

5. Environmental Analysis

5.1 AESTHETICS

This section of the Draft Environmental Report (DEIR) discusses the potential impacts to the visual character of the Project Site and its surroundings associated with implementation of Creekside Specific Plan (Proposed Project). This section includes a discussion of the qualitative aesthetic characteristics of the environment that could be potentially degraded by the Proposed Project's implementation and its consistency with established relevant policies related to visual resources. The assessment of aesthetic impacts is subjective by nature. Aesthetics generally refer to the identification of visual resources and the quality of what can be seen as well as an overall visual perception of the environment. This analysis attempts to identify and objectively examine factors that contribute to the perception of aesthetic impacts. Potential aesthetic impacts can be evaluated by considering proposed grade separations, landform alteration, building setbacks, scale, massing, and landscaping features associated with the design of the Proposed Project. The information in this section is based on site visit, review of the Project Site and aerial photographs, and design guidelines in the Creekside Specific Plan.

5.1.1 Environmental Setting

5.1.1.1 REGULATORY BACKGROUND

State and local laws, regulations, plans, or guidelines that are applicable to the Proposed Project are summarized below.

State

California Building Code: Building Energy Efficiency Standards

Energy conservation standards for new residential buildings were adopted by the California Energy Resources Conservation and Development Commission (now the California Energy Commission [CEC]) in June 1977 and most recently revised in 2019 (Title 24, Part 6, of the California Code of Regulations [CCR]). Title 24 requires the design of building shells and building components to conserve energy. The standards are updated periodically to incorporation of new energy efficiency technologies and methods. The 2019 Building Energy Efficiency Standards went into effect on January 1, 2020. Title 24 requires outdoor lighting controls to reduce energy usage; in effect, this reduces outdoor lighting.

Local

City of San Juan Capistrano Municipal Code

Title 9, Land Use, of the San Juan Capistrano Municipal Code identifies land use categories, development standards, and other provisions that ensure consistency between the general plan and proposed development and redevelopment projects. Adherence to the following sections of the municipal code improves and maintains the visual quality of the community.

- **Chapter 8-20, Water Efficient Landscape Ordinance.** While this section focuses on water conservation standards and urban runoff, it is intended to address these issues while “maintaining aesthetics and community character.” As it relates to aesthetics, the Ordinance seeks to achieve visually pleasing landscape

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environments with native trees and plants and provide landscape design standards which achieve water conservation while contributing to an aesthetically enriched community landscape.

- **Section 9-3.517, Fences, Walls, and Hedges.** This section of the code establishes standards and regulations for the height, design, and construction of fences, walls, and hedges used for screening purposes. The standards are intended to ensure that all fences, walls, and hedges provide safety but do not detract from the visual appearance of the community.
- **Section 9-3.529, Lighting Standards.** The intent of this section is to “balance the goals of the General Plan to maintain a small-village, rural atmosphere, with the need to provide for the safe movement of vehicles and people in all districts.” The section establishes standards for the design, height, spacing, shielding, and illumination level of outdoor lighting fixtures. Specific standards are provided for parking lot lighting, pedestrian ways, exterior displays, outdoor recreation lighting, and residential lighting.

City of San Juan Capistrano General Plan

The City’s general plan includes several elements that address aesthetic concerns, including the land use element and conservation and open space element, which contain several goals and policies that outline aspirations related to community character:

- **Land Use Goal 2:** Control and direct future growth within the City to preserve the rural village-like character of the community.
- **Policy 2.1:** Continue controlling growth through the implementation of the City’s residential growth management program.
- **Policy 2.2:** Assure that new development is consistent and compatible with the existing character of the City.
- **Policy 2.3:** Ensure that development corresponds to the provision of public facilities and services.
- **Land Use Goal 7:** Enhance and maintain the character of neighborhoods.
- **Policy 7.1:** Preserve and enhance the quality of San Juan Capistrano neighborhoods by avoiding or abating the intrusion of non-conforming buildings and uses.
- **Policy 7.2:** Ensure that new development is compatible with the physical characteristics of its site, surrounding land uses, and available public infrastructure.
- **Policy 7.3:** Utilize programs for rehabilitation of physical development, infrastructure and undergrounding of utilities within the City to improve community neighborhoods.
- **Policy 7.4:** Protect the existing population and social character of older areas subject to rehabilitation and redevelopment.

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- **Conservation and Open Space Goal 5:** Shape and guide development in order to achieve efficient growth and maintain community scale and identity.
- **Policy 5.1:** Encourage high-quality design in new development and redevelopment to maintain the low-density character of the City.
- **Policy 5.2:** Ensure that new development integrates and preserves areas designated for scenic, historic, conservation, or public safety reasons.
- **Policy 5.3:** Ensure that no buildings will encroach upon any ridgeline designated for preservation.

The visual environment is most comprehensively addressed in the community design element. This element includes goals and policies related to scenic corridors, natural hillsides, building placement and design, exterior lighting, and community identity.

- **Community Design Goal 1:** Encourage and preserve a sense of place.
- **Policy 1.1:** Preserve significant amounts of land and important natural features for open space.
- **Policy 1.2:** Encourage high-quality and human scale design in development to maintain the character of the City.
- **Community Design Goal 2:** Preserve the historic character of the community.
- **Policy 2.1:** Encourage development which complements the City’s traditional, historic character through site design, architecture, and landscaping.
- **Community Design Goal 3:** Preserve and enhance natural features.
- **Policy 3.1:** Limit development of important natural characteristics such as ridgelines, unique hillside features and creeks.
- **Policy 3.2:** Encourage the recreational use of natural features, such as hillsides and creeks.
- **Policy 3.3:** Preserve and enhance scenic transportation corridors, including Interstate 5 and the railroad.
- **Policy 3.4:** Preserve important viewsheds.

Architectural Design Guidelines

The City implements a citywide set of architectural design guidelines that were adopted in 2003. The guidelines ensure procedural fairness in the design review process and “set forth land use specific design parameters to achieve General Plan aesthetic goals, foster high quality design, stimulate investment and eliminate subjectivity in project review” (San Juan Capistrano 2003). They include a user guide that outlines the City’s requirements for the design review process.

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The Creekside Specific Plan includes its own design guidelines that provides the design framework for streetscape, landscape and buildings to convey a unified and unique community character for the Proposed Project.

5.1.1.2 EXISTING CONDITIONS

Visual Character

The Project Site is in an urbanized area and is surrounded by industrial, residential, and commercial development. The I-5 freeway runs to the west of the Project Site, and the Fluidmasters industrial building is to the south. To the east and southeast, is the Marbella residential community, which includes homes, natural open space, landscaped open space, the Marbella Country Club and golf course, and hiking trails.

The 16.9-acre Project Site contains the 15.3 acre parcel at 30700 Rancho Viejo Road and the adjacent 1.6-acre parcel west of Rancho Viejo Road. The Project Site generally slopes down from east to west. A one-story vacant industrial building of approximately 123,000 square feet is on the 15.3-acre portion of the Project Site. Toward the northern end of the Project Site, the building is set back approximately 185 feet from Rancho Viejo Road and 170 feet from Malaspina Road. On the southern end of the Project Site, the industrial building is set back approximately 420 feet from Rancho Viejo Road. Surface parking lots that served the former industrial use are located between the building and Rancho Viejo Road and along the eastern side of the Project Site. Due to the elevation change across the Project Site, the parking lots are provided on four terraces that step up to the vacant building (LGC Geotechnical 2019). Vehicle access and paved surfaces surround the industrial building and provide access to the backside of the building. Parking and small accessory structures and fenced areas are along the back of the building. Trees and vegetation are dispersed throughout the Project Site. The Project Site contains ornamental shrubs, trees, and ruderal vegetation. A total of 289 trees were mapped within the Project Site and extent of impact area (see Biological Resources Technical Report contained as an Appendix to the Initial Study prepared for the Proposed Project, contained in Appendix A to this DEIR).

From Rancho Viejo Road, elevation change and existing vegetation and trees on the Project Site obscure views of the existing industrial building. The northern side of the industrial building can be seen from Malaspina Road and at the intersection of Malaspina Road and Rancho Viejo Road with intermittent trees and shrubbery.

Landform

In general, San Juan Capistrano is surrounded by rolling hills and ridgelines. Some of these hillsides feature grass and/or scrubby vegetation, and others are dominated by residential development and associated landscaping. The Project Site is generally flat and was previously graded for development. The Project Site gently slopes in a northwest direction with elevations ranging from 275 feet above mean sea level and 225 feet above mean sea level (Cadre Environmental 2020). From the Project Site area, a ridgeline can be seen in the distance to the west.

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5.1.2 Thresholds of Significance

Appendix G of the CEQA Guidelines states that, “except as provided in Public Resources Code Section 21099,” a project would normally have a significant effect on the environment if the project would:

- AE-1 Have a substantial adverse effect on a scenic vista.
- AE-2 Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.
- AE-3 In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality.
- AE-4 Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

The Initial Study, included as Appendix A, substantiates that impacts associated with the following thresholds would be less than significant:

- Threshold AE-1
- Threshold AE-2

These impacts will not be addressed in the following analysis.

5.1.3 Plans, Programs, and Policies

- PPP AES-1 Landscaping standards for the Specific Plan will comply with San Juan Municipal Code Chapter 8-20, Water Efficient Landscape Ordinance.
- PPP AES-2 All fences, walls and hedges for the Proposed Project shall comply with San Juan Capistrano Municipal Code Section 9-3.517, Fences, Walls, and Hedges.
- PPP AES-3 All exterior lighting for the Proposed Project shall comply with San Juan Capistrano Municipal Code Section 9-3.529, Lighting Standards, which provides lighting specifications for residential development, outdoor recreational areas, and pedestrian pathways.

5.1.4 Environmental Impacts

5.1.4.1 IMPACT ANALYSIS

The following impact analysis addresses thresholds of significance for which the Initial Study disclosed potentially significant impacts. The applicable thresholds are identified in brackets after the impact statement.

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Impact 5.1-1: The Proposed Project would alter the visual appearance of the Project Site, but would not substantially degrade its existing visual character or quality. [Threshold AE-3]

The Project Site is located in an urbanized area as defined by CEQA Guidelines 15191(m)(1). For an incorporated city, “Urbanized area” means the city that either by itself or in combination with two contiguous incorporated cities has a population of at least 100,000 persons. The City of San Juan Capistrano has a population of approximately 35,952 persons (U.S. Census 2018a). The City is bordered by four incorporated cities: Mission Viejo to the north, Laguna Niguel to the west, and Dana Point and San Clemente to the south. The Cities of Laguna Niguel and San Clemente have a population of 65,652 persons and 65,045 persons, respectively (U.S. Census 2018b and 2018c). As such, San Juan Capistrano in combination with two contiguous incorporated cities have a population of 166,649 persons, meeting the criteria for an urbanized area.

Visual Character

Figure 3-4, *Proposed Site Plan*, shows the redevelopment of the Project Site, including the realignment of Rancho Viejo Road. The development under the Proposed Project would remove the existing industrial building on-site, surface parking lots, and trees and vegetation. The Proposed Project would also recompact and landscape the “Extent of Impact Area.” The Proposed Project would include 188 residential units and a recreation area. Single-family residences would be located toward the western side of the Project Site along Rancho Viejo Road, the secondary driveway, and Malaspina Road. Multifamily residences would be located along the eastern side of the Project Site and adjacent to the recreation area interior to the Project Site. The recreation area would be toward the center of the Project Site. Buildings on-site would extend a maximum of 35 feet above grade. Additionally, the roadway realignment would remove existing trees and vegetation between Rancho Viejo Road and I-5. However, the Conceptual Landscape Plan would replace these trees to maintain visual screening of the I-5 from the Project Site and other areas east of Rancho Viejo Road.

Views of the Proposed Project would include residential development, landscaping, and walls surrounding the community. Landscaping would be incorporated throughout the Project Site and Extent of Impact Area. Landscaping and walls surrounding the community would serve as a visual buffer between the development on-site and Rancho Viejo Road, Malaspina Road, I-5, and adjacent properties (see Figure 3-8, *Conceptual Wall and Fence Plan*).

Development under the Proposed Project would change the appearance of the Project Site from a one-story industrial building that could be seen intermittently from Rancho Viejo Road, Malaspina Road, and I-5, to a residential development with homes up to two stories. However, the industrial building on-site has been vacant since 2013 and is in poor condition, so the Proposed Project could enhance the visual quality of the site. Further, architectural features, landscaping, and walls would screen views of the residential development from Rancho Viejo Road, Malaspina Road, and I-5. Though the Project Site is not immediately surrounded by residential neighborhoods, residential uses are to the east and southeast. Beyond I-5 to the west are also residential uses. Therefore, redevelopment of the Project Site from industrial to residential uses would be compatible with other nearby uses. Development of the Proposed Project would adhere to applicable provisions that address aesthetics in the San Juan Capistrano Municipal Code and comply with the design guidelines in the Creekside Specific Plan. Compliance with the municipal code and design guidelines would

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ensure a cohesive visual character. Therefore, the Proposed Project would not substantially degrade the character of the community or quality of views.

Consistency with Applicable Regulations

Zoning Change and General Plan Amendment

The Project Site is currently zoned Industrial Park District with a corresponding General Plan land use designation of Industrial Park. The Proposed Project includes a Specific Plan approval, zone change, and a general plan amendment that would change the Project Site's zoning designation to Specific Plan with a corresponding General Plan land use designation of Specific Plan/Precise Plan. Consistent with the Specific Plan designations, the Proposed Project outlines design guidelines and development specifications for the buildout of the Proposed Project (see Chapter 3, *Project Description*). Table 3-1 in Chapter 3, *Project Description*, summarizes maximum density, lot requirements, street frontage, building separation, setbacks, lot coverage, building height, open space requirements and garage face specifications for the single-family and multifamily unit types. In accordance with PPP AES-1 through PPP AES-3, the Proposed Project would comply with the Municipal Code requirements for landscaping, lighting, walls and fences. In addition, the Proposed Project outlines design guidelines that would ensure that buildout of the Proposed Project provides a cohesive visual character.

General Plan Goals and Policies

The Proposed Project would be consistent with applicable goals and policies in the San Juan Capistrano General Plan relating to aesthetics. Refer to Table 5.1-1.

Table 5.1-1 Consistency with General Plan Goals and Policies Related to Aesthetics

Relevant Goals and Policies	Compliance Analysis
Land Use Element	
Goal 2: Control and direct future growth within the City to preserve the rural village-like character of the community.	Consistent. The Proposed Project would allow residential development on an already developed site with available existing infrastructure connection in the area, therefore allowing the City to preserve the rural village-like character in other areas of the city. The Project Site is adjacent to I-5 and an industrial building, not characterized by rural village-like environment. The Specific Plan would ensure that all necessary infrastructure is constructed for the proposed land uses and that a planned growth is implemented, compatible with the existing character of the city. Further, as discussed above under the Visual Character heading, the Proposed Project would not degrade the character of the surrounding community.
Policy 2.1. Continue controlling growth through the implementation of the City's residential growth management program.	
Policy 2.2. Assure that new development is consistent and compatible with the existing character of the City.	
Policy 2.3. Ensure that development corresponds to the provision of public facilities and services.	
Goal 7: Enhance and maintain the character of neighborhoods.	Consistent. The Project Site is currently developed with an industrial building, and the Project Site has been vacant since 2013. Therefore, redevelopment of the Project Site as residential uses would not adversely affect the existing quality of the neighborhood. The Project Site is not immediately surrounded by residential neighborhoods; however, residential uses are located to the south (beyond the abutting industrial use), east and north (beyond the
Policy 7.1: Preserve and enhance the quality of San Juan Capistrano neighborhoods by avoiding or abating the intrusion of non-conforming buildings and uses.	
Policy 7.2: Ensure that new development is compatible with the physical characteristics of its site, surrounding land uses, and available public infrastructure.	

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Table 5.1-1 Consistency with General Plan Goals and Policies Related to Aesthetics

Relevant Goals and Policies	Compliance Analysis
<p>Policy 7.3. Utilize programs for rehabilitation of physical development, infrastructure and undergrounding of utilities within the City to improve community neighborhoods.</p>	<p>open space), and west on the west side of I-5. Therefore, redevelopment of the Project Site from industrial to residential uses would be compatible with other nearby uses and would not adversely affect the quality of the city's existing neighborhoods. The Proposed Project would connect to the existing utility connections, and the on-site electrical and natural gas lines would be underground. The Proposed Project would not affect existing residential neighborhoods or the social character of older areas that are subject to rehabilitation and redevelopment. The proposed redevelopment would rehabilitate the underutilized industrial building site with quality design residential uses, therefore enhancing the character of neighborhoods.</p>
<p>Policy 7.4. Protect the existing population and social character of older areas subject to rehabilitation and redevelopment.</p>	
Conservation and Open Space Element	
<p>Goal 5. Shape and guide development in order to achieve efficient growth and maintain community scale and identity.</p>	<p>Consistent. The Specific Plan's Design Guidelines would encourage high-quality design. The Proposed Project would have a maximum density of 9 du/acre for single-family detached units, 19 du/ac for the multifamily attached units, and an overall density of 12.3 du/ac. Very Low Density residential lots (LU 2.0 VLD) to the north of the Project Site allows residential densities at 0 to 1.0 unit/acre. Medium Density residential lots (LU 2.3 MD) to the east of the Project Site allows residential densities at 3.6 to 5.0 unit/acre. Medium-Low Density lots (LU 2.2 MLD) to the south of the Project Site allows residential densities at 2.1 to 3.5 unit/acre. Across I-5, directly west of the Project Site, there are Medium-High Density residential lots (LU 2.4 MHD) that allow residential densities at 5.1 to 8.0 units/acre. While the Proposed Project would provide residential units at a higher density than some of the surrounding neighborhoods, redeveloping an industrial site to residential uses would allow other residential areas in the city to maintain their low-density character.</p> <p>The Project Site is not designated for a scenic or historic conservation and is not preserved for public safety reasons. The Proposed Project would redevelopment an existing industrial site, and no buildings would encroach upon any ridgeline designated for preservation.</p>
<p>Policy 5.1. Encourage high-quality design in new development and redevelopment to maintain the low-density character of the City.</p>	
<p>Policy 5.2. Ensure that new development integrates and preserves areas designated for scenic, historic, and conservation, or public safety reasons.</p>	
<p>Policy 5.3. Ensure that no buildings will encroach upon any ridgeline designated for preservation.</p>	
Community Design Element	
<p>Goal 1. Encourage and preserve a sense of place.</p>	<p>Consistent. The Project Site is currently developed with industrial uses, and redevelopment of the Project Site to residential uses would preserve other areas of the city with important natural features for open space. The Proposed Project would be designed in compliance with the design guidelines in the Specific Plan to provide a comprehensive, high-quality, and human-scale design that is compatible with the city's character. A well-designed community would encourage and preserve a sense of place.</p>
<p>Policy 1.1. Preserve significant amounts of land and important natural features for open space.</p>	
<p>Policy 1.2. Encourage high-quality and human scale design in development to maintain the character of the City.</p>	<p>Consistent. Construction under the Proposed Project would follow the Specific Plan's design guidelines, which would ensure that development on-site complements the existing community, including architecture, site design, and landscaping. Further, the Proposed Project would comply with all applicable municipal code requirements, such as sections 9-3.517, Fences, Walls, and Hedges, and 9-3.529, Lighting Standards. The Proposed Project's landscaping standards include drought-tolerant, low- to moderate-</p>
<p>Goal 2: Preserve the historic character of the community.</p>	
<p>Policy 2.1. Encourage development which complements the City's traditional, historic character through site design, architecture, and landscaping.</p>	

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Table 5.1-1 Consistency with General Plan Goals and Policies Related to Aesthetics

Relevant Goals and Policies	Compliance Analysis
	water use plants that meet the City's Water Efficient Landscape Guidelines.
Goal 3. Preserve and enhance natural features.	Consistent. The Project Site is currently developed with industrial uses, and redevelopment of the Project Site to residential uses would preserve other areas of the city with important natural characteristics such as ridgelines, unique hillside features, and creeks.
Policy 3.1. Limit development of important natural characteristics such as ridgelines, unique hillside features and creeks.	
Policy 3.2. Encourage the recreational use of natural features, such as hillsides and creeks.	
Policy 3.3. Preserve the enhance scenic transportation corridors, including Interstate 5 and the railroad.	
Policy 3.4. Preserve important viewsheds.	The Proposed Project is on a previously developed site and does not contain natural characteristics such as ridgelines, unique hillside features, and creeks. Design guidelines in the Specific Plan would ensure that development would have a cohesive architectural design and provide landscaping. These features would preserve views of the Project Site.

Source: San Juan Capistrano 2002.

Conclusion

For the reasons discussed above and in Table 5.1-1, the Proposed Project would not substantially degrade the existing visual character or quality of the Project Site and its surroundings. The Proposed Project would allow for the redevelopment of a vacant industrial site with residential uses. Development under the Proposed Project would comply with the development specification and design guidelines outlined in the Specific Plan, which are in place to ensure a high-quality and aesthetically cohesive environment. The Proposed Project would be consistent with the General Plan goals and policies that relate to aesthetics. Furthermore, the Proposed Project would comply with all applicable Title 24 building standards and municipal code requirements.

Level of Significance Before Mitigation: With compliance with PPP AES-1 through AES-3, Impact 5.1-1 would be less than significant impact.

Impact 5.1-2: The Proposed Project would generate additional light and glare. [Threshold AE-4]

The two major causes of light pollution are glare and spill light. Spill light is caused by misdirected light that illuminates outside the intended area. Glare occurs when a bright object is against a dark background, such as oncoming vehicle headlights or an unshielded light bulb. Spill light and glare impacts are the effects of a project's exterior lighting upon adjoining uses and areas.

The Project Site is currently developed with a vacant industrial building and contains surface parking lots and vegetation. Due to existing conditions, the Project Site currently produces minimal light and glare. Existing sources of light and glare in the Project Site area include streetlights along roadways; headlights from vehicles traveling on adjacent streets and I-5; security lighting and exterior lighting from the Fluidmaster building to the south and commercial buildings along Rancho Viejo Road; and lights from adjacent residential neighborhoods to the east, south, and north. Open space and undeveloped natural areas are to the north and northeast and have minimal lighting and glare.

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Nighttime Light and Glare

The Proposed Project would provide for the development of a residential community that would introduce new sources of light and glare to the Project Site. The Proposed Project would introduce new exterior light sources, including pedestrian lighting, street lighting, architectural wall lights, palm tree up-lights and down-lights, and bollard lighting. Outdoor lighting would be used on internal streets, pedestrian walkways, homes, and recreational areas. The landscape accent lights would be used to highlight focal points and monument signs. The increase in residents and visitors of the Project Site would generate lighting, such as interior lighting emanating from windows and vehicles traveling along on-site roadways and entering and exiting the Project Site. New sources of glare may result from nighttime lighting and light shining on the exterior glazing, finished surfaces, windows, and doors of buildings constructed under the Proposed Project.

As outlined in the Chapter 3, *Project Description*, development under the Specific Plan would incorporate energy-efficient lighting technologies, and lighting would be shielded, recessed, or directed downward so that light is contained within the Project Site. Light fixtures would be selected to prevent glare and spillover onto adjacent properties and minimize lighting of the night sky. Light fixtures would use low-voltage lighting whenever possible in common areas. Additionally, the Proposed Project would comply with San Juan Capistrano's safety standards and municipal code section 9-3.529, Lighting Standards (see PPP AES-3), which provides requirements for illuminance, fixture height, spacing of fixtures, location, light source, shielding, etc. For example, the amount of light (residential) projected onto any surface shall not exceed five foot-candles, and where light is visible from outside the property boundaries, such light shall not exceed one foot-candle as measured at the property line common with an adjacent private property.

Overall, illumination generated by the Proposed Project would be required to comply with provisions of the municipal code and the Creekside Specific Plan related to exterior lighting. For example, the Specific Plan requires "Shield[ing of] all exterior lighting to minimize glare and light spill onto adjacent properties." Despite new and expanded sources of nighttime illumination and glare, development under the Proposed Project is not expected to generate a substantial increase in nighttime light and glare.

Daytime Glare

Daytime sources of glare include building materials (such as glass and light-colored building material), architectural treatment, and vehicles parked and traveling along on-site roadways. Compared to the existing industrial building at the Project Site, the Proposed Project would increase sources of glare. The Proposed Project would allow for new buildings at a greater density than the existing building on site and would generate more vehicles on-site. However, glare from these sources are typical of residential neighborhoods and would be similar to glare generated from adjacent buildings, nearby residential neighborhoods, and vehicles traveling along public rights-of-way. The Proposed Project would not substantially increase daytime glare, and daytime glare impacts would be less than significant.

Level of Significance Before Mitigation: With compliance with PPP AES-3, Impact 5.1-2 would be less than significant.

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5.1.5 Cumulative Impacts

Aesthetic impacts are localized to the Project Site and its immediate surroundings. No development or redevelopment projects are currently approved, planned, or anticipated in the immediate vicinity of the Project Site. The closest cumulative project to the Project Site is the Groves Senior Apartments (SJC14) at 30333 Camino Capistrano, approximately 0.4 mile west of the Project Site (see Figure 4-2, *Cumulative Projects Location Map*). Therefore, none of the cumulative projects are close enough to the Project Site to create cumulative impacts regarding views, visual character, and light and glare. Each cumulative project would be required to adhere to applicable requirements of the San Juan Capistrano Municipal Code and implement the City's architectural design guidelines, as applicable. The Proposed Project's contribution to cumulative aesthetic impacts is less than cumulatively considerable, and therefore, less than cumulatively significant.

5.1.6 Level of Significance Before Mitigation

Less than significant prior to mitigation.

5.1.7 Mitigation Measures

No mitigation measures are required.

5.1.8 Level of Significance After Mitigation

Impacts would be less than significant.

5.1.9 References

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