
4. ENVIRONMENTAL IMPACT ANALYSIS

1. AESTHETICS

1. INTRODUCTION

This section evaluates the potential impacts of the Proposed Project on aesthetics, views and vistas, visual character, and light and glare in the Project area. The term aesthetics, in the context of this analysis, generally refers to visual resources and the quality of what can be seen, or overall visual perception of the environment, and may include such characteristics as building height and mass, development density and design, building condition (i.e., blight), ambient lighting and illumination, landscaping/vegetation and open space. Views and vistas refer to visual access and obstruction of prominent visual resources, including both specific visual landmarks and panoramic vistas. Visual character includes the different elements of the urban landscape that include the area's land use density, building heights, lights, streetscapes, and visual elements within the locale. Light and glare refers to the effects of nighttime illumination and daytime glare on adjacent land uses.

2. ENVIRONMENTAL SETTING

a. Existing Visual Characteristics and Views

A view refers to direct and unobstructed line-of-sight to an on- or off-site aesthetic resource, which may take the form of panoramic viewpoints from particular vantages. The available viewshed or visible landscape within a given field of view is defined by physical elements that occupy a viewer's line-of-sight from a particular location. Existing views may be obstructed or blocked by modification of the environment (e.g., grading, landscaping, building construction, etc.). Conversely, modifications to the existing environment may create or enhance view opportunities.

Public views are those which can be seen from vantage points which are publicly accessible, such as streets, freeways, parks, and vista points. These views are generally available to a greater number of persons than are private views. Private views are those which are only available from vantage points located on private property. Private views across adjacent land uses are generally not protected unless specifically governed through an adopted General or Specific Plan policy or view preservation ordinance.¹

The City of Malibu has defined the Civic Center area to be the commercial center for the City. The City aims to maintain through regulatory policies a low-scale and low-rise commercial development for the area of Civic Center, where the Project Site is located.² The Project Site is within the vicinity and viewsheds of two scenic highways: the Pacific Coast Highway and Malibu Canyon Road.³ The existing

¹ See *Mira Mar Mobile Community v. City of Oceanside (CH Oceanside) (2004) 119 Cal.App.4th 477.*

² *City of Malibu, Planning Department, Chapter 1.0 Land Use Element of the General Plan, LU Objective 4.3: A Specific Plan in the Civic Center Area, November 1995, website: <http://qcode.us/codes/malibu-general-plan>.*

³ *City of Malibu, Planning Department, Chapter 3.0 Conservation Element of the General Plan, CON Objective 1.4: Scenic Resources Preserved and Protected, November 1995, website: <http://qcode.us/codes/malibu-general-plan>.*

visual character is largely defined by a mix of the natural and built environments. Views of the Santa Monica Mountains yield an array of unoccupied mountain faces scattered with properties. At street level, views of the Pacific Ocean are not available from the portion of Civic Center Way by the Project Site.

(1) Views of the Project Site

The Project Site is located along the north side of Civic Center Way, west of La Paz Lane and east of Stuart Ranch Road. Total relief across the Project Site is approximately six feet from the low point near Civic Center Way to the high point at the northern boundary of the parcel. The Project Site currently contains a one-story building with a basement and appurtenant parking areas, a temporary trailer that houses a day-laborer office, a fenced-in tow yard with a temporary trailer, and a 70-foot high emergency communications transmission tower. The building that occupies the Project Site is a former Sheriff's Station that was decommissioned in the early 1990s. Within the Project Site there are also several small raised planter boxes and retaining walls with a maximum height of five feet. An eight-foot retaining wall marks the boundary between the Project Site and a helipad northeast of the Project Site. The parking area north of the existing building is currently used as an impound parking lot. A covered walkway connects the existing building to the courthouse and library to the east.

The Project Site is a part of the larger Malibu Civic Center complex and is directly adjacent to existing civic buildings to the east of the Project Site. Other structures within the Civic Center include a courthouse, a public library, a County of Los Angeles Waterworks building, a covered walkway, and additional surface parking areas. Representative view of the Project Site and adjoining Malibu Civic Center are shown in Figures 4.1.1 through 4.1.3.

View 1 is taken from the northwest side of Stuart Ranch Road and looks southeast through the undeveloped Ioki Site toward the Project Site. As seen, a chain-link fence borders the undeveloped lot. The undeveloped lot is relatively level with a slight southerly slope and is characterized with relatively low level grasses and a few trees. From this vantage, the Project Site is seen in the background. No panoramic or scenic views of visual resources on or beyond the Project Site are available from this vantage point.

View 2 is taken further down Stuart Ranch Road toward Civic Center Way and looks eastward toward the Project Site through the undeveloped Ioki Site. As seen in this view, the undeveloped lot provides through visual access to the Project Site, which is seen in the background. Visible features within the Project Site include a grey-colored concrete retaining wall, a 70-foot high steel lattice emergency communications tower, and cars within the surface parking lot towards the rear (north) part of the Project Site. No panoramic or scenic views of visual resources on or beyond the Project Site are available from this vantage point.



View 1: From the west side of Stuart Ranch Road looking southeast at the Project Site.



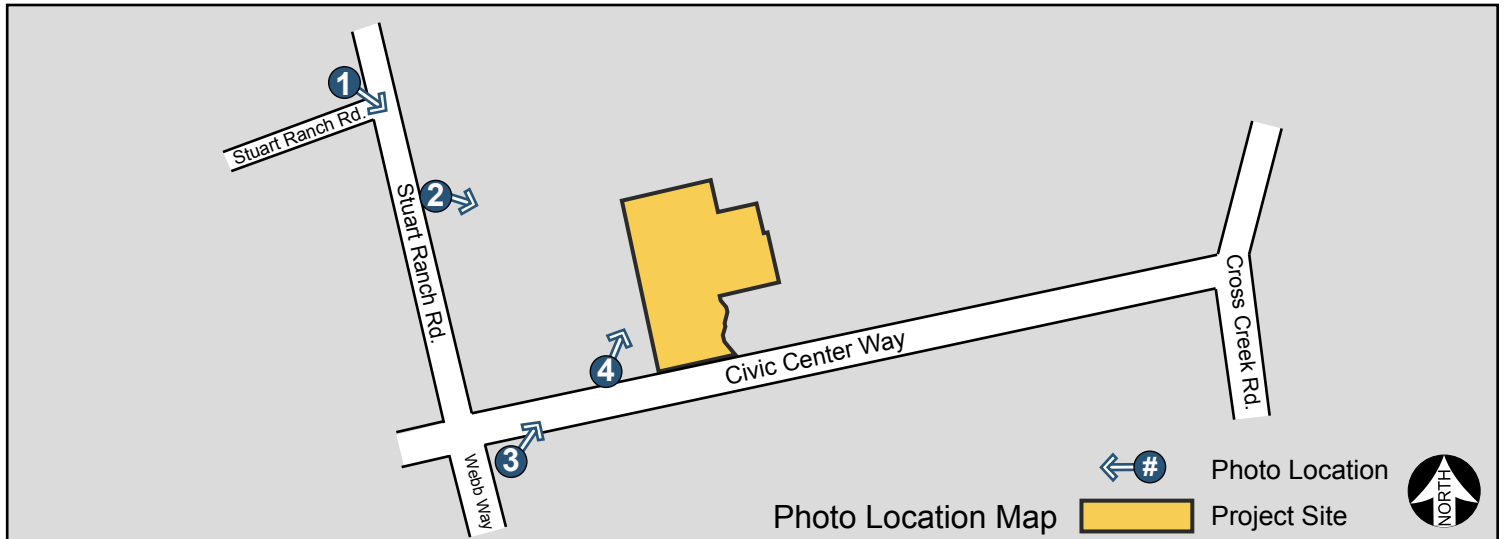
View 2: From Stuart Ranch Road looking east at the Project Site.



View 3: From the east corner of Webb Way and Civic Center Way looking northeast at the Project Site.



View 4: From the north side of Civic Center Way looking northeast at the Project Site.



Source: Parker Environmental Consultants, 2013.



View 5: View of the Project Site looking north from Legacy Park.



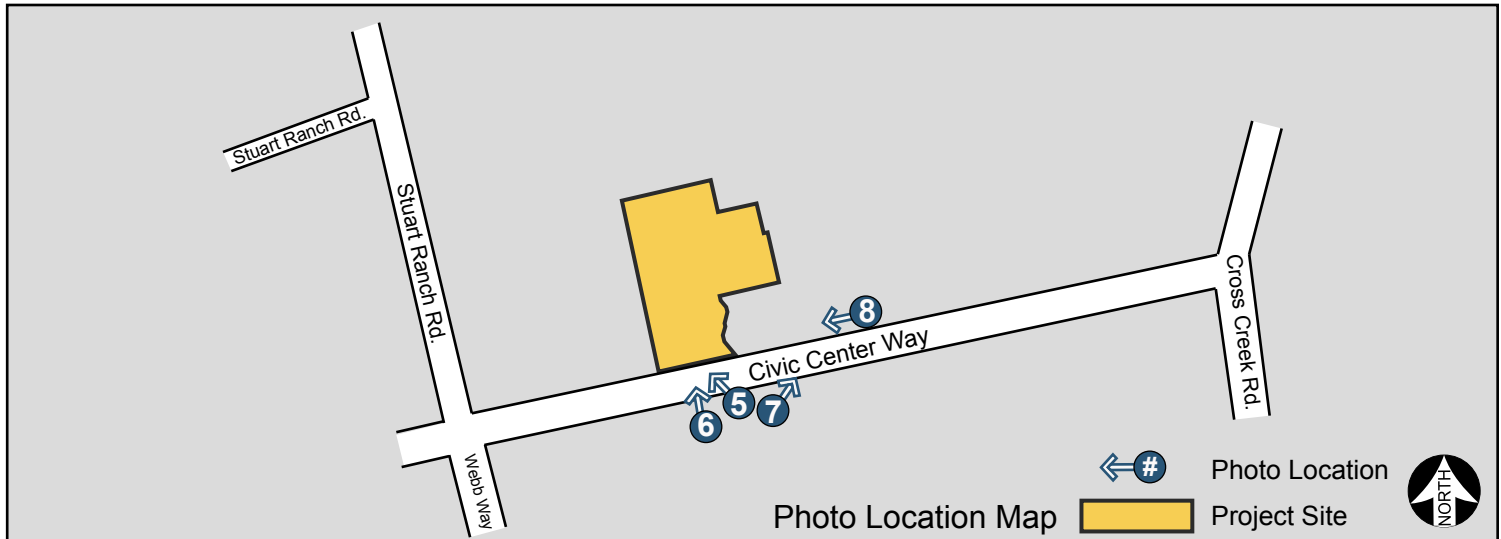
View 6: From the south side of Civic Center Way looking north at the Project Site.



View 7: From the south side of Civic Center Way looking northeast at the Malibu Civic Center.



View 8: From the north side of Civic Center Way looking west towards the Project Site.



Source: Parker Environmental Consultants, 2013.



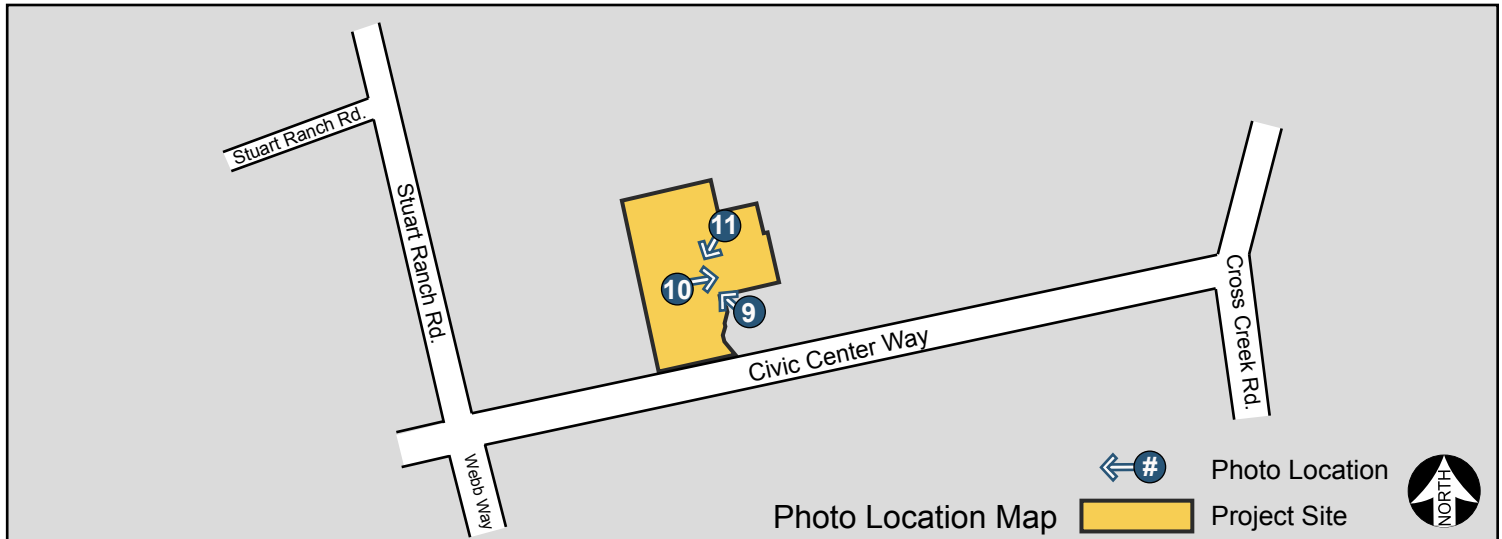
View 9: From the parking lot of the Civic Center looking northwest at the Project Site.



View 10: View of the Civic Center colonnade looking east from the Sheriff's Substation entrance.



View 11: View of the rear of the Sheriff's Substation building from the landscaped quad looking southwest.



Source: Parker Environmental Consultants, 2013.



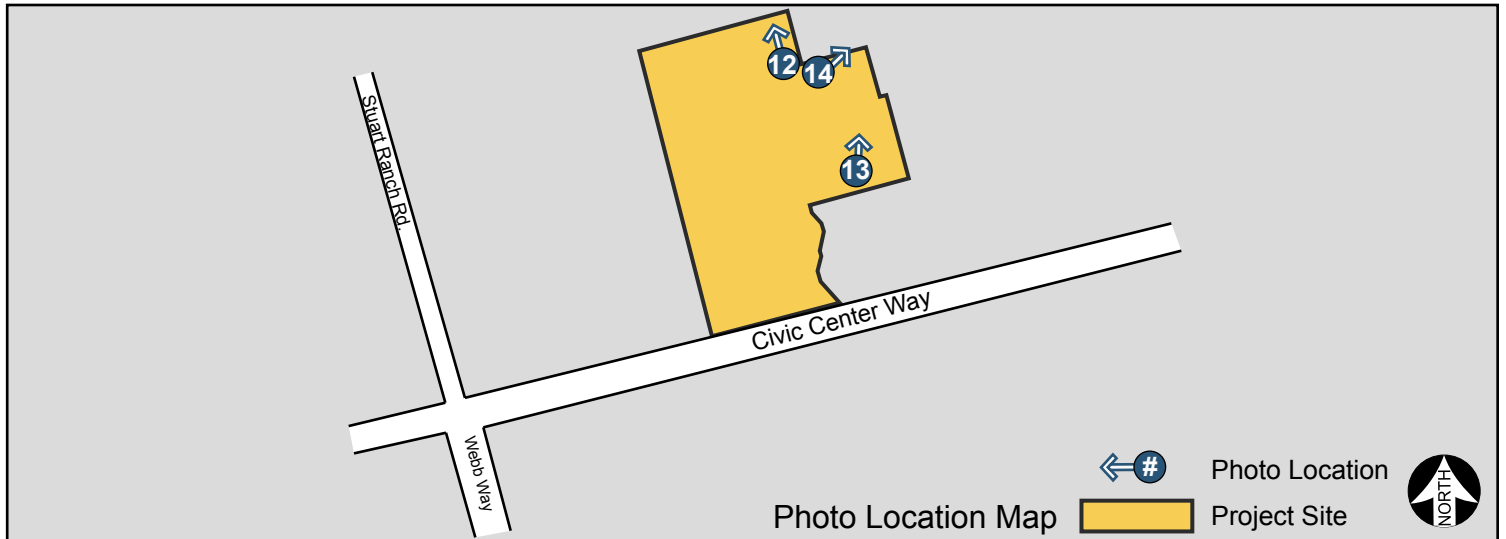
View 12: View of the tow yard and maintenance shop to the rear of the Sheriff's Station building.



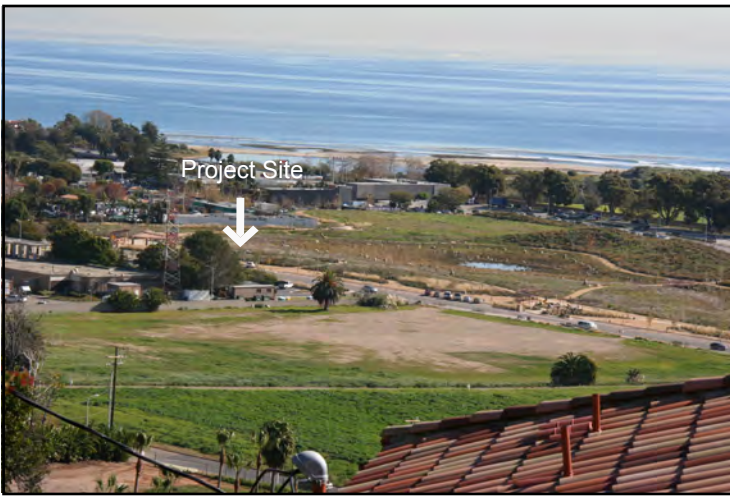
View 13: View of the landscaped quad from the colonnade walkway.



View 14: View of the helipad looking north from the landscaped quad.



Source: Parker Environmental Consultants, 2013.



View 15: View from Harbor Vista Drive looking south towards the Civic Center.



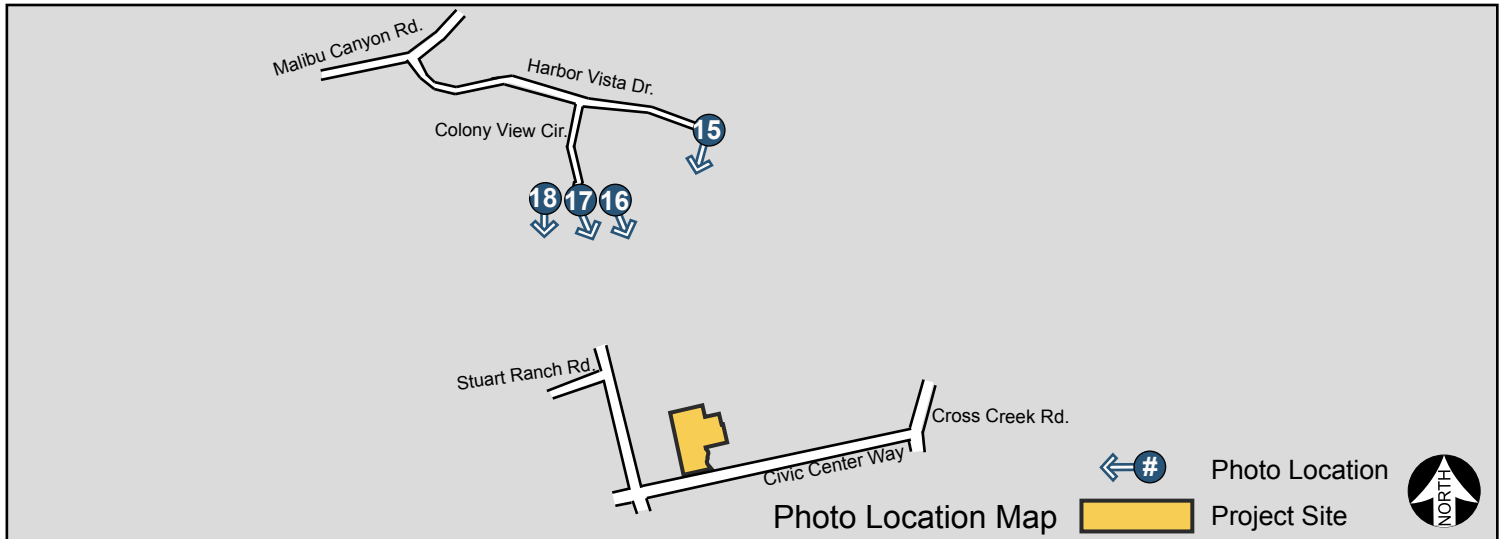
View 16: View from Colony View Circle looking south towards the Civic Center.



View 17: View from Colony View Circle looking slightly southwest towards the Civic Center.



View 18: View from Colony View Circle looking south towards the Civic Center.



Source: Parker Environmental Consultants, 2013.

View 3 is taken from the corner of Webb Way and Civic Center Way looking northeast at the Project Site. At the foreground, the undeveloped Ioki Site is seen in the foreground to the left side of the image. The Santa Monica Mountains are visible in the background. The existing emergency communications tower is prominently visible in the center of the view.

View 4 is taken from the north side of Civic Center Way on the border of the undeveloped Ioki Site looking northeast at the Project Site. The west side of the Project Site is lined with a grey concrete retaining wall and contains porter potties, light posts, and temporary modular trailer. The ridgeline of the Santa Monica Mountains can be seen in the background. The existing emergency communications tower is also prominently visible from this vantage.

Views 5 through 8, as depicted in Figure 4.1.2, depict the views of the Project Site in the context of the Malibu Civic Center. The Project Site encompasses the west side of the Malibu Civic Center complex. The following views look at the Project Site from various angles from the south, looking north and west.

View 5 is taken from the front pedestrian entrance of Legacy Park, looking north across Civic Center Way towards the Malibu Civic Center. Visual resources within the Project Site are largely limited to the front surface parking lot and the mature pine trees that block any views of the former Sheriff's Station building. The extent of the Project Site is indicated with a label within the frame. The Santa Monica Mountains ridgeline, including the Hughes Research Laboratory (prominent white structure on the ridgeline) and residences on Harbor Vista Drive and Colony View Circle can be seen to the north. The existing emergency communications tower is also prominently visible from this vantage.

View 6 is taken from a path in Legacy Park, looking north across Civic Center Way towards the Civic Center. This vantage is similar to that shown in View No. 5, but shows the Project Site in the context of the larger Civic Center complex. The Project Site is located on the west (left) side of the Malibu Civic Center. Again, the covered walkway and former Sheriff's building are obscured from view in this vantage by the tall mature pine trees that are located near the front entrance of the structure. The Santa Monica Mountains can be seen in the background.

View 7 is taken from the south side of Civic Center Way, on a path in Legacy Park, and looks northeast at the neighboring structures that abut the Project Site. The County of Los Angeles Courthouse and Malibu Library building are prominently shown and are located to the east of the Project Site. The Santa Monica Mountains can be seen in the background.

View 8 is taken from the east side of the Malibu Civic Center (near the Library building) looking west towards the Project Site. This view depicts the wide pedestrian walkway that buffers the Civic Center parking lot from the parallel parking stalls located along Civic Center Way. The wide sidewalk and landscape parking medians provide a visual transition from the Civic Center complex to Legacy Park to the south. The ridgeline of Winter Canyon and Civic Center Way can be seen in the background.

Figure 4.1.3 (Views 9, 10 and 11) depicts close up views of the structures and features on the Project Site. View 9 is taken from the front parking lot within the Project Site looking north at the front entrance to the former Sheriff's Station building. This view shows the raised landscaped planter and heavy ornamental

vegetation blocking much of the structures façade.

View 10 is taken from the south side of the front entrance to the former Sheriff's Station looking east towards the courthouse and library building.

View 11 is taken from the interior of the Project Site's landscaped quad and looks southwest towards the rear façade of the former Sheriff's Station building. The foreground shows the rear parking lot and fenced in areas of the Malibu Tow Yard facility. The existing emergency communications tower is also prominently visible in the background.

View 12 is a close-up view from the interior of the Project Site looking towards the County of Los Angeles Public Waterworks maintenance building and back lot. The fence line with the green cover defines the Project Site's northerly boundary. The parking lot and vehicles behind the chain link fence depicted in the left side of the image are within the Project Site. The maintenance building and parking areas behind the green fence are located off-site within the Malibu Civic Center complex.

View 13 is a close up view taken from within the interior of the Project Site looking north towards the open space quad that separates the former Sheriff's Station Building from the adjacent County of Los Angeles Public Waterworks building. The emergency helipad is visible in the background, behind the block wall.

View 14 is a close up view of the emergency helipad from the landscaped quad looking towards the northeast. The Santa Monica Mountains are visible in the background.

(2) Scenic Views Overlooking the Civic Center

Malibu Canyon Road is a recognized scenic highway. Based on a survey of the existing views available from Malibu Canyon Road, it was determined that the Project Site is not prominently visible from the available designated scenic turnouts on Malibu Canyon Road.

(3) Existing Viewsheds

Viewsheds refer to the visual qualities of a geographical area that are defined by the horizon, topography, and other natural features that give an area its visual boundary and context, or by artificial developments that have become prominent visual components of the area. For purposes of this analysis, only public views are being considered for purposes of determining significance. Public views are those which can be seen from vantage points which are publicly accessible, such as streets, freeways, public parks, and vista points. These views are generally available to a greater number of persons than are private views. Private views, in contrast, are those which are only available from vantage points located on private property. In the Civic Center area, the existing viewsheds are defined primarily by commercial land uses with abundant landscaping consistent with the Malibu General Plan.

Scenic viewsheds from the hills north of the Project Site were identified for analysis and are depicted in Figure 4.1.5 (Views 15 – 18). While these views were taken from the public right-of-way, they are largely

representative of the private views from the residences along Harbor Vista Drive and Colony View Circle. As shown in Views 15 through 18, the Project Site is located within the developed portion of the Malibu Civic Center area. The commercial and institutional development within the Civic Center does not currently obstruct any scenic or panoramic views of the ocean or coastline because of the difference in elevation. With construction of the Proposed Project, this view would remain entirely unchanged, with the exception of the introduction of new visual elements and features within the Project Site. The structures and the landscaping features would not block or obscure any scenic views of the ocean, Legacy Park, or Malibu Lagoon. No private views would be significantly impacted by the Proposed Project with which has roof heights ranging from 14 feet to 35 feet – ten inches above grade level.

View 15 is taken from Harbor Vista Drive looking south over the Civic Center area. The view overlooks the Malibu Civic Center complex (including the Project Site), Legacy Park, and the undeveloped Ioki Site to the west of the Project Site. The commercial area of Civic Center Way can be seen to the east. As represented in this image, the views of the coastline and Pacific Ocean are largely unobstructed. The prominent features within the Project Site that are visible from this vantage include the rear façade of the former Sheriff's Station building, the rear surface parking lot (i.e., Malibu Tow Yard), the portable MCLE trailer, and the emergency communications tower. The large pine trees obscure most of westerly facing façade of the former Sheriff's Station building and front surface parking lot. The scenic elements within this viewshed include views of the ocean, Legacy Park, and Malibu Lagoon. As mentioned above, none of these visual resources would be obscured or blocked by the proposed development. Impacts to View 15 would be less than significant.

View 16 is taken from Colony View Circle looking south over the Civic Center commercial area. View 16 is centered on the Project Site and the Malibu Country Mart commercial area. As seen, the commercial buildings and structures blend into the environment with the abundance of trees. Again, due to the difference in elevation, the institutional and commercial development within the Civic Center setting does not obstruct any views of the coastline and the Pacific Ocean. Impacts to View 16 would be less than significant.

Views 17 and 18 were taken from Colony View Circle looking south towards the Pacific Ocean. As seen in both views, the roofs of the residential buildings on Colony View Circle covers most of the view of Civic Center Way. The scenic and panoramic views of the Pacific Ocean remain unobstructed. Impacts to Views 17 and 18 would be less than significant.

4. Scenic Highways

The Pacific Coast Highway (PCH) and Malibu Canyon Road are both identified as scenic highways. For this reason, the Malibu General Plan and the City of Malibu's Local Coastal Program Land Use Plan address protecting the public viewsheds of both routes.

The PCH (Route 1) is a major north-south State highway that extends most of the length of California. The PCH is located to the south of the Project Site, and on the south side of Legacy Park. The Project Site is located on Civic Center Way, which can be accessed from PCH via Webb Way to the west or Cross Creek Road to the east. Due to the landscaping and relatively level topography of the Civic Center

area and the area extending south toward the ocean, the PCH cannot be readily seen from the Project Site. Nor is the Civic Center building and Project Site readily seen from the PCH. For this reason, the visual impact on the PCH is considered very low.

Malibu Canyon Road (N-1 Route) connects to the PCH (west of the Project Site), extends north, until the Road turns into Las Virgenes Road. The way of Malibu Canyon Road and Las Virgenes Road provides a route over the Santa Monica Mountains, which offers access to Highway 101. The Project Site can be accessed by Malibu Canyon Road via Civic Center Way to the west. In relation to the Project Site, Malibu Canyon Road wraps around the north side of the low terrace of the Civic Center area, as the Road scales up the hillside. Malibu Canyon Road is difficult to see from the Project Site, due to the distance between the Road and the Project Site and the structures and vegetation obstructing the view.

The Civic Center area, including the Project Site, can be seen from Malibu Canyon Road due to the increasing elevation of the route that overlooks the low-lying terrace of the Civic Center area. Examples of the existing views from the area around Malibu Canyon Road can be seen in Figure IV.B-6. The abundance of open space, trees and landscaping gives the Civic Center area a rural feeling. The development of the Civic Center commercial area, including the Project Site, does not hinder the quality of the viewshed. There is additional commercial and residential development leading up to the Pacific Ocean. The PCH can be seen on the south side of Legacy Park with commercial development. Rooftops of single-family residential homes can be seen bordering the Pacific Coast. Views of the Pacific Ocean remain primarily unobstructed.

5. Existing Light and Glare Conditions

The Project Site and surrounding locale are located in a commercial designated area of Malibu with many sources of nighttime illumination including streetlights, architectural and security lighting, indoor building illumination (light emanating from the interior of structures which passes through windows), and automobile headlights. Glare is kept to a minimum due to the architecture, design, non-reflective materials used and landscaping of the area, as consistent with the Malibu General Plan. Nevertheless glare is possible, due to direct sunlight on potentially reflective surfaces, such as windows and traveling and parked automobiles.

b. Relevant Policies

Aesthetics is addressed in the City of Malibu's General Plan, the Zoning Ordinance, and the Local Coastal Program Land Use Plan. Each element of the General Plan contains goals, objectives, and policies to map out the development approach for the City. General aesthetic appearance goals, policies, and objectives are discussed below in the General Plan Land Use Element, Zoning Ordinance, Local Coastal Program Land Use Plan, and Rural Outdoor Lighting District Ordinance. Specific requirements of the General Plan are elaborated in the Section 4.8, Land Use and Planning.

(1) General Plan Land Use Element

Land Use Goal 1 is to protect and enhance the natural and environmental resources of the City of Malibu. Land Use Objective 1.1 states that development shall not degrade the environment. To achieve this goal and objective, several specific policies are set forth including: regulation of design and permitting only land uses compatible with the natural environment; preservation of the City's rural residential character; and site planning which blends development with the natural topography. Land Use Implementation Measure 9 requires that development not interfere with public and private views and view corridors to the greatest extent feasible.

Land Use Objective 1.4, Development Consistent With The Preservation Of The Natural Topography and Viewshed Protection, identifies five specific policies: (1) The City shall preserve the significant ridgelines and other topographic features (such as canyons, knolls, hills, and promontories); (2) The City shall minimize the visual impact of hillside development; (3) The City shall minimize the alteration of existing land forms and require design consistent with natural topography and processes of the site (i.e., geological, soils, hydrological, water percolation and runoff), (4) The City shall require development to protect significant natural drainage courses and, where safety consideration necessitate modification, require that projects provide a natural appearance, and (5) The City shall require hillside management review of all hillside development prior to project approval. Land Use Implementation Measure 28 requires that new development protect public views from scenic roadways to and along the shoreline and from scenic coastal areas, including public parklands.

Land Use Goal 2, Manage Growth To Preserve A Rural Community Character, seeks to accommodate a type, amount, and location of new development consistent with the Malibu lifestyle (LU Objective 2.1). To achieve this goal and objective, several specific policies are put in place, including: promoting aesthetically pleasing and visually stimulating environment; stimulating public input about the proposed project; proportioning commercially zoned properties based on community need; promoting attractive landscaping that blends into the surrounding environment; protecting public scenic views; encouraging pedestrian friendly design; and developing Malibu while being mindful of population growth rate trends. Additionally, in furtherance of these policies, Implementation Measure 37 directs the City to permit creative styling of structures to encourage a limited number of visual landmarks in areas that would not distract from the natural scenery.

(2) Zoning Ordinance

The City of Malibu Zoning Ordinance includes requirements, which affect the visual characteristics of development within the City. Requirements include restrictions on density, height, setbacks, parking requirements, sign regulations, and landscaping. The Project Site is currently designated as Civic Center Institutional and located in the Civic Center Area. The specific requirements for the Zoning Ordinance are discussed further in Section IV.H, Land Use and Planning.

(3) Local Coastal Program Land Use Plan

Chapter 6, Scenic and Visual Resources, of the Local Coastal Program Land Use Plan for the City of Malibu contains policies relating to the protection of visual and aesthetic resources. The Land Use (LU) Policies address viewshed protection, visual compatibility of new development, siting of structures and

architectural character in visual resource areas, landscaping, design/visual elements, and impact on scenic roadways. The viewshed protection sub-sections require protection of public views from scenic highways and prohibition of signs, utilities, and accessory equipment that obstruct views to the ocean and scenic elements. The visual compatibility sub-sections require new development to be designed and built in a manner that creates an attractive appearance and harmonious relationship with the surrounding environment, protects views, and minimizes alteration of existing landforms. Specific LU Policies pertaining to the Project Site and the Proposed Project are discussed further in Section 4.8, Land Use and Planning.

(4) Rural Outdoor Lighting District Ordinance (Dark Skies Ordinance)

The Rural Outdoor Lighting District Ordinance took effect on December 13, 2012, and is intended to establish a rural outdoor lighting district and to regulate outdoor lighting in the district to promote and maintain dark skies at night for the residents and wildlife in the district. Although the Project Site is located within the City of Malibu, and is outside of the specific geographic areas defined in the Ordinance, the Project Site is located on County of Los Angeles owned land. Therefore, in furtherance of the County's Dark Skies Ordinance, the Proposed Project would be subject to the following outdoor lighting requirements for the rural outdoor lighting district:

- A. Light trespass. Outdoor lighting shall cause no unacceptable light trespass.
- B. Shielding. Outdoor lighting shall be fully shielded.
- C. Maximum Height
 - 1. The maximum height for an outdoor lighting fixture, as measured from the finished grade to the top of the fixture shall be 30 feet for a property not located within a residential, agricultural, open space, watershed, or industrial zone.
 - 2. The Project is not planned to have any outdoor recreational facilities or area, therefore there is no need to evaluate C.2. for the Project.
 - 3. Notwithstanding subsections C.1. and C.2., the Director of Regional Planning may permit an outdoor light fixture with a height higher than as otherwise permitted by these subsections through a site plan review, if the applicant demonstrates that a higher light fixture would reduce the total number of light fixtures needed at the involved site, and/or would reduce the light trespass of the outdoor lighting.
- D. Maintenance. Outdoor lighting shall be maintained in good repair and function as designed, with shielding securely attached to the outdoor lighting.

Although the Rural Outdoor Lighting District Ordinance does not contain any specific requirement for educational or institutional land uses, the following requirements are identified for commercial, industrial, or mixed-use land uses:

- A. Building entrances. All building entrances shall have light fixtures providing light with an accurate color rendition so that persons entering or existing the building can be easily recognized from the outside of the building.
- B. Hours of operation.
 - 1. Outdoor lighting shall be turned off between the hours of 10:00 p.m. and sunrise everyday, unless the use on the involved property operates past 10:00 p.m., and the

outdoor lighting shall be turned off within one hour after the use's operations ends for the day. Notwithstanding the foregoing, if the use on the involved property requires outdoor lighting between 10:00 p.m. and sunrise everyday for safety or security reasons. If this is the case, outdoor lighting shall be allowed during these hours only if fully-shielded motion sensors are used and at least 50% of the total lumen levels are reduced.

2. Outdoor lighting shall be exempt from hours of operation if such lighting is required by the County Building Code for stairs, steps, walkways, or points of ingress and egress to buildings, or is governed by a discretionary land use permit.
3. Automatic controls. Outdoor lighting shall use automatic control devices or systems to turn the outdoor lighting off so as to comply with the applicable hours of operation requirements of section B.1. These devices or systems shall have backup capabilities so that, if power is interrupted, the schedule programmed into the device or system is maintained for at least seven days.

The SMC Malibu Campus Project will not have any outdoor recreational facilities/areas, and therefore is not required to comply with the Ordinance standards for recreational lighting areas. In addition to complying with the requirements stated above, outdoor lighting for new signs, including outdoor advertising signs, business signs, and roof and freestanding signs, shall comply with the following:

1. The outdoor lighting shall be fully shielded;
2. When the signs use externally-mounted light fixtures, they shall be mounted to the top of the sign and shall be oriented downward; and
3. Externally-mounted bulbs or lighting tubes used for these signs shall not be visible from any portion of an adjoining property or public right-of-way, unless such bulbs or tubes are filled with neon, argon, krypton, or other self-illuminating substance.

3. ENVIRONMENTAL IMPACTS

a. Thresholds of Significance

In accordance with Appendix G to the State CEQA Guidelines, a project would have a significant impact on the environment if it would:

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

b. Project Impacts

(1) Construction

During the Project's construction period, the Project Site would undergo considerable changes with respect to the aesthetic character of the Project Site and surrounding area. Construction activities would require demolition/site clearing, grading, excavation, and building construction activities which have the potential to generate debris and soils stockpiles, staged building materials and supplies, and exposed construction equipment, all of which would be visible to passing motorists, pedestrians, and neighboring properties from the surrounding local streets. Thus, the existing visual character of the Project Site would temporarily change from an underutilized lot to an active construction site. To minimize construction-related visual impacts, construction activities on the Project Site will be actively managed and maintained with implementation of Mitigation Measure AES-1. Specifically, Mitigation Measure AES-1 calls for the Applicant to enclose or visually shield construction equipment, debris, and stockpiled equipment from being visible on the ground level of neighboring properties. Such barricades or enclosures shall be maintained in good appearance throughout the construction period. In addition, any graffiti shall be removed immediately upon discovery. The temporary nature of construction activities, combined with Mitigation Measure AES-1, would reduce potential temporary aesthetic impacts on the quality and character of the Project Site to a less than significant level.

(2) Operation

Construction of the Project would provide a modern two-story building with a green roof and public open space, as a Santa Monica College satellite campus for the City of Malibu. The proposed building is designed with iconic and modern architectural features that is designed with inspiration from the surrounding community and natural environment. The Proposed Project will enhance the visual appearance and appeal of the Civic Center Commercial area, by providing modern sustainable architecture and unifying hardscape and landscaping features to complement the surrounding development within the Civic Center and adjoining land uses.

Figures 2.7 to Figure 2.11 provide building elevations of the Proposed Project from south, west, north, and east directions. Additionally, Figure 2.18 and 2.19 illustrate the hardscape and planting plans for the Proposed Project that will enhance the visual appearance.

The Project includes a modern two-story building on a site surrounded by existing buildings to the east and an undeveloped lot to the west. The proposed building has a green roof element located within the eastern side of the proposed building, and four slanted roof planes that range from approximately 25 feet above grade to the east to roughly 35 feet - 10 inches above grade to the west, resulting in a maximum height of approximately 35 feet - 10 inches above grade. The angled roofs create a unique roofline and apparent scale that provide a unique and distinctive architectural form. Figure 2.7, Roof Plan, located in the Project Description section, illustrates the proposed roof plan and suggested roof heights. Architecturally, the Project has been designed to stand out as a modern architectural element among the surrounding buildings in the Civic Center complex and aims to enhance community presence in the area. With respect to scale and massing, the Project proposes various heights and structural building setbacks to

control the scale and massing of the proposed development program. While the design, scale, and massing of the proposed structures will alter the existing visual character of the Project Site, the new development would be a visual improvement as compared to the existing decommissioned Sheriff's Station building. Illustrations depicting the scale and massing of the Project are shown in the Building Sections shown in Figures 2.12 through 2.15, which provide sectional views of various components of the proposed building. To further improve the aesthetic nature of the Project Site, Mitigation Measures AES-1 and AES-2 are recommended to ensure all open areas are attractively landscaped and maintained in accordance with a landscape plan, and maintained in a safe and sanitary condition and good repair. With implementation of Mitigation Measures AES-1 and AES-2, possible visual impacts will be mitigated to a less than significant level.

(a) Visual Character

Due to the Project's low-scale and massing, with a proposed building height of approximately 35 feet - 10 inches above grade (approximately 11 feet taller than the existing building on the Project Site), the Project would have a low potential to alter distant scenic views from the Santa Monica Mountains, Malibu Canyon Road, and the Pacific Coast Highway (PCH). The Project Site is proposed on a site that is already developed and can already be seen from viewsheds from the Santa Monica Mountains. The current structures on the Project Site do not impact the visual quality from such elevated points. An increase of roof height by approximately 10 feet will not significantly impact the viewsheds from the Santa Monica Mountains or Malibu Canyon Road. Therefore, the Proposed Project will have a less than significant impact upon recognized scenic resources and public viewsheds in the Project's vicinity. As shown in Figure IV.B-1 through Figure IV.B-6 the Project is located in the Malibu Civic Center commercial area that has existing low-scale buildings. The Proposed Project's building height is consistent with the surrounding development and Malibu's goals for commercial buildings. Additionally, the current building on the Project Site cannot be seen from PCH, and it is expected that the Proposed Project will not be seen from PCH.

(b) Signage

The Proposed Project will include a "Santa Monica College" building identification sign on the east-facing wall at the main entrance of the building. The sign will be harmonious with the surroundings and will not detract from the Civic Center's character. The building sign would be in compliance with the Malibu General Plan LIP Section 3.13, Signs, that regulates the size, height, location, and placement of on-premise signs.

In addition to the building sign, the Proposed Project will include a site identification monument sign at the driveway entrance to the front parking lot on Civic Center Way. The proposed sign will be made of solid 12" concrete blocks and will be approximately 10 feet wide and 4 feet-two inches tall. The sign will provide identification for Santa Monica College and the Los Angeles County Sheriff's Department. A rendering of the sign's front and side elevations is shown in Figure 2.20, Monument Sign.

Therefore, the Project is not expected to significantly alter the existing viewsheds and aesthetic character of the area. The Proposed Project would not adversely impact or block any existing scenic views within

the immediate Project vicinity. Therefore, the Project would have a less-than-significant impact with respect to public scenic vistas.

(c) Lighting

Ambient nighttime lighting on the Project Site and in the vicinity is generated by sources that include streetlights, automobile headlights, and indoor/outdoor building lighting. The Project would introduce additional lighting sources to the Project Area due primarily to building illumination emanating through the windows of the proposed building, security and pedestrian safety lighting fixtures, signage lighting, and headlights from vehicles entering and leaving the parking lots. Exterior lighting features such as pole mounted parking lot lighting fixtures and low-level security lighting along pedestrian paths and at building entrances/exit points will be designed in compliance with the goals and policies of the County's Rural Outdoor Lighting District Ordinance (Dark Skies Ordinance).

As shown in Figure 2-16, Exterior Photometric Lighting Plan, and summarized in Table 4.1.1 below, light levels within the Project Site would average 2.3 foot candles at 0 feet above finished grade (AFG) in the parking lot and 2.0 foot candles in the upper parking lot at 0' AFG. The maximum illumination would be 4.1-foot candles in the parking lot and 3.0-foot candles within the upper parking lot, respectively. As such, light emanating from the proposed lighting plan would not adversely impact other properties in the immediate area. With the implementation of Mitigation Measure AES-4, impacts related to nighttime lighting would therefore be less than significant.

**Table 4.1.1
Lighting Plan Illumination Level Statistics**

Description	Ave	Max	Min	Max/Min	Ave/Min
Parking Lot @ 0' AFG	2.3 fc	4.1 fc	1.1 fc	3.7:1	2.1:1
Upper Parking Lot @ 0' AFG	2.0 fc	3.0 fc	1.2 fc	2.5:1	1.7:1

Source: Quatro Design Group, 2013.

(d) Glare

The Project Site currently produces minimal glare, primarily associated with vehicles parked on the on-site within the surface parking lot. The Project would introduce a two-story building on the Project Site with a steel frame and cement structure and a primarily glass and metal façade that will use spandrel glazing and storefront glazing. Spandrel and storefront glazing are commonly used on modern buildings that aim to have a seamless continuity. While the glass will be treated and designed to reduce glare to the greatest extent feasible, it is still likely that the façade materials would generate a minor degree of glare. With the implementation of Mitigation Measure AES-3, impacts associated with glare from building elements would be less than significant.

4. CUMULATIVE IMPACTS

There are 27 related projects in the vicinity of Santa Monica College, Malibu Campus (see Figure 3.1 in Section 3.0, Environmental Setting). The Proposed Project and related projects are not expected to combine to create a cumulative impact related to views, visual quality, light, or glare.

Development of the Proposed Project in combination with the related projects identified would be in compliance with the existing prevailing land uses in an urbanized area of Malibu. Nonetheless, the proposed development would be more visually prominent than the existing development on the site, but the Proposed Project is consistent with the Malibu General Plan's policies for a rural community and with the visual character of the Project area. Furthermore, the development of the related projects is expected to occur in accordance with adopted plans and regulations. All related projects would be required to submit a landscape plan to the City of Malibu Department of City Planning for review and approval prior to the issuance of grading permits. Therefore, the Proposed Project would not be expected to contribute to a cumulatively significant aesthetic impact, and cumulative impacts with respect to aesthetics would be less than significant.

5. MITIGATION MEASURES

The following mitigation measures are recommended to ensure that less-than-significant impacts to visual resources would occur:

AES-1 Construction equipment, debris, and stockpiled equipment shall be enclosed within a fenced or visually screened area to effectively block the line of sight from the ground level of neighboring properties. Such barricades or enclosures shall be maintained in good appearance throughout the construction period. Graffiti shall be removed immediately upon discovery.

AES-2 Prior to the issuance of a grading permit, SMC shall submit a landscape plan that incorporates native plant species to the satisfaction of the City of Malibu Planning Department and Los Angeles County Department of Regional Planning. All open areas not used for buildings, driveways, parking areas, or walkways shall be attractively landscaped and maintained during the life of the Project.

AES-3 The exterior of the proposed building shall be constructed of glare-reducing materials that minimizes glare impacts on motorists and other persons on and off-site.

AES-4 Outdoor lighting shall incorporate low-level lighting fixtures and shall be designed and installed with directional shields so that the light source cannot be seen from adjacent land uses, consistent with the Rural Outdoor Lighting District Ordinance.

6. LEVEL OF SIGNIFICANCE AFTER MITIGATION

With the implementation of mitigation measures listed above, impacts related to aesthetics would be less than significant.