effect. Proposed landscaping must screen approximately 50 percent of the wall's height and width at installation and be capable of screening approximately 90 percent of the wall's height and width when landscaping reaches maturity after approximately five years.

4. The provision of appropriate “defensible space” night lighting on the south side of the wall to discourage vandalism.

**AES-1b. Landscape Installation and Maintenance Agreement.** The permittee must enter into a maintenance agreement, in a form approved by the City Attorney, with the permittee to maintain required landscaping and water-conserving irrigation systems on private property for an appropriate time period set by the City.

**AES-1c Graffiti Removal.** The permittee must execute a maintenance agreement approved by the City Attorney’s Office that requires the Project’s Home Owners Association to promptly remove graffiti that may occur on the project site over the life of the project.

**Plan Requirements and Timing:** The design of the proposed sound barrier walls must be approved by the Director before the Final Map may be recorded. All design requirements of the Director must be incorporated into final building and landscape plans before the City issues a building permit. The required landscape maintenance and graffiti removal agreements must be approved by the City Attorney before the final map is recorded.

**Monitoring:** The Director must review proposed building and landscape plans to ensure that specified design requirements are reflected in the plans. Before the City issues any Certificate of Occupancy, the Director must inspect the project site to ensure that the wall was constructed and landscaping installed consistent with approved plans.

**Residual Impact.** Providing adequate landscaping that screens views of the proposed sound barrier wall located parallel to the project site’s southern property line, constructing walls that comply with the design review requirements of this mitigation measure, and implementing proposed landscape maintenance and graffiti removal measures, would reduce visual character impacts of the proposed noise barrier walls to less than significant and residual impacts would also be less than significant.

**Impact AES-2 The Project would have the potential to result in significant light and glare impacts to land uses adjacent to the project site.**

**AES-2a. Exterior Lighting Requirements.** All exterior night lighting on the project site must be of low intensity, low-glare design, and be hooded to direct light downward onto the project parcel and prevent spill-over onto adjacent parcels. Exterior lighting fixtures must be kept to the

minimum number and intensity needed to ensure public safety. Exterior lighting must be dimmed after 11 p.m. to the maximum extent practical without compromising public safety. Upward-directed exterior lighting is prohibited. All exterior lighting fixtures must be appropriate for the architectural style of the structure and surrounding area. All lighting on streets and homes on the western portion of the project site must be of a style and intensity that does not result in an increase in lighting levels adjacent to El Encanto Creek.

**Plan Requirements and Timing:** The locations of all exterior lighting fixtures, complete cut-sheets of all exterior lighting fixtures, and a photometric plan prepared by a registered professional engineer showing the extent of light emitted by all exterior lighting fixtures must be approved by the Director before the City issues a building permit. A restriction prohibiting the redirection of any project lighting towards El Encanto Creek and adjacent riparian habitat must be included into the project's Covenants, Conditions, and Restrictions (CC&Rs).

**Monitoring:** Before the City Council approves the Final Map, the Director must verify that the lighting restriction is included in the recorded CC&Rs for the project. Before the City issues any Certificate of Occupancy, the Director must inspect all exterior lighting fixtures to ensure that they were installed consistent with approved plans.

**Residual Impact.** By minimizing the number of lighting fixtures and intensity of lighting on the project site, shielding lights to reduce glare, dimming during late-night hours, and ensuring the compatibility of lighting with on-site and surrounding uses, the implementation of Mitigation Measure AES-2a would reduce lighting-related impacts to less than significant and residual impacts would also be less than significant.