

### INTRODUCTION

This section of the EIR evaluates the potential aesthetic impacts that would be generated by the construction and operation of the proposed Project, in terms of scenic resources, visual character, and light and glare. A discussion of the regulatory framework associated with the proposed Project is identified, followed by an overview of the existing conditions at the Project Site and the surroundings. The analysis of the proposed Project compares visual and light and glare conditions with previous, present, and probable future development conditions.

This section utilizes information provided from the *Compton High School Lighting Study* (Lighting Study), dated June 2018 by Musco Lighting. The Lighting Study, included as **Appendix C** to this Draft EIR, provides a summary of the lighting system for the proposed athletic and outdoor educational facilities.

### TERMINOLOGY

Aesthetic impact assessment generally deals with the issue of contrast, or the degree to which elements of the environment differ visually. Aesthetic features occur in a diverse array of environments, ranging in character from urban centers to rural regions and wildlands. Adverse visual effects can include the loss of natural features or areas, the removal of urban features with aesthetic value, or the introduction of contrasting urban features into natural areas or urban settings.

- **Natural feature:** Includes but is not limited to open space; native or ornamental vegetation/landscaping; topographic or geologic features; and natural water sources. The loss of natural aesthetic features or the introduction of contrasting urban features may have a local impact or, if part of a larger landscape, may contribute to a cumulative decline in overall visual character.
- **Urban feature:** Includes but is not limited to structures of architectural or historic significance or visual prominence; public plazas, art, or gardens; heritage oaks or other protected trees or plants; consistent design elements (such as setbacks, massing, height, and signage) along a street or district; pedestrian amenities; and landscaped medians or parks.
- **Aesthetics:** Generally, refers to the identification of visual resources and the quality of what can be seen, or overall visual perception of the environment.
- **View:** Refers to visual access and obstruction, or whether it is possible to see a focal point or panoramic view from an area.
- **Shading:** Concerns the effects of shadows cast by existing or proposed structures on adjacent land uses.

- **Nighttime illumination:** Addresses the effects of a proposed project's exterior lighting on adjoining uses.
- **Luminaire.** The complete lighting unit (fixture), consisting of a lamp, or lamps and ballast(s) (when applicable), together with the parts designed to distribute the light (reflector, lens, diffuser), position and protect the lamps, and connect the lamps to the power supply.
- **Fully shielded luminaire.** A luminaire constructed and installed in such a manner that all light emitted by the luminaire, either directly from the lamp or via a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal plane through the luminaire's lowest light-emitting part.
- **Foot-candle.** The unit of measure expressing the quantity of light received on a surface. One foot-candle is the illuminance produced by a candle on a surface 1 foot square from a distance of 1 foot.
- **Glare.** Lighting entering the eye directly from luminaires or indirectly from reflective surfaces that causes visual discomfort or reduced visibility.
- **Light trespass or light spill.** Light that falls beyond the property it is intended to illuminate.

## ENVIRONMENTAL SETTING

### Regulatory Framework

#### *a. State*

#### **California Streets and Highways Code, Sections 260 through 263**

##### ***California Scenic Highway Program***

The California Department of Transportation (Caltrans) Scenic Highway Program protects and enhances the natural scenic beauty of California's highways and corridors through special conservation treatment. Caltrans defines a scenic highway as any freeway, highway, road, or other public right-of-way that transverses an area of exceptional scenic quality. Caltrans designates a scenic highway by evaluating how much of the natural landscape a traveler sees and the extent to which visual intrusions degrade the scenic corridor. No officially designated scenic highways are located within the Project area.<sup>1</sup>

#### **California Code of Regulations**

##### ***California Building Standards Code***

The 2016 California Building Code (CBC), Title 24 of the California Code of Regulations (CCR), is administered by the California Building Standards Commission (CBSC). The CBC, as amended and adopted

---

1 Caltrans, "California Scenic Highway Mapping System," accessed February 2018, [http://www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/).

by each local jurisdiction, governs all development within the State of California. These regulations provide minimum standards to protect property and public safety by regulating the design and construction of excavations, foundations, building frames, retaining walls, and other building elements to mitigate the effects of seismic shaking and adverse soil conditions. The CBC also contains standards for outdoor lighting that are intended to improve energy efficiency and reduce light pollution and glare by regulating light power and brightness, shielding, and sensor controls. The 2016 CBC went into effect on January 1, 2017.

### ***Title 5, Section 14010***

The function of the CDE’s School Facilities Planning Division (SFPD) is to review and approve school district sites and construction plans. Prior to approving a site for school purposes, the SFPD, in accordance with its design standards, reviews many factors, including environmental hazards, proximity to airports, freeways, and power transmission lines, as well as scenic resources and aesthetics. CCR Title 5, Section 14010 specifically requires the consideration of aesthetics: “The district shall consider environmental factors of light, wind, noise, aesthetics, and air pollution in its site selection process.”

In many instances, the District needs to complete the process of identifying the site and to have SFPD approval for the site prior to applying for site acquisition funding. As previously discussed, the CDE is given the authority by law to develop standards for school site acquisition. The CDE uses these standards to review a site and determine if it is an appropriate location for a new or expanded school facility. In the CDE SFPD’s current Initial School Site Evaluation process, the criteria include scenic resources and aesthetics as one of many factors to be considered.<sup>2</sup>

## ***b. Regional and Local***

### **City of Compton**

#### ***General Plan***

The City’s existing General Plan was adopted in December 1991, with its 2030 Comprehensive General Plan Update currently in the working draft stages.<sup>3</sup> The General Plan serves as a blueprint for planning and development in the City and indicates the community’s vision for the future. The City’s adopted Urban Design Element identifies policies and standards to improve existing conditions and to provide guidance for future development.

---

<sup>2</sup> Section 14010. Standards for School Site Selection, art. 2, School Sites.

<sup>3</sup> City of Compton, *Draft 2030 Comprehensive General Plan Update* (November 6, 2014).

The City's proposed Circulation Element designates a number of scenic corridors for improvement based on design guidelines and regulations, public investment, and private incentives identified in the City's 1998 Corridor Improvement Plan (see description below). Roadways near the Project Site designated by the City as scenic corridors are W. Alondra Boulevard (located along the southern boundary of the Project Site) and Willowbrook Avenue (located one block to the east of the Project Site). Furthermore, the proposed Urban Design Element establishes policy related to architectural design, streetscapes, scenic highways, and other visual amenities that enhance the community's livability.

### ***Corridor Improvement Plan***

The City's adopted Corridor Improvement Plan establishes standards and procedures to facilitate the physical refurbishment of development along the City's designated corridors to enhance the City's image and economic viability.<sup>4</sup> The requirements provided in this plan are applicable to all new construction and rehabilitation of an existing building or property along the designated corridors. The plan currently contains design guidelines related to hardscaping, landscaping, and signage improvements.

### ***Compton Municipal Code***

Section 24.6 of the Compton Municipal Code (CMC), Exterior Surface Treatment of Buildings and Structures, establishes standards and procedures for the selection of colors and materials applied to building exteriors and structures along the City's major thoroughfares to improve architectural continuity, including lighting.<sup>5</sup>

## **Existing Conditions**

### ***a. Regional***

The Project Site is located within the southern portion of the greater Los Angeles Basin, which is characterized by dense urban development, including a mix of residential, commercial, mixed-use, and public/quasi-public land uses. The Los Angeles Basin is relatively flat, with areas of rolling hills and is bounded by the Santa Monica Mountains and San Gabriel Mountains to the north, and by the Santa Ana Mountains to the east. The Compton Creek, which bounds the Project Site along the west, is part of the regional Los Angeles River Watershed, which is predominately paved and covers a land area of approximately 834 square miles.<sup>6</sup> Scenic views within the Los Angeles Basin are generally limited to those

---

4 Compton Municipal Code (CMC), ch. 24-8, Corridor Improvement Plan.

5 CMC, ch. 24-6, Exterior Surface Treatment of Buildings and Structures.

6 County of Los Angeles, Department of Public Works, "Los Angeles River Watershed," accessed January 2018, <https://dpw.lacounty.gov/wmd/watershed/la/>.

of the surrounding hillsides and ridgelines, as well as other scenic viewsheds, including unique rock outcroppings, waterfalls, ocean views, or other scenic landforms.<sup>7</sup>

## ***b. Project Site and Surrounding Area***

### **Visual Character**

The Project Site is currently developed with the existing Compton High School (CHS) campus, along with single- and multifamily residential buildings, a church, and a carwash as part of the acquisition area. The roughly 42-acre Project Site is generally flat, with an elevation of approximately 68 feet above mean sea level (amsl) and gentle, sloping ground toward the southeast.

The existing CHS campus buildings and facilities range from 1 to 3 stories in height. The Ramsaur Stadium, which is utilized for various football events and other recreational uses, is illuminated with four light standards standing at a height of approximately 100 feet. The existing baseball field, located along the northwestern portion of the campus, is also illuminated with four light standards standing at a height of approximately 35 feet. The additional District facilities located within the southwestern and northern portions of the Project Site are 1 story in height. The building heights of the existing uses within the acquisition area range from 1 to 2 stories.

The Project Site is generally bounded by W. Myrrh Street to the north, S. Acacia Avenue to the east, W. Alondra Boulevard to the south, and Compton Creek to the west. The private street S. Oleander Avenue bisects the Project Site, connecting to W. Myrrh Street on the north and W. Alondra Boulevard on the south. The portion of the Project Site bound by W. Alondra Boulevard along the south is identified by the City as a designated scenic corridor. This major City corridor, which is developed with residential, commercial, mixed-use, and public/quasi-public uses, is highlighted for improvement by the City through design guidelines and regulations, public investment, and private incentives under the 1998 Corridor Improvement Plan.<sup>8</sup>

Bordering the Project Site to the north are the District's maintenance and storage-yard facilities and single- and multifamily residential uses, which range from 1 to 2 stories in height. Also bordering the Project Site directly to the north of the Project Site along S. Oleander Avenue is a 9-story senior independent living facility. Additionally, the City of Compton City Hall and Civic Center, which comprises multiple buildings, is located just northeast of the Project Site at S. Acacia Avenue and W. Myrrh Street, with building heights ranging from 1 to 12 stories in height. Bordering the Project Site to the east and

---

7 Los Angeles County, *General Plan, "Conservation and Natural Resources Element"* (2015)

8 City of Compton, *2030 Comprehensive General Plan Update, "Circulation Element"* (2014).

south are a mix of commercial and single- and multifamily residential uses that range from 1 to 2 stories in height.

Utility lines (power poles and electrical wires) are clearly visible along the perimeter of the Project Site and contribute to the urban characteristics of the surrounding area. Landscaping on the Project Site is typical of an urbanized area and consists of various ornamental landscaping, including grassy areas, trees, shrubs, and other ornamental plants. As discussed in **Section 4.3: Biological Resources**, a total of 151 trees (6 native and 145 nonnative ornamental trees) are within the CHS campus; along the perimeter sidewalks and roadways and interspersed between the acquisition parcels; and along the perimeter of the District facilities area, southwest of the campus. Last, as discussed in **Section 4.4: Cultural and Tribal Cultural Resources**, no designated historic resources are found on the Project Site.

### Existing Views

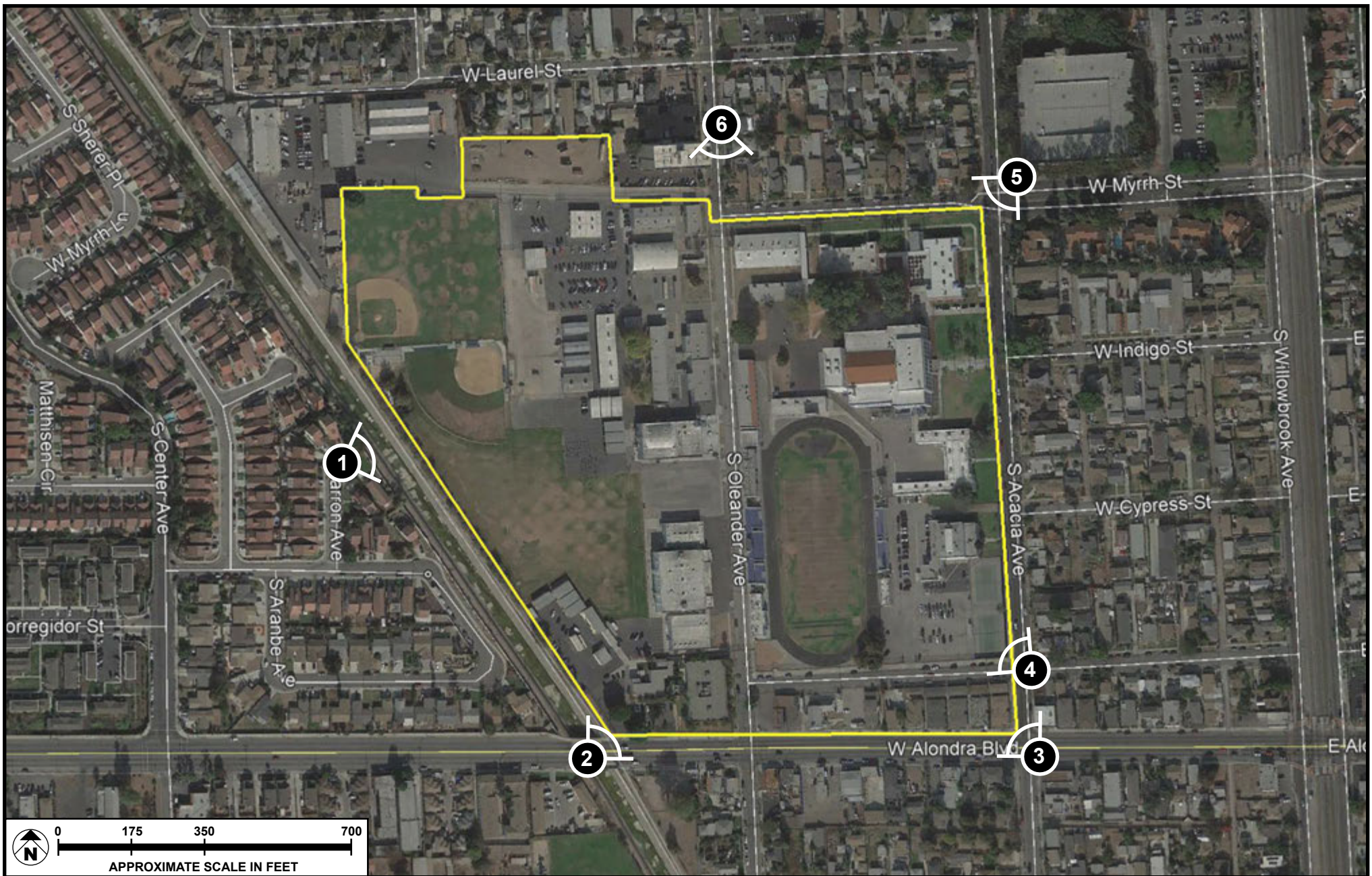
The Project Site is relatively flat, with an elevation of approximately 68 feet amsl and gentle, sloping ground toward the southeast.<sup>9</sup> The Project Site is located within the central portion of the City and is approximately 1 mile north of State Route 91 (SR 91), 2 miles west of Interstate 710 (I-710), 3 miles east of Interstate 110 (I-110), and 2.5 miles south of Interstate 105 (I-105). Based on the distance from the Project Site to these surrounding freeways, the existing buildings and structures on the Project Site do not block long-range views of the surrounding areas.

The location and direction of various viewpoints across the Project Site and surrounding area are shown in **Figure 4.1-1: Viewpoint Location Key**.

As shown in **Figure 4.1-2: Viewpoint Locations 1 and 2**, the western boundary of the Project Site is directly adjacent to Compton Creek. **Figure 4.1-2** provides views across the Project Site to the east (Location 1) and northeast (Location 2). Short-range views from Location 1 include the existing CHS athletic fields and ornamental trees that line the western boundary of the Project Site. Mid- and long-range views of the existing CHS campus facilities are visible from Location 1, with prominent views consisting of the 12-story City of Compton of City of Hall building and 9-story senior independent living facility along S. Acacia Avenue.

---

9 Converse Consultants, *Phase I Environmental Site Assessment Report, Compton High School* (January 3, 2018).



SOURCE: Google Earth - 2018; Meridian Consultants, LLC - 2018

FIGURE 4.4-1



Viewpoint Location Key



Viewpoint Location 1



Viewpoint Location 2

SOURCE: Meridian 2018; Google Earth Street View

FIGURE 4.1-2



Short-range views from Location 2 in **Figure 4.1-2** include the District's Pupil Services, Enrollment Center, Special Education offices at the southwestern portion of the Project Site along W. Alondra Boulevard. Mid-range views of the Ramsaur Stadium light standards are visible, with prominent views consisting of the 12-story City Hall building along S. Acacia Avenue.

**Figure 4.1-3: Viewpoint Locations 3 and 4** provides views across the Project Site to the northwest (Locations 3 and 4). Location 3, which offers a view from the southeastern corner of the Project at W. Alondra Boulevard and S. Acacia Avenue, provides short-range views of the existing residential and commercial uses composing the acquisition area. Long-range views from Location 3 include the Ramsaur Stadium light standards.

Short-range views from Location 4 in **Figure 4.1-3** include the southeastern corner of the existing CHS campus; these views are limited by the surrounding security fencing (at a height of approximately 8 feet). Mid- to long-range views include the existing professional development center along S. Acacia Avenue and the Ramsaur Stadium light standards. Views from Location 4 along include the 12-story City Hall building to the east of the Project Site along S. Acacia Avenue.

**Figure 4.1-4: Viewpoint Locations 5 and 6** provides views across the Project Site to the southwest (Location 5) and south (Location 6). Short- and mid-range views from Location 5 consist of classroom buildings along the northeastern boundary of the Project Site, as well as the administration building along S. Acacia Avenue. As seen from Location 5, palm trees, other forms of ornamental landscaping, and security fencing (at a height of approximately 8 feet) define perimeter of the Project Site.

Short-range views include classroom buildings along the northern boundary of the existing CHS campus (f Location 6). The private street segment of S. Oleander Avenue that bisects the existing campus between W. Cocoa Street and W. Myrrh Street is visible as well.

### Light and Glare

Daytime glare generation is common in urban areas and is typically associated with mid- to high-rise buildings with exterior façades largely or entirely consisting of highly reflective glass or mirrorlike materials from which the sun can reflect, particularly following sunrise and prior to sunset. Glare generation is typically related to sun angles, although glare resulting from reflected sunlight can occur regularly at certain times of the year. Daytime glare can interfere with the performance of an off-site activity, such as the operation of a motor vehicle. Reflective surfaces can be associated with window glass and polished surfaces, such as metallic or glass curtain walls and trim.

The Project Site is located within a highly urbanized portion of the City, along the W. Alondra Boulevard corridor, a major east–west arterial. Existing sources of light and glare include vehicular traffic along surrounding roadways, such as W. Alondra Boulevard to the south; streetlights and parking lot lights; illuminated signs; lighted recreation facilities; landscape lighting; and light that is emitted from the interiors of residential and nonresidential buildings. Additionally, localized sources of glare include nearby buildings and structures with glass, metal, and polished exterior or roofing material.

The W. Alondra Boulevard corridor is already affected by light and glare from the existing uses in the area, commercial signage, parking lots, and security lighting. Lighting associated with uses in the Project area contribute to the high ambient nighttime light levels that characterize the area. Interior light spillover from windows of nearby commercial and residential uses also contributes to the ambient nighttime levels.

The Project Site currently generates artificial light and glare associated with the existing CHS campus buildings, District facilities, and residential and commercial uses within the acquisition area. Existing light sources include interior building lighting; the use of security lighting above building entrances, along roof parapets, and by pedestrian walkways; and street lighting located along W. Cocoa Street and S. Oleander Avenue. The existing light standards associated with the Ramsaur Stadium and baseball field are utilized for nighttime sporting events; these generally only occur between the hours of 5:00 PM and 9:00 PM on selected evenings during sporting events.

Light-sensitive uses within proximity of the Project Site include the residential uses located to the north, south, east, and west of the Project Site, with the closest uses located to the east of the campus across S. Acacia Avenue, approximately 50 feet from the site.

## ENVIRONMENTAL IMPACTS

### Methodology

The analysis contained in this section identifies and examines factors that contribute to the perception of the potential impacts to aesthetics and visual character, including light and glare, of the Project Site and surrounding area that would result from the development of the proposed Project. Potential aesthetic impacts are evaluated by considering proposed scale, massing, typical construction materials, and landscaping features associated with the design of the proposed Project. Edge conditions and view alterations are considered in the context of the above factors. This section also relies on information provided from Lighting Study found in **Appendix C** of this Draft EIR.



Viewpoint Location 3



Viewpoint Location 4

SOURCE: Meridian 2018; Google Earth Street View

FIGURE 4.1-3



Viewpoint Location 5



Viewpoint Location 6

SOURCE: Meridian 2018; Google Earth Street View

FIGURE 4.1-4

## Thresholds of Significance

To assist in determining whether the proposed Project would have a significant effect on the environment, the District finds the proposed Project may be deemed to have a significant impact related to aesthetics if it would:

**Threshold AES-1: Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

**Threshold AES-2: Substantially degrade the existing visual character or quality of the site and its surroundings?**

**Threshold AES-3: Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?**

With regard to light and glare, the EIR relies on information used by other agencies to address similar concerns pursuant to CEQA Guidelines Section 15064.7. Specifically, this analysis uses thresholds developed by the City of Los Angeles and reflects general direction provided in the *Draft L.A. CEQA Thresholds Guide*,<sup>10</sup> including the following:

*The determination of significance shall be made on a case-by-case basis, considering the following factors:*

- *The change in ambient illumination levels as a result of project sources; and*
- *The extent to which project lighting would spill off the project site and effect adjacent light sensitive areas.*

Further, the City of Los Angeles Municipal Code<sup>11</sup> states:

*No exterior light source may cause more than two footcandles of lighting intensity or generate direct glare onto exterior glazed windows or glass doors; elevated habitable porch, deck, or balcony; or any ground surface intended for uses such as recreation, barbecue or lawn areas or any other property containing a residential unit or units.*

---

<sup>10</sup> City of Los Angeles, *L.A. CEQA Thresholds Guide* (2006).  
Los Angeles Municipal Code, ch. 9, art. 3, sec. 93.0117.

A significant glare (reflected light) impact would occur if the direct and indirect changes in the environment that may be caused by the proposed Project that would potentially result in the following future condition:

*When high intensity strobe lights would shine directly into people's homes.*

Please refer to **Section 6.1: Effects Found Not to Be Significant** for an evaluation of those topics that were determined to be less than significant or have no impact, and therefore do not require further analysis in the EIR.

## Project Impact Analysis

**Threshold AES-1: Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

### *Reconstruction of CHS Campus*

As a rule, existing, established public schools tend to be aesthetically compatible with the neighborhoods in which they are located; a school's scope, height, and mass is unlikely to block, obscure, or degrade surrounding views. The Project Site already contains the existing high school campus. As such, it is an existing visual feature within the neighborhood.

A significant impact may occur if the proposed Project were to introduce incompatible visual elements on the Project Site or visual elements that would be incompatible with the character of the area surrounding the Project Site. As shown in **Figures 4.1-2** through **4.1-4**, the Project Site is currently developed with the existing CHS campus, and the proposed acquisition parcels contain single- and multifamily residential buildings, a church, and a carwash as part of the acquisition area. The Project Site is surrounded by medium- and high-density residential, quasi-public, and commercial uses, and is bound by Compton Creek along the western boundary.

The Project Site is not within the viewshed of a State scenic highway. However, the southern portion of the Project Site is located along W. Alondra Boulevard, a major City scenic corridor developed with residential, commercial, mixed use, and public/quasi-public uses. The proposed Project involves the reconstruction of the CHS campus, which would include the construction of similar uses along W. Alondra Boulevard.

There are no rock outcroppings or designated historic resources on the Project Site that would be removed as a result of the proposed Project. As discussed in **Section 4.3**, 37 City-protected trees currently within the public right-of-way would be removed as part of the proposed Project. These trees would be removed pursuant to CMC Section 20-4, which requires approval from the City's Public Works Director

prior to the removal and displacement of all designated street trees. In addition, the proposed Project would implement a landscaping plan, as shown in **Figure 2.0-5: Conceptual Landscaping Plan** in **Section 2.0: Project Description**. The proposed landscaping plan would include the placement of ornamental varieties of trees, shrubs, and groundcover vegetation along the Project Site boundaries, as well as the incorporation of outdoor gathering areas and gateways to give unity and identity to the surrounding community. These landscaping features would enhance and improve the overall look and visual character of the Project Site.

Implementation of the proposed Project would not result in a substantial change in existing views along W. Alondra Boulevard. The proposed Project would incorporate various architectural and landscaping design elements that would be consistent with the City's goal to enhance and improve development along the City's designated corridors, including W. Alondra Boulevard. Therefore, impacts to scenic resources within a State scenic highway would be less than significant.

### ***Relocation of District Uses***

As part of the Project, the District's Facilities Department and the Pupil Services, Enrollment Center, and Special Education offices would be demolished and relocated to existing District facilities with available capacities at Caldwell Elementary School and Cesar Chavez Continuation High School.

Given that the relocated uses would be contained within already existing buildings at each of the new locations, construction is not warranted. As such, there would be no introduction of new buildings or structures that could potentially damage scenic resources.

Impacts would be less than significant.

**Threshold AES-2: Substantially degrade the existing visual character or quality of the site and its surroundings?**

### ***Reconstruction of CHS Campus***

Architecture associated with a school construction project might be incompatible with a neighborhood that possessed a distinctive, widely appreciated architectural style or visual quality. Similarly, where an existing school building or buildings possess unique visual qualities, as in the case of certain older District school buildings, such as some of the structure on the CHS campus, designed by leading architects of their era, poorly conceived building additions or new structures could have an adverse impact on the visual character or quality of the site.

The CHS campus and buildings are typical of institutional buildings and environments of this type and educational purpose. The buildings on the campus vary in age and style, largely from that of the modern era to the more contemporary era, which includes the numerous portable classroom structures. All of the permanent buildings have been modified to repair damage or provide electrical upgrades. All first-floor windows have been retrofitted with steel security screens, and many of these windows are boarded up and nonoperable. Numerous electrical, plumbing, and mechanical modifications are visible on all buildings. Large piping, conduits, and equipment are attached to the buildings' façades and adjacent areas. There is a commixture of light fixtures mounted on the various buildings and throughout the Campus.

The CHS campus is surrounded and bisected with a variety of fencing materials, much of which is deteriorated and in need of repair. The walkways are a combination of asphalt and concrete, as are the internal driveways and parking lots, and suffer from buckling, cracking, and potholes. S. Oleander Avenue bisects the campus from east to west, and a tall chain-link fence and mobile gate extends across the street during operational hours. The CHS campus also comprises a series of open, grassy playfield areas. Trees are scattered throughout the CHS campus, with the majority found primarily along the perimeters of the Project Site, with several large jacaranda, Brazilian pepper, and other nonnative trees located in the central student courtyard. Numerous tall queen palm trees line S. Acacia Avenue and W. Myrrh Street.

The proposed design of the new campus would introduce new, modern buildings, facilities, and athletic fields with a design that supports a free-flowing campus. The site plan organizes the campus buildings along a sinuous campus promenade that connects Compton's Civic Center to the northeast with the City's creek and parks to the southwest. At the north end of the campus, the gymnasium building anchors the athletic complex that in turn faces the community's government center and Dr. Martin Luther King, Jr. Memorial. At the south end, the performing arts center is a beacon to the community along W. Alondra Boulevard, an area previously hidden from the existing CHS campus. At the center of the CHS campus will be the academic buildings and a series of open areas for social gathering.

The S. Oleander Avenue easement, although narrowed and enhanced, will continue to serve the campus as primary service and fire lane access, as well as provide access to the performing arts center, academic and gymnasium buildings, and athletic fields. The existing tall chain-link fence that currently bisects S. Oleander Avenue would be removed, allowing for enhanced views of the CHS campus.

The visual character of the Project Site and surrounding area is typical of an urbanized area. Implementation of the proposed Project would involve the demolition of all existing uses on the Project Site, including the existing CHS campus facilities and the residential and commercial uses within the acquisition parcels. The existing uses on the Project Site, which range from 1 to 3 stories in height, neither



contain any visual significance nor contribute toward creating a valued visual character or image of a neighborhood, community, or localized area. In addition, the Project Site is generally surrounded by low- to high-rise buildings, as well as the 9-story senior independent living facility and 12-story City Hall building.

The proposed school buildings and facilities would be of similar heights as the existing uses on the Project Site, ranging from 1 to 3 stories in height. These proposed school buildings and facilities would also be consistent with the urban character of the vicinity and general height profile of surrounding buildings. As such, the change in views of the Project Site from these adjacent uses would not be considered substantial.

The proposed landscaping plan, as shown in **Figure 2.0-5**, would incorporate perimeter landscaping; outdoor gathering areas and gateways; and various aesthetic treatments and pedestrian features that would screen and visually soften the Project Site from adjacent properties. These features would enhance and improve the overall look and visual character of the Project Site.

While construction of the proposed Project would add new visual elements to the Project Site; the District would ensure that the size, scale, and design of the proposed facilities would be consistent with the surrounding uses. In addition, the building and structures proposed under the Project would be consistent with the building heights permitted for the RH and CL zones at a maximum of 35 feet and 75 feet, respectively. The proposed Project would also incorporate various architectural and landscaping design elements that would be consistent with the City's goal to enhance and improve development along the City's designated corridors, including W. Alondra Boulevard. Therefore, the proposed Project would not substantially degrade the existing visual character of the site or its surroundings, and impacts would be less than significant.

### ***Relocation of District Uses***

As part of the Project, the District's Facilities Department and the Pupil Services, Enrollment Center, and Special Education offices would be demolished and relocated to existing District facilities with available capacities at Caldwell Elementary School and Cesar Chavez Continuation High School.

Given that the relocated uses would be contained within already existing buildings at each of the new locations, construction is not warranted. As such, there would be no introduction of new buildings or structures that could potentially degrade the visual character of these relocation sites or their surroundings.

Impacts would be less than significant.

**Threshold AES-3: Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?**

### ***Reconstruction of CHS Campus***

#### **Lighting**

The Project Site currently generates low levels of artificial light and glare sources associated with the existing CHS campus buildings, District facilities, and residential and commercial uses comprising the acquisition area.

Implementation of the proposed Project would introduce similar interior and exterior lighting and potential sources of glare, similar to that which currently exists on the Project Site. Proposed sources of lighting would include lighting to illuminate the athletic fields and outdoor educational facilities, building entrances, the three parking lots, and other common areas to provide adequate night visibility for students and faculty to provide a measure of security.

The proposed athletic and outdoor educational facilities, including the football stadium and the tennis and basketball courts, would introduce light standards at heights ranging from approximately 40 feet to a maximum of 100 feet. The proposed lighting associated with the athletic fields and outdoor educational facilities would include light standards for the football stadium, baseball and softball fields, aquatic center, and tennis and basketball courts. Nighttime events that require lighting generally would be scheduled to conclude by 9:30 PM, although on rare occasions (e.g., overtime games due to a tie score) some events could conclude no later than 10:00 PM. The proposed light standards for the athletic fields and outdoor educational facilities would only be utilized during events and would be turned off when not in use.

Light standards would range from approximately 40 feet to a maximum of 100 feet in height, with a light mounting height of 15 to 100 feet. All of the light standards proposed by the Project would be designed in accordance with State standards for school outdoor recreation facilities. While the proposed athletic field lighting would be visible from the adjacent residential uses surrounding the Project Site, these lighting features would be similar to those that currently exists on the site.

The baseball light standards would be located along the northwestern portion of the Project Site, and the football light standards would be located within the northern portion of the Project Site, just south of the north parking lot. The existing Ramsaur Stadium is illuminated with four light standards standing at a height of approximately 100 feet, and the existing baseball field is illuminated with four light standards standing at a height of approximately 35 feet.

The proposed light standards for the basketball and tennis courts would be located within the center of the Project Site. The proposed light standards for the softball and soccer fields would be located along the western boundary of the Project Site and dually serve to illuminate both types of fields.

In accordance with State standards for school outdoor recreation facilities, the proposed Project's lighting plan would include best management practices (BMPs) to reduce lighting impacts of nighttime games and events on surrounding sensitive uses. The BMPs would include shielding features to direct light downward to minimize spillover of light outside the Project Site.

The analysis provided here is considered conservative in that it makes the assumptions that no current lighting from the campus occurs off site and that all new lighting will start with a baseline of zero foot-candles. Therefore, any increase from new lighting of more than 2 foot-candles would be considered a significant impact.

As identified in **Section 2.0: Project Description**, the average maintained horizontal light intensity levels of the proposed light standards for the athletic facilities would range between 20 and 50 foot-candles. **As shown in Figure 4.1-5: Project Vertical Illumination—Spill**, the proposed athletic and outdoor educational facilities would introduce light off site. However, the spill light levels would be less than 2 foot-candles at the nearest sensitive residential receptors or any adjacent properties. As further demonstrated in **Figure 4.1-5**, the illumination of the lighting on the Project Site at a distance of 30 feet off site would not exceed 1.4 foot-candles during both the daytime and evening.<sup>12</sup>

In regard to the performing arts center that would be located along the southeastern portion of the Project Site, any proposed perimeter and security lighting would be limited to the immediate building footprint and would directed away from adjacent light-sensitive uses along S. Acacia Avenue and W. Alondra Boulevard. The proposed performing arts center would include an illuminated sign (i.e., marquee or digital) to advertise upcoming school or community events. The illuminated sign would be designed in accordance with current building standards, such as the utilization of LED technology with brightness-dimming capabilities. The illuminated sign would be located at the southeast corner of the new campus to inform pedestrians and drivers traveling along W. Alondra Boulevard of upcoming events. As such, the location of the sign at this location would be consistent with other existing commercial lighting along W. Alondra Boulevard and would not introduce a new source of lighting.

With the incorporation of the design elements listed in the Project Description and use of the noted BMPs, the proposed Project would comply with applicable CBC lighting standards, the proposed Project would

---

12 Musco Lighting, *Compton High School Illumination Summary*, Blanket Grid Maintained Vertical Footcandles (September 18, 2018).

not create a substantial new source of light that would adversely affect day or nighttime views onto surrounding uses in the Project area.

Impacts attributable to proposed Project-induced artificial lighting would be less than significant.

### **Glare**

Daytime glare generation is common in urban areas and is typically associated with mid- to high-rise buildings with exterior façades largely or entirely comprised of highly reflective glass or mirrorlike materials from which the sun can reflect, particularly following sunrise and prior to sunset. Glare generation is typically related to sun angles, although glare resulting from reflected sunlight can occur regularly at certain times of the year. Daytime glare can interfere with the performance of an off-site activity, such as the operation of a motor vehicle. Reflective surfaces can be associated with window glass and polished surfaces, such as metallic or glass curtain walls and trim.

**As shown in Figure 4.1-6: Project Horizontal Illumination—Glare**, the proposed athletic and outdoor educational facilities—including the football stadium and the tennis and basketball courts—would introduce glare off site to locations along the perimeter of the campus. However, as shown in **Figure 4.1-5**, the maintained horizontal illumination would be less than 2 foot-candles at adjacent sensitive residential receptors. As further demonstrated in **Figure 4.1-6**, the illumination of the lighting on the Project Site at a distance of 30 feet off site would not exceed 0.3 foot-candles during both the daytime and evening,<sup>13</sup> and would not result in high-intensity strobe lights that would shine directly into people's homes.

The proposed Project would be designed in accordance with CBC standards for lighting and by incorporating the use of exterior glass and other building materials with low-reflectivity to minimize glare impacts on surrounding glare-sensitive uses. Therefore, potential glare from building façades would neither substantially alter the character of off-site areas surrounding the proposed Project Site nor interfere with the performance of off-site activities.

Impacts regarding glare would be less than significant.

### ***Relocation of District Uses***

As part of the Project, the District's Facilities Department and the Pupil Services, Enrollment Center, and Special Education offices would be demolished and relocated to existing District facilities with available capacities at Caldwell Elementary School and Cesar Chavez Continuation High School.

---

13 Musco Lighting, *Compton High School Illumination Summary*, Blanket Grid Maintained Horizontal Footcandles (September 18, 2018).

Given that the relocated uses would be contained within already existing buildings at each of the new locations, construction is not warranted. As such, there would be no introduction of new buildings or structures that could create new sources of light or glare that would adversely affect day or nighttime views in these relocation areas.

Impacts would be less than significant.

## **CUMULATIVE IMPACTS**

The proposed Project would involve the reconstruction of existing urban land uses in an area that is currently developed and urbanized.

None of the projects listed in **Table 3.0-2: Related Projects** in **Section 3.0: Environmental Setting** would be visible in the area and contribute to a cumulative impact. However, the listed related projects and other potential future development in the area, in combination with the proposed Project, would change the setting from older urban use to newer and higher-density urban uses. The intensity of land uses and building scale and massing throughout the City would increase. The proposed Project and related projects would collectively contribute to the increased intensity of development and urban aesthetic characteristics within the City. However, these projects would also remove old and underutilized existing development and implement architecturally appealing modern designs with pedestrian linkages to contribute toward the beautification of the area. This aesthetic change is not considered significant in light of the in-fill nature of these developments.

In addition, the related projects that would occur within the City would be reviewed for consistency with the applicable General Plan elements, zoning ordinances, and development standards. The related projects would also be subject to CEQA compliance and potential mitigation requirements, as well as design review.

Impacts would not be cumulatively considerable.

## **MITIGATION MEASURES**

No mitigation is required.

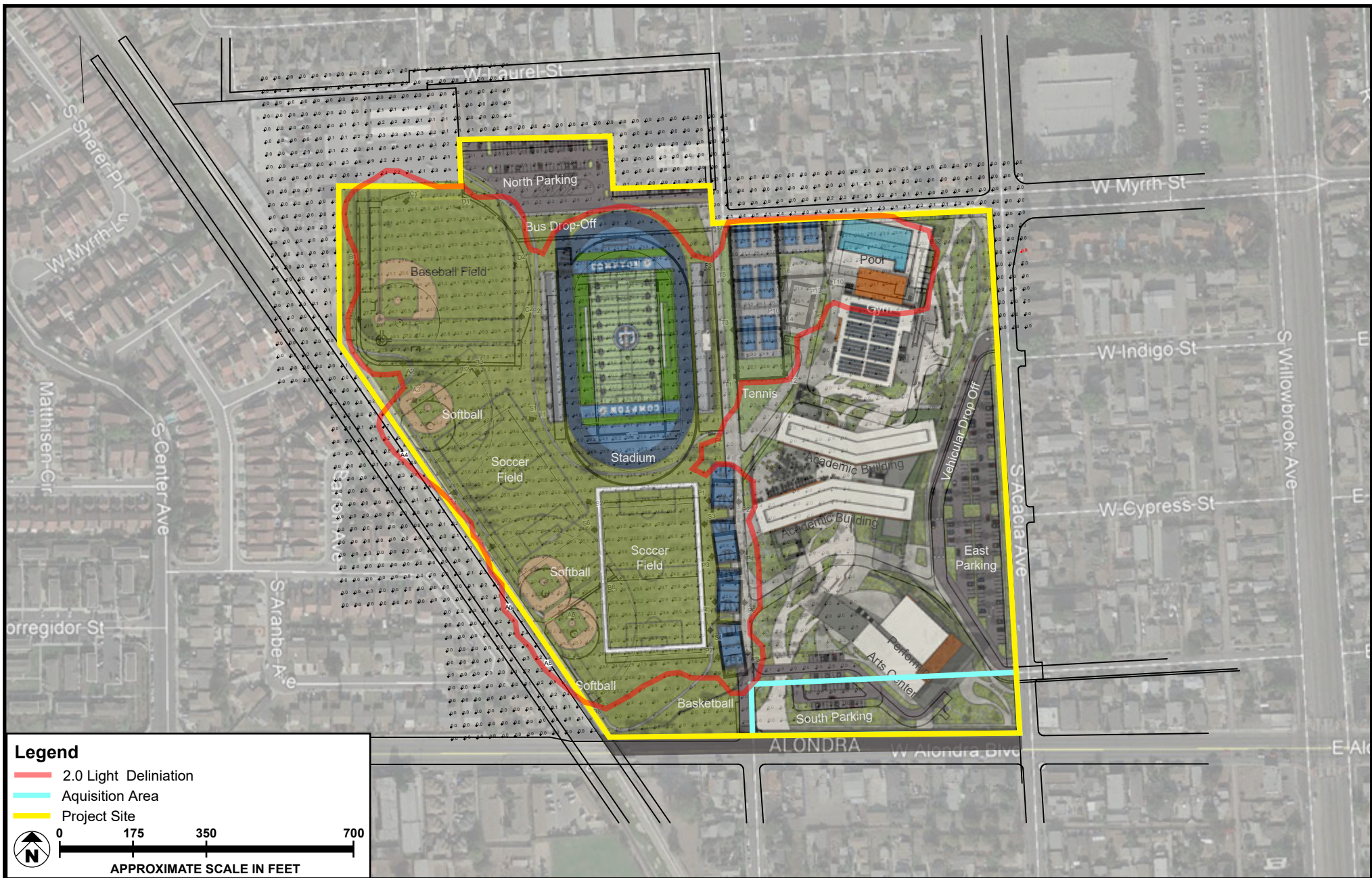
## **LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Impacts would be less than significant.



SOURCE: Google Earth - 2018; DLR Group - September 2017; MUSCO Lighting - 2018

FIGURE 4.1-5



SOURCE: Google Earth - 2018; DLR Group - September 2017; MUSCO Lighting - 2018

FIGURE 4.1-6