5.1 VISUAL RESOURCES

SUMMARY

There are five view corridors from which the project site is visible: the Placerita Canyon Road corridor, the residential corridor located east of the project site (Deputy Jake Neighborhood and multi-family residences along Dockweiler Drive), the single-family residential corridor to the north of the project site (Placerita Canyon Community), the single-family residential corridor southwest of the project site (East Newhall), and the Creekview park corridor southwest of the project site. Five viewshed locations were selected within these view corridors where mobile and resident populations have views of portions of the development area. A view analysis was conducted for each of these viewshed locations, which determined that the effect of the proposed project on visual resources in the project area would be less than significant during project operation.

Grading and other site preparation activities and construction of the proposed roadway extensions would distinctly alter the visual character of 48.9 acres of the project site because several pieces of construction equipment, large piles of soil and other debris would be present and the appearance of the ridgeline would continually change as grading progresses. While the change in visual character associated with the first phase of project construction would be short-term, the impact is considered significant because the change in visual environment would be adverse. Additionally, the impact is considered significant because the area involved would be clearly visible from the surrounding area. No feasible mitigation measures exist that would reduce this impact to a less than significant level. Additionally, development of the project site would alter the ridgelines and construct buildings on areas that are presently undeveloped, including the steeple of the MacArthur Chapel, which would reach a maximum height of 125 feet. Therefore, a significant and unavoidable visual resources impact would occur during construction and with project development.

The lots for the condominium units would be sold to a home development company and subsequent development plans will be reviewed by the Planning Division to ensure consistency with approvals and architectural compatibility with the surrounding neighborhood. Planning Division review would assure that the condominium development would be visually compatible with the other project components and surrounding land uses. Impacts would be less than significant.

METHODOLOGY

This section of the EIR evaluates project-related changes in the visual character of the project site and surrounding areas through a combination of methods that include the following: (1) identify corridors in which the project site can be viewed (view corridors); (2) identify viewsheds within the view corridors where the development area is most visible; (3) identify, within those viewsheds, "prominent visual

features"; and (4) provide simulations of the project's future developed conditions in order to demonstrate changes in the visual character of the project site.

For the purpose of this analysis, "viewsheds" are defined as the most visible portions of the development area seen by a relatively large mobile viewing audience (motorists), recreational audience (hikers), or a permanent audience (residents) in close proximity to the project site. "Prominent visual features" are defined as features that are unique to the Santa Clarita Valley or the City of Santa Clarita and/or those that stand out in relation to their surroundings. "Development area" is defined as the portion of the project site that will be subject to grading and construction activity due to project implementation and buildout.

There are five prominent view corridors in the vicinity of the project site: (1) the Placerita Canyon Road corridor, (2) the residential corridor located east of the project site (Deputy Jake Neighborhood and multi-family residences along Dockweiler Drive), (3) the single-family residential corridor to the north of the project site (Placerita Canyon Community), (4) the single-family residential corridor southwest of the project site (East Newhall), and (5) the Creekview Park corridor southwest of the project site. If portions of the project site that are proposed for development cannot be seen by a large mobile, recreational, or permanent viewing audience, or if their views of the development area are from so far away as to make their views obscure, those views are not considered visually prominent and were not assessed as part of this analysis. It is not the intent of this analysis to suggest that the project site is visible only from the selected viewing locations. Rather, an attempt was made to identify a range of viewsheds that compose a representative sample of the most prominent views of the project site available.

Within the five view corridors, five representative viewing locations were selected that would display the maximum amount of development visible within that range of view. Photographs of these viewsheds were taken and are presented in this section of the EIR to document the existing visual characteristics of the area. These viewshed photographs were reproduced again for the impact analysis section and overlaid with a simulation of the project's future developed conditions using computer graphic techniques.

To provide a standard frame of reference for the reader, the visual character within each of the viewsheds is described in terms of foreground, middle ground, and background elements. Each represents a portion of the total view, based on distance from the viewing location. Foreground scenes represent the closest views available, middle ground scenes represent the next distinguishable range of view, and the background scenes represent the most distant visible landscape elements that typically form backdrops for the middle and foreground scenes. The delineation between one viewing range and the next is largely based on prominent transitions in landscape character and the reduction in visibility of the landscape

features as distance increases; however, the judgments of such transitions are admittedly subjective. Also, in order to characterize the context in which views of the site are set, for each of the five view orientations, both the type of viewing audience and the length of time the particular view is available is described.

EXISTING CONDITIONS

Visual Characteristics

The 107.65-acre project site is located within Placerita Canyon in the City of Santa Clarita. The Master's College campus exists on the northern portion of the site and has been divided for planning purposes into three zones: Valley Campus, North Campus, and Hilltop Campus. The Valley Campus, the main campus area, is located between Placeritos Boulevard and the southern ridgeline of Placerita Canyon. The Valley Campus currently includes academic buildings, dormitories, administrative buildings, a student center, gym, athletic fields, recreational facilities, and surface parking lots.

The campus north of Placeritos Boulevard is referred to as the North Campus and is currently developed with four classroom buildings and parking areas. Approximately 2.4 acres (or 53 percent) of the North Campus is undeveloped due to a flood hazard zone.

Existing buildings on both Valley and North Campuses have been built in a variety of architectural styles. There are 38 buildings totaling 286,147 square feet. Most of the buildings are one or two stories and are spread throughout the campus. Local streets are rural with no curb or gutter. Portions of the campus north of Placerita Canyon Road are generally flat with a slight downward gradient to the west. Elevations range from approximately 1,285 feet at the western edge of the property to 1,300 feet at the northeast corner.

South of the Valley Campus is the Hilltop Campus, which currently consists of undeveloped hillsides covered in native and non-native grasses. The Hilltop Campus consists of moderately steep rolling hillsides traversed by a non-linear, roughly east/west ridgeline (ridgeline). Informal trails that have been formed along the ridgeline proceed down to the Valley Campus. Slope gradients are primarily 2:1 (horizontal to vertical) or flatter. Newhall Creek runs along the southern edge of the project site. A small parcel south of the creek is currently leased to the City for use as Creekview Park. A 12.6-acre swath of land owned by the Metropolitan Water District (MWD) runs through the southern portion of the Hilltop Campus area; 4 acres of the swath are used for dormitory parking and athletic fields for the college. Elevations range from approximately 1,275 feet at Newhall Creek to approximately 1,455 feet above mean sea level at the ridgeline. Details of the site topography are illustrated in **Figure 2.0-5, Existing Ridgeline**.

There are more than 350 native oak trees within the project site with protected oak groves located on the north facing slopes of the Valley and North Campus.

The northern portion of the project site is surrounded by the Placerita Canyon community to the north, east, and west. The Placerita Canyon community is primarily composed of single-family residences, a mobile home park, movie studio, and schools. Open space and the Deputy Jake Neighborhood also exist immediately to the east of The Master's College property with multi-family residences surrounding the current western terminus of Dockweiler Drive. Single-family residences within East Newhall abut the project site to the south and North Newhall and a 250-foot-wide property owned by MWD exist immediately to the west.

Site Visibility

Although the project site is visible from many locations, the most significant views occur in close proximity to the site. Five view corridors were selected based on the following selection criteria:

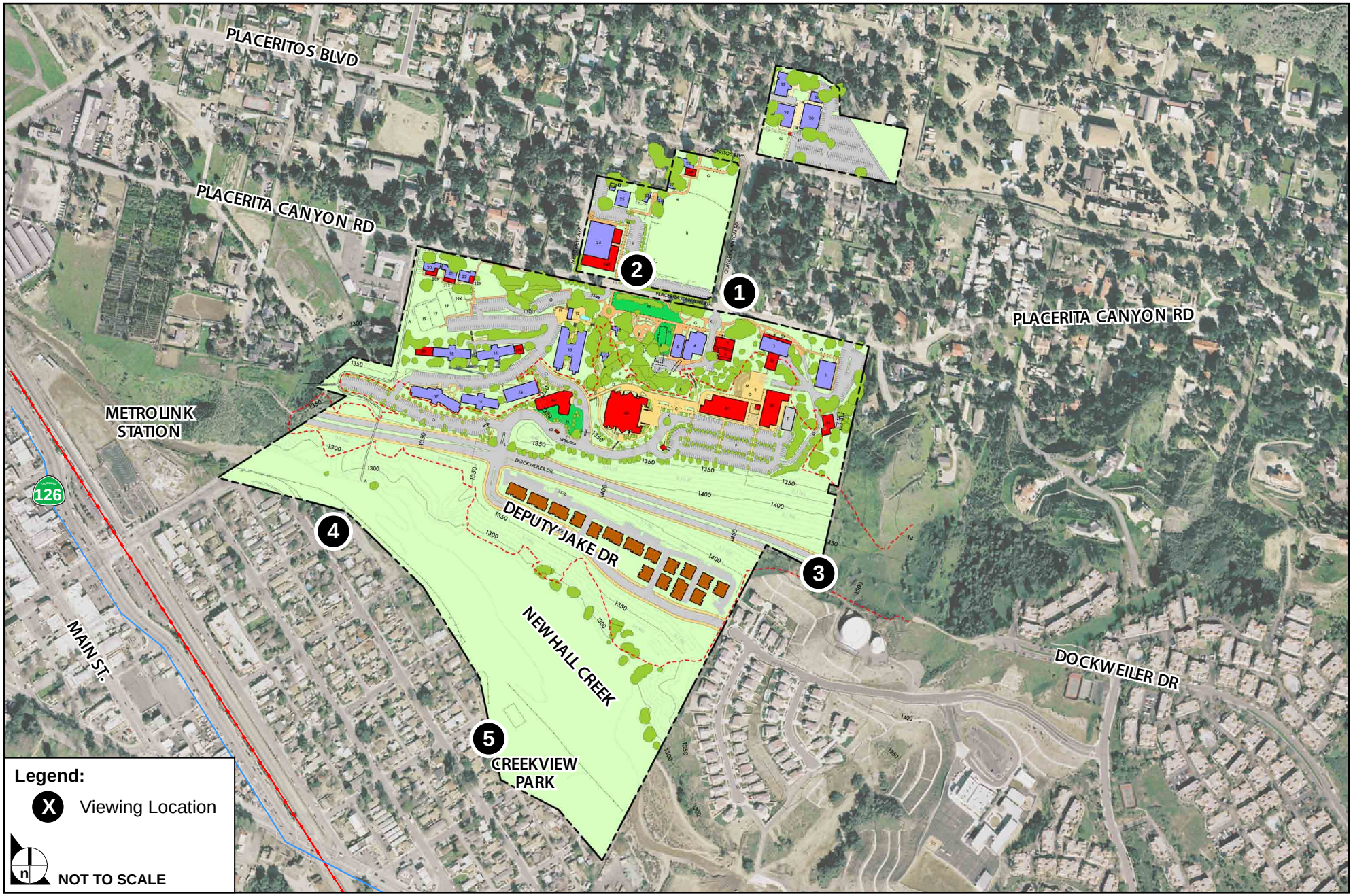
- Close proximity to the project site
- The presence of a large viewing audience
- Visibility of the site's prominent visual characteristics

Five viewing locations were selected to assess the visual characteristics of the project site and surrounding area. These locations and their viewing ranges are identified in **Figure 5.1-1**, **Viewing Locations**. As shown, the primary viewing audience includes residents east, southwest, and north of the project site and motorists traveling along Placerita Canyon Road. Existing views from each of these locations are illustrated in **Figures 5.1-2** through **5.1-4** and are generally described below.

Viewing Location 1

Type of Viewing Audience: Motorists traveling east and westbound on Placerita Canyon Road and the residential corridor north of Placerita Canyon Road.

Length of Time Visible: Minutes for motorists and indefinite for residents.



SOURCE: Impact Sciences, Inc. – January 2007

FIGURE **5.1-1**

Viewing Locations

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Viewing Location 1 - Existing Condition

Viewing Location 2 - Existing Condition

SOURCE: Impact Sciences, Inc. – June 2007

FIGURE **5.1-2**

Viewing Locations 1 and 2, Existing Conditions

Viewing Location 3 - Existing Condition

Viewing Location 4 - Existing Condition

SOURCE: Impact Sciences, Inc. – June 2007

FIGURE **5.1-3**

Viewing Locations 3 and 4, Existing Conditions

Viewing Location 5 - Existing Conditions

NOT TO SCALE

SOURCE: EnviroTechnical Imaging - 2008

FIGURE **5.1-4**

Viewing Location 5, Existing Conditions

Viewing Location 1, illustrated in **Figure 5.1-2, Viewing Locations 1 and 2,** is typical of views from vehicles traversing Placerita Canyon Road and residences just north of the road. Views from this location look south across the campus. The foreground view is of Placerita Canyon Road bordered by a dirt parkway with no curb and a driveway extending into the campus. In the middle ground are campus building frontages and a cluster of trees. The trees thin out in the background, which is defined by the undeveloped ridgeline.

Prominent Visual Features: The prominent visual feature within this viewshed is the ridgeline.

Viewing Location 2

Type of Viewing Audience: Motorists traveling east and westbound on Placerita Canyon Road and the residential corridor north of the campus.

Length of Time Visible: Minutes for motorists and indefinite for residents.

As illustrated in **Figure 5.1-2, Viewing Locations 1 and 2,** this view is facing south on east/west Placerita Canyon Road. Viewing Location 2 is west of Viewing Location 1. In the foreground of Viewing Location 2 are Placerita Canyon Road and overhead power lines. Just behind a short concrete wall is a parking area. In the middle ground, there are overhead power lines and campus structures that are almost entirely hidden from view by a cluster of trees and a gazebo. In the background is the undeveloped ridgeline that forms the southern edge of Placerita Canyon and the southern boundary of the Valley Campus.

Prominent Visual Features: The prominent visual features within this viewshed are the ridgeline and the abundance of trees on the Valley Campus.

Viewing Location 3

Type of Viewing Audience: Residential corridor east of the project site.

Length of Time Visible: Indefinite.

Viewing Location 3, illustrated on **Figure 5.1-3, Viewing Locations 3 and 4,** is located facing northwest on the ridgeline that marks the northern edge of the Hilltop Campus. Foreground views consist of undeveloped, grassy hillsides. The middle ground view consists of the Placerita Canyon basin. Dense clusters of trees cover this area and obscure visibility of campus structures, although portions of the campus, such as the athletic field, are visible. In the background, the south-facing residentially developed ridgeline of Placerita Canyon and expanses of the Santa Clarita Valley are visible.

Prominent Visual Features: The prominent visual features within this viewshed are the rolling hills forming the southern ridgeline of Placerita Canyon and the abundance of trees within the canyon.

Viewing Location 4

Type of Viewing Audience: Residential corridor southwest of the campus.

Length of Time Visible: Indefinite.

As shown on **Figure 5.1-3, Viewing Locations 3 and 4,** this viewing location is from the intersection of Market and Arch Streets facing northeast towards the project site. In the foreground and middle ground are Market Street, single-family residences, and overhead power lines. The background consists of the undeveloped ridgeline and hillside that define the southern portion of the campus. The roof of a campus dormitory building is barely visible over the ridgeline.

Prominent Visual Features: The prominent visual feature within this viewshed is the ridgeline.

Viewing Location 5

Type of Viewing Audience: Park users and residential corridor southwest of the campus.

Length of Time Visible: Indefinite.

As shown on **Figure 5.1-4, Viewing Location 5,** this viewing location is from Creekview Park facing northeast towards the project site. In the foreground and middle ground are the basketball court, lighting fixtures, and ornamental trees. The background consists of the undeveloped ridgeline and hillside that define the southern portion of the campus. Several campus buildings and existing private residences within the Deputy Jake Neighborhood are visible over the ridgeline.

Prominent Visual Features: The prominent visual feature within this viewshed is the ridgeline.

Light and Glare

During the day, sunlight reflecting from structures is a primary source of glare, while nighttime light and glare can be divided into both stationary and mobile sources. Stationary sources of nighttime light include structure illumination, interior lighting, decorative landscape lighting, lighted signs, and streetlights. The principal mobile source of nighttime light and glare is vehicle headlamp illumination, streetlights, and building lighting. During nighttime hours, this ambient light environment can be accentuated during periods of low cloudiness or fog, which can increase the amount of light and reflective glare.

Current sources of light and glare found on the project site are those associated with campus operations. Campus structures are not composed of highly reflective building materials and do not represent a daytime source of glare. Artificial lighting at nighttime is used for safety purposes and for illumination of athletic fields and tennis courts. However, the existing trees help shield off-campus receptors from such illumination. Additionally, a variety of urban and rural land uses in the vicinity of the college are also sources of glare and light during daytime and nighttime hours. The existing light environment found on the college is considered typical of urban areas because it includes interior and exterior building lighting and street lighting.

Regulatory Setting

The Santa Clarita General Plan contains goals and policies relating to preserving visual resources. A discussion regarding visual impacts and consistency with the general plan is provided in detail in **Section 5.6, Land Use and Planning**.

PROJECT IMPACTS

Significance Threshold Criteria

According to the City of Santa Clarita Environmental Guidelines, a project would have a significant effect on the environment if it would

- have a substantial adverse effect on a scenic vista;
- substantially damage scenic resources, including, but not limited to, significant ridgelines, trees, rock outcroppings, and historic buildings within a state scenic highway (refer to **Section 6.0**, **Effects Not Found to be Significant**);
- substantial/degrade the existing visual character or quality of the site and its surroundings; or
- create a new source of substantial light or glare that would adversely affect day or nighttime views in the area.

Construction-Related Impacts

Visual Quality of the Site

Within the first phase of development, the extension of Dockweiler Drive to western boundary of The Master's College property, extension of Deputy Jake Drive and connection to Dockweiler Drive near the new main campus entry, grading for the 54 condominium units and removal of the 0.75-million-gallon water tank east of The Master's College property followed by grading for future installation of a

5.0-million-gallon tank would occur. Utility connections and proposed oak tree removal and storage would also occur within the first phase of project implementation. The first phase of construction would be approximately two years in duration. Grading associated with all components of the first phase of construction would require the movement of 1.2 million cubic yards of soil. Grading and other site preparation activities and construction of the proposed roadway extensions would distinctly alter the visual character of 48.9 acres of the project site because several pieces of construction equipment, large piles of soil, and other debris would be present and the appearance of the ridgeline would continually change as grading progresses. These changes in visual character would be visible from all five view corridors and all five viewshed locations. While the change in visual character associated with the first phase of construction would be short term, occurring over 22 months, the impact is considered significant because the change in visual environment would be adverse. Additionally, the impact is considered significant because the area involved would be 48.9 acres and clearly visible from the surrounding area. No feasible mitigation measures exist that would reduce this impact to a less than significant level. Therefore, a significant and unavoidable visual resources impact would occur during the first phase of project construction.

Construction activities subsequent to those described above would be local to specific portions of the project site and would not be as visible to the surrounding area or within the project site itself. The visual environment within local portions of the project site where a particular master plan component is being developed would consist of a few pieces of construction equipment, building materials, partially demolished buildings, and structures in the process of construction. Installation of the 5.0-million-gallon water tank may result in construction equipment and building materials on the site for a period of a few days. These changes would be short term, occurring in phases from January 2011 to January 2019, and would generally be visible only within the immediate area. Therefore, such changes would not result in a significant impact to visual resources.

Light and Glare

Construction activities would be restricted to the hours of 7:00 AM and 7:00 PM, Monday through Friday, and between 8:00 AM and 6:00 PM on Saturday, consistent with the provisions of the Santa Clarita Unified Development Code (UDC). Therefore, construction would occur during daylight hours except during winter when construction may occur for up to 2 hours after sunset. Any lighting required after sunset would be directed so as not to impact surrounding uses. Additionally, while some building materials such as glass would be involved when constructing proposed buildings, such materials would not represent a source of substantial glare. Light and glare impacts during project construction would be less than significant.

Operational Impacts

Visual Quality of the Site

Adverse effects on the visual quality of the site are analyzed based on computer-generated simulations of the proposed project site under the developed conditions at the viewing locations described above. The project site is not located within a scenic vista or near a state scenic highway. Therefore, associated impacts would be considered less than significant under that threshold. However, due to the topography of the surrounding area, the project site is visible from several local vantage points. Potentially significant impacts associated with those views of the project site are evaluated below. For evaluation purposes, the reader should assume that the vegetation in the visual simulations has had the opportunity to mature for about seven years.

Viewing Location 1

Figure 5.1-5 illustrates that changes would occur to views of motorists looking to the south while traversing Placerita Canyon Road near its intersection with Quigley Canyon Road and residents within the residential corridor north of the project site. In the foreground, viewers would see a grass parkway and cobblestone wall in place of the existing dirt parkway and cinder block wall. The location of the driveway would remain. In the middle ground, viewers would see the new computer science building on the east side of the driveway and the existing library on the west side. Additionally, other new structures such as the roof and steeple of the chapel building, the arbor and trellis system, and the roof of a classroom building would be intermittently visible. The ridgeline in the background would be graded and landscaped, substantially altering the existing view. While the view would be noticeably altered from Viewing Location 1, the graded ridgeline would be landscaped with grasses, shrubs and trees and the use of wood and stone in the new campus buildings would be visually compatible with the surrounding rural community. However, the project would substantially degrade and modify the ridgeline and existing visual character of the project site when viewed from this location. Impacts would be significant.

Viewing Location 2

This viewing location is situated west of Viewing Location 1. **Figure 5.1-6** illustrates that changes would occur to views of motorists looking south while traversing Placerita Canyon Road and residents within the residential corridor north of the project site. In the foreground, the viewer would see the new green area proposed in the location of an existing parking lot. New oak trees and other new landscaping would line this road. In the middle ground, the viewer would see the proposed walkway, arbor, and trellis system, which would also replace the existing parking lot. Views of the gazebo and oak tree cluster in the middle ground would remain unchanged except for the steeple of the proposed chapel peaking above the

treetops. The ridgeline in the background would be graded to an elevation not visible from certain expanses of Placerita Canyon Road and residences north of the road. While the view would be noticeably altered from Viewing Location 2, the existing oak tree cluster would remain, additional landscaping would be planted, and the use of wood and stone in the proposed walkway, arbor, and trellis system would be visually compatible with the surrounding rural community. In summary, the project would substantially degrade and modify the ridgeline and existing visual character of the project site when viewed from this location. Impacts would be significant.

Viewing Location 3

Figure 5.1-7 illustrates that changes would occur to views from the residential corridor along existing Dockweiler Drive, Valle De Oro, and other streets in the neighborhood east of the project site. The ridgeline forming the southern boundary of Placerita Canyon would be graded for the extension of Dockweiler Drive, the construction of new campus buildings, and preparation for the future construction of 54 condominium units. Looking into Placerita Canyon, where the ridgeline was in the foreground in the existing condition, the viewer would see the two classroom buildings and parking lot being proposed and, farther west, the proposed chapel building. The two classroom buildings would have a maximum height of 50 feet and the chapel would have a maximum steeple height of 125 feet.

Views from these residences may also include the proposed new dormitory building, which is just west of the chapel building and would have a maximum height of 50 feet. Additionally, the new access road off of Dockweiler Drive and Deputy Jake Drive may be visible.

Views of the middle ground and background would remain unchanged and vistas of Placerita Canyon and the Santa Clarita Valley as a whole would not be substantially altered. Based on the above, the project would substantially degrade and modify the existing ridgeline and visual character of the project site when viewed from this location. Impacts would be significant.

Viewing Location 4

Figure 5.1-8 illustrates that only minor changes would be evident in the portion of the project site visible from residences near the intersection of Market and Arch Streets. The foreground and middle ground remain unchanged, while elevations of the ridgeline in the background would be altered. The ridgeline is slightly lower in the west and higher in the east. However, the view at this location would not be substantially altered.

Viewing Location 1 - Before

Viewing Location 1 - After

SOURCE: Impact Sciences, Inc. – June 2007

FIGURE **5.1-5**

Viewing Location 1 - Before and After

Viewing Location 2 - Before

Viewing Location 2 - After

SOURCE: Impact Sciences, Inc. – June 2007

FIGURE **5.1-6**

Viewing Location 2 - Before and After

Viewing Location 3 - Before

Viewing Location 3 - After

SOURCE: Impact Sciences, Inc. – June 2007

FIGURE **5.1-7**

Viewing Location 3 - Before and After

Viewing Location 4 - Before

Viewing Location 4 - After

SOURCE: Impact Sciences, Inc. – June 2007

FIGURE **5.1-8**

Viewing Location 4 - Before and After

The extension of Dockweiler and Deputy Jake Drives and many of the existing and proposed campus buildings would be visible from other parts of the residential corridor southwest of the project site. The extension of these roadways and reducing the height of the ridgeline would modify the view of the southern portion of the project site from undeveloped hillsides to one more similar to the developed areas surrounding the residential corridor to the south, east and west. The master plan includes development standards and design and landscaping guidelines and similar landscaping would be planted along Dockweiler and Deputy Jake Drives. Therefore, the buildings and landscaping in view would be visually compatible with surrounding land uses. Because viewsheds of the ridgeline would be modified, visual resources impacts would be significant.

Viewing Location 5

Figure 5.1-9 illustrates that changes would be evident in the portion of the project site visible from Creekview Park and nearby residential neighborhoods. The foreground and middle ground would remain unchanged, while elevations of the ridgeline in the background would be altered.

The extension of Dockweiler Drive would be visible at the crest of the graded ridgeline, along with street lighting and landscaping. Views of existing campus buildings and private residences in the Deputy Jake Neighborhood would be largely unchanged. None of the proposed new campus buildings would be visible from this viewshed. Because the project would substantially modify views of the ridgeline, impacts to visual resources would be significant.

Development Standards and Design Guidelines

The existing visual character of the site and surroundings can be described as rustic and natural, while the proposed master plan would result in the grading of the ridgeline and the construction of new buildings and roads. These implementations are described below.

The Master's College Development Standards are intended to be regulatory in nature and supplement the UDC. The standards mandate that the chapel building height be a maximum of 70 feet above grade with a steeple height of no more than 125 feet above grade. The maximum height for all other buildings shall be 50 feet. Any building additions shall be the same height as the existing building that is being expanded. Lighting in areas adjacent to residential neighborhoods shall be directed downwards toward the ground plane and may not exceed 12 feet in height. These standards would keep the scale of the project consistent with the existing scale of the campus and other structures in Placerita Canyon. Lighting restrictions would preserve the rural atmosphere that is characteristic of Placerita Canyon.

The proposed project would also follow the design guidelines as advised in the master plan. New architecture would follow the early California Craftsman style, which integrates well with the surrounding neighborhoods and the Placerita Canyon Special Standards District by retaining a natural look utilizing stone, cobblestone, and wood. With the exception of the chapel, the buildings would be architecturally designed to work within the surrounding terrain.

Landscaping would also be consistent with the rustic heritage of Placerita Canyon and the existing plant communities. The Old California style would be replicated through the use of native and naturalized plants such as oaks, sycamores, and native grasses. Hardscape elements would also feature natural stone and wood and an arbor and trellis system to connect the Craftsman-style buildings and the landscape. Most signage would be integrated into buildings and the proposed arbor and trellis system.

The proposed Tentative Tract Map would subdivide a portion of the project site for future development of 54 condominium units, open space parcels, and portions of the Dockweiler and Deputy Jake Drive extensions. The lots for the condominium units would be sold to a home development company and subsequent development plans will be reviewed by the Planning Division to ensure consistency with approvals. Planning Division architectural consistency review would ensure that the condominium development would be visually compatible with the other project components and surrounding land uses. Impacts would be less than significant.

Light and Glare

The proposed master plan includes a campus lighting strategy that is designed to preserve the rural character of the canyon; minimize light pollution and any negative effects on surrounding residential neighborhoods and provide adequate lighting to maintain a safe and secure environment throughout campus.[1] The campus lighting strategy would comply with the Placerita Canyon Special Standards District and would be reviewed and approved by the City of Santa Clarita prior to implementation. Light fixtures would be shielded and directed downward to avoid light spill into sensitive areas. In addition, proposed landscaping would include many of the trees currently on the project site and the addition of many new trees. Trees have the effect of screening the light created by campus uses from outside receptors. Due to the lighting measures and tree presence, the proposed project is not expected to create a significant new source of substantial light or glare that would adversely affect day or nighttime views in the area. Therefore, the uses proposed by the master plan would not generate a substantial source of light within the project site or surrounding area.

[1] *The Master's College Master Plan*, Design Guidelines, (June 2008), 5–2.

Viewing Location 5 - Before

Viewing Location 5 - After

NOT TO SCALE

SOURCE: EnviroTechnical Imaging - 2008

FIGURE **5.1-9**

Viewing Location 5 - Before and After

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The master plan includes building design guidelines and examples of building materials, which would be used on new campus buildings. The guidelines and materials outlined in the master plan are intended to compliment the rural character of the canyon through the use of articulated wood detailing, natural stone, and natural paint colors. No large expanses of glass or other highly reflective building materials are proposed. As such, the proposed master plan would not result in substantial glare. Light and glare impacts of the proposed master plan would be less than significant.

After Dockweiler and Deputy Jake Drives are extended as proposed, standard street lighting fixtures would be installed. These fixtures would be installed by the City of Santa Clarita and consistent with the UDC. Materials used to extend the roadways would include asphalt and concrete and would not generate a source of glare. Light and glare impacts of the proposed roadway extensions would be less than significant.

The proposed Tentative Tract Map would subdivide a portion of the project site for future development of 54 condominium units, open space parcels, and portions of the Dockweiler and Deputy Jake Drive extensions. The lots for the condominium units would be sold to a home development company and subsequent development plans will be reviewed by the Planning Division to ensure consistency with approvals. The open space parcels and Creekview Park would then be dedicated to the City for future parkland/open space purposes and would not result in a source of light or glare. Additionally, the removal and replacement of a water tank to the east of The Master's College property would not result in a new source of light or glare. Light and glare impacts would be less than significant.

MITIGATION MEASURES ALREADY INCORPORATED INTO THE PROJECT

The proposed master plan includes development standards and design guidelines designed to integrate the changes proposed to campus with the character of the surrounding communities and the Placerita Canyon Special Standards District.

MITIGATION MEASURES RECOMMENDED BY THIS EIR

No feasible mitigation measures exist which would reduce the identified significant impact during project construction and operation.

CUMULATIVE IMPACTS

The project site is located within Placerita Canyon in Santa Clarita. In combination with other development identified in **Section 4.0, Cumulative Impacts,** the proposed project would contribute to the ongoing modification of the Santa Clarita Valley to a suburban environment. Cumulative development

would alter the character of the valley by intensifying land use and introducing urban land uses to undeveloped areas. While aesthetic, light, and glare impacts can often be mitigated through a variety of measures, the overall change in visual character and increase in light and glare throughout the valley is considered a significant and unavoidable cumulative impact.

CUMULATIVE MITIGATION MEASURES

No feasible mitigation measures exist that would reduce the identified cumulative impact to visual resources to a less than significant level.

UNAVOIDABLE SIGNIFICANT IMPACTS

Project Specific

While the change in visual character associated with the first phase of project construction would be short-term, the impact is considered significant because the change in visual environment would be adverse. Additionally, the operational impact is considered significant because the project site is clearly visible from the surrounding area. No feasible mitigation measures exist that would reduce this impact to a less than significant level. Therefore, a significant and unavoidable visual resources impact would occur during the first phase of project construction and with development of the project site.

Cumulative Impacts

Significant cumulative impacts to visual resources would result from valley buildout, which would include the proposed project. Cumulative impacts would be significant and unavoidable and the project contribution to the impact would be cumulatively considerable.