

4.1 AESTHETICS, SCENIC RESOURCES, AND LIGHT POLLUTION

This section evaluates the potential effects of implementing the 2040 General Plan on aesthetic resources, including impacts on scenic resources; potential to obstruct, degrade, obscure, or adversely affect the character of a scenic vista; creation of new sources of disability glare (a type of glare that ranges from causing temporary incapacity to causing damage to the eye) or discomfort glare (a type of glare that viewers find distracting and objectionable, but does not cause damage to the eye) for motorists travelling along any road of the County Regional Road Network (RRN); and creation of a new source of substantial light or glare which would adversely affect day or nighttime views. The analysis herein addresses potential impacts on the character of public views. For additional discussion of community character, refer to Section 4.11, “Land Use and Planning.”

As described in the “Approach to the Environmental Analysis” section, above, the following assessment of impacts is based on the characterization of existing environmental conditions and regulatory setting provided in the January 2020 Background Report (Appendix B). Where necessary, each section identifies changes (e.g., new information, regulatory changes) to the environmental and regulatory setting included in the Background Report that are relevant to understanding the 2040 General Plan’s potential impacts.

Comments on the notice of preparation included concerns regarding impacts on State Route (SR) 150 and SR 126, conservation of open space and scenic areas, and general aesthetic impacts related to oil and gas development. These comments are addressed in this section, as appropriate. The NOP and comments on the NOP are included in Appendix A.

4.1.1 Background Report Setting Updates

REGULATORY SETTING

In addition to the information provided in Section 8.3, “Scenic Resources,” of the Background Report (Appendix B), the following information is relevant to understanding and evaluating the impacts of the 2040 General Plan on aesthetics, scenic resources and light pollution.

The County’s zoning ordinances establish the following lighting standards for a variety of uses allowed within various land use designations of the 2040 General Plan.

Non-Coastal Zoning Ordinance

- ▶ **Section 8106-8.6 - Light Fixtures:** The following regulations apply to light fixtures over two feet in height:
 - a. Maximum height of freestanding light fixture is 20 feet with a Zoning Clearance; over 20 feet up to 35 feet may be permitted with a Planning Director-approved Planned Development Permit. For commercial and industrial uses, such heights shall be specified by the principal use permit.
 - b. Such fixtures shall not be placed in side setbacks.
 - c. Lights in excess of 150 watts shall not result in direct illumination of adjacent properties.

- ▶ **Section 8107-5.5.10 Oil Development Guidelines – Lighting:** Lighting should be kept to a minimum to approximate normal nighttime light levels
- ▶ **Section 8107-31.10 - Recreational Vehicle/Mini-Storage - Noise and Lighting:** Noise and lighting shall not create a nuisance upon nor otherwise negatively impact neighboring uses. Any lighting shall be directed into the project and not toward neighboring properties.
- ▶ **Section 8107-45(k)(s) – Wireless Communication Facilities - Environmentally Sensitive Areas:** (1) No facility may be illuminated unless specifically required by the FAA or other government agency and (2) Any necessary security lighting shall be down-shielded and controlled to minimize glare or light levels directed at adjacent properties and to minimize impacts to wildlife.
- ▶ **Section 8108-5(12) - Motor Vehicle Parking Design Standards – Lighting:** Lighting shall be provided for all parking areas in compliance with Section 8106-8.6 and the following:
 - a. Parking areas that serve night-time users shall be lighted with a minimum 1 footcandle of light at ground for security.
 - b. All lights in parking areas that serve non-residential land uses, except those required for security per subsection (a) above, shall be extinguished at the end of the working day. Lights may be turned on no sooner than 1 hour before the commencement of working hours.
 - c. Light poles shall be located so as not to interfere with motor vehicle door opening, vehicular movement or accessible paths of travel. To the extent possible light poles shall be located away from existing and planned trees to reduce obstruction of light by tree canopies. Light poles shall be located outside of landscape finger planters, end row planters, and tree wells. Light poles may be located in perimeter planters and continuous planter strips between parking rows.
 - d. Any light fixtures adjacent to a residential land use or residentially zoned lot shall be arranged and shielded so that the light will not directly illuminate the lot or land use. This requirement for shielding applies to all light fixtures, including security lighting.
 - e. In order to direct light downward and minimize the amount of light spilled into the dark night sky, any new lighting fixtures installed to serve above-ground, uncovered parking areas shall be full cut-off fixtures as defined by the Illuminating Engineering Society of North America (IESNA). New lighting fixtures installed for parking area canopies or similar structures shall be recessed or flush-mounted and equipped with flat lenses.
- ▶ **Section 8109-2.1.2 – Lighting:** There shall be no illumination or glare from commercial sites onto adjacent properties or streets which may be considered either objectionable by adjacent residents or hazardous to motorists. Flashing lights are strictly prohibited
- ▶ **Section 8109-4.1(5) - Scenic Resource Protection Overlay Zone - Development Standards**
 - a. All discretionary development shall be sited and designed to:
 - (6) Minimize lighting that causes glare, illuminates adjacent properties, or is directed skyward in rural areas.

- ▶ **Section 8109-4.5.5(d)(4), (5), and (8) – Community Business District Overlay Zone, Mixed-Use Development:** Mixed-use development shall comply with the following requirements:
 - 4. Lighting. Lighting for commercial uses shall be appropriately shielded to avoid or mitigate negative impacts on the residential units.
 - 5. Site planning and building design shall be compatible with and enhance the adjacent and surrounding neighborhood in terms of scale, building design, color, exterior materials, roof styles, lighting, landscaping and signage.
 - 8. Parking. Mixed-use development projects shall comply with the parking requirements set forth in Section 8108, except that the nonresidential parking requirement may be modified pursuant to Section 8109-6.4 above.
- ▶ **Section 8109-4.7.1 – Dark Sky Overlay Zone (DKS)**
- ▶ **Section 8109-4.7.3 – Prohibited Lighting:** No outdoor luminaire prohibited by this Section 8109-4.7.3 shall be installed or replaced after November 1, 2018. In addition, the use of any existing outdoor luminaire that is prohibited by this Section 8109-4.7.3 shall be discontinued as of November 1, 2019. The following luminaires are prohibited:
 - a. Luminaires located along the perimeter of a lot, except those used for security/safety purposes that comply with all other applicable standards and requirements of Section 8109-4.7.4.
 - b. Permanently installed luminaires that blink, flash, rotate, have intermittent fading, or strobe light illumination.
- ▶ **Section 8109-4.7.4 – General Standards:** All luminaires installed or replaced after November 1, 2018 shall comply with the following standards and requirements:
 - a. Shielding and Direction of Luminaires. All outdoor luminaires shall be fully shielded, directed downward, and installed and maintained in such a manner to avoid light trespass beyond the lot line in excess of those amounts set forth in Section 8109-4.7.4(i) below. Lights at building entrances, such as porch lights and under-eave lights, may be partially shielded.
 - b. Lighting Color. The correlated color temperature of each outdoor luminaire, except those used for security lighting (see Section 8109-4.7.4(e)), shall not exceed 3,000 Kelvin.
 - c. Maximum Lumens Per Luminaire. Each outdoor luminaire, except those used for security lighting and outdoor recreational facility lighting, shall have a maximum output of 850 lumens. (See Section 8109-4.7.4(e) for standards regarding security lighting, and Section 8109-4.7.4(g) for standards regarding outdoor recreational facility lighting.)
 - d. Dark Hours. All outdoor luminaires, other than an essential luminaire, shall be turned off from 10:00 p.m., or when people are no longer present in exterior areas being illuminated, or the close of business hours, whichever is latest, until sunrise.

- e. **Security Lighting:**
 - (1) Outdoor luminaires used for security lighting shall not exceed a maximum output of 2,600 lumens per luminaire.
 - (2) Where the light output exceeds 850 lumens, motion sensors with timers programmed to turn off the light(s) no more than 10 minutes after activation must be used between 10:00 p.m. and sunrise. The foregoing does not apply to security lighting used for agricultural operations conducted on parcels within the Agricultural Exclusive (AE), Open Space (OS), and Rural Agricultural (RA) zones.
 - (3) Where security cameras are used in conjunction with security lighting, the lighting color may exceed 3,000 Kelvin but shall be the minimum necessary for effective operation of the security camera.
- f. **Parking Area Lighting:** Parking area lighting shall comply with the standards set forth in Section 8108-5.12, and is not subject to any other standard set forth in this Section 8109-4.7.4.
- g. **Outdoor Recreational Facility Lighting:**
 - (1) Outdoor recreational facility lighting may exceed 850 lumens and 3,000 Kelvin per luminaire. Lighting levels for these facilities shall not exceed those recommended in the Lighting Handbook available online by the Illuminating Engineering Society of North America (IESNA) for the class of play (Sports Class I, II, III or IV).
 - (2) In cases where fully-shielded luminaires would cause impairment to the visibility required for the intended recreational activity, partially-shielded luminaires and directional lighting methods may be utilized to reduce light pollution, glare and light trespass.
 - (3) With the exception of security lighting as specified in Section 8109-4.7.4(e), and parking area lighting as specified in Section 8108-5.12, outdoor recreational facilities shall not be illuminated between 10:00 p.m. and sunrise, except to complete a recreational event or activity that is in progress as of 10:00 p.m.
 - (4) See Section 8109-4.7.4(j) for additional lighting requirements for outdoor recreational facilities, by zone.
 - (5) The lighting system design (including lumens, Kelvin, etc.) shall be prepared by a qualifying engineer, architect or landscape architect, in conformance with this Section 8109-4.7.
 - (6) The proposed lighting design shall be consistent with the purpose of this section and minimize the effects of light on the environment and surrounding properties.
- **h. Service Station Lighting:** All luminaires mounted on or recessed into the lower surface of the service station canopies shall be fully shielded and utilize flat lenses. No additional lighting is allowed on the columns of the service station.

- **i. Allowable Light Trespass:** Outdoor lighting shall conform to the quantitative light trespass limits shown in Table 1 below, measured from the property line illuminated by the light source. The more restrictive zone will apply. For example, when a commercial zone abuts a single-family residential zone, the light trespass limit shall be 0.1 foot-candles at the property line.
 - **j. Maximum Height Allowance:**
 - (1) Luminaires affixed to structures for the purpose of lighting outdoor recreational facilities (such as for equestrian arenas, batting cages, tennis courts, basketball courts, etc.) shall not be mounted higher than 15 feet above ground level. In cases where luminaires are affixed to fences, the top of the fixture shall not be higher than the height of the fence.
 - (2) Freestanding light fixtures used to light walkways, driveways, or hardscaping shall utilize luminaires that are no higher than two feet above ground level. Freestanding light fixtures used for commercial and industrial uses shall comply with subsection (j)(3) below.
 - (3) All other freestanding light fixtures shall not be higher than 20 feet above ground level, unless specifically authorized by a discretionary permit granted under this Chapter.
 - **k. Night Lighting for Translucent or Transparent Enclosed Agriculture Structures:** All night lighting within translucent or transparent enclosed structures used for ongoing agriculture or agricultural operations (e.g., greenhouses for crop production) shall use the following methods to reduce sky glow, beginning at 10:00 p.m. until sunrise:
 - (1) Fully- or partially-shielded directional lighting; and
 - (2) Blackout screening for the walls and roof, preventing interior night lighting from being visible outside the structure.
- ▶ **Section 8109-4.8 – Habitat Connectivity and Wildlife Corridors Overlay Zone**
- Section 8109-4.8.2.3 – Prohibited Lighting: No *outdoor luminaire* prohibited by this Section 8109-4.8.2.3 shall be installed or replaced after May 18, 2019. In addition, the use of any *outdoor luminaire* installed as of May 18, 2019 that is prohibited by this Section 8109-4.8.2.3 shall be discontinued as of May 18, 2020. The following luminaires are prohibited:
 - A. Permanently installed *luminaires* that blink, flash, rotate, have intermittent fading, or have strobe light illumination.
 - B. *Luminaires* located along the perimeter of a lot except for *security lighting* that complies with all other applicable standards and requirements of Section 8109-4.8.2.
 - C. *Uplighting* of landscapes (e.g., trees, fountains) or for aesthetic purposes (e.g., outdoor statues, buildings) after 10:00 p.m. or after people are no longer present in exterior areas being illuminated, whichever occurs latest.

► **Section 8109-4.8.2.4(a) – Existing Lighting; Standards and Requirements**

- (1) Any *outdoor luminaire* installed prior to May 18, 2019 and use thereof that does not comply with any standard or requirement of Section 8109-4.8.2.4.b, and is not otherwise approved in conjunction with a land use and/or *structure* authorized by a discretionary permit granted pursuant to this Chapter, may remain in use until replaced, but shall comply with the following requirements as of May 18, 2020:
 - i. *Luminaires* that have adjustable mountings with the ability to be redirected shall be directed downward, to the extent feasible, to reduce *glare* and *light trespass* onto adjacent undeveloped areas; and
 - ii. Lighting shall be turned off at 10:00 p.m. or when people are no longer present in exterior areas being illuminated, whichever occurs latest, and shall remain turned off until sunrise, except for *essential luminaires* which may remain on if used to illuminate circulation areas such as walkways and driveways or building entrances, or if used for safety or *security lighting*, pursuant to the requirements of Section 8109-4.8.2.4.b(5).
- (2) Any *outdoor luminaire* installed prior to May 18, 2019 and use thereof that does not comply with any standard or requirement of this Section 8109-4.8.2 that is approved in conjunction with a land use and/or *structure* authorized by a discretionary permit granted pursuant to this Chapter may remain in use until at least May 18, 2022 subject to the applicable requirements of subsections a(1)(i) and a(1)(ii) above. Upon approval of a minor or major modification to the subject discretionary permit, all such lighting shall be required to be modified or replaced so that the lighting and use thereof conforms to the applicable standards and requirements of this Section 8109-4.8.2, with the replacement lighting to be phased in within a reasonable time period after May 18, 2022.
- b. Standards and Requirements. Except as provided in Section 8109-4.8.2.4.a regarding existing *lighting*, the following standards and requirements apply to *lighting* and use thereof subject to and not prohibited by this Section 8109-4.8.2:
 - (1) Shielding and Direction of Luminaries - All *outdoor lighting* shall be *fully-shielded*, directed downward, and installed and maintained in such a manner to avoid *light trespass* beyond the property line. Lights at building entrances, such as porch lights and under-eave lights, may be *partially-shielded luminaires*.
 - (2) Maximum Height of Lighting
 - i. *Luminaires* affixed to *structures* for the purposes of *outdoor recreational facility* lighting shall not be mounted higher than 15 feet above ground level. In cases where a *luminaire* is affixed to a fence, the top of the *luminaire* shall be no higher than the height of the fence.
 - ii. Freestanding light fixtures used to light walkways and driveways shall use *luminaires* that are no higher than two feet above ground level.

- iii. All other freestanding light fixtures shall not exceed 20 feet above ground level, unless authorized by a discretionary permit granted under this Chapter.
- (3) Lighting Color (Chromaticity) - The *correlated color temperature* of all *outdoor lighting* shall not exceed 3,000 Kelvin.
- (4) Maximum Lumens - All *outdoor lighting*, except that used for *security lighting*, *outdoor recreational facility lighting*, and driveway and walkway lighting, shall have a maximum output of 850 *lumens per luminaire*.
 - i. Driveway and walkway lighting shall have a maximum output of 100 *lumens per luminaire*.
 - ii. See Section 8109-4.8.2.4.b(5) for standards regarding *security lighting*.
 - iii. See Section 8109-4.8.2.4.b(7) for standards regarding *outdoor recreational facility lighting*.
- (5) Security Lighting
 - i. *Outdoor lighting* installed for *security lighting* shall have a maximum output of 2,600 *lumens per luminaire*. If required for proper functioning of a security camera used in conjunction with *security lighting*, the *correlated color temperature* may exceed 3,000 Kelvin. Where the light output exceeds 850 *lumens*, *security lighting* shall be operated by motion sensor or a timer switch and shall be programmed to turn off no more than 10 minutes after activation.
 - ii. Notwithstanding subsection (i) above, if *security lighting* is installed within a *surface water feature*, it shall be programmed to turn off no more than five minutes after activation.
 - iii. *Outdoor lighting* installed for *security lighting* that is used in connection with agricultural uses on lots zoned Agricultural Exclusive (AE), Open Space (OS), and Rural-Agricultural (RA) or legally authorized *oil and gas exploration and production* uses operating under a discretionary permit as of May 18, 2019 shall not be subject to the requirements for motion sensors and timers set forth in subsections (i) and (ii) above.
 - iv. *Essential luminaires* may remain on if used to illuminate circulation areas such as walkways, driveways or building entrances.
- (6) Parking Area Lighting shall comply with the standards set forth in Section 8108-5.12 and is not subject to any other standard or requirement set forth in this Section 8109-4.8.2.
- (7) Outdoor Recreational Facility Lighting
 - i. *Outdoor recreational facility lighting* may exceed an output of 850 *lumens* and 3,000 Kelvin per *luminaire*. Lighting levels for these facilities shall not exceed those levels recommended in the Lighting Handbook available online by the Illuminating Engineering Society of North America (IESNA) for the class of play (Sports Class I, II, III or IV).

- ii. In cases where *fully-shielded luminaires* would impair the visibility required for the intended recreational activity, *partially-shielded luminaires* and *directional lighting* methods may be used to reduce *light pollution*, *glare* and *light trespass*.
 - iii. *Outdoor recreational facility* lighting shall not be illuminated between 10:00 p.m. and sunrise, except to complete a recreational event or activity that is in progress as of 10:00 p.m. Notwithstanding the foregoing, any *essential luminaire* and parking area lighting may be operated as part of the *outdoor recreational facility* in accordance with Section 8108-5.12.
 - iv. A lighting system design and installation plan (including lamps, *lumens*, *Kelvin*, etc.) shall be prepared by a qualified engineer, architect or landscape architect, in conformance with this Section 8109-4.8.2.2.b(7), and submitted to and approved by the County prior to the issuance of the applicable permit.
 - v. The lighting system design shall be consistent with the purpose of this Section 8109-4.8.2 and minimize the effects of *light pollution* on adjacent undeveloped areas within the Habitat Connectivity and Wildlife Corridors overlay zone.
- (8) Service Station Lighting – All *luminaires* mounted on or recessed into the lower surface of the service station canopy shall be *fully-shielded luminaires* and utilize flat lenses. No additional lighting is allowed on columns of the service station.
 - (9) Wireless Communication Facilities - In addition to all other applicable standards for *wireless communication facilities* specified in Section 8107-45, *wireless communication facilities* (including radio and television towers) that are higher than 200 feet shall not use red-steady lights unless otherwise required by the Federal Aviation Administration (FAA). Only white strobe or red strobe lights or red flashing LED lights shall be used at night, and these should be the minimum number, minimum intensity, and minimum number of flashes per minute (i.e., longest duration between flashes/dark phase) allowable by the FAA. To the extent feasible, light flashes emanating from a single tower shall be set (synchronized) to flash simultaneously.
 - (10) Night Lighting for Translucent or Transparent Enclosed Agriculture Structures – All night lighting within translucent or transparent enclosed *structures* used for ongoing agriculture or agricultural operations (e.g., greenhouses for crop production) shall use the following methods to reduce *light pollution* between 10:00 p.m. and sunrise:
 - i. Fully- or partially-shielded directional lighting; and
 - ii. Blackout screening for the walls and roof, preventing interior night lighting from being visible outside the *structure*.
 - (11) Lighting for Oil and Gas Exploration and Production and Surface Mining Operations: *Outdoor lighting* utilized for *oil and gas exploration and production* and for surface mining operations may deviate from the above-stated standards and requirements and shall be specified in a lighting plan approved by the County during the discretionary permitting process for the subject facility or operation. All such lighting shall be designed and operated to minimize impacts on wildlife passage to the extent feasible.

- ▶ **Section 8110-6.4(c) - Display Structures for Pedestrian Viewing:** Such structures are allowed subject to conditions stated in a CUP or PD Permit in all commercial zones, and may include enclosed display of products sold or bulletin-type advertising stands which may or may not serve other functional purposes, such as kiosks, covers for inclement weather and the like, or they may serve as an additional structural element visually to enhance pedestrian ways or landscaped or parking areas.
 - c. Lighting - Illumination of pedestrian sign display structures such as kiosks may be by indirect or diffused light only.
- ▶ **Section 8110-6.5 - Illuminated Signs:** Signs in open space, agricultural and residential zones may have indirect or diffused illumination. Illuminated signs in nonresidential zones shall not exceed the brightness of a diffused light panel having cool white fluorescent 800 milliamperes lights spaced at least ten inches on center. Sign illumination shall not result in glare being directed toward surrounding properties.
- ▶ **Section 8110-6.7 - Freestanding Off-Site Advertising Signs:** Such signs are permitted only with the granting of a Planning Director Conditional Use Permit in accordance with Article 11, and are subject to the following regulations and standards in addition to those listed in Section 8110-5.1:

Section. 8110-6.7.6: In addition to the permit standards of Section 8111-2.1.2, the following design criteria shall be considered in the reviewing of all Conditional Use Permit applications:

- b. The number of light fixtures shall be kept to a minimum and integrated into the design of the structure.

Non-Coastal Zoning Ordinance, Article 19, Specific Standards for Area Plans - Old Town Saticoy Development Code

- ▶ **Section 8119-1.4.2(c) - Requirements for all Building Types - Building Lighting:** Lighting shall comply with the following requirements:
 - 1. Flood lamps shall be shielded so that light sources are not visible from a public right-of-way.
 - 2. Spotlights: Lighting (uplighting, downlighting) shall be aimed solely at the object to be illuminated, such as architectural features or components of a building, and outdoor artwork or signs.
 - 3. Lighting fixtures shall not obscure important architectural features of the building.
 - 4. Lighting fixtures shall minimize off-site light and glare that would be visible from the Santa Clara River.
- ▶ **Section 8119-1.6.3(b) - Requirements for all Signs - Sign Illumination:**
 - 1. Internal Light Source: If permitted, the light source shall not be visible from the ground and shall be limited to the sign area.

- 2. External Light Source: Lighting (uplighting, downlighting) shall be aimed solely at the sign to be illuminated, and shall not be visible from an off-site location.
- 3. Neon lighting is limited to window signs, and shall not flash, scintillate, move or rotate.
- 4. Apply [NCZO] Section 8106-8.6 for specifications on Light Fixtures.

Coastal Zoning Ordinance

- ▶ **Section 8177-2.1 – Standards for Coastal Commercial (CC) Zone – Lighting:** There shall be no illumination or glare from commercial sites onto adjacent properties or streets that may be considered either objectionable by adjacent residents or hazardous to motorists. Flashing lights are prohibited.
- ▶ **Section 8175-5.4.6 Camp Facility:** lighting shall be designed so as to not produce a significant amount of light and/or glare at the first offsite receptive use.
- ▶ **Section 8175-5.6.4 – Standards for Film Production Activities in all Zones:**
 - c. Noise and Lighting: Noise and lighting shall not create a nuisance upon nor otherwise negatively impact neighboring areas or ESHA as follows:
 - 2. Except as permitted with neighborhood consent (see Section 8175-5.6.5), lighting used for the illumination of film production activities (such as perimeter lighting, flood lighting, and external lighting) shall only be permitted when the light source is hooded or shielded so that no direct beams from the film production activities fall upon public streets, highways or private property not located within the film permit area(s).
 - 3. Temporary exterior night lighting is prohibited in ESHA. Within areas adjacent to ESHA, temporary exterior night lighting may be allowed if the light source is hooded or shielded so that no direct beams from the film production activities fall upon ESHA.
- ▶ **Section 8175-5.6.5(5) – Neighborhood Consent:** Exterior night lighting that extends beyond the boundaries of the film permit area(s).
- ▶ **Section 8175-5.7.8(g) – Oil Development and Operational Standards - Light Emanation:** Light emanation shall be controlled so as not to produce excessive levels of glare or abnormal light levels directed at any neighboring uses. Lighting shall be kept to a minimum to maintain normal nighttime light levels in the area, but not inhibit adequate and safe working light levels. The location of all flood lights and an outline of the illuminated area shall be shown on the landscape plan, if required, or on the requisite plot plan.
- ▶ **Section 8175-5.13.10.3(c) - Canopy Signs – Lighting:** Illumination of display structures such as kiosks shall be by indirect or diffused light only.
- ▶ **Section. 8175-5.13.10.11 - Illuminated Signs:** Sign lighting shall be designed to minimize light and glare on surrounding rights-of-way and properties in compliance with the following:

- a. Temporary illuminated traffic control signs placed on or adjacent to a street or highway (by authority of a public body or official having jurisdiction), shall comply with the U.S. Department of Labor Occupational Safety and Health Administration Manual on Uniform Traffic Control Devices.
 - b. Illuminated signs are prohibited within ESHA and their associated 100 foot buffer, except for road signs.
 - c. Illuminated signs are only permitted in the Coastal Agricultural (CA) and Coastal Commercial (CC) zone and shall have indirect or diffused illumination.
 - d. Illuminated signs shall not exceed the brightness of a diffused light panel with cool white fluorescent 800 milliamperes lights spaced at least 10 inches on center.
 - e. In no case shall an illuminated sign or lighting device be so placed or directed as to permit the beams and/or illumination therefrom to be directed or beamed upon a public street, walkway, or adjacent properties so as to cause glare or reflection that may constitute a nuisance, traffic or safety hazard.
 - f. Except for automated teller machines (ATM), no sign shall be illuminated after 11:30 pm or close of business, whichever occurs last.
- ▶ **Section 8175-5.20.3(t) – Development Standards – Wireless Communication Facilities, Lighting:** The following development standards apply to all wireless communication facilities:
- 1. Any necessary security lighting shall be down-shielded and controlled using motion sensors to minimize glare and light directed at adjacent properties or environmentally sensitive habitats.
 - 2. Other types of illumination may be permitted when required by the Federal Aviation Administration (FAA).
 - 3. Wireless communication facilities greater than 200 feet in height shall not exceed FAA standards for pilot warning and obstruction avoidance lighting.
- ▶ **Section 8176-4.12 – Lighting:** Lighting shall be provided for all parking areas in compliance with the following:
- a. Parking areas that serve night-time users shall be lighted with a minimum one foot-candle of light at ground level for security.
 - b. All lights in parking areas that serve non-residential land uses, except those required for security per subsection (a) above, shall be extinguished at the end of the working day. Lights may be turned on no sooner than one hour before the commencement of working hours.
 - c. Light poles shall be located so as not to interfere with motor vehicle door opening, vehicular movement or accessible paths of travel. Light poles shall be located away from existing and planned trees to reduce obstruction of light by tree canopies. Light poles shall be located outside of landscape finger planters, end row planters, and tree wells. Light poles may be located in perimeter planters and continuous planter strips between parking rows.

- d. Any light fixtures adjacent to a residential land use, a residentially zoned lot, agricultural or open space lots, or an environmentally sensitive habitat area, shall be arranged and shielded so that the light will not directly illuminate the adjacent lot or land use. This requirement for shielding applies to all light fixtures, including security lighting.
 - e. In order to direct light downward and minimize the amount of light spilled into the dark night sky, any new lighting fixtures installed to serve above-ground, uncovered parking areas shall be full cut-off fixtures. New lighting fixtures installed for parking area canopies or similar structures shall be recessed or flush-mounted and equipped with flat lenses.
- ▶ **Section 8176-5(5) - Bicycle Parking Design Standards – Lighting:** Lighting of not less than one foot-candle of illumination at ground level shall be provided in both interior and exterior bicycle parking facilities during hours of use.
- ▶ **Section 8176-9.5(c) –PEV Charging Station Design Standards - Lighting**
- 1. In no case, shall direct light from a PEV charging station illuminate a public street, walkway, or adjacent property in a manner that causes a nuisance, traffic hazard or safety hazard.
 - 2. Illuminated PEV charging stations are prohibited within 100 feet of environmentally sensitive habitat areas.

ENVIRONMENTAL SETTING

The Background Report (Appendix B) accurately describes the environmental setting for the purpose of this evaluation. Refer to Section 8.3, “Scenic Resources.” There is no additional information necessary to understand the potential aesthetic impacts of the 2040 General Plan.

4.1.2 Environmental Impacts and Mitigation Measures

METHODOLOGY

This program-level analysis of aesthetic impacts is based on review of the proposed land use diagram of the 2040 General Plan. The land use diagram was evaluated to identify where future development under the 2040 General Plan could occur in relation to the distribution of existing aesthetic resources as described in Section 8.3, “Scenic Resources,” of the Background Report (Appendix B). Figure 8-7, Scenic Resource Areas, in the Background Report (Appendix B) and applicable Area Plan scenic resource policies also were used to identify existing scenic resources in the plan area. Specifically, the analysis evaluates whether the future development and other physical changes that could occur under the 2040 General Plan would physically alter existing scenic resources, including scenic resources along designated scenic highways, or would obstruct, degrade, or obscure scenic vistas. The analysis also considers how future development and other physical changes that could occur under the 2040 General Plan would result in light and glare impacts by considering existing sources of light and glare, such as existing communities, and the potential for future development that could occur under the 2040 General Plan to result in new sources of substantial light or glare.

THRESHOLDS OF SIGNIFICANCE

As discussed in the “Approach to the Environmental Analysis” section, the thresholds used to determine the significance of the 2040 General Plan’s impacts are based on the County’s adopted ISAG, which include threshold criteria to assist in the evaluation of significant impacts for individual projects. Appendix G of the State CEQA Guidelines also provides considerations for determining the significance of a project’s impacts, in the form of initial study checklist questions.

To develop thresholds of significance for this section of the draft EIR, the County has deviated from the ISAG threshold criteria, where appropriate, to consider the programmatic nature of a general plan for the entire unincorporated area and to incorporate the 2019 revisions to the Appendix G checklist.

Specifically, references to cumulative impacts included in ISAG Section 6 Thresholds 1b and 1c are not included here but are addressed in Chapter 5, “Cumulative Impacts,” of this draft EIR. Appendix G question I(d) regarding day and nighttime lighting was added because nighttime lighting impacts are not addressed in ISAG.

For the purpose of this draft EIR, implementation of the 2040 General Plan would have a significant aesthetic impact if it would:

- ▶ Physically alter a scenic resource (defined as aesthetically pleasing natural physical features) that is visible from a public viewing location (defined as any physical area accessible to the public and from which a scenic resource is visible);
- ▶ Substantially obstruct, degrade, obscure, or adversely affect the character of a scenic vista (defined as a viewshed that includes scenic resources) that is visible from a public viewing location (defined as any physical area accessible to the public and from which a scenic resource is visible);
- ▶ Create a new source of disability glare (a type of glare that ranges from causing temporary incapacity to causing damage to the eye) or discomfort glare (a type of glare that viewers find distracting and objectionable, but does not cause damage to the eye) for motorists traveling along any road of the County Regional Road Network; or
- ▶ Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

2040 GENERAL PLAN POLICIES AND IMPLEMENTATION PROGRAMS

Policies and implementation programs in the 2040 General Plan related to aesthetics and, specifically, the thresholds of significance identified above, include the following:

Conservation and Open Space Element

- ▶ **Policy COS-3.1: Scenic Roadways.** The County shall protect the visual character of scenic resources visible from State or County designated scenic roadways. (RDR) [*Source: Existing GPP Goal 1.7.1.2, modified*]

- ▶ **Policy COS-3.2: Tree Canopy.** The County shall encourage the planting of trees and the protection of existing urban forests and native woodlands, savannahs, and tree canopy throughout the county, including along State or County designated scenic roadways and in residential and commercial zones throughout the county, especially those located within designated disadvantaged communities. (MPSP, RDR) *[Source: New Policy]*
- ▶ **Policy COS-3.3: Utility Undergrounding Priority.** The County shall give overhead utility undergrounding within high fire hazard areas and Scenic Resource Areas first priority when allocating County Utility Undergrounding Funds. (MPSP, FB) *[Source: Existing GPP Policy 1.7.2.3, modified]*
- ▶ **Policy COS-3.4: Visual Impacts from Reservoirs.** The County shall ensure that reservoirs are not sited on prominent ridgelines and that new reservoirs are well-screened with native vegetation and berms and, if possible, are undergrounded. (RDR) *[Source: Existing Lake Sherwood/Hidden Valley Area Plan Policy 2.5.2.3, Oak Park Area Plan Policy 1.4.2.3, and Thousand Oaks Area Plan Policy 1.4.2.7, modified]*
- ▶ **Policy COS-3.5: Ridgeline and Hilltop Preservation.** The County shall ensure that ridgelines and major hilltops remain undeveloped and that discretionary development is sited and designed to remain below significant ridgelines, except as required for communication or similar facilities. (RDR) *[Source: Ojai Valley Area Plan Goal 1.6.1.3, modified]*
- ▶ **Policy COS-3.6: Open Space Character.** The County shall require discretionary development outside of Existing Communities be planned and designed to maintain the scenic open space character of the surrounding area, including view corridors from highways. Discretionary development should integrate design, construction, and maintenance techniques that minimize the visibility of structures from public viewing locations within scenic vistas. (RDR) *[Source: New Policy]*

Implementation Programs

- ▶ **Implementation Program J: Scenic Highway Designations.** The County shall seek official State Scenic Highway designations for County designated Scenic Highways. *[Source: Existing GPP Program 1.7.3.2, modified]*

Land Use Element

- ▶ **Policy LU-9.5: Recreational Areas Appropriate for the Open Space Land Use Designation.** The County shall designate areas appropriate for recreational activities as Open Space, including, but not limited to, use and enjoyment of recreational trails and areas for hunting and fishing. Preservation of open space also serves to protect areas of outstanding scenic, historic, and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors. (MPSP) *[Source: Existing GPP Policy 3.2.2.5-3, SOAR, modified]*
- ▶ **Policy LU-11.3: Design.** The County shall require new commercial and industrial developments to be designed to be generally compact, grouped and consolidated into functional units providing for sufficient off-street parking and loading facilities, maximize pedestrian and vehicle safety, reduce vehicle miles traveled (VMT), encourage electric

vehicle charging, and minimize the land use conflicts and traffic congestion. The County shall require that commercial and industrial discretionary development is designed to provide adequate buffering (e.g., walls, landscaping, setbacks) and operational conditions (e.g., hours of operation, and scheduling of deliveries) to minimize adverse impacts (e.g., noise, glare, and odors) on adjoining and adjacent residential areas. (RDR) *[Source: Existing GPP Policies 3.4.2.3 and 3.4.2.4, modified]*.

- ▶ **Policy LU-16.1: Community Character and Quality of Life.** The County shall encourage discretionary development to be designed to maintain the distinctive character of unincorporated communities, to ensure adequate provision of public facilities and services, and to be compatible with neighboring uses. (RDR) *[Source: New Policy]*
- ▶ **Policy LU-16.8: Residential Design that Complements the Natural Environment.** The County shall encourage discretionary development that incorporates design features that provide a harmonious relationship between adjoining uses and the natural environment. (RDR) *[Source: Existing Lake Sherwood/Hidden Valley Area Plan Policy 1.1.2.5, Oak Park Area Plan Policy 3.3.2.3, modified]*
- ▶ **Policy LU-16.9: Building Orientation and Landscaping.** The County shall encourage discretionary development to be oriented and landscaped to enhance natural lighting, solar access, and passive heating or cooling opportunities to maximize energy efficiency. (RDR) *[Source: Existing GPP Policy 1.9.2.5, modified]*
- ▶ **Policy LU-16.10: Visual Access for Rural Development.** The County shall encourage discretionary development in rural areas to maintain views of hillsides, beaches, forests, creeks, and other distinctive natural areas through building orientation, height, and bulk. (RDR) *[Source: New Policy]*

El Rio/Del Norte Area Plan

- ▶ **Policy ED-34.1: Discretionary Development Adjacent to Highways and Major Roadways.** The County shall subject discretionary development on parcels adjacent to U.S. 101, Ventura Boulevard, Highway 118, State Route 232, Rose Avenue, Santa Clara Avenue and Central Avenue (within the El Rio/Del Norte Area Plan boundary) to the following development standards:
 - a. A sign program shall be submitted concurrently with a discretionary permit application for all commercial and industrial development. Freestanding off-site advertising signs shall be prohibited. All on-site freestanding signs shall be limited to five feet in height.
 - b. Outside open storage shall be landscaped and/or screened from public view to the maximum extent feasible.
 - c. The architectural design and building material of development shall be designed to enhance the visual quality of the surrounding areas.
[Source: Existing El Rio/Del Norte Policy 1.5.2.1]

Lake Sherwood/Hidden Valley Area Plan

- ▶ **Policy LS-9.2: Minimize Impacts to Natural Scenic Topographical Features.** The County shall require discretionary development/grading to be designed as much as practicable to minimize the alteration or degradation of natural scenic topographical

features (such as ridgelines, natural slopes, rock outcroppings). The reshaping of the natural terrain to permit access and construction shall be kept to the absolute minimum. Where possible, grading shall employ landform grading techniques to emulate natural landforms and shall comply with the following:

- a. Transition Design: The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
- b. Angular Forms: Angular forms shall generally not be permitted. The graded form shall reflect the natural rounded terrain, unless exposed rock faces can be used as a desirable visual element.
- c. Exposed Slopes: Graded slopes shall be concealed by landscaping, berms or other measures wherever possible.
- d. The toe and crest of all cut and fill slopes in excess of five (5) feet vertical height shall be rounded.
- e. Long, uniform slopes with severe grade breaks, which result in an unnatural, manmade appearance, shall be avoided. Where cut or fill slopes exceed 100 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion so as to emulate natural slopes.
- f. Where cut and fill slopes in excess of five feet are created, detailed landscape and irrigation plans shall be submitted to and approved by the Planning Division and Public Works Agency prior to the issuance of any grading conditional use permit or building permit. The plans will be reviewed for type and density of ground cover, seed-mix, hydromulch mix, plant sizes and irrigation systems.

[Source: Existing Lake Sherwood/Hidden Valley Policy 2.5.2.4]

North Ventura Avenue Area Plan

- ▶ **Policy NV-1.12: Scenic Features.** The State and the County of Ventura recognizes Highway 33 as eligible for official designation as a State adopted scenic highway. The highway can be officially designated as a scenic thoroughfare when the City [of Ventura] develops a corridor protection program (e.g., building height limitations, requiring landscape screening of unaesthetic land uses, limiting signs and outdoor advertising, etc.).

Currently, the area where Highway 33 enters the City (Ventura Avenue and Shell Road), is designated as a scenic approach. Given that the City boundary will ultimately be located at the northerly boundary of the community, (Ventura Avenue and Canada Larga Road), the designation should be moved to that area. *[Source: Existing North Ventura Avenue II.A.2.f]*

- ▶ **Policy NV-1.13: Scenic Approach.** A “Scenic Approach” is established in the area of Ventura Avenue and Canada Larga Road. The purpose of this designation would be the protection of aesthetic views of the surrounding area that could include topography, vegetation, panoramas, natural and manmade features. Through discretionary permit conditions, view protection measures should consist of preventing obstruction of views by means of landscaping grade differences or fences, limiting signs and outdoor advertising, and the undergrounding of utility lines. (Scenic Highway considerations area also reflected on the City’s “Scenic Highways Element” [Appendix H]). *[Source: Existing North Ventura Avenue III.B.10]*

Oak Park Area Plan

- ▶ **Policy OP-48.1: Public Views of Natural Ridgelines.** The County shall prohibit discretionary development and grading which will significantly obscure or degrade public views of the natural ridgelines. *[Source: Existing Oak Park Policy 1.4.2.1]*
- ▶ **Policy OP-49.1: Exterior Lighting.** The County shall require all exterior lighting shall to be unobtrusive and constructed or located so that only the intended area is illuminated, long range visibility is reduced, and off-site glare is fully controlled. *[Source: Existing Oak Park Policy 3.4.2.4]*

Thousand Oak Area Plan

- ▶ **Policy TO-41.1: Public Views of Natural Ridgelines.** The County shall prohibit discretionary development which will significantly obscure or alter public views of the natural ridgelines. *[Source: Existing Thousand Oaks Policy 1.4.2.1]*
- ▶ **Policy TO-41.2: Requirements for Projects in the Thousand Oaks Area of Interest zoned SRP.** The following requirements shall apply to all properties in the Thousand Oaks Area of Interest which are zoned SRP (Scenic Resource Protection Overlay Zone):

(1) The County shall require all discretionary grading to be in accordance with the Grading and Hillside Development Standards (see Special Guidelines and Standards).

(2) The County shall require removal, damaging or destruction of protected trees to be required to comply with the provisions of the County's Tree Protection Regulations (see Non-Coastal Zoning Ordinance), Tree Protection Guidelines and the Guidelines for the Preservation and Protection of Trees (see Special Guidelines and Standards).

(3) The County shall prohibit freestanding off-site advertising signs.

(4) The County shall require any required landscaping to utilize species native to the area where feasible.

(5) No discretionary development shall be approved which would significantly degrade or destroy a scenic view or vista.

[Source: Existing Thousand Oaks Policy 1.4.2.2]

- ▶ **Policy TO-41.3 Development Abutting Scenic Roadways.** The County shall subject discretionary development on parcels abutting an adopted or eligible County Scenic Highway or Local Scenic Road (see "Scenic Roadways") shall be subject to the following criteria:

(1) The County shall prohibit freestanding off-site advertising signs and pole-mounted business identification or advertising signs.

(2) The County shall prohibit outside storage in public. The County shall require storage areas to be landscaped and/or screened from public view.

(3) The County shall require existing healthy, mature trees, and native and long established vegetation to be retained, where feasible.

(4) The County shall require development to be designed to be in harmony with the surrounding areas.

[Source: Existing Thousand Oaks Policy 1.4.2.3]

Ojai Valley Area Plan

▶ **Policy OJ-41.1: Scenic Views and Vistas from Public Roads or Publicly-owned Land.**

The County shall prohibit discretionary development/grading which will significantly degrade or destroy a scenic view or vista from public roads or publicly-owned land, unless the development/grading is a public project, or a private project for which there is a substantial public benefit, and overriding considerations are adopted by the decision-making body. *[Source: Existing Ojai Valley Policy 1.6.2.1]*

▶ **Policy OJ-41.2: Minimize Impacts to Natural Terrain.** The County shall require as a result of any discretionary development, the reshaping of the natural terrain to permit access and construction to be kept to the absolute minimum. Where possible, improvements shall be designed to conform to the terrain rather than the reverse and shall comply with the following:

- a. Transition Design: The County shall require the angle of the graded slope to be gradually adjusted to the angle of the natural terrain.
- b. Angular Forms: The County shall generally not permit angular forms. The County shall require the graded form to reflect the natural rounded terrain, unless exposed rock faces can be used as a desirable visual element.
- c. Exposed Slopes: The County shall require graded slopes to be concealed by landscaping, berms or other measures.
- d. The County shall require the toe and crest of all cut and fill slopes in excess of five feet vertical height to be rounded with vertical curves.
- e. Where cut or fill slopes exceed 100 feet in horizontal length, the County shall require the horizontal contours of the slope to be curved in a continuous, undulating fashion in conformance with natural slopes.
- f. Where cut and fill slopes in excess of five feet in height are created, the County shall require detailed landscape and irrigation plans to be submitted to and approved by the Planning Division and Public Works Agency to the issuance of any grading permit, conditional use permit or building permit. The plan will be reviewed for type and density of ground cover, seed-mix, hydromulch mix, plant sizes and irrigation systems.

[Source: Existing Ojai Valley Policy 1.6.2.5]

▶ **Policy-OJ-41.3: Prominent Ridgelines Protection.** The County shall require the area within 400 feet (horizontal) of prominent ridgelines as shown in Figure OJ-3 [of the Ojai Area Plan] to be zoned “Scenic Resource Protection Overlay” in order to ensure that visual impacts of grading and attendant structures are minimized to the maximum extent feasible. The County shall require discretionary development to be located and designed to minimize visibility and silhouetting against the skyline as viewed from nearby public roads, and to incorporate as many of the following planning techniques as feasible:

- a. Limit construction to single-story structures on or near ridgelines;
- b. Utilize large building pad setbacks (50 feet or more) from the edge of a ridgeline;
- c. Utilize berms and landscaping to soften the visual impact of homes and graded areas;
- d. Utilize raised foundations, split-level designs, roof materials consisting of clay or concrete plate tile with a natural color, and other techniques to fit the home to the hillside terrain, and to minimize the amount of grading required.
[Source: Existing Ojai Valley Policy 1.6.2.2]

Piru Area Plan

- ▶ **Policy P-42.1: Public Views of Natural Ridgelines.** The County shall prohibit discretionary permits involving excessive and unsightly terracing, grading of hillsides, and development which will obscure or alter public views of the natural ridgelines. [Source: Existing Piru Policy 1.3.2.1]
- ▶ **Policy P-43.2: Local Scenic Roads.** The County shall designated State Highway 126, Main Street, Center Street, Piru Canyon Road, Guiberson Road, and Torrey Road, as Local Scenic Roads (Figure P-22 [of the Piru Area Plan]). The County shall require discretionary permits located within view of a Local Scenic Road to be reviewed for compliance with the following criteria:
 - a. The County shall require a sign program to be submitted concurrently with a discretionary permit for all commercial and industrial development. Freestanding off-site advertising signs shall be prohibited. All on-site freestanding signs shall be limited to five feet in height.
 - c. The County shall require outside storage to be landscaped and/or screened from public view.
 - c. The County shall require existing healthy, mature trees to be retained, where feasible.
 - d. The County shall require discretionary development to be designed consistent with the Piru Community Design Guidelines (see Appendix).
[Source: Existing Piru Policy 1.3.2.4]
- ▶ **Policy P-43.3: Scenic Resource Protection Zone.** The County shall continue to designate the viewshed to the highest ridgeline surrounding Lake Piru as a Scenic Resource Protection Zone. Within this viewshed, the following requirements shall apply:
 - a. The County shall require any request for significant grading to be evaluated through the discretionary permit process.
 - b. The County shall require removal, damaging, or destruction of protected trees to be in compliance with the County's Tree Protection Regulations.
 - c. The County shall prohibit discretionary development which would significantly degrade or destroy a scenic view or vista.
 - d. The County shall prohibit freestanding off-site advertising signs.
[Source: Existing Piru Policy 1.3.2.5]

- ▶ **Policy P-43.5: Landscaped Setbacks along Highway 126.** The County shall condition discretionary residential development along Highway 126 to provide a landscaped setback along the highway, which may be combined with a stormwater detention basin, sound attenuating berm and/or other features designed to screen and soften public views of the development and reduce noise impacts to residents. *[Source: Existing Piru Policy 1.3.2.6]*

Saticoy Area Plan

- ▶ **Policy RES-4.1:** Landscape buffers or other appropriate visual screening shall be required for all discretionary industrial development that borders SR 118, the Santa Clara River, the Brown Barranca, or the Franklin Barranca. When customary visual screening techniques, such as those listed in Policy RES 4.2 (below), fail to provide full visual screening for industrial properties visible from the Santa Clara River Bridge due to grade differences, the Planning Director may modify visual screening requirements to address grade differences.
- ▶ **Policy RES-4.1:** When open storage on commercial or industrial properties is visible from public streets or parks within Old Town Saticoy, such areas shall be screened from public view by the use of enclosed structures, fences, walls, vegetated berms or landscaping.
- ▶ **Policy RES-4.3:** Lighting for discretionary development shall be designed to avoid off-site glare, including glare that may impact drivers along SR 118.

Coastal Area Plan

- ▶ **Section 30251: Scenic and Visual Qualities.** The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact 4.1-1: Physically Alter a Scenic Resource that is Visible from a Public Viewing Location

As discussed in Section 4.1.1, above, a scenic resource is defined as aesthetically pleasing natural physical features that is visible from a public viewing location. A public viewing location is defined as any physical area accessible to the public and from which a scenic resource is visible (Ventura County 2011). As discussed in Section 8.3, "Scenic Resources," of the Background Report (Appendix B), many scenic areas and natural features exist throughout the county, including valleys and mountain ranges and the Channel Islands. The County has developed a Scenic Resource Protection Overlay Zone to protect scenic resources throughout the county. As shown in Figure 8-7 of the Background Report, the Scenic Resource Protection Overlay Zone of the Non-Coastal Zoning Ordinance (NCZO) includes all scenic areas designated by the County surrounding Lake Casitas, Lake Matilija, Lake Piru, and Lake Sherwood; ridgelines surrounding the city of Ojai; and 40 miles of SR 33 that wind through the coastal mountain range from Pine Mountain Summit to the northwestern boundary of the County with the County of Santa Barbara, which are designated as a State scenic highway by the California Scenic Highway Program.

Portions of Hidden Valley, which is located in the Santa Monica Mountains and along the southwestern border of Simi Valley and southern border of Thousand Oaks, to the north of the border with Los Angeles County, are also part of the Scenic Resource Protection Overlay Zone. In addition to scenic resources identified in the Scenic Resource Protection Overlay Zone and 2040 General Plan, other scenic resources within the county are identified in the following Area Plans:

Lake Sherwood/Hidden Valley Area Plan – includes views surrounding Lake Sherwood and the Santa Monica Mountains. Land use designations under the 2040 General Plan within the Lake Sherwood Scenic Resource Protection Overlay Zone would include Open Space, Residential Planned Development, Very Low Residential, and ECU- Rural. Similarly, within Hidden Valley, the majority of the land designated as Scenic Resource Protection Overlay Zone would be designated as Open Space, while a few areas would be designated as Very Low Density Residential.

Ojai Valley Area Plan - includes a Scenic Resource Protection Overlay Zone that includes lands located in the western part of the county, bordering Santa Barbara County to the west. This zone includes ridgelines to the north of Ojai, which are also part of the County's Scenic Resource Protection Overlay Zone.

Piru Area Plan - designates six roadways as Local Scenic Roads and the viewshed to the highest ridgeline surrounding Lake Piru as a Scenic Resource Protection Zone.

Thousand Oaks Area Plan - identifies the area west of the Oak Park Plan area and north of the Santa Monica Mountains as a scenic resource. This area contains one eligible scenic highway under the California Scenic Highway Program (U.S. Highway 101) and three local scenic highways, including U.S. 101, State Route 23, and Potrero Road.

The land use diagram of the 2040 General Plan would accommodate future development of relatively higher intensity residential, commercial, mixed use, and industrial land uses within the Existing Community area designation (boundary) and the Urban area designation (boundary). These are areas with existing residential, commercial, and/or industrial uses developed with urban building intensities generally located adjacent to the boundaries of incorporated cities or along highway corridors such as SR 33, SR 118, SR 126, and Highway 101. The residential, commercial, mixed use, and industrial land use designations of the 2040 General Plan would apply to approximately 1.2 percent of land in the unincorporated county. Potential uses within these designations include small- and large-lot detached single-family homes, one- to three-story attached single-family dwellings and lower density multifamily developments, mixes of commercial, office, residential, civic, and/or recreational uses, one- to two-story structures for retail and commercial services, and industrial employment-generating uses, such as production, assembly, warehousing, and distribution.

The Rural land use designation would allow for low-density and low-intensity land uses such as residential estates and other rural uses which are maintained in conjunction with agricultural and horticultural uses or in conjunction with the keeping of farm animals for recreational purposes, such as greenhouses, principal and accessory structures related to agriculture, and also oil and gas wells, and would apply to approximately 0.9 percent of land in the unincorporated county.

Approximately 97.1 percent of the unincorporated county would remain designated as either Open Space (approximately 88 percent) or Agriculture (approximately 9 percent) under the 2040 General Plan. The Open Space land use designation would allow low intensity development with a minimum parcel size of 10 acres and 1 dwelling unit per parcel. Other uses could include composting operations, greenhouses, correctional institutions, fire stations, and oil and gas wells. The Agriculture land use designation would allow for development of one dwelling unit per parcel and a minimum parcel size of 40 acres. Other uses could include greenhouses, principal and accessory structures related to agriculture, and composting operations. If placed within or in the vicinity of scenic resources areas, as visible from public viewing locations, development that would occur as a result of implementation of the 2040 General Plan could result in alterations of these scenic resources. Proposed policies of the 2040 General Plan addressing flaring and trucking associated with new discretionary oil and gas wells could result in the construction and operation of new pipelines for the conveyance of oil, gas, or produced water.

The 2040 General Plan includes policies that would protect scenic resources visible from public viewing locations throughout the county from physical alteration. Policy COS-3.5 requires the County to site and design discretionary development below significant ridgelines (except as required for communication or similar facilities) and ensure that ridgelines and major hilltops remain undeveloped. Through Policy COS-3.6 the County would require that discretionary development outside of Existing Community area designations maintain the scenic open space character of its surroundings and incorporate construction and design techniques to minimize the visibility of structures from public viewing locations within scenic vistas. Policy COS-3.1 requires the protection of the visual character of scenic resources visible from State or County designated scenic roadways. Policy COS-3.4 would limit potential alteration of scenic resources by requiring that reservoirs not be sited on prominent ridgelines. Policy LU-9.5, explains that one of the purposes of the Open Space land use designation is to protect outstanding scenic resources and scenic highway corridors. These policies would encourage discretionary development that maintains community character (Policy LU-16.1) and harmony with adjoining uses and the natural environment (Policy LU-16.8). Area Plans also incorporate policies and implementation programs to protect scenic resources, as described below.

As outlined in the County's Coastal Area Plan, the County's Coastal Zone contains scenic resources. Per Section 30251 of the Coastal Area Plan, future development along the coast shall be sited to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of the surrounding area and, where feasible, to restore and enhance visual quality in visually degraded areas. Further, the Coastal Area Plan protects highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government by requiring that future development shall be subordinate to the character of its setting.

The El Rio/Del Norte Area Plan incorporates policies that protect the viewshed from U.S. 101, Highway 118, State Route 232, Rose Avenue, Santa Clara Avenue, and Central Avenue. These policies include architectural design and building material standards.

The Ojai Valley Area Plan has standards for all development within the Scenic Resource Protection Overlay Zone, such as limits on the height of these buildings, landscaping requirements, and setbacks from ridgelines.

The Piru Area Plan incorporates Policy P-42, which restricts discretionary permits that involve excessive and unsightly terracing, grading of hillsides and development which will obscure or alter public views of the natural ridgelines. The Piru Area Plan also incorporates Policy P-43.3, which requires additional review for projects located within a Scenic Resource Protection Zone.

The Saticoy Area Plan requires landscape buffers or appropriate screening for all industrial development that borders SR 118, the Santa Clara River, the Brown and Franklin Barrancas, and public roads or parks within Old Town Saticoy, located to the southeast of the City of Ventura.

The Thousand Oaks Area Plan incorporates development criteria for all development located within areas that are within the Scenic Resource Protection Overlay Zone and abut an adopted or eligible scenic highway. Both the Thousand Oaks Area Plan and the Lake Sherwood/Hidden Valley Area Plan include policies that restrict all development that would significantly obscure or alter public views of natural ridgelines.

Many of the resources identified in these Area Plans, such as Lake Sherwood, are also located within the Scenic Resource Protection Overlay Zone which, as discussed above, provides regulations for protection of scenic resources. Section 8109-4.1.5 of the NCZO requires that discretionary development within the Scenic Resource Protection Overlay Zone to be sited and designed to prevent significant degradation of a scenic view or vista and minimize any alteration of the natural topography, physical features, and vegetation. Because of its policies, including Area Plan policies, and the NCZO requirements, future development under the 2040 General Plan would not result in physical alternation of scenic resources within the Scenic Resource Protection Overlay Zone.

The county also includes scenic areas and features that are not officially designated as scenic resources. These areas include natural landscapes such as coastal plains and valleys present throughout the county; the Western Transverse Ranges, which include the Santa Monica Mountains, Santa Susana Mountains, and Simi Hills; the Cuyama Badlands, located in the northwestern portion of the county; and Anacapa and San Nicolas Islands, two of the eight Channel Islands located within the county. Future development under the 2040 General Plan could occur within or in the vicinity of these areas. As described above, through Policies COS-3.1, COS-3.5, and COS-3.6 the County would require that future development throughout the county avoid ridgelines and major hilltops, protect the visual character of scenic resources visible from designated scenic roadways, maintain existing scenic open space character of surrounding areas, and use construction and design techniques to minimize visibility of structures from public viewing locations within scenic vistas. Future development within the Scenic Resource Protection Overlay Zone would be required to comply with Section 8109-4.1.5 of the NCZO, described above. Together the NCZO regulations for the Scenic Resource Protection Overlay Zone and 2040 General Plan policies would require future development to not result in physical alteration of scenic resources. In addition, as required by Section 8107-5.5.3, new discretionary oil drill sites and production facilities shall be sited so they are not readily seen. Lastly, through Implementation Program J in the Conservation and Open Space Element the County would work to include locally-designated scenic highways in the State scenic highway system, which would increase the protection of scenic resources visible from scenic highways.

Scenic resources visible from public viewing locations located throughout the county would be protected from physical alteration by the proposed land use diagram, which protects scenic resource areas with the open space designation and accommodates higher intensity development within the Existing Community and Urban area designations, 2040 General Plan, including Area Plan, policies and programs that govern the design and location of future development, and the Scenic Resource Protection Overlay Zone requirements of the NCZO. This impact would be **less than significant**.

Mitigation Measures

No mitigation is required for this impact.

Impact 4.1-2: Substantially Obstruct, Degrade, Obscure, or Adversely Affect the Character of a Scenic Vista that is Visible from a Public Viewing Location

As discussed in Section 4.1.1, above, the County's ISAG define a scenic vista as a viewshed that includes scenic resources that are visible from a public viewing location, defined as any physical area accessible to the public and from which a scenic resource is visible (Ventura County 2011). As described under Impact 4.1-1 and shown in Figure 8-7 of the Background Report (Appendix B), the Scenic Resource Protection Overlay Zone includes areas surrounding Lake Casitas, Lake Matilija, Lake Piru, and Lake Sherwood; areas along SR 33, to the north of Ojai; and portions of Hidden Valley, which are within the Santa Monica Mountains and located along the southern border of Thousand Oaks. Future development expected to occur as a result of implementation of the 2040 General Plan is described under Impact 4.1-1, above. For this analysis, a significant impact would occur if future development under the 2040 General Plan would obstruct views of these resources from public viewing locations. Public viewing locations which afford views of these areas can include public roads, parks, trails, bike paths, lakes, and beaches (Ventura County 2011). One of the county's distinguishing characteristics is its open space and scenic character. As described in Section 2.1, "Growth Management," of the 2040 General Plan, the County is dedicated to directing urban development into existing unincorporated communities to preserve views of scenic resources.

As discussed in Impact 4.1-1, land use designations where scenic resources are present would largely include Open Space and Agricultural with relatively minimal land area designated as Residential Planned Development, Very Low Residential, and Rural.

In addition to scenic resources identified in the Scenic Resource Protection Overlay Zone, scenic resource areas are identified in Area Plans as described in Impact 4.1-1. As also discussed above for Impact 4.1-1, these scenic viewsheds would be protected by requirements outlined in these Area Plans. For instance, both the Thousand Oaks Area Plan and the Lake Sherwood/Hidden Valley Area Plan restrict all development that would significantly obscure or alter public views of the natural ridgelines. Policy COS-3.5 requires the County to site and design discretionary development below significant ridgelines (except as required for communication or similar facilities) and ensure that ridgelines and major hilltops remain undeveloped. Through Policy COS-3.6 the County would require that discretionary development outside of Existing Community area designations maintain the scenic open space character of its surroundings and incorporate construction and design techniques to minimize the visibility of structures from public viewing locations within scenic vistas. Policy COS-3.1 requires the protection of the visual character of scenic resources visible from State or County designated scenic roadways. Policy COS-3.4 would limit potential alteration of scenic resources by requiring that reservoirs not be sited on prominent ridgelines.

Policy LU-9.5 explains that one of the purposes of the Open Space land use designation is to protect outstanding scenic resources and scenic highway corridors. These policies would encourage discretionary development that maintains community character (Policy LU-16.1) and harmony with adjoining uses and the natural environment (Policy LU-16.8). Policy LU-16.10 would encourage development in rural areas to maintain views of hillsides, beaches, forests, creeks, and other distinctive natural areas through building orientation, height, and bulk.

Further, as discussed in Impact 4.1-1, SR 33, an area extending from Wheeler Springs (an unincorporated community in the county) to the border with Santa Barbara County is designated as a State scenic highway by the California Scenic Highway Program. A number of other highways are also designated as eligible scenic highways by the program, including the remainder of SR 33, extending from Wheeler Springs south to the City of Ojai, as well as sections of SR 1, U.S. Highway 101, SR 150, SR 126, and SR 118. Through Policy COS-3.1, the County would protect the character of visual resources visible from State or County-designated scenic roadways, including SR 33. As discussed in Impact 4.1-1, because land surrounding SR 33 would be designated as Open Space under the 2040 General Plan, allowable development intensity this area would be low. Although there could be future development along SR 33, because of the Open Space land use designations, and through compliance with Section 8109-4.1.5 of the NCZO, which requires that all discretionary development within the Scenic Resource Protection Overlay Zone to be sited and designed to prevent significant degradation of a scenic view or vista, and the above described policies of the 2040 General Plan including Area Plans that protect existing scenic character and views, future development would not be anticipated to obstruct, degrade, or obscure a scenic vista. Land in the vicinity of other eligible scenic highways would largely be designated Agricultural, Rural, Open Space, or Very Low Density Residential. The Agricultural land use designation under the 2040 General Plan would allow for development of one dwelling unit per parcel, the Rural land use designation would allow for one dwelling unit per 2 acres, and the Very Low Density Residential land use designation would allow for four dwelling units per acre. For these reasons, development within eligible scenic highways would be limited.

Development in all areas where there are scenic resources (including Scenic Resource Protection Overlay Zones and areas known to have other scenic resources) would be subject to various existing regulations governing the protection of scenic vistas, including the policies and programs of the 2040 General Plan, including Area Plans, and the provisions of the Scenic Resource Protection Overlay Zone. Therefore, future development under the 2040 General Plan would not obstruct, degrade, obscure, or adversely affect the character of a scenic vista that is visible from a public viewing location, or adversely affect visual character. This impact would be **less than significant**.

Mitigation Measures

No mitigation is required for this impact.

Impact 4.1-3: Create a New Source of Disability Glare or Discomfort Glare for Motorists Traveling along Any Road of the County Regional Road Network

The County's ISAG define disability glare as a type of glare that ranges from causing temporary incapacity to causing damage to the eye and discomfort glare as a type of glare that viewers find distracting and objectionable, but does not cause damage to the eye (Ventura County 2011).

The County RRN is defined in the 2040 General Plan glossary as the road system in the county that consists of roads classified as Primary (6 lanes or more), Secondary (4 lanes) or Collector (2 lanes), as well as freeways, expressways and conventional State highways. Roadways identified in the RRN are depicted in Figure 6-1 of the Background Report (Appendix B). As shown in this figure, the RRN incorporates freeways, expressways, highways, and thoroughfares within the developed portion of the county (primarily in the southern portion of the county) but also includes SR 33, which extends north from Wheeler Springs to the border with Santa Barbara County.

Future development expected to occur as a result of implementation of the 2040 General Plan is described under Impact 4.1-1, above. Under the 2040 General Plan land use designations in the vicinity of RRN roadways would largely consist of Open Space or Agricultural. However, a few areas along SR 33, south and southeast of Ojai, would be designated as Rural, Very Low Density Residential, Residential Planned Development, Low Density Residential, and limited Medium Density Residential. Further, limited areas located adjacent to some RRN roadways, including the southern portion of SR 33, U.S. Highway 101, SR 126, and SR 118, would be designated as Industrial.

The majority of the areas adjacent to the RRN roadways are designated as Open Space or Agricultural. The Open Space land use designation would allow for a maximum building lot coverage of 5 percent, development of one dwelling unit per parcel, and a minimum parcel size of 10 acres. A Conditional Use Permit (CUP) is required for the development of other allowed uses within the Open Space designation including but not limited to composting operations, greenhouses greater than 20,000 square feet, correctional institutions, fire stations, and oil and gas wells. A CUP is based upon a discretionary decision required prior to initiation of particular uses not allowed as a matter of right and may be denied on the grounds of unsuitable location or may be conditioned in order to be approved. The Agriculture land use designation would allow for a maximum building lot coverage of five percent, development of one dwelling unit per parcel and a minimum parcel size of 40 acres. A CUP is required for the development of other allowed uses within the Agricultural designation including but not limited to other uses that could include greenhouses greater than 20,000 square feet, principal and accessory structures related to agriculture, oil and gas wells, and composting operations.

Both land use designations would allow for the development of an Accessory Dwelling Unit on the subject parcel. Thus, development in these designations in locations visible from a RRN roadway could introduce new sources of disability and discomfort glare for motorists traveling on a RRN roadway. Policies of the 2040 General Plan would address the potential glare impacts of future development, such as Policy LU-11.3, which requires new commercial and industrial developments to, among other things, minimize adverse glare impacts on adjoining and adjacent residential areas.

The NCZO and CZO include multiple development standards that would reduce potential disability and discomfort glare impacts on motorists traveling along RRN roadways, which may be caused by future development. These ordinance sections are as follows:

- ▶ NCZO Section 8109-2.1.2 does not allow illumination or glare from commercial sites onto adjacent properties or streets that may be considered either objectionable by residents or hazardous to motorists;

- ▶ NCZO Section 8109-3.1.3 requires that industrial projects maintain glare and heat at levels appropriate for the zone or geographic area and are not objectionable at the point of measurement when the use is in normal operation;
- ▶ NCZO Section 8109-4.1(5)(a)6) requires lighting within the Scenic Resource Protection Overlay Zone that causes glare, illuminates adjacent properties, or is directed skyward in rural areas be minimized;
- ▶ NCZO Section 8109-4.8.2.4(1)(i) requires that luminaires within the Habitat Connectivity and Wildlife Corridors Overlay Zone that have adjustable mountings with the ability to be redirected shall be directed downward, to the extent feasible, to reduce glare and light trespass onto adjacent undeveloped areas;
- ▶ NCZO Section 8110-6.5 requires that signs in open space, agricultural and residential zones have indirect or diffused illumination which shall not result in glare being directed toward surrounding properties;
- ▶ NCZO Section 8119-1.4.2(c) requires that all buildings in the Saticoy Area Plan have light fixtures that minimize off-site light and glare that would be visible from the Santa Clara River;
- ▶ CZO Section 8177-2.1 does not allow illumination or glare from commercial sites onto adjacent properties or streets that may be considered either objectionable by adjacent residents or hazardous to motorists;
- ▶ CZO Section 8175-5.4.6 requires lighting at camp facilities be designed so as to not produce a significant amount of light and/or glare at the first offsite receptive use;
- ▶ CZO Section 8175-5.7.8(g) requires light emanation from oil development be controlled so as not to produce excessive levels of glare or abnormal light levels;
- ▶ CZO Section. 8175-5.13.10.11 requires that sign lighting be designed to minimize light and glare on surrounding rights-of-way and properties.

In addition to the above, where future discretionary developments propose reflective building materials such as metal or glass, and would be visible from an RRN roadway, the ISAG guidance states that either the project should use non-reflective instead of reflective materials or a consultant study would be required to determine the potential for significant glare that results in disability or discomfort glare for motorists traveling along an RRN roadway, based on ambient illumination, the angle of reflective surface(s), and viewing angle of the project from road(s) of the RRN. The ISAG further states that glare analysis of a project would be considered significant when the glare source to the median of the background ration exceeds 3:1 in a luminance histogram.

As described above, the provisions of the NCZO, CZO, ISAG guidance for project-level reviews, and if applicable, CUP permit conditions of approval, would generally reduce future project-specific glare impacts. However, under implementation of the 2040 General Plan there could be limited circumstances in which future development would include reflective materials and be visible from one or more RRN roadways such that discomfort or disability glare for motorists traveling along an RRN roadway could occur. At this program level of analysis it not possible to conclude that all future development under the 2040 General Plan would not result in discomfort or disability glare to motorists traveling along an RRN roadway. Therefore, this impact would be **potentially significant**.

Mitigation Measures

Mitigation Measure AES-1: New Implementation Program COS-X: Review Discretionary Development for Glare Effects Along Regional Roadway Network Roadways

The County shall include the following new implementation program in the 2040 General Plan.

Implementation Program COS-X: Review Discretionary Development for Glare Effects Along Regional Road Network Roadways

Applicants for future discretionary development projects that include use of reflective surfaces such as metal, glass, or other materials that could produce glare and that the County determines would potentially be visible to motorists traveling along one or more RRN roadways shall submit a detailed site plan and list of project materials to the County for review and approval. If the County determines that the project would include materials that would produce disability or discomfort glare for motorists traveling along one or more RRN roadways then the County will either require the use of alternative materials, such as high-performance tinted non-mirrored glass, painted (non-gloss panels), and pre-cast concrete or fabricated textured wall surfaces, or require that the applicant submit a study demonstrating that the project would not introduce a glare source that exceeds 3:1 in a luminance histogram, which consists of inputting a set of digital photographs from a subject glare source into a computer simulation program and generating a graph that identifies the brightness level of different sections of that scene, from darkest to brightest. Glare impacts from future projects would be considered significant when the glare source to the median of the background ration exceeds 3:1 in a luminance histogram.

Significance after Mitigation

With implementation of Mitigation Measure AES-1, which requires review and approval of potential reflective materials for future discretionary development, the potential discomfort and disability glare effects along RRN roadways would be substantially reduced because the County would ensure that projects would not introduce a glare source that exceeds 3:1 in a luminance histogram (i.e., glare levels less than 3:1 in a luminance histogram would not result in discomfort or disability glare for motorists traveling along an RRN roadway). This impact would be **less than significant**.

Impact 4.1-4: Create a New Source of Substantial Light or Glare Which Would Adversely Affect Day or Nighttime Views in the Area

Future development allowed to occur as a result of implementation of the 2040 General Plan is described under Impact 4.1-1, above, and may increase the ambient nighttime lighting and introduce materials that could potentially result in glare within unincorporated areas of the county.

New light sources could include light from new residential developments, street lighting, parking lot lights, security-related lighting, and lighting associated with increased traffic volumes. These new light sources could result in adverse effects on adjacent land uses through the “spilling over” of light into these areas and creating “sky glow.” Daytime glare could be produced by the increase in commercial, industrial, and residential structures, which could introduce materials, such as metal and glass, that reflect sunlight.

Based on the Guidelines for Orderly Development, which direct urban type development within Existing Community and Urban area designation boundaries, new sources of substantial light or glare which would adversely affect day or nighttime views are unlikely as these areas already feature similar densities and intensities that generate light and glare. Future development outside of these areas, and within the Open Space, Agricultural and Rural land use designations, would be subject to the Save Open Space and Agricultural Resources ordinance which prohibits the conversion of these land uses to urban type development without a majority vote of the electorate.

The Open Space land use designation would allow for a maximum building lot coverage of five percent, development of one dwelling unit per parcel, and a minimum parcel size of 10 acres. A CUP is required for the development of other allowed uses within the Open Space designation including but not limited to composting operations, greenhouses greater than 20,000 square feet, correctional institutions, fire stations, and oil and gas wells. A CUP is based upon a discretionary decision required prior to initiation of particular uses not allowed as a matter of right and may be denied on the grounds of unsuitable location or may be conditioned in order to be approved.

The Agriculture land use designation would allow for a maximum building lot coverage of 5 percent, development of one dwelling unit per parcel and a minimum parcel size of 40 acres. A CUP is required for the development of other allowed uses within the Agricultural land use designation including but not limited to other uses could include greenhouses greater than 20,000 square feet, principal and accessory structures related to agriculture, oil and gas wells, and composting operations.

The Rural land use designation would allow for a maximum building lot coverage of 25 percent, one dwelling unit per parcel and a minimum parcel size of 2 acres. All of these land use designations would allow for the development of an Accessory Dwelling Unit on the subject parcel.

Based upon the larger minimum lot sizes, lot coverage restrictions, fire code issues such as lack of secondary access in remote or geologically restrictive areas, and more limited access to water, utilities and infrastructure, any or all which can effectively prohibit or increase the cost of future development for new dwelling units or other allowed uses, thereby reducing potential development that may introduce new light sources and daytime glare to these areas. Additionally, adverse effects on adjacent land uses through light “spill over” and the introduction of “sky glow” would be lower given the lower density and intensity type of development allowed in these rural areas.

In addition, the NCZO and CZO include the following development standards that reduce potential light and glare impacts which may be caused by future development.

- ▶ NCZO Section 8106-8.6 require light fixtures over two feet in height not be placed in side setbacks and lights in excess of 150 watts and not result in direct illumination of adjacent properties;
- ▶ NCZO Section 8107-5.5.10 requires that oil development lighting be kept to a minimum to approximate normal nighttime light levels;

- ▶ NCZO Section 8107-31.10 requires that recreational vehicle/mini-storage lighting shall not create a nuisance upon nor otherwise negatively impact neighboring uses. Any lighting shall be directed into the project and not toward neighboring properties;
- ▶ NCZO Section 8107-45(k)(s) and CZO Section 8175-5.20.3(t) requires wireless communication facility lighting be down-shielded and controlled using motion sensors to minimize glare and light directed at adjacent properties or environmentally sensitive habitats;
- ▶ NCZO Section 8108-5 (12) and CZO Section 8176-4.12 requires that motor vehicle parking area lighting be lighted with a minimum 1 footcandle of light at ground for security; lights that serve non-residential land uses, except those required for security, be extinguished at the end of the working day and turned on no sooner than 1 hour before the commencement of working hours; be located away from trees to reduce obstruction of light by tree canopies; when adjacent to a residential land use or residentially zoned lot be arranged and shielded so that the light will not directly illuminate the lot or land use; be full cut-off fixtures and recessed or flush-mounted and equipped with flat lenses for parking area canopies or similar structures;
- ▶ NCZO Section 8109-4.1(5)(a)6) requires lighting within the Scenic Resource Protection Overlay Zone that causes glare, illuminates adjacent properties, or is directed skyward in rural areas be minimized;
- ▶ NCZO Section 8109-4.5.5(d)(4), (5), and (8) requires lighting for commercial uses in the Community Business District Overlay Zone be shielded to avoid or mitigate negative impacts on the residential units; site planning and building design shall be compatible with and enhance the adjacent and surrounding neighborhood lighting, and comply with parking lot lighting requirements set forth in NCZO Section 8108-5 (12);
- ▶ NCZO 8109-4.7.4 require lighting restrictions and regulations such as shielding of light sources and brightness of security lighting within the Dark Sky Overlay Zone, which apply only to portions of the unincorporated Ojai Valley (including areas around Lake Casitas);
- ▶ NCZO 8109-4.8.2 prohibits lighting within the Habitat Connectivity and Wildlife Corridors Overlay Zone and along the perimeter of a lot, except those used for security/safety purposes and lights that blink, flash, rotate, or have intermittent fading, or strobe light illumination. This section also incorporates requirements such as shielding and downward-directed lighting, maximum brightness requirements, and standards for security lighting;
- ▶ NCZO Section 8110-6.4(c) requires indirect or diffused light for pedestrian viewing sign display structures such as kiosks;
- ▶ NCZO Section 8110-6.5 requires signs in open space, agricultural zones have indirect or diffused illumination and not exceed the brightness of a diffused light panel having cool white fluorescent 800 milliamper lights spaced at least ten inches on center. Lighting of signs in residential zones shall have indirect or diffused illumination;
- ▶ NCZO Section 8110-6.7 requires a CUP for freestanding off-site advertising signs with the number of light fixtures kept to a minimum and integrated into the design of the structure;
- ▶ NCZO Section 8119-1.4.2(c) requires that all buildings in the Saticoy Area Plan have light fixtures that are shielded so that light sources are not visible from a public right-of-way; and spotlights aimed solely at the object to be illuminated;

- ▶ NCZO Section 8119-1.6.3(b) requires all sign illumination not be visible from the ground and be limited to the sign area; aimed solely at the sign to be illuminated, and not be visible from an off-site location; neon lighting is limited to window signs that shall not flash, scintillate, move, or rotate;
- ▶ CZO Section 8177-2.1 prohibits flashing lights and illumination or glare from commercial sites onto adjacent properties or streets that may be considered either objectionable by adjacent residents or hazardous to motorists;
- ▶ CZO Section 8175-5.4.6 requires lighting for camp facilities be designed to not produce a significant amount of light and/or glare at the first offsite receptive use;
- ▶ CZO Section 8175-5.6.4 requires that lighting for film production activities not negatively impact neighboring areas or Endangered Species Habitat Areas (ESHA);
- ▶ CZO Section 8175-5.6.5(5) requires neighborhood consent for exterior night lighting that extends beyond the boundaries of the film permit area(s);
- ▶ CZO Section 8175-5.7.8(g) requires oil development lighting be controlled to not produce excessive levels of glare or abnormal light levels directed at any neighboring uses and kept to a minimum to maintain normal nighttime light levels in the area;
- ▶ CZO Section 8175-5.13.10.3(c) requires canopy sign illumination of display structures be by indirect or diffused light only;
- ▶ CZO Section. 8175-5.13.10.11 requires that illuminated signs be designed to minimize light and glare on surrounding rights-of-way and properties;
- ▶ CZO Section 8176-5(5) requires bicycle parking facilities lighting of not less than one foot-candle of illumination at ground level both interior and exterior during hours of use; and
- ▶ CZO Section 8176-9.5(c) prohibits illuminated PEV charging stations within 100 feet of environmentally sensitive habitat areas and prohibits direct light from a PEV charging station from illuminating a public street, walkway, or adjacent property in a manner that causes a nuisance, traffic hazard or safety hazard.

Further, policies incorporated into the 2040 General Plan would also ensure that future development would not introduce substantial light or glare that would adversely affect day or nighttime views. Policy LU-11.3 requires commercial and industrial development to be designed with appropriate buffers and operational conditions to minimize glare impacts on adjoining adjacent residential areas.

The 2040 General Plan would allow for future development that could introduce new sources of light and glare. However, the proposed land use pattern, Policy LU-11-3, and provisions of the NCZO and CZO adequately regulate light and glare impacts such that light and glare associated with future development would not be substantial and therefore would not adversely affect day or nighttime views. This impact would be **less than significant**.

Mitigation Measures

No mitigation is required for this impact.

This page intentionally left blank.