

4.1 AESTHETICS

This section of the EIR presents an analysis of the potential aesthetic impacts of the proposed Master Plan, including five near-term development components (Project). This section presents the environmental setting, regulatory framework, impacts of the Project on the environment, and proposed measures to mitigate any identified significant or potentially significant impacts, if any such impacts are identified.

An agency comment related to aesthetics was received during the public scoping period in response to the original Notice of Preparation (NOP). This comment requested that California State University, Monterey Bay (CSUMB) develop higher density residential buildings on the south side of the campus at heights of four stories or more to match the Promontory residential buildings. No additional public or agency comments related to aesthetics were received during the public scoping period in response to the Revision to Previously Released NOP. For a complete list of public comments received during the public scoping periods refer to Appendix B.

4.1.1 Environmental Setting

4.1.1.1 Study Area

The study area for the aesthetics analysis includes the 1,396-acre CSUMB campus and the surrounding areas from which the campus is visible. The campus is located along the central coast of California between Monterey Bay and the Salinas Valley (see Chapter 3, Project Description, Figure 3-1) and is located in the northwest portion of the former Fort Ord military base. The campus physically occupies portions of three governmental jurisdictions: the majority of the southern portion of the Main Campus is within the City of Seaside, the northern portion of the Main Campus is within the City of Marina, and the eastern edge of the Main Campus, the East Campus Open Space, and the East Campus Housing are within unincorporated Monterey County.

4.1.1.2 Surrounding Area

Visual Character

The former Fort Ord extends from Monterey Bay eastward across the northern tip of the Santa Lucia Range to the Salinas Valley. It encompasses a variety of landforms and land uses, including undeveloped coastal dunes and interior woodlands, redeveloped commercial and residential areas in the cities of Seaside and Marina and Monterey County, and extant former military facilities, including abandoned military barracks immediately west of the campus along Second Avenue. The visual character of the surrounding area is therefore characterized by a mix of developed and undeveloped open lands. The west side of Highway 1 is largely undeveloped and includes Fort Ord Dunes State Park. Undeveloped oak woodlands are located to the south and east of CSUMB,

and further east, the landscape opens to agricultural fields of the Salinas Valley. The visual character of the areas surrounding CSUMB is further described below and the visual character of the CSUMB campus is described in Section 4.1.1.3, CSUMB Campus.

City of Marina

North of the campus, the visual quality of the City of Marina is characterized by a mix of undeveloped former military facilities, moderate-density residential neighborhoods, and commercial development interspersed with undeveloped oak woodlands and chaparral. Commercial development is concentrated primarily along Highway I, at the intersection of Imjin Parkway and 2nd Avenue northwest of the campus, and toward the northern end of the city along Reservation Road. New major residential mixed-use developments (the Dunes and Sea Haven) are located north of the CSUMB Main Campus boundary, featuring one- and two-story single-family homes and townhomes in a variety of modern coastal and other architectural styles. Construction of these developments is underway.

City of Seaside

The City of Seaside lies south of the CSUMB Main Campus. The portion of Seaside within the former Fort Ord is characterized by a mix of existing single-family subdivisions, some institutional uses, two golf courses, and open space lands. Adjacent to the CSUMB Main Campus, the development pattern in Seaside becomes less dense and spread out along curvilinear roadways. Oak woodlands and other open areas are interspersed with existing development with open space predominant along General Jim Moore Boulevard.

Unincorporated Monterey County

Unincorporated Monterey County areas east of CSUMB are generally characterized by agricultural, rural and open space lands, except for new development in the East Garrison area. Immediately east of the CSUMB campus, undeveloped oak woodlands dominate the landscape. East of Reservation Road, large-scale agricultural operations of the Salinas Valley are predominant, characterized by irrigated row crops and pastures (County of Monterey 2008). The new residential development within East Garrison, located east of the CSUMB campus, represents an isolated cluster of development surrounded by woodlands and farmland.

Scenic Views and Vistas

Highway I west of the CSUMB campus is eligible for inclusion in the State Scenic Highway program. Views of existing dunes, open space and in some areas, ocean views, are predominant on the west side of Highway I with views of Monterey Bay and distant Santa Cruz Mountains considered a scenic view. Views of the former Fort Ord to the east of Highway I are mostly

screened by Monterey cypress and other trees along Highway 1. There are no locally designated scenic roads in the Project area, although Monterey County identifies Reservation Road east of Marina city limits as a proposed scenic route.

Views from the northbound lanes of Highway 1 in the former Fort Ord range from expansive vistas of Monterey Bay to limited views restricted by dune lands on the west and cypress and other tall trees on the east. There are glimpses of remaining military buildings in Marina, and views to the east include redeveloped areas of the former Fort Ord, including, for example, a portion of a shopping center at Highway 1 and Imjin Parkway on the north in the City of Marina. Views of the former Fort Ord along southbound Highway 1 are similar to the northbound views, except for one location near Reservation Road that provides a more open view of the former Fort Ord area to the southeast with distant mountain views toward the Santa Lucia Range. A predominant visual feature from this location is the former Hayes Hospital in the distance, which is visible due to its height, but other developments at former Fort Ord are largely screened by vegetation.

While the CSU is not subject to local government planning or ordinances, the adopted General Plans for the surrounding areas provide some description of scenic views and/or scenic resources, although none of the adopted General Plans show mapped scenic views. The City of Seaside's adopted General Plan identifies views of significant natural features and unique public views visible from Highway 1 as visual resources to be protected or preserved, and indicates that the scenic and visual qualities of coastal areas are visual resources of public concern. The City is in the process of updating its General Plan; a public review draft called Seaside 2040 General Plan (Figure 39) identifies a scenic viewshed from the CSUMB campus, looking west, generally from the area at 6th Avenue and A Street (City of Seaside 2017). While a mapped location is provided it is expected that this identified viewshed is not associated with a specific point location, given that the view direction is described as looking west and likely focuses on views of Monterey Bay and coastline from the campus. See Section 4.1.1.3, CSUMB Campus, for additional information about views from the campus.

No specific scenic views are identified and mapped in the City of Marina General Plan. However, the Marina General Plan identifies scenic views as including ocean views and inland views of scenic hills as seen from Highway 1, and indicates that new development should be sited to retain scenic views of inland hills as seen from Highway 1, Reservation Road, and Blanco Road (City Marina 2000).

The Monterey County General Plan does not identify any scenic vistas near CSUMB (Monterey County 2010). However, the Monterey County Scenic Highway Corridors and Visual Sensitivity Map (General Plan Figure 14) depicts Reservation Road, northeast of East Campus Housing, as a proposed scenic corridor in addition to Highway 1. None of the campus lands or immediately adjacent areas are designated as having visual sensitivity in the County General Plan. The nearest locations listed as having visual sensitivity are an open space area approximately 0.4 miles

northeast of East Campus Housing north of Reservation Road, and the Fort Ord Dunes State Park identified as highly sensitive approximately 0.4 miles west of the Main Campus (Monterey County 2010) (see Figure 4.1-1).

Scenic Resources

Scenic resources include, but are not limited to, trees, rock outcroppings, and historic buildings, within a scenic highway or other scenic road or corridor. As indicated above, Highway 1 is eligible for the State Scenic Highway Program, and Reservation Road northeast of the campus is a proposed scenic corridor in the Monterey County General Plan. Therefore, the trees along Highway 1 that serve to screen most of the former Fort Ord from view constitute scenic resources. Trees along Reservation Road northeast of East Campus Housing may also constitute scenic resources.

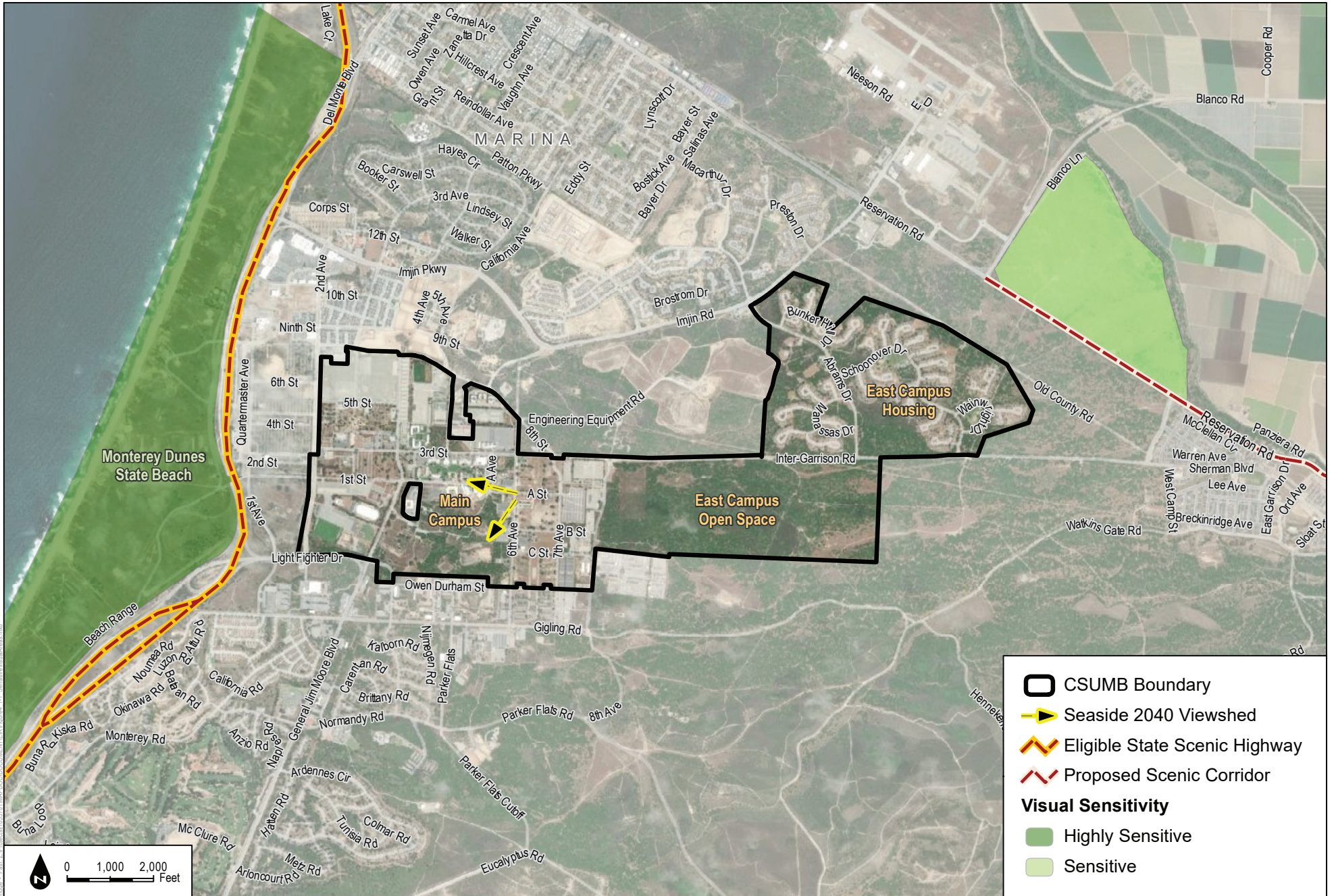
Light and Glare

Sources of light and glare surrounding the campus include interior and exterior lights of commercial areas and shopping centers, and institutional and residential buildings, as well as street and parking lot lighting. These sources of light are typical of those in a developed area. In addition, cars and trucks traveling to, from, and within the area, as well as parked cars, represent a source of glare.

4.1.1.3 CSUMB Campus

Visual Character

The CSUMB campus occupies the northwestern portion of the former Fort Ord, sloping gently downward and northwest toward Monterey Bay, and is interspersed with low, undulating coastal dune landforms. The legacy of the former Fort Ord has shaped the physical layout and spatial organization of the campus. Designed to accommodate a large military population and facilitate heavy vehicular movement, the military buildings were set within a rectilinear grid of roadways, with buildings dispersed over considerable distances across the site. The existing campus contains a diverse mix of different building styles, including former military buildings and newly constructed, more modern buildings. Three areas with distinct visual character comprise the campus: Main Campus, East Campus Housing, and East Campus Open Space as shown on Figure 3-2 (see Chapter 3, Project Description).



SOURCE: Bing Maps

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CSU Monterey Bay Master Plan EIR

FIGURE 4.1-1
Sensitive Visual Areas

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The Main Campus area is generally characterized by development with some remaining open space. CSUMB's academic facilities are concentrated in this part of the campus in the campus core. Buildings range from one to four stories and are a mix of renovated military buildings and new construction with areas of surface parking lots and open space areas including the Cypress Grove, the Northern Oak Woodland, the Southern Oak Woodland, and the Crescent (see Chapter 3, Project Description, Figure 3-8). Mature Monterey cypress and Monterey pines and planted street trees are interspersed throughout the Main Campus. The Main Campus includes some former military buildings and paved areas that are not actively being used by the campus (see Figure 4.1-2). Photographic images of the Main Campus are provided in Figures 4.1-2 through 4.1-5.

The East Campus Open Space area is a large, natural open space area bordered by Eighth Avenue to the west, Inter-Garrison Road to the north, and the campus boundary to the south and east. Undeveloped oak woodlands dominate the area, with an informal trail system, as shown in Figure 4.1-3. Two electrical transmission lines traverse the East Campus Open Space area, contrasting with its undeveloped character (see Chapter 3, Project Description).

The East Campus Housing area is located north of Inter-Garrison Road and consists of residential subdivisions arranged in a series of cul-de-sacs extending from curvilinear roadways. These housing areas were originally constructed by the Army and consist of two-story duplex to five-plex townhouse-style and multi-family apartment-style complexes. The developments are sited along the ridges of gently sloping topography and are intermixed with several small neighborhood parks and undeveloped oak woodlands, chaparral, and pockets of grassland. East Campus Housing has a sprawling, suburban character, which contrasts with the more modern, urban, three- to four-story housing buildings found on the Main Campus. Housing on the CSUMB campus, including the East Campus Housing, is depicted in Figure 4.1-4.

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Abandoned former military building near Colonel Durham Street and 7th Avenue



Deteriorated pavement area with views of Promontory Student Housing (far left) and North Quad Housing (far right)

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Joel and Dena Gambord Business and Information Technology Building



Chapman Science and Academic Center



Tanimura & Antle Family Memorial Library

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Main Quad on Main Campus



Mature Trees on Main Campus



Trail through East Campus Open Space

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Promontory Student Housing (Main Campus)



North Quad Housing (Main Campus)



East Campus Housing



Housing in the Campus Core (Main Campus)

SOURCE: CSUMB 2017, DUDEK 2019

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CSU Monterey Bay Master Plan EIR

FIGURE 4.1-5
Housing on the CSUMB Campus

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Scenic Views and Vistas

Views from the Campus

Portions of the Main Campus at higher elevations have intermittent long-range views of Monterey Bay, the Monterey Peninsula, and surrounding areas. Higher elevation areas are located in the eastern portion of the Main Campus. Distant views of Monterey Bay towards the west from the eastern portion of the Main Campus are intermittent due to the presence of mature landscaping (i.e., Monterey cypress, Monterey pines, coast live oaks, and planted street trees) that is interspersed throughout the Main Campus and to the west of the campus along Highway I, as well as due to the presence of existing intervening development on the campus. The scenic viewshed from the CSUMB campus identified in the Draft Seaside 2040 General Plan (Figure 39), looking west generally from the area at 6th Avenue and A Street, appears to be representative of such intermittent distant views of Monterey Bay.

Distant ridgelines of the Gabilan and Santa Lucia mountain ranges provide significant views to the east and southeast, respectively, and provide scenic natural features as part of the distant background views from some campus locations.

Views from Off-Campus

The CSUMB campus is not visible from major public viewpoints or from Highway I, except as part of a distant view from southbound Highway I. As indicated previously, along southbound Highway I, there is one location north of Marina near Reservation Road that provides a more open view to the southeast toward the former Fort Ord and distant mountains. The former Hayes Hospital (an eight-story building south of CSUMB) is the primary noticeable built feature from this vantage point and is framed by the Santa Lucia Mountains in the background; the building does not extend above the mountain ridgeline. The CSUMB buildings are situated at a slightly lower elevation and are screened by existing vegetation and undulating topography, and therefore the campus is not visible from southbound Highway I. The campus is completely screened from view along northbound Highway I by existing topography and trees along the highway.

Due to distance, existing campus buildings are not visible from Reservation Road, a proposed scenic corridor, or from other nearby locations identified in the Monterey County General Plan as having visual sensitivity, including an open space area approximately 0.4 miles northeast of East Campus Housing, and the Fort Ord Dunes State Park approximately 0.4 miles west of the Main Campus (Monterey County 2010).

Portions of the campus are intermittently visible from segments of some major roadways surrounding the campus where mature landscaping and/or development does not block views, including Imjin Parkway, Second Avenue, Inter-Garrison Road, Lightfighter Drive, Colonel

Durham, Eighth Avenue, and Eighth Street. Campus buildings are most prominent from Inter-Garrison Road, which runs through the core of the Main Campus. None of the existing campus buildings meet or exceed the height of the former Hayes Hospital and are not seen from distant vantage points. Views of the campus are generally limited to areas immediately adjacent to the campus along the previously noted roadways. Views of the campus from adjacent roadways are not characterized as scenic but are typical of other developed areas surrounding the campus.

Scenic Resources

The CSUMB campus does not encompass an eligible or designated scenic highway or other scenic road or corridor and associated trees, rock outcroppings, and historic buildings. Therefore, no scenic resources exist on the campus.

Light and Glare

Sources of light and glare on the campus are generally limited to the interior and exterior lights of buildings, parking lot and path lighting, and lighting along campus streets. When in use, night lighting is also present in the Freeman Stadium and the other sports fields located in the southwestern portion of the Main Campus, as well as the sports field in the northern portion of the Main Campus area. These sources of light are typical of those in a developed area. In addition, cars and trucks traveling to, from, and within the campus, as well as parked cars, represent a source of glare.

4.1.1.4 Site Conditions for Near-Term Development Components

The existing aesthetics setting for the near-term development component sites is generally described above. Additional information is provided below related to specific development conditions on each site. Chapter 3, Project Description provides additional information about the location of each development site. Chapter 3, Project Description, Figures 3.14A-D show the near-term development component sites. Figure 4.1-6 provides photographs of these sites.

Student Housing Phase III

The Student Housing Phase III site is located adjacent to the existing North Quad Housing to the west in an existing paved surface parking lot with scattered landscaping. Limited distant views of Monterey Bay are available to the northwest beyond several mature cypress trees, and the top of the distant Santa Cruz Mountains across the bay are slightly visible. Views to the north, where the potential construction staging area is proposed, consist of deteriorated pavement. Views to the east consist of the four-story North Quad Housing complex. Views of other campus buildings and roadways are available to the south.



Student Housing Phase II



Academic IV



Student Recreation Center



Academic V



Student Housing Phase IIB

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Academic IV

The Academic IV site is located northwest of the intersection of 6th Avenue and A Street and contains the existing one-story Building 13, a paved surface parking lot, and scattered landscaping. The newer, three-story Chapman Science and Academic Center building is located adjacent to the site to the northwest. Other one- to two-story campus buildings surround the site. A distant view of the Santa Cruz Mountains is available to the north, partially obstructed by trees.

Student Recreation Center Phases I and II

The Student Recreation Center site is located southeast of the intersection of Divarty Street and Engineer Lane and contains two one-story buildings, an undeveloped area containing ice plant and other scattered vegetation, and a paved surface parking lot. Given the elevation and slope on the site, intermittent views of the Santa Cruz Mountains are available to the northwest above the existing trees. The site is surrounded by campus development to the north and east. The existing VA Center (not a part of the campus) borders the site on the west and the Southern Oak Woodland open space borders the site on the south.

Student Housing Phase IIB

The Student Housing Phase IIB site is located adjacent to the Promontory Student Housing to the south on a deteriorated, vacant pavement area. No distant views of the bay or mountain ranges are present. Off-campus lands in Marina containing a warehouse building are located adjacent to the site to the west. North and east of the site, undeveloped oak woodlands that are located off campus predominate. South of the site, a strip of vegetation separates the site from a large, paved on-campus surface parking lot.

Academic V

The Academic V site is located south of the Main Quad along Divarty Street and contains three existing one-story buildings (Buildings 1, 2, and 3), a paved surface parking lot, and scattered landscaping. The site is surrounded by campus development on all sides.

4.1.2 Regulatory Framework

This section describes the applicable regulatory plans, policies, and ordinances related to aesthetics for the Project.

4.1.2.1 State

State Scenic Highway Program

The California Department of Transportation (Caltrans) manages the State Scenic Highway Program detailed in Streets and Highways Code Section 260. A highway may be designated as scenic depending upon how much of the natural landscape can be seen by travelers, the scenic quality of the landscape, and the extent to which development intrudes upon the traveler's enjoyment of the view (California Department of Transportation 2008.) To become an officially designated scenic highway, a local jurisdiction must adopt a scenic corridor protection program for the eligible state scenic highway, apply to Caltrans for scenic highway approval, and receive notification from Caltrans that the highway has been designated as a Scenic Highway. The scenic corridor protection program is made up of adopted ordinances to preserve the scenic quality of the corridor or document such regulations that already exists in various portions of local codes. State and county roads can be designated as scenic highways (California Department of Transportation 2008). As indicated in Section 4.1.1.2, the portion of Highway I near and west of the CSUMB campus is eligible for inclusion in the State Scenic Highway Program.

California Energy Code and Green Building Regulations

The California Energy Code and Green Building Regulations (CALGreen) stipulates that all luminaires¹ must meet the mandated BUG (Backlight/Uplight/Glare) ratings per their designated lighting zone unless otherwise exempt; lighting for sports and athletic fields is exempt. All outdoor luminaires that emit 6,200 lumens or greater must comply with BUG requirements contained in Section 5.106.8 of the CalGreen Code (Title 24, Part 11).

The BUG ratings assume that the light emitted from the luminaire is providing useful illuminance on the task surfaces rather than scattering the light in areas where the light is not needed or intended, such as toward the sky. The BUG ratings also increase visibility because high amounts of light shining directly into observer's eyes are reduced, thus decreasing glare. Additionally, light pollution into neighbors' properties is reduced. The BUG requirements vary by outdoor lighting zones and outdoor lighting zones.

California State University Design Review Process

The California State University (CSU) System uses a design review process at all of its campuses as part of the schematic design preparation process (CSU 2004). This process involves the appointment of an outside master plan architect by the President of each campus. The architect reviews designs for new construction projects for appropriateness of design and quality based on

¹ A luminaire is a complete lighting unit, comprised of light source (lamp or lamps), together with the parts that distribute the light, position and protect the lamps, and connect the lamps to the power supply.

the design vocabulary of the particular campus, which is currently established in the design guidelines included in the 2007 Master Plan for CSUMB. The outside architectural review is then reviewed and interpreted by the building official on campus, who has the ultimate responsibility for determining how the review will affect the ultimate design of a new building project. The 2020 Master Plan Guidelines will update the design guidelines provided in the 2007 Master Plan.

CSU Outdoor Lighting Design Guide

Lighting of the Project would align with the guidelines in CSU Outdoor Lighting Design Guide (CSU 2018). This guide provides the CSU campuses with guidance for outdoor lighting design in order to provide a comfortable nighttime environment, maximize energy efficiency, and improve campus aesthetics. The guide contains CSU lighting design goals and strategies, lighting control strategies and methods throughout the campuses, and preferred lamp types identified for energy efficiency and ease of maintenance. The guide includes goals pertaining to compliance with local codes, assurance of good nighttime visibility, low maintenance of lighting, energy efficiency, reduced light pollution, and integration into the overall campus aesthetic. Sports field lighting is not specifically addressed in this document. Lighting design strategies are provided in the guide to aid in implementation of established lighting goals. Lighting design strategies are orientated toward creating vertical surface brightness, enhancing navigation, minimizing glare, maintaining lighting uniformity, and provide appropriate lighting levels.

Fort Ord Reuse Authority Act

The Fort Ord Reuse Authority Act was implemented by the State of California to facilitate the transfer and reuse of the Fort Ord military base, and established FORA as the entity responsible for planning, financing, and carrying out the transfer and reuse of the base in a cooperative, coordinated, balanced, and decisive manner (Cal. Gov. Code § 67650 *et seq.*). Founded in 1994 after the official closure of Fort Ord, the Fort Ord Reuse Authority (FORA) was responsible for the oversight of Monterey Bay area economic recovery from the closure of and reuse planning of the former Fort Ord military base. Pursuant to the Act, FORA must dissolve when eighty percent of the base has been developed or reused in a manner consistent with the *Fort Ord Reuse Plan* (Reuse Plan), or on June 30, 2020, whichever comes first. Pursuant to the Fort Ord Reuse Authority Act, FORA's legislatively defined mission was complete as of June 30, 2020 and FORA has now been dissolved.

The FORA Resolution No. 18-11 approved a Transition Plan that was submitted to the Monterey County Local Agency Formation Commission and assigned assets and liabilities, designated responsible successor agencies, and provided a schedule of remaining obligations. The Transition Plan calls for the cities of Marina, Seaside, Monterey and Del Rey Oaks and the County of Monterey to follow the Reuse Plan policies and programs (see description below). The Resolution

further stated that after FORA's dissolution on June 30, 2020, any changes to the policies and programs of the Reuse Plan or any part thereof will be made by the respective land use jurisdictions only after full compliance with all applicable laws, including but not limited to CEQA.

The Reuse Plan, adopted by FORA in 1997, provided a framework for the reuse of more than 45 square miles of the former Fort Ord army base. The reuse plan identified land uses, goals, and policies to transform the former U.S. Army base into an integrated community, which includes property located in the following jurisdictions: the cities of Seaside, Marina, Monterey, and Del Rey Oaks; the County of Monterey; the University of California; California State University (i.e., CSUMB); and the Presidio of Monterey Annex. The Reuse Plan, designated land uses and development intensities within the former Fort Ord. The land that comprises CSUMB is identified for university uses in the Reuse Plan.

The *FORA Regional Urban Design Guidelines* (RUDG) were developed for FORA as directed by the Reuse Plan. They are refinements of existing Reuse Plan policy and were completed as a separate implementation action to govern the visual quality of the former Fort Ord. The FORA Board unanimously adopted the RUDG on June 10, 2016. The RUDG establishes standards for road design, setbacks, building height, landscaping, signage, and other matters of visual importance. They provide jurisdictions, developers, and the public guidance of matters of visual importance to the former Fort Ord reuse. Although CSUMB is not subject to the guidelines, CSUMB played an active role in the development of the RUDG, realizing that high quality standards will help create a vibrant and livable community within and around the campus. See Section 4.1.3.2, Analytical Method, for information about one of the proposed PDFs included in the Project that addresses the RUDG.

The preservation of the visual integrity of the portion of Highway 1 adjacent to the former Fort Ord, which is an eligible, though not officially designated, State Scenic Highway, is a regional priority. In March 2005, FORA issued the Highway 1 Design Corridor Design Guidelines, which contain policies to maintain the visual integrity of the corridor. The CSUMB campus is located outside of the design corridor boundaries.

4.1.2.2 Local

As a state entity, CSUMB is not subject to local government permitting or regulations, policies, or ordinances, such as the general plans and zoning ordinances for the cities of Marina and Seaside and the County of Monterey. While that is the case, local plans are summarized below to provide context for the analysis of potential cumulative impacts related to aesthetics.

City of Marina General Plan

The Marina General Plan, adopted in 2000 and last amended in 2010, consists of four elements: Community Land Use, Community Infrastructure, Community Design and Development, and Program and Implementation (City of Marina 2010). Relevant goals and policies from the Marina General Plan Community Design and Development Element that specifically relate to the protection of visual quality are provided below.

- *Policy 4.8:* Figure 4.1 identifies those areas on the City's edge where sharp distinctions are to be maintained between open lands and adjacent development areas. Beyond the City's north edge, land use policies limiting land uses to agriculture, golf courses and related facilities including lodges, and habitat preserve will ensure the retention here of a distinction between "town and country." To the west, the presence of Highway One and coastal dunes should continue to define this edge of the City. Construction of limited visitor-serving uses to the west of Highway One shall adhere to the following design requirements:
 1. Buildings shall be sited and limited to low-profile structures so as to be visually subordinate to the natural setting when viewed from Highway One.
 2. Building materials, colors, and forms shall be used which blend in with the natural forms and colors of the dunes. Building space should be broken into clusters of small structures or contained in highly articulated singular structures to minimize the overall sense of building bulk.
 3. All surface parking shall be screened from view of Highway One.
 4. All landscaping shall be comprised of plant material native to the Marina dunes and other appropriate, non-invasive species compatible with dune vegetation.
 5. No commercial signs shall be permitted on buildings or properties which are visible to people using the beach, while signage which is oriented and sized to be easily visible to travelers on Highway One shall be permitted only for those properties contiguous to the Highway One right-of-way.
- *Policy 4.9:* Along the City's northern and eastern edges, the land designated for open space and natural habitat purposes provides a well-defined edge to the City. This condition is further reinforced southeast of Blanco Road by the Salinas River and the high bluff along its southern bank. The following design policies shall apply to these areas:
 1. Adjoining village housing in the Armstrong Ranch should form a strong, well-defined edge.
 2. Streets within the developed areas should be designed to provide vistas of outlying open spaces, thereby further reinforcing the sense of a relationship between the City and adjoining open spaces.

- *Policy 4.10:* Along the City's southern border the major areas reserved for habitat protection encircle the Frederick-Schoonover Park area and extend inward as far as Imjin Road to provide a well-defined edge to the City. Further to the west, however, city residential and commercial uses will eventually border CSUMB's main campus. Along this edge, 8th Street and 2nd Avenue should be designed to clearly identify the boundary between the campus and the City. However, to avoid isolating the campus from the City, this edge needs to be penetrated by streets and pathways which physically and visually link the campus and the surrounding community. A similar design approach should be applied along the campus' 2nd Avenue frontage.
- *Policy 4.17:* Protection of many of the important open space features cited above is provided for in the land use policies of Chapter 2. These open space protection measures shall be further complemented by the following policies:
 1. Existing windrows shall be retained where they are determined to have significant visual or aesthetic value and/or significant microclimatic value, and incremental programs of replanting shall be instituted to ensure their long-term survival.
 2. Future development should incorporate new windrows into site landscaping where appropriate so as to reinforce this distinctive landscape feature of citywide significance. Use of windrows, for example, can serve to define and buffer residential and commercial uses, help distinguish the boundaries of neighborhoods and districts identified below, or serve as a scenic backdrop for new development.
 3. Within built-up areas, existing topography shall be retained to make natural landforms more evident. This requirement of the General Plan may be fulfilled by minimizing grading and cutting and filling for roadways, by providing public space with outlooks at the higher elevations, and by locating taller structures on the upper slopes of hills.
- *Policy 4.19:* Figure 4.1 identifies those areas of the City where establishing a distinctive neighborhood or district appearance is desirable. Within the already built-up areas, existing distinctions should be retained and reinforced. Within new development or redevelopment areas, the following three design techniques should be applied:
 1. The boundaries of the neighborhood or district should be clearly defined by open space buffers or roadways.
 2. Major identifying features such as park, plaza, or school sites should be provided.
 3. Each area should have its own distinct street pattern, and a consistent and evident landscape scheme should be applied to its streets and associated fronting properties.
- *Policy 4.20:* To reduce glare and lighting visible from residential neighborhoods, the use of reflective surfaces and neon lighting on commercial buildings shall be limited.

City of Seaside General Plan

The Seaside General Plan, adopted in 2004, consists of eight elements: Land Use, Urban Design, Economic Development, Circulation, Conservation/Open Space, Safety, Noise, and Housing (City of Seaside 2003). The City of Seaside began the process of updating its General Plan in February 2016 to reflect changes in the City’s economic and housing markets, demographics, land use, transportation system, community character, and infrastructure demands since the 2004 Seaside General Plan. The 2004 Seaside General Plan is still the current adopted plan, as the Seaside 2040 General Plan has not yet been adopted. Relevant goals and policies from the 2004 Seaside General Plan Urban Design Element that relate to the protection of visual quality are provided below.

- *Policy UD-1.1: Enhance the City’s image and identity within the region’s natural setting.*
 - *Implementation Plan UD-1.1.1 "Gateway to the Monterey Peninsula".* Through the Specific Plan process and the implementation of Design Guidelines, create entrances to the City that announce arrival and help establish the City as the “Gateway to the Monterey Peninsula.” Ensure project include landscaping, design themes, landmark features, and signing to provide visual harmony and united development at the major gateways.
 - *Implementation Plan UD-1.1.2 Architectural Design Standards.* Adopt architectural design standards for new construction, building additions and redevelopment activities to ensure quality development. The design guidelines will address site planning, architecture, landscaping, signing, and access to light that will encourage a well-designed, visually appealing and cohesive community.
 - *Implementation Plan UD-1.1.3 Sign Ordinance.* Create and adopt a new Sign Ordinance that addresses quality design for all signs and that addresses the appropriate size, scale, and color of the signs. Adopt an amortization program to assist businesses to remove and replace all non-conforming signs.
- *Policy UD-2.1: Protect the character of single-family neighborhoods by restricting out-of-scale buildings, incompatible uses and designs, blocked views and/or access to sunlight, and excessive through traffic.*
 - *Implementation Plan UD-2.1.1 Design Standards in Zoning Ordinance.* Adopt design standards in the Seaside Zoning Ordinance to establish the scale of buildings, guidelines for quality design in new construction, building additions, and redevelopment, procedures to protect existing private views and access to sunlight as much as possible while at the same time allowing others the opportunity to enjoy the magnificent views from Seaside.

- *Policy UD-2.2:* Minimize potential light and sound impacts of new development and redevelopment on surrounding areas.
 - *Implementation Plan UD-2.2.1 Restrict Light and Noise Impacts.* Continue to impose and enforce mitigation measures and operation requirements on new development to restrict construction and operation lighting and noise levels to regular work hours during the week and to acceptable times during the weekends.
- *Policy UD-3.1:* Protect private views of significant natural features, such as the Monterey Bay, Roberts Lake, the Pacific Ocean, the surrounding mountains, and other important viewsheds.
 - *Implementation Plan UD-3.1.1 View Protection and the BAR.* Continue to require all additions that increase building heights and new developments to stake and flag development at least ten days prior to consideration by the Board of Architectural Review (BAR) for design approval. When feasible, require project site redesign, modified landscaping, or reduced building heights to avoid obstruction of private views.
- *Policy UD-3.2:* Preserve the unique public views visible from the Highway 1 Corridor between Fremont Boulevard and the northern boundary of the City as identified in the Fort Ord Reuse Authority (FORA) Plan.
 - *Implementation Plan UD-3.2.1 Viewshed Protection Standards.* Establish and enforce design guidelines and standards to preserve and protect public and private viewsheds while still allowing development to occur.

Monterey County General Plan

The County of Monterey General Plan, adopted in 2010, consists of eight elements: Land Use, Circulation, Conservation and Open Space, Safety, Public Services, Agriculture, Economic Development, and Housing (County of Monterey 2010). Relevant goals and policies from the Monterey County General Plan Conservation and Open Space Element and the Fort Ord Master Plan that relate to the protection of visual quality are provided below.

Conservation and Open Space Element

- *OS-1.1:* Voluntary restrictions to the development potential of property located in designated visually sensitive areas shall be encouraged.
- *OS-1.2:* Development in designated visually sensitive areas shall be subordinate to the natural features of the area.
- *OS-1.8:* Programs to encourage clustering development in rural and agricultural areas to maximize access to infrastructure, protect prime agricultural land, and reduce impacts to designated visually sensitive and critical habitat areas shall be established.

- *OS-1.9:* Development that protects and enhances the County's scenic qualities shall be encouraged.
- *OS-1.11:* Maintain GIS mapping for all lands containing visually sensitive resources and corridors. Mapped information shall be reanalyzed and updated at least every five (5) years, as necessary.
- *OS-1.12:* The significant disruption of views from designated scenic routes shall be mitigated through use of appropriate materials, scale, lighting and siting of development.

County General Plan Fort Ord Master Plan

- *Residential Land Use Policy B-1:* The County of Monterey shall encourage land uses that are compatible with the character of the surrounding districts or neighborhoods and discourage new land use activities that are potential nuisances and/or hazards within close proximity to residential areas.
 - *Program B-1.1:* The County of Monterey shall revise Zoning Ordinance regulations on the types of uses allowed in the county's districts and neighborhoods, where appropriate, to ensure compatibility of uses in the Fort Ord planning area.
 - *Program B-1.2:* The County of Monterey shall adopt zoning standards for the former Fort Ord lands to achieve compatible land uses, including, but not limited to, buffer zones and vegetative screening.
 - *Program B-1.3:* The County shall prepare and implement design guidelines for development on the bluffs to avoid strong visual contrasts as seen from the Salinas Valley.
 - *Program B-1.4:* The County shall prepare and implement visual design guidelines for areas surrounding the former Fort Ord in the County jurisdiction that are consistent with those prepared for the former Fort Ord under the Reuse Plan.
- *Commercial Land Use Policy F-1:* The County of Monterey shall support FORA in the preparation of regional urban design guidelines, including a scenic corridor design overlay area, to govern the visual quality of areas of regional importance. (Institutional Land Use Policy C-1 is the same.)
- *Commercial Land Use Policy F-2:* The County of Monterey shall adhere to the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework for commercial development at the former Fort Ord. (Institutional Land Use Policy C-2 is the same.)
 - *Program F-1.1 and C-2.1:* The County of Monterey shall prepare design guidelines for implementing commercial and institutional development on former Fort Ord

lands consistent with the regional urban design guidelines (to be prepared by FORA) and the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework.

- *Program F-1.2 and C-2.2:* The County of Monterey shall review each commercial and institutional development proposal for consistency with the regional urban design guidelines and the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework.
- *Recreation Policy C-1:* Monterey County shall establish an oak tree protection program to ensure conservation of existing coastal live oak woodlands in large corridors within a comprehensive open space system. Locate local and regional trails within this system.

4.1.3 Impacts and Mitigation Measures

This section presents the evaluation of potential environmental impacts associated with the Project related to aesthetics. The section identifies the thresholds of significance used in evaluating the impacts, the methods used in conducting the analysis, and the evaluation of Project impacts and the Project's contribution to significant cumulative impacts. In the event significant impacts within the meaning of CEQA are identified, appropriate mitigation measures, where feasible, are identified.

4.1.3.1 Thresholds of Significance

The significance thresholds used to evaluate the impacts of the Project related to aesthetics are based on Appendix G of the CEQA Guidelines. Based on Appendix G, a significant impact related to aesthetics would occur (except as provided in Cal. Pub. Resources Code § 21099[d][1]) if the Project would:

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

4.1.3.2 Analytical Method

Program- and Project-Level Review

The aesthetics impact analysis in this section includes a program-level analysis under CEQA of the proposed Master Plan and project design features (PDFs). The analysis also includes a project-level analysis under CEQA of the 5 near-term development components that would be implemented under the proposed Master Plan. Operation or long-term impacts of the Project are considered in the impact analysis; construction impacts are not considered as they are temporary in nature. The analysis of aesthetic impacts takes into consideration the scale of proposed development in the context of existing campus development and surrounding off-campus development. The impact analysis assumes that Project development, including 5 near-term development components, would be constructed in compliance with the most current provisions of the California Building Code and the CSU Design Review Requirements, as described in Section 4.1.2.2, Regulatory Framework, and proposed PDFs when specific projects under the proposed Master Plan are pursued in the future. In the event significant adverse environmental impacts would occur with the implementation of the Project even with incorporation of applicable regulations and proposed PDFs, mitigation measures would be identified to reduce impacts to less than significant, where feasible.

Project Design Features

There are a number of PDFs that are incorporated into the technical analysis of aesthetics, as summarized below (see Chapter 3, Project Description for specific text of each applicable PDF):

- *PDF-MO-5* provides for a compact campus core.
- *PMF-OS-1* provides for the management and designation of open space consistent with Figure 3-8 (see Chapter 3, Project Description), including natural open space and connecting landscape, which will connect and protect habitats and sensitive species and avoid fragmenting such areas.
- *PDF-OS-2* provides for the maintenance, enhancement and restoration of natural open spaces, native habitats and sensitive species, at a minimum in accordance with the Fort Ord Habitat Management Plan and Habitat Conservation Plan EIR requirements and/or other best management practices.
- *PDF-OS-4* provides for continuation and expansion of the CSUMB tree restoration and management program to maximize the health and stability of existing and replacement trees. This includes, but is not limited to, Campus Planning approving and directing major trimming (over 30 percent) and replacement of all removed trees over 4-inches in diameter at a minimum 2:1 ratio.

- *PDF-OS-5* establishes a habitat restoration fund to collect funds for the replacement of trees and/or habitat that may be removed or disturbed during construction of proposed development.
- *PDF-OS-6* provides for the stabilization of newly created bare land after construction with native plants and seed mixes to eliminate erosion, and indicates that permanent landscaping will use consistent, low maintenance, native and drought-tolerant landscaping using a campus wide landscape palette informed by the campus Landscape Maintenance Plan and FORA RUDG palettes.
- *PDF-OS-7* minimizes human caused impacts along trail corridors by: minimizing obtrusive lighting, separating users by type and connecting people to and protecting the natural environment.
- *PDF-OS-10* provides for the creation of academic open spaces such as plazas and courtyards adjacent to academic buildings.
- *PDF-D-1* requires that the design standards and concepts included in the Master Plan Guidelines be pursued for all building and landscape projects and that the FORA RUDG be voluntarily complied with in all future improvements along the campus edges.
- *PDF-D-2* provides for the establishment of a Design Review Committee (DRC) on campus to review project architectural and stylistic consistency and contribution to the campus.
- *PDF-D-3* provides that within the campus core, new buildings would not exceed the existing Library's elevation (approximately 310 feet above sea level). Outside of the campus core, new buildings would not exceed 5 stories.
- *PDF-D-7* indicates the CSUMB will aim to meet Neighborhood Development (LEED ND) light pollution reduction requirements in all new building and pathway development, adhere to Title 24 maximums for lighting power density, and shall use LED lights, reflectors, visors, shields and customized optics and technology at the replacement stadium to precisely aim and illuminate the field.

4.1.3.3 Issues Not Evaluated Further

The Project would have no impact with respect to the following threshold of significance and therefore this topic is not further evaluated:

- Scenic Resources (Threshold B). Scenic resources include, but are not limited to, trees, rock outcroppings, and historic buildings, within a scenic highway. In the vicinity of the campus, Highway 1 is eligible for the State Scenic Highway Program, and Reservation Road northeast of the campus is a proposed scenic corridor in the Monterey County General Plan, as indicated in Section 4.1.1.2. The trees along Highway 1 that serve to screen most of the former Fort Ord from view from Highway 1 are not located on the CSUMB campus

and would not be removed or damaged with the proposed Master Plan; therefore, the Project would not damage scenic resources along Highway I. Reservation Road is located near East Campus Housing where no new construction would occur under the proposed Master Plan; therefore, the Project would not damage a scenic resource along Reservation Road. Given the above, development under the proposed Master Plan, including the five near-term development components, would not affect scenic resources within a state scenic highway or other scenic road or corridor, resulting in no impact.

4.1.3.4 Project Impacts and Mitigation Measures

This section provides a detailed evaluation of aesthetics impacts associated with the Project.

Impact AES-1: Scenic Vistas (Threshold A). The Project would not have a substantial adverse impact on a scenic vista. (*Less than Significant*)

Master Plan

The Project would result in a net increase of approximately 2.6 million gross square feet (GSF) of new academic, administration, student life, athletic recreational, and institutional partnership facilities, and housing. Proposed development would be located only within the Main Campus and would consist of infill development on existing developed or paved sites within the campus core and elsewhere on the Main Campus. Limited development would occur near the edges of the Main Campus. Future development would be similar in scale, massing, height and character to existing development and would not exceed the height of the existing Library elevation (310 feet above mean sea level) within the campus core and no more than 5 stories outside the campus core, as provided for in PDF-D-3, which would limit the heights of new buildings. Additionally, Project development would be subject to the CSU design review process and PDF-D-2 calls for the establishment of a Design Review Committee (DRC) on campus to review project architectural and stylistic consistency and contribution to the campus.

The Project would not result in development of buildings that would have a substantial adverse impact on scenic vistas from Highway I or other identified scenic areas. Highway I west of the CSUMB campus is eligible for inclusion in the State Scenic Highway program. As discussed in Section 4.1.1.3, above, the campus is not visible from Highway I due to existing topography and trees. There is one location along southbound Highway I north of Marina that provides a view of the former Fort Ord and distant mountains, from which CSUMB is currently screened by existing tree cover. Future development would be similar to existing development and would not exceed the height of the existing Tanimura and Antle Family Memorial Library elevation (310 feet above mean sea level) within the campus core and no more than 5 stories outside the campus core, as indicated above. It is possible that some upper levels of new buildings on campus could be visible from Highway I in this location where a distant view toward the southeast of the

former Fort Ord is available north of Marina, but the view would be of limited extent and duration given the distance from Highway I. Currently, the upper portion of the former Fort Ord Hayes Hospital, an eight-story building, is the primary built feature that is visible from this vantage point north of Marina as part of the mid-range view with distant mountain views in the background. The former Hayes Hospital is about the same distance from Highway I as Sixth, Seventh, and Eighth Avenues on the CSUMB campus, although that building sits at a higher elevation and is taller than proposed CSUMB buildings. The campus is not visible from other portions of Highway I or major public areas due to intervening topography, existing development, and landscaping. The Project would not obstruct scenic ocean views or distant mountain views as seen from Highway I.

The Project would also not result in development of buildings that would have a substantial adverse impact on distant, intermittent views of Monterey Bay towards the west from the eastern portion of the Main Campus. As indicated in Section 4.1.1.3, CSUMB Campus, these distant views are intermittent due to the presence of mature landscaping (i.e., Monterey cypress, Monterey pines, coast live oaks, and planted street trees) that is interspersed throughout the Main Campus and to the west of the campus along Highway I, as well as due to the presence of existing intervening development on the campus. The scenic viewshed from the CSUMB campus identified in the Draft Seaside 2040 General Plan (Figure 39), looking west, generally from the area at 6th Avenue and A Street appears to be representative of such intermittent distant views of Monterey Bay. However, given that proposed Master Plan development consists of in-fill development on the Main Campus and would not exceed the height of existing buildings it would not substantially affect views of Monterey Bay from the eastern portion of the Main Campus.

The Monterey County Scenic Highway Corridors and Visual Sensitivity Map (General Plan Figure 14) identifies an area approximately 0.4 miles northeast of East Campus Housing north of Reservation Road as having visual sensitivity and the Fort Ord Dunes State Park as highly sensitive approximately 0.4 miles west of the Main Campus (Monterey County 2010) (see Figure 4.1-1). Additionally, Reservation Road northeast of the campus is a proposed scenic corridor in the Monterey County General Plan. New construction is not proposed in the East Campus Housing area, and proposed campus buildings on the Main Campus would not be visible or distinguishable from the visually sensitive areas identified above due to intervening topography and vegetation. Therefore, the Project would not substantially affect scenic views or visually sensitive areas identified in the plans of adjacent jurisdictions.

Given the foregoing discussion, the Project would not result in development that would block, obstruct or substantially adversely affect scenic ocean views or other scenic inland views, and the impact related to scenic vistas would be *less than significant*.

Near-Term Development Components

Student Housing Phase III

Student Housing Phase III would include construction of four-story student residential buildings on an existing parking lot in the North Quad, adjacent to existing housing and other campus buildings. The site is not visible from Highway I. While some intermittent views of Monterey Bay are available looking to the west and north of the Student Housing Phase III site, no public scenic views would be affected by proposed development on the site, and the impact on scenic vistas would be *less than significant*.

Academic IV Building

Academic IV would include demolition of existing Building 13 and portions of parking lot areas 13 and 19, and construction of a four-story science building. The new building would consist of infill development located within the campus core. The site is not visible from Highway I. No scenic views are available from the site given the presence of intervening building and landscaping, and the impact on scenic vistas would be *less than significant*.

Student Recreation Center Phases I and II

The Student Recreation Center would include demolition of existing Buildings 21 and 23 and portions of parking lots 23 and 508, and construction of a new, up to two-story recreation center building south of the Main Quad. The new building would consist of infill development located within the campus core. The site is not visible from Highway I, and no scenic views are available from this site given the presence of intervening building and landscaping. Therefore, the impact on scenic vistas would be *less than significant*.

Student Housing Phase IIB

Student Housing Phase IIB would include construction of a new, four-story student residential building south of the existing Promontory on a vacant pavement lot. The site is not visible from Highway I, and no scenic views are available from the site given the presence of intervening building and landscaping. Therefore, the impact on scenic vistas would be *less than significant*.

Academic V

Academic V would include demolition of existing Buildings 1, 2, and 3 and construction of a new, up to four-story academic building in the Main Quad. The new building would consist of infill development within the campus core. The site is not visible from Highway I, and no scenic views are available from the site given the presence of intervening building and landscaping. Therefore, the impact on scenic vistas would be *less than significant*.

Mitigation Measures

Mitigation measures are not required because a significant impact on scenic vistas has not been identified.

Impact AES-2: Visual Character or Quality (Threshold C). The Project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings. *(Less than Significant)*

Master Plan

The proposed Master Plan would include the renovation of some older buildings on campus and construction of new campus buildings. Demolition of the remaining military era structures that are abandoned, dilapidated, or beyond their useful life and deteriorated pavement areas on campus would further enhance the visual quality and character of the campus. New development allowed by the proposed Master Plan would result in increased density and create a somewhat more urbanized character on the Main Campus; however, the existing pattern of development on campus would be maintained and design guidelines would be followed to contribute to a consistent and uniform visual character and enhanced visual quality.

New development would take place only on the Main Campus, consisting of infill in the campus core and within other developed portions of the Main Campus, such as near the North Quad and Promontory student housing complexes. Most future campus development would be of similar scale, massing, height, and character to other newer buildings recently constructed on the campus and would not exceed the elevation of the existing Tanimura and Antle Family Memorial Library in the campus core. Specifically, future development would not exceed the existing Library's elevation (310 feet above mean sea level) within the campus core and would be no more than 5 stories outside the campus core, as provided for in PDF-D-3. Future development would be subject to the CSU design review process and PDF-D-2 calls for the establishment of a Design Review Committee (DRC) on campus to review project architectural and stylistic consistency and contribution to the campus. As indicated in PDF-D-1, CSUMB would adhere to the Master Plan Guidelines design standards and guidelines, which include architectural and urban design standards as well as landscape and site design guidelines. PDF-D-1 also indicates that the campus would voluntarily comply with the FORA RUDG when planning and designing all future improvements along the campus edges to provide for continuity with adjacent off-campus development. Overall, implementation of Project development in conformance with PDF-D-1 through PDF-D-3 would create a more coherent, consistent, and distinctive visual character on campus.

While the Project would result in an overall increase in on-campus development, the amount of open space would generally be maintained, as indicated in PDF-OS-1. Overall, the proposed Master Plan aims to connect and enhance campus open space through preservation of existing

natural open space areas and formal open space areas, as well as creation of new connecting landscape open space areas (see PDF-OS-2 and PDF-OS-10). Significant development is not anticipated for open space areas, although additional uses considered compatible with the natural open space character, such as trails, may be considered in the future. An area in the Southern Oak Woodland is identified for a potential athletics expansion, the Cypress Grove is designated as a development reserve, and a portion on the western edge of East Campus Open Space is designated as faculty and staff housing reserve (see Chapter 3, Project Description, Figure 3-6). Future development of these areas is not currently planned with the Project.

Through the planning horizon of the proposed Master Plan, PDF-OS-4, PDF-OS-5, PDF-OS-6 would maintain tree cover on the campus through replacement of trees removed and maximizing the health and stability of existing and replacement trees through the implementation of a tree management plan. Once construction of buildings is completed, permanent landscaping would be installed and would use consistent, low-maintenance, native and drought-tolerant landscaping strategies that visually unify the campus by using a campuswide landscape palette informed by the FORA RUDG palettes.

As the Project would maintain the existing campus development pattern, restrict building heights, maintain and enhance open space, maintain tree cover, and include other design standards and review requirements, the proposed Master Plan would not degrade existing visual character or quality and the impact would be *less than significant*.

Near-Term Development Components

All near-term development components would be required to adhere to the same design standards and PDFs as described for the proposed Master Plan. The above discussion for the Master Plan also applies to the near-term developments. Impacts related to degradation of visual character and quality from near-term development components would also be *less than significant*.

Mitigation Measures

Mitigation measures are not required because a significant impact related to visual character or quality has not been identified.

Impact AES-3: Light and Glare (Threshold D). The Project would not introduce a new source of substantial light and glare. (*Less than Significant*)

Master Plan

As indicated in Section 4.1.1.3, existing sources of light and glare on the campus include streetlights, illuminated signage, exterior safety and wayfinding lights, automobile headlights, and

building windows. When in use, night and field lighting is also present in the Freeman Stadium and the other sports fields located in the southwestern portion of the Main Campus.

Development allowed by the proposed Master Plan would create additional sources of light and glare from new buildings and expanded pedestrian-scale lighting and wayfinding along pathways. New lighting would also be installed at the replacement stadium. However, proposed development would be sited on the Main Campus in proximity to other on- and off-campus development, which already contains numerous existing sources of lighting. Additionally, the Project would implement PDF-D-7 and the CSU Outdoor Lighting Design Guide, which contain requirements for light pollution reduction in all new building and pathway development, including power density and shielding. Proposed PDF-OS-7 would minimize intrusive lighting along trails. Additionally, the CALGreen-mandated BUG (Backlight/Uplight/Glare) ratings would also apply to Project development per their designated lighting zone unless otherwise exempt, which would reduce light pollution and glare.

Any new lighting at the replacement stadium would use LED lights, reflectors, visors, shields and customized optics and technology to precisely aim and illuminate the field. A lighting analysis for the Freeman Stadium Facilities Renovation Project, to be implemented in the interim, prior to the stadium replacement contemplated by the proposed Master Plan, determined that proposed new mast lighting would result in little to no spillover light at approximately 250 feet from the light pole locations, which would not impact the closest on-campus or off-campus residences, as such residences are located over 950 feet from the nearest light pole (DDA 2021). Any new mast lighting associated with a replacement stadium under the proposed Master Plan would be expected to have limited light spillover and would not impact on-campus and off-campus residences given the distance of these residences from the stadium.

Collectively, the requirements described herein would minimize light trespass from new Project development and would not permit excessive sources of lighting that could be directed upward or contribute to atmospheric light pollution or glare that could affect people on or near the campus.

Given the above discussion, growth and development under the proposed Master Plan would not introduce new sources of substantial light or glare and the impact would be *less than significant*.

Near-Term Development Components

All near-term development components would be required to adhere to the same lighting standards and requirements described above. The above discussion for the proposed Master Plan also applies to the near-term development components. Impacts related to light and glare from near-term development components would also be *less than significant*.

Mitigation Measures

Mitigation measures are not required because a significant impact related to light and glare has not been identified.

4.1.3.5 Cumulative Impacts

This section provides an evaluation of aesthetics impacts associated with the Project, including near-term development components, when considered together with other reasonably foreseeable cumulative development, as identified in Table 4.0-1 in Section 4.0, Introduction to Analysis and as relevant to this topic. The geographic area considered in the cumulative analysis for this topic is described in the impact analysis below.

Impact AES-4: Cumulative Aesthetic Impacts (Thresholds A, C and D). The Project and other cumulative development would not have significant cumulative impacts related to scenic vistas, visual quality and light and glare. *(Less than Significant)*

The geographic context for the analysis of cumulative impacts related to aesthetics includes the CSUMB campus and the immediate vicinity, particularly the adjacent areas within Marina, Seaside, and unincorporated Monterey County. As discussed in Section 4.1.3.4, the Project includes PDFs to ensure that future campus development allowed by the proposed Master Plan would not result in significant impacts related to obstruction of scenic vistas, degradation of visual character and quality, and creation of substantial light and glare (see Impact AES-1, Impact AES-2, and Impact AES-3).

Cumulative development would not substantially affect scenic vistas as seen from Highway 1 west to Monterey Bay, as cumulative development is generally not proposed west of Highway 1 in the immediate vicinity of the campus (see Section 4.0, Figure 4.0-1). The effects of off-campus cumulative development on distant mountain views towards the east over the former Fort Ord from Highway 1 would generally be avoided through the application of General Plan policies and ordinances of surrounding jurisdictions that address siting and design of new development to protect scenic views and resources, and through the implementation of the FORA RUDG, the FORA Highway 1 Design Corridor Design Guidelines, and the standards and guidelines of applicable Specific Plans. Additionally, cumulative development would not impact the proposed scenic corridor along Reservation Road, or the other visually sensitive areas identified in Impact AES-1, as cumulative developments are not located in these areas. Therefore, cumulative impacts related to scenic vistas would be *less than significant*.

Redevelopment in the areas of the former Fort Ord surrounding the campus would result in additional infill development that would be of similar scale, building mass, and heights as other

new residential and commercial developments in the area, including but not limited to, the Dunes on Monterey Bay, Sea Haven, Cypress Knolls Senior Residential Project, 2nd Avenue Development at CSUMB, The Projects at Main Gate Specific Plan, Concourse Auto Dealership, and the Campus Town Specific Plan. In many cases, future cumulative development, such as the Campus Town Specific Plan and the 2nd Avenue Development at CSUMB, would replace deteriorating, vacant, or underutilized structures or paved areas associated with the former military use of the area, similar to the Project. The adverse effects of off-campus cumulative development on visual character and quality would also generally be avoided through the application of General Plan policies and ordinances of surrounding jurisdictions that address siting and design of new development to protect visual character, and through the implementation of the FORA RUDG, the FORA Highway I Design Corridor Design Guidelines, and the standards and guidelines of applicable Specific Plans. Therefore, cumulative impacts related to visual character and quality would be *less than significant*.

Cumulative development would also have the potential to incrementally increase sources of light and glare in the area. As for the Project, cumulative development would be sited in proximity to other on- and off-campus development, which already contains numerous sources of lighting. Additionally, the effects of off-campus cumulative development related to light and glare would also generally be avoided through the application of General Plan policies and ordinances of surrounding jurisdictions that minimize light spill and glare, and through the implementation of the FORA RUDG, and the standards and guidelines of applicable Specific Plans. Therefore, cumulative impacts related to light and glare would be *less than significant*.

4.1.4 References

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