

4.14 VISUAL QUALITY AND AESTHETICS

4.14.1 Existing Setting

The project site is a 16.29-acre parcel that is currently developed with two vacant commercial buildings, an abandoned kiosk, a Hollywood Video store, surface parking areas, and drive aisles. A 151,020-square-foot roughly rectangular building (formerly occupied by Food 4 Less and Target) is located at the western section of the site, with a 12,600-square-foot outdoor garden center surrounded by chainlink fencing at the northern end of the building. The exterior walls are painted in beige and taupe, with visible rooftop equipment. This building is approximately 19 feet high and has loading docks on the northwest and southern sides of the structure. The building faces east, with slanted parapet walls over two building entrances at the southeast corner and at the east façade of the building (ALTA/ACSM Land Title Survey, 2004).

A 37,765-square-foot rectangular building (formerly occupied by Toys R Us) is located at the southeastern corner of the site, beside a 76 gas station. The exterior walls are white with horizontal bands of gray on the top and bottom, and the main façade featuring trapezoidal cupolas and colored bands. The building is approximately 21 feet high and has a loading dock on the southwestern corner of the building. The main entrance to the building faces north and away from Fifth Street (ALTA/ACSM Land Title Survey, 2004).

The Hollywood Video store is a 7,035-square foot rectangular building at the northeast corner of the site. The building is approximately 19 feet high, with blue and white exterior walls. A business sign is found above the main entrance on the east side of the building. A parking lot is located on the front east side of the building, with a service drive aisle on the back (west of the building). A low wall along the southern boundary of a parcel formerly developed and occupied by Leslie's Swimming Pool Supplies define the site's boundary to the north.

The Jack's Key Service kiosk has 225 square feet of floor area within a hexagonal structure that is located just south of the Hollywood Video store. It is approximately 11 feet high, with beige walls and a black flat roof. The kiosk is no longer in use and has graffiti on the windows.

A 50-foot high pylon sign is located southwest of the Hollywood Video store. This sign has three steel legs and three faces, without copy. A low wall and landscaped areas are located along the site boundaries on Fifth Street and Mountain Avenue, with a block wall along the western site boundary. Figures 4.14.1 and 4.14-2, *Site Photographs*, shows the existing structures on the project site.

Except for the video store, the two other commercial buildings on the site have been abandoned since 2002 and 2003 and have been boarded up. The kiosk closed in 2004. The vacant commercial buildings, the drive aisle between the two buildings, and the eastern edge of the site, excluding the area occupied by the Hollywood Video store, are surrounded by a chainlink fence with green tarp. Graffiti on the buildings and the green tarp are visible in several places.

Surrounding land uses include commercial buildings to the north, northeast, and southeast, with single family residences to the east and south, and multi-family condominiums to the west. A three-story office building (Sixth Street Center) is located north of the site, with a row of Italian cypress trees and a grade break separating the project site from the office development. Northeast of the office building is a one-story restaurant (Jazz Café). A one-story office building is located northwest of the site (Four Seasons Surgical Center), with a block wall separating the site from the surgical center. Northeast of the site is a small, one-

Ontario Wal-Mart Supercenter



Toys-R-Us



Hollywood Video



Jack's Key Service

Ontario Wal-Mart Supercenter



Food-4-Less/ Target



Food-4-Less/ Target



Village wall along Mountain Ave.

story restaurant (occupied by Carl's Jr.) and two vacant parcels (formerly developed with buildings occupied by Mary's Mexican Food and Leslie's Swimming Pool Supplies). Southeast of the site is a 76 gas station. A six-foot block wall on the west and a three-foot wall on the north of the gas station parcel separate the gas station from the site.

An approximately six-foot block wall separates the site from the Carefree Ontario condominium development, consisting of two-story condominium units, to the west of the site. The condominiums face south onto Fifth Street and west onto Elderberry Court. Several trees are present along the wall on the residential side. One-story single-family homes are present south of the site and across Fifth Street. The parking lot for Munoz Park is located across Fifth Street, southwest of the site. Across Mountain Avenue and east of the site are one-story single-family homes that face north and south, with an approximately six-foot block wall covered with vines along Mountain Avenue.

Views

Views in the project area are mainly defined by the various commercial and residential buildings found on individual lots, with yard landscaping and streetscapes along the roadways. Views of the San Gabriel Mountains are visible toward the north. Views of the site from the residences to the east include the village wall beyond Mountain Avenue, the Hollywood Video store and parking areas at the northern end and chainlink fencing with green tarp with the top of the buildings visible beyond the green tarp along the rest of the site. Views from the residences to the south include a low wall and shrubs, with chainlink fencing with green tarp around the buildings and the upper half of the buildings visible above the green tarp. Distant views of the San Gabriel Mountains are available to the north.

Views from the west are mainly defined by the block wall, with the top of the buildings visible beyond the wall. Second-story views from the condominium units located near the western site boundary include the rear of the Target/Food 4 Less building, garden center and adjacent parking areas, with the Toys R Us building, Hollywood Video building, kiosk, and pylon sign in the distance. Views from the office uses to the north are blocked by the wall and Italian cypress trees along the site's northern boundary, with the top of the on-site buildings visible above the wall or portions of the site improvements visible between the trees. Views from the northeast include the Hollywood Video store and parking area east of the video store. The chainlink fence with green tarp with the top of the buildings visible beyond the green tarp can also be seen from the northeast.

Scenic Highways

The Ontario General Plan identifies three scenic resources in the City: Euclid Avenue, Mission Boulevard and views of the San Gabriel Mountains to the north (Ontario General Plan, 1992 p. 6-19). Euclid Avenue is located approximately one mile east of the site and is not visible from the site. Mission Boulevard is located 1 3/4 miles south of the site and is also not visible from the site. The San Gabriel Mountains are visible from the project site, with commercial buildings north of the site defining foreground views. The mountains are also visible as distant views for the residences located south of the site, with the wall, landscaping, buildings, and parking areas on-site defining the foreground views. On clear days, the mountains are more visible between the two vacant commercial buildings, where no structures are present in the foreground.

There are no scenic highways near the project site, as designated by the City of Ontario, the County of San Bernardino, or the State of California (Inland Empire, California's Scenic Routes, 1994). The nearest scenic corridors are Euclid Avenue (State Route 83) and Mission Boulevard, which are City-designated scenic resources (Ontario General Plan, 1992 p. 6-19). Also, there are no trees, rock outcroppings, or historic buildings that may be considered scenic resources on the project site.

Light and Glare

Existing sources of light and glare in the project area include street lights on Mountain Avenue and Fifth Street, exterior building lights and lights at the parking lots of adjacent commercial properties, and headlights on vehicles traveling along the roadways at nighttime. While there are parking lot light poles at the site, the vacant commercial structures and kiosk are not in use. Thus, the parking lot lights are also not in use. Interior and exterior lights and parking lot lights at the Hollywood Video store are the only light sources at the project site.

No glazed or window surfaces are present at the vacant commercial buildings on site. The kiosk has a small glass window, but this window is painted over with graffiti. The Hollywood Video store has glass windows and doors. The windows feature posters and are recessed, limiting their potential for creating glare.

4.14.2 Threshold of Significance

In accordance with Appendix G of the CEQA Guidelines, a project could have a significant adverse impact on aesthetics, if its implementation results in any of the following:

- ◆ Has a substantial adverse effect on a scenic vista;
- ◆ Substantially damages scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway;
- ◆ Substantially degrades the existing visual character or quality of the site and its surroundings; or,
- ◆ Creates a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

4.14.3 Environmental Impacts

The demolition of existing structures and construction of the Wal-Mart Supercenter would change the visual quality of the project site. Roadway and utility improvements would be underground or at grade and would not lead to any major change in the visual quality of the area.

Scenic Vista (*Would the project have a substantial adverse effect on a scenic vista?*)

With the proposed demolition of existing vacant commercial structures and the construction of a new building, views of the site from adjacent areas would change. Specifically, views from the condominium units to the west would change as an eight-foot wall would be constructed along the western boundary of the site. Also, a service driveway and a landscaped buffer would separate the proposed building from the condominium units to the west. The overhead utility lines on wooden poles along the northern and western site boundaries would also be placed underground as part of the project. Thus, the increase in the wall height would block the foreground views, with landscaping and the top of the proposed building visible beyond the wall. Second-story views would also change, as a new building replaces the existing building, with more landscaping in the surrounding parking areas.

Similarly, views from the residences to the south would change as the existing buildings are demolished and only one building is constructed on the western section of the site. The low wall along Fifth Street would be replaced with a 7.5-foot wall, with the existing sidewalk narrowed to provide a parkway area. The new building and landscaping within the parking area would replace the large expanse of pavement currently visible at the site. Also, views of the San Gabriel Mountains in the distance, would open up for

the residences located south of the eastern section of the site, as the Toys R Us building is demolished and replaced with an open parking area.

Mountain views of the residences at the western section of the site are largely blocked by the existing Target/Food 4 Less building and would remain largely blocked by the proposed project. The proposed building would be located nearer Fifth Street than the existing building, and would replace a 19-foot high building with a 29-foot high building and 35-foot high decorative towers. Thus, views through the eastern section of the site would improve, while views of the San Gabriel Mountains would be obscured through the western section of the site.

As part of the proposal, the 50-foot high pylon sign would be replaced with an equivalent height decorative tower. The decorative tower would serve as a focal point and is not expected to be large enough to create any major obstruction to views of the San Gabriel Mountains to the north.

While views of the San Gabriel Mountains are considered a scenic resource, these views would continue to be visible from many areas in the City. These include north-south streets throughout the project area, in setback areas on individual parcels, and between structures. The project would not block views that were previously available in the area. Views of the San Gabriel Mountains will continue to be visible along the drive aisle at the western boundary of the site, along the center of the site through the eastern Fifth Street driveway and across the eastern section of the site. Thus, impacts on scenic vistas are considered less than significant.

Scenic Resources and Scenic Highways (*Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*)

The project site is not visible from Euclid Avenue or Mission Boulevard, which are City-designated scenic resources. The proposed demolition of existing structures and construction of a new building would not affect the scenic resources or views along Euclid Avenue or Mission Boulevard. There are no scenic highways on or near the site, which may be affected by the associated changes in the visual quality of the site. Thus, no impacts on scenic highways or scenic resources would occur with the project.

Visual Quality (*Would the project substantially degrade the existing visual character or quality of the site and its surroundings?*)

The proposed Wal-Mart Supercenter would change the visual quality of the project site. The existing vacant commercial buildings and kiosk would be demolished as part of the project. In addition, the perimeter walls and landscaping along Mountain Avenue and Fifth Street would be removed and replaced. The demolition of existing buildings and infrastructure and the construction of a new building will change the visual quality of the site, as a building that features a different architectural style replaces the older structures. The proposed building would also have slightly less floor area than the total floor area of the two vacant commercial buildings currently found on the site. The proposed building would be constructed on the western side of the site, with the area occupied by the Toys R Us building cleared out and used as a parking area.

The proposed project has been subject to site plan and design review for compliance with the Mountain Village Specific Plan design guidelines and other applicable development standards to ensure that no aesthetically offensive structure or development is created on the site. Impacts on visual quality are less than significant.

Visual Character

The proposed Wal-Mart Supercenter building does not fall into an architectural style but can be defined as a Contemporary style or Mediterranean interpretive style that features a stucco structure, hip roofs, projecting portico, arches, varying facades, cornices, arcades, and overhangs. The facade would be split-faced masonry blocks in natural stone colors, with painted concrete walls and brick veneers for columns and building wall variation. Decorative towers with gable roofs would be provided above the building entrances, featuring exposed corbels, tile accents, archways, and clay tile roofs. Lower towers along the southern and western façades would also be provided. The proposed building would be approximately 29.3 feet high, with decorative towers rising up to approximately 35 feet. The outdoor garden center would be walled in with painted columns and steel fencing between the columns, but would not have a roof (Conceptual Elevations, 2/14/2007).

Figure 4.14-3, *Proposed Building Elevations*, provides a visual representation of the proposed building and site improvements (also provided as Figure 3-3 in Section 3.0, *Project Description*).

Benches would be placed at various locations along the building façade, with a cart storage area and bicycle racks along the southeastern corner of the building. A trellis and planter area would screen the cart storage area. Awnings would be provided above glass windows at the building façade. Wall signs would be provided along the building's front façade (Conceptual Elevations, 2/14/2007).

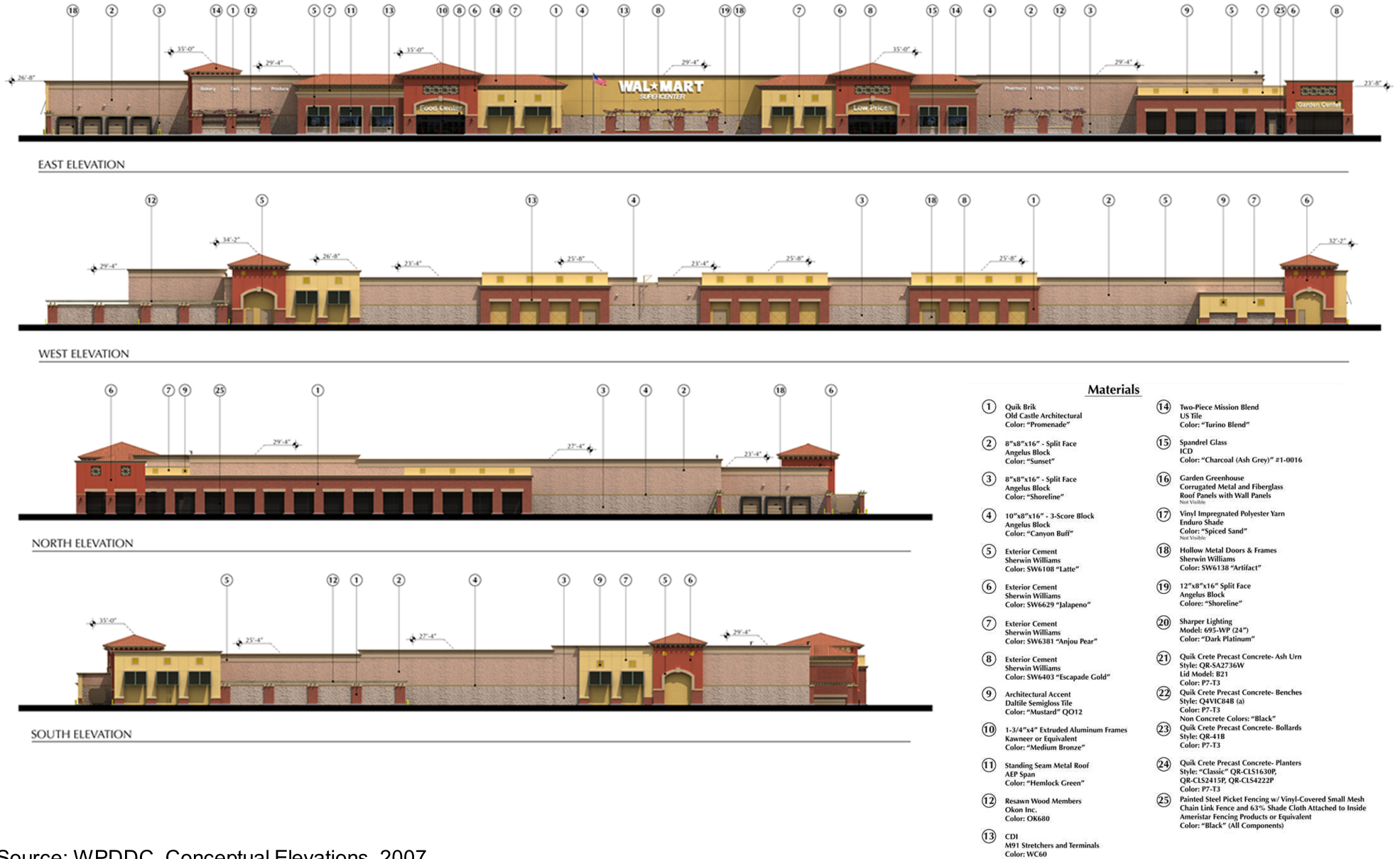
Loading docks would be provided at the southwestern and northwestern corners of the building, with the south docks facing east and the north docks facing north. Ten-foot high walls would be provided along the western side of the north dock and along the southern side of the south dock to screen trucks and trailers. Two trash compactors would be located at the western wall of the proposed building, near the loading docks. Two outdoor storage areas would also be provided along the western boundary, with an 8-foot high screen wall on three sides (Design Review Plans, November 2005).

Parking lot lighting would include 18-foot poles with single- or double-arm downward-facing fixtures, consisting of green, round cast aluminum ballasts, with horizontal openings and flared shields, as found in adjacent commercial developments in the Mountain Village Specific Plan area (Lighting Specifications, 3/8/2007).

The project would also provide new landscaping on the site. Existing trees, shrubs and other plant materials would be removed and replaced with new trees, shrubs, and plant materials, as provided in the Mountain Village Specific Plan. The wall and landscaping along Fifth Street and Mountain Avenue would be relocated and replaced, to provide a consistent village wall and landscaping along these streets. Undergrounding of power lines and provision of landscaped areas throughout the site are also expected to improve the existing visual quality (Conceptual Landscape Plan, October 2004).

An approximately 50-foot high decorative tower would be constructed south of the intersection of Hawthorne Street and Main Street, as planned under the Mountain Village Specific Plan. The tower would replace the existing pylon sign and would align with the tower at the Edwards Cinema and would serve as an architectural focal point for the Mountain Village development, as envisioned under the Mountain Village Specific Plan.

Ontario Wal-Mart Supercenter



Source: WPDDC, Conceptual Elevations, 2007

Figure 4.14-3

Proposed Building Elevations

The southern driveway of the Hollywood Video store would be relocated slightly south to align with Hawthorne Street to the east and Hawthorne Street would be built and extended into the site to connect to the proposed Main Street, which would run north and through the existing north-south drive aisle of the Sixth Street Center office building property. Hawthorne Street and Main Street would serve as roadways separating the Hollywood Video store from the rest of the project site (Design Review – Site Plan, November 2005).

The determination of whether the changes in visual quality of the site would degrade the site or its surroundings; and thus, be significant and adverse, is highly subjective as some individuals prefer older or natural settings, while others prefer urban and improved environments. Similarly, preferences for one architectural style over another make it difficult to conclude that a development would have a negative or positive aesthetic impact. However, the proposed project would remove the deteriorating buildings at the site, leading to an improvement in the general visual quality of the site through the clean up of the site and the regular maintenance that would accompany the operation of the project.

While the change in visual appearance associated with the project would primarily result from the replacement of the existing buildings, the project would provide a new urban setting, uniform landscaping on parkways and setback areas along Fifth Street and Mountain Avenue, newly paved parking lots, and new infrastructure. The perception of this change would be different from one person to another and visual preferences between the existing and future conditions are highly subjective. Thus, it is assumed that compliance with the design guidelines set forth in the Mountain Village Specific Plan would be in keeping with the aesthetic preferences and standards of the City for future development on the site.

As analyzed in Section 4.2, *Land Use and Planning*, the project is consistent with the Mountain Village Specific Plan. The building features and site improvements proposed have been developed and provided in compliance with the design guidelines for the site and the Main Street District, as contained in the Mountain Village Specific Plan. Thus, no significant adverse impacts related to the changes in the intended visual quality of the project area are expected with the project.

The removal of turf and landscaping plants or paved driveways on the sewer easement near Hollowell Street would be temporary, with replacement landscaping and driveways provided upon completion of the sewer line upgrade. No visual impacts at this location are expected with the project.

Shopping Carts

The proposed project would have shopping carts available for patrons. Cart corrals would be provided within the parking lot and along the building façade. Shopping carts are often utilized outside of the commercial center boundaries and brought into residential areas or abandoned in sidewalks, parkways, or vacant areas. This leads to a nuisance as the carts are indefinitely left as trash and as they deteriorate over time.

Title 5, Chapter 5 of the City's Municipal Code provides regulations for preventing the removal of shopping carts from business premises or the use of the cart-retrieval service to collect abandoned carts. The proposed project would need to comply with these regulations, in order to avoid the creation of nuisance brought about by abandoned shopping carts.

The proposed Wal-Mart Supercenter would provide an electronic barrier at the site boundaries that would serve to lock the wheels of shopping carts before they are brought off-site to prevent the unauthorized use of shopping carts and their abandonment in the adjacent residential areas, park, sidewalks, parkways, or

vacant areas (Richard Ayala, pers. comm. 12/4/2006). This would serve as compliance with Title 5, Chapter 5 of the City's Municipal Code. No significant adverse impacts are expected.

Nuisance

Operation of the Wal-Mart Supercenter would be accompanied by the introduction of property and persons into the site. In the long term, trash from commercial operations at the site, vandalism, and the aging of structures and on-site improvements can be expected over time and can lead to the deterioration of property appearance. Improper maintenance of the project site could also result in the creation of nuisances that may pose unsafe, hazardous, or blighted conditions.

Title 5, Chapter 22 of the City's Municipal Code identifies nuisances created by property appearance and requires the maintenance of property to prevent injury, health hazards, indecent or offensive conditions, and obstructions to the free use of property. These include proper maintenance of buildings, vegetation, outdoor storage areas, trash, signs, and yards. The City conducts regular inspections to determine if nuisances are created on private and public property and requires the abatement of the nuisance in accordance with City regulations. Regular maintenance activities at the Wal-Mart Supercenter would include trash collection and disposal, landscape maintenance, building and parking lot maintenance and repairs, which are expected to prevent the creation of nuisances or unsightly appearances at the site. Impacts related to changes in visual quality would be less than significant.

New Sources of Light and Glare (Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?)

The proposed project would be accompanied by new sources of light. The proposed Wal-Mart Supercenter would have exterior building lights and parking lot light standards. Proposed parking lot lighting would include 18-foot poles with single- or double-arm downward-facing fixtures, consisting of green, round cast aluminum ballasts, with horizontal openings and flared shields, as found within the Gateway at Mountain Village, the Ontario Mountain Village Entertainment Center, along Mountain Avenue and Sixth Street, and in the parking lot of the Hollywood Video store (Lighting Specifications, 3/8/2007). The store would also be open 24 hours per day and 7 days a week. Thus, parking lot lights would be on during the nighttime hours. Exterior building lights would also be on during the late evening and early morning hours.

Since the parking lot lights would face directly down and would feature shields, the increase in lighting levels would be confined to the site and the immediately surrounding area (including Mountain Avenue and Fifth Street). However, the 8-foot wall along the west side of the site would block on-site lighting from affecting the condominiums to the west. The proposed building would also serve as a barrier to the visibility of parking lot lighting to the east. The 7.5-foot wall along Fifth Street would also block some light from the residences to the south. Building lights would be directed to the proposed structure and not to the adjacent land uses. Thus, increases in lighting levels would be largely confined to the site.

The City's Building Security Ordinance requires that lighting levels be a minimum of one foot-candle at the site. This will ensure the security of vehicles and patrons at the parking lot on the site during the nighttime hours. Lights would be directed into the site, as required under the Mountain Village Specific Plan (MVSP, 1998 p. 51) and are not expected to create spillover on adjacent land uses. Impacts associated with increased lighting levels on the site are expected to be less than significant.

Vehicles coming to and from the proposed project during the nighttime hours may also generate light and glare on adjacent land uses. Driveways on Mountain Avenue would face the block walls of existing

residences located east of Mountain Avenue or Hawthorne Street and would not be directed into the doors or windows of nearby homes. The west driveway on Fifth Street is located across the field and parking lot for Munoz Park and would not affect any residents. The east driveway on Fifth Street is located across from two residences, which may be affected by lights from vehicles using this driveway, especially during the late evening and early morning hours. With limits to truck deliveries during the nighttime and early morning hours, as well as employee parking confined to the northern and eastern section of the site during the nighttime and early morning hours, vehicle use on this driveway would be minimized. With the availability of five other access driveways to the site, the number of patrons expected to use this driveway during the late evening and early morning hours is not expected to create significant adverse light and glare impacts on adjacent residents. Impacts due to new sources of light are expected to be less than significant.

Glazed surfaces are proposed within the building and would include entrance doors recessed into porticos and fixed glass windows with overhead awnings. Thus, limited potential for glare from these surfaces is expected and impacts due to new sources of glare would be considered less than significant.

4.14.4 Previous Analysis

To the extent applicable, this Subsequent EIR tiers off previous environmental documents relating to the development of the project site. As outlined in Section 1.2.1, *Previous Environmental Review*, previous analyses include a Supplemental EIR considering the environmental impacts associated with future development within the Mountain Village Specific Plan area (which included the project site) and the EIR analyzing the environmental impacts of new development and redevelopment within the Added Area, which was part of Amendment No. 1 to the Ontario Redevelopment Project No. 2.

While baseline conditions in this Subsequent EIR reflect the present situation, the linkages between the three documents remain pertinent to the environmental review of the Wal-Mart Supercenter proposal. The following discussion summarizes the salient points of similarity/difference between the previous documents and the Subsequent EIR and, where similar impacts are present, applicable policies, standard conditions or mitigation measures in the previous documents are identified for incorporation or implementation by the current project, where appropriate.

Supplemental EIR for Mountain Village Specific Plan

The Supplemental EIR for the Mountain Village Specific Plan indicated that compliance with development guidelines, the Zoning Ordinance, and applicable design requirements would prevent negative aesthetic impacts from future development. No impacts on scenic vistas or highways were identified or expected. The Supplemental EIR also indicated that lighting standards in the Mountain Village Specific Plan, the Zoning Ordinance, and applicable design requirements would prevent adverse impacts related to light and glare. Design guidelines in the Specific Plan were developed to create a positive aesthetic effect and create a high quality, visually attractive development.

The proposed project would change the aesthetic qualities of the site and the proposed structure and site improvements are expected to create a clean and attractive environment on the project site, as envisioned under the Mountain Village Specific Plan. The proposed project would introduce new sources of light and glare, but compliance with lighting standards would prevent adverse impacts.

As analyzed in the previous EIR, no significant adverse impacts related to aesthetics were expected with new development and redevelopment in the Specific Plan area and on the project site. No standard

conditions or mitigation measures were provided in the Supplemental EIR for the Mountain Village Specific Plan. Compliance with the development and design guidelines in the Specific Plan and the City's Development Code was expected to prevent any significant adverse impacts on aesthetics and visual quality.

EIR for Amendment No. 1

The EIR for Amendment No. 1 did not identify any scenic vista or scenic highway in the Added Area and determined that no impacts on scenic resources would occur with future development and redevelopment within the Added Area, assuming compliance with the Zoning Ordinance and applicable design guidelines. The EIR also determined that no adverse impacts related to new sources of light and glare would be created by future development in the Added Area, assuming compliance with the Zoning Ordinance.

As analyzed, no significant adverse impacts related to aesthetics were expected with new development and redevelopment in the Added Area, including the project site. No General Plan policies, standard conditions, or mitigation measures were provided in the EIR for Amendment No. 1.

Based on the comparative discussion above, the project's specific impacts on aesthetics and visual quality were not analyzed in the previous EIRs. However, these impacts are discussed in Section 4.14.3 above.

4.14.5 Standard Conditions and Mitigation Measures

Standard Conditions

In addition to other project-specific conditions which may be imposed by the City, the City will enforce the following standard conditions on the project as part of any future approval:

Standard Condition 4.14.1: The proposed project shall comply with City standards for exterior lighting to avoid light spillover and glare impacts on adjacent land uses.

Standard Condition 4.14.2: The project shall provide an electronic barrier to prevent the taking of shopping carts off-site, as required under Title 5, Chapter 5 of the City's Municipal Code.

Standard Condition 4.14.3: The project shall comply with Title 5, Chapter 22 of the City's Municipal Code regarding the maintenance of the property to prevent the creation of nuisances.

Mitigation Measures

Implementation of the standard conditions would prevent adverse impacts related to aesthetics and visual quality. No mitigation measures are recommended. Also, no mitigation measures for aesthetics are provided in the Supplemental EIR for the Mountain View Specific Plan or the EIR for Amendment No. 1.

4.14.6 Unavoidable Significant Adverse Impacts

The preliminary analysis in the Initial Study determined that no significant impacts are expected on scenic highways since there are no designated scenic highways near the site. Potentially significant impacts are anticipated on scenic vistas, and visual quality of the surrounding area due to the proposed structure and site improvements. Potentially significant impacts are also expected from light and glare associated with outdoor lighting due to the 24 hour operation and vehicle traffic.

The analysis in this Subsequent EIR indicates that no impacts are expected on scenic highways. However, more detailed discussion of the proposed development features and project impacts on scenic vistas, visual quality, and light and glare shows that potential impacts would be less than significant.

The analysis in this section indicates that changes in the visual quality of the site would occur with the project, along with the introduction of new sources of light and glare. Changes in the visual quality of the site are not expected to result in the degradation of the visual quality of the project area and potential adverse impacts relating the light and glare can be prevented or reduced to less than significant levels by the implementation of the standard conditions outlined above. No unavoidable significant adverse impacts are expected in terms of aesthetics and visual quality.