

## **4.0 ENVIRONMENTAL IMPACT ANALYSIS**

### **4.1 AESTHETICS**

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#### **INTRODUCTION**

This section describes existing conditions and relevant regulations and analyzes the potential for the Project to have an impact on aesthetic character, scenic views and scenic resources. In addition, the potential for the Project to result in light and glare impacts is evaluated. Visual resources information in this section was compiled from site photographs and site surveys conducted in the spring and summer of 2012. In addition, visual simulations are provided to illustrate the “before” and “after” Project conditions.

#### **1. ENVIRONMENTAL SETTING**

##### **a. Regulatory Framework**

###### **(1) Federal and State Regulations**

There are no federal regulations pertinent to the Project. The nearest designated State Scenic Highway to the project site is State Route (SR) 91 (91 Freeway) located approximately 1.7 miles southwest of the site. The project site is not within the viewshed of the 91 Freeway or any other highway officially designated as a state scenic highway. Thus, no Federal or State regulations are pertinent to the Project.

###### **(2) Local**

###### **(a) County of Orange General Plan**

The Scenic Highways Plan of the General Plan identifies the County’s scenic highway routes and provides policy guidelines to incorporate safety, utility, economy, and aesthetics into the planning, design and construction of scenic highways. The scenic highway designation is intended to minimize the visual impact on the highway from land development upon the significant scenic resources along the route. The nearest Scenic Viewshed Highway to the project site is the 91 Freeway. Due to intervening topography and development, the project site is not visible from the 91 Freeway or any other County scenic highway. As such, the County’s Scenic Highway policy guidelines would not be applicable to the Project.

The Land Use and Resources Elements of the General Plan also include various policies to protect natural resources within the County and to ensure new development projects are visually compatible with adjacent areas. The Project’s consistency with these policies is discussed in the impact analysis below.

###### **(b) City of Yorba Linda General Plan**

The City’s General Plan contains goals and policies that are relevant to aesthetics in the General Plan Land Use Element and Recreation and Resources Element. The Project’s consistency with the applicable goals and policies of these elements is discussed in the impact analysis below.

### (c) City of Yorba Linda Yorba Linda Hillside Development Zoning Code Regulations

The City of Yorba Linda's Hillside Development Zoning Code includes regulations to preserve the appearance of natural hillsides and ridgelines. The Project's consistency with these regulations is discussed in the impact analysis below.

## b. Existing Conditions

### (1) On-Site Characteristics

The majority of the 84-acre project site is vacant, undeveloped land with the exception of several operational and abandoned oil wells and various dirt roads and trails which traverse the site. Oil production facilities within the project site include four operational wells, one abandoned well, one idle well and tank batteries, unimproved oil field service roads, and unimproved drill pad sites scattered throughout the site. **Figure 2-2, Aerial Photograph**, in Section 2.0, *Project Description*, of this EIR provides an aerial view of the site and surrounding uses.

**Figure 2-3 (a-c), Site Photographs**, in Section 2.0 provides photographic illustrations of existing conditions within the project site. Figure 2-2 indicates the locations of the photographs. Representative views to and across the site from surrounding locations are described below.

As shown in the photographs within Figure 2-3(a-c), the topography of the project site is characterized by moderate to steep sloping hillsides. Elevations range from approximately 560 feet above mean sea level (AMSL) in the southern portions of the site to approximately 885 feet AMSL at the highest point in the northern portion of the site. The project site supports natural habitat, including, scrub and chaparral vegetation, as well as a variety of wildlife species. In particular, the steep, side-sloped east-west drainage/canyon which traverses the central portion of the site comprises a notable visual feature within the site. The sloping hillsides, including moderate to steep side sloped drainage areas, along with the mix of vegetation form the basis of the aesthetic character of the site.

The area within the northern portion of Planning Area 1 includes the top of the moderately sloping hillside as viewed from the south, or the top of the steeply sloped east-west drainage/canyon as viewed from the north. The top of this hillside within the project site, from the east to the west project boundaries, has been previously graded and is currently traversed by a dirt roadway associated with the existing on-site oil facilities. In addition, there are several oil wells and associated oil storage tanks along this roadway. Vegetation has been for the most part removed within the roadway and around the oil facilities. Because of these past activities, the top of the hillside partially lacks its natural landform and vegetative characteristics. The dirt roadway continues east off the project site into the adjacent undeveloped area. There are also oil wells and associated facilities along the roadway to the east of the site. To the immediate west of the dirt roadway is Dorinda Road, which is developed with single-family residential uses. The houses located at the terminus of Dorinda Road are at an elevation of approximately 770 feet AMSL, while the elevations on the top of the hillside on the project site range between approximately 760 and 790 feet AMSL. Dorinda Road, from south to north, generally traverses up the hillside adjacent to the site's western boundary where it terminates at the northern boundary of Planning Area 1. While the top of the hillside represents the highest elevation on the site, the surrounding areas to the east, west and south include areas of similar or higher topography. In particular, areas to the north and east contain undeveloped hillsides with higher and more varied topography. In light of these considerations, the top of the hillside does not rise to the level of being a

visually prominent scenic ridgeline given its disturbed characteristics and lack of substantial views to the site (due to intervening development and topography) from surrounding land uses and the public in general. In contrast, visually prominent ridgelines are able to be seen by the general public beyond just the immediately surrounding or adjacent areas.

Due to the site's natural topography and undeveloped character, the site is not considered to include prominent landforms being particularly unique as similar hillside conditions are relatively common in the local project vicinity, particularly to the east and north extending towards and into Chino Hills State Park. Further, the surrounding residential neighborhoods are developed on similar hillside topographical areas. In addition, no designated scenic resources, such as trees, rock outcroppings, or historic buildings are located on the project site.

## **(2) Surrounding Land Uses and Off-Site Views**

A scenic vista generally provides expansive focal views of unique objects, settings, or features of visual interest; or panoramic views of large geographic areas of scenic quality, primarily from a given public vantage point. Scenic vistas, such as those from a scenic highway, are often designated, signed, and accessible to the public for the purposes of viewing and sightseeing, and can be designated by federal, state or local agencies. There are no designated scenic highways that support views of the project site, and views of the project site are not otherwise called out as scenic or designated for protection by state or local agencies.

The Casino Ridge single-family residential community abuts the project site on the north, and established single-family residential neighborhoods abut the project site on the south and west. An undeveloped parcel commonly referred to as the Esperanza Hills property, abuts the project site on the east. The public views to the project site from the north, south and west of the project site are described below with reference to the visual simulations included in this section which illustrate the "before" and "after" Project conditions from these locations. Generally, the public views afforded by the surrounding locations are limited to vantage points from short-stretches along local roadways.

The Yorba Linda General Plan identifies local trails through the property to the east, where trails may be developed in the future. However, most of the recreational users in this undeveloped area are likely to be those within Chino Hills State Park, located approximately 0.5 miles northeast of the project site. However, intervening topography and/or development precludes southerly and westerly views of the site from Chino Hills State Park. Figure 4.1-6 in this EIR section shows the intervening topography and development to the north of the project site, which is between Chino Hills State Park and the project site. Also, Figures 4.1-3 and 4.1-4 in this EIR section show the intervening topography to the east of the project site (as part of the Esperanza Hill property), which is between Chino Hills State Park and the project site.

For purposes of this analysis, view ranges are discussed in the following context (the identified distances are representative of the distance from the observer):

- Short-Range Views – Views from 0 feet to ¼ mile;
- Intermediate-Range Views - Views from ¼ mile to 1 mile; and
- Long-Range Views – Views beyond 1 mile.

The view from the south to the north of the project site is shown in Photograph 1 of Figure 2-3(a). This vantage point is representative of an approximately 100-foot stretch along Via Del Agua, a local roadway. From this vantage point, short-range views consist of a stormwater basin partially enclosed by a chain-linked fence which are followed by intermediate views of gentle to moderately sloping, undeveloped hillsides within the project area. Generally, with the exception of this vacant segment along Via Del Agua, views from the south of the site are limited to residences (approximately 15 residences) on the periphery of the southern boundary of the project site.

Photograph 2 in Figure 2-3(a) provides an easterly view of the site from Dorinda Road. This vantage point is representative of an approximately 100-foot stretch along Dorinda Road, a local roadway. This view is also similar to views available for some residences (approximately 15 residences) along Dorinda Road. This view provides short-and long-range range views consisting of the site's undeveloped gentle to moderately sloping hillsides, which are followed by more distant views of the higher hillsides to the east of the project site. Photograph 9 in Figure 2-3(c) also provides an easterly view towards the project site (Planning Area 1) from the end of the cul-de-sac of Dorinda Road. As shown in the photograph, views of the site from this vantage point are limited due to the intervening houses and associated fencing, however, views of portions of the on-site hillsides are available from this location. This view is available for a limited number of houses along Dorinda Road and as such is representative of a private view to a limited number of adjacent residents.

Photograph 8 in Figure 2-3(b) provides an easterly view of the project site from Aspen Way. The view consists of gentle to steeply sloping, undeveloped hillsides within the project area, as well as the steep side sloped east-west drainage/canyon which traverses the central portion of the site. A similar view of the site's hillsides may be available from residences (approximately 15 total) along Willow Tree Lane and San Antonio Road to the east of the site.

Photograph 11 in Figure 2-3(c) provides a southerly view of the project site from Casino Ridge Road, a local roadway. The view is representative of views for motorists and pedestrians as they travel along Casino Ridge Road, as well as several residences along Casino Ridge Road. From this location, the undeveloped, moderate to steeply sloping hillsides within the northern portion of the project site are visible. Views of distant ridgelines to the south of the site are also available from this location.

### **(3) Light and Glare**

Currently, the project site does not generate any light and glare. The existing light levels are determined by surrounding land uses, which include single-family residential neighborhoods to the north, west, and south. To the east of the project is vacant land, which does not generate any light and glare.

Since the project site is adjacent to an urbanized setting, night lighting is widespread to the north, west and south in the local project vicinity. Existing ambient sources of nighttime lighting in the adjacent project vicinity are characterized by overhead street lighting, vehicle headlights, security and landscape lighting, and lighting from the interior of houses.

## **2. ENVIRONMENTAL IMPACTS**

### **a. Methodology**

The determination of whether a change in an existing environment would result in detrimental or positive effects on aesthetics and visual character is largely subjective. Some viewers of the Project may feel that the

Project would contribute to and/or complement the aesthetics and visual character of the adjacent surrounding single-family residential neighborhoods to the north, south and west, while other viewers may feel that the change from open space to development would be a detrimental alteration to the scenic qualities of the site. Determinations as to whether a potentially significant visual impact occur is based on the factors described below.

### **(1) Visual Quality**

The evaluation of visual quality pertains to the degree and nature of contrast between the Project and its surroundings. The existing visual quality and character of the project site and its surroundings are compared to the expected appearance of the site after Project implementation to determine whether the visual character of the site and its surroundings would be substantially degraded. Factors such as changes in the appearance of the project site, building height and massing, setbacks, landscape buffers and other features are taken into account.

### **(2) Scenic Views**

The analysis of view impacts is based on the evaluation of visual simulations showing existing and future conditions for representative locations within a range of distances and variety of directions from the project site. The intent of the evaluation of views is to determine if valued visual resources exist and whether valued visual resources would be blocked or substantially diminished as a result of project development. That is, whether or not the obstruction of the resource covers more than an incidental/small portion of the resource. Consideration is given as to whether the blockage is permanent; or whether the blockage would be only momentary, as viewed by a mobile pedestrian or from a vehicle. The evaluation further considers whether the Project would enhance viewing conditions through the creation of new aesthetic resources and whether the Project includes design features that would offset or mitigate specific impacts.

The analysis of impacts to visual resources typically includes analysis of views from public places such as designated scenic highways, corridors, parkways, roadways, bike paths and trails. A private residence is not considered a viewing location since views of broad horizons, aesthetic features, and other scenic resources would not be available to the public, particularly if the project substantially complies with the zoning/land use designations and design guidelines applicable to the site. The California courts have held that "obstruction of a few private views in a project's immediate vicinity is not generally regarded as a significant environmental impact." [*Banker's Hill, Hillcrest, Park West Community Preservation Group v. City of San Diego*, 139 Cal. App. 4th 249, 279 (2006).] Additional criteria is provided in *Taxpayers For Accountable School Board Spending v. San Diego Unified School District* (2013) 215 Cal. App. 4th 1013 where the impact was defined as whether or not the project would substantially degrade the existing visual character or quality of the site and its surroundings.

While private views are afforded less protection under CEQA case law than public views, the visual simulations provided in the analysis below generally occur from surrounding areas to the north, south and west of the project site, which are developed with single-family residential uses. Thus, while the simulations are not taken from a particular private residence location, they are considered generally representative and similar to views from nearby single-family residential uses.

### (3) Light and Glare

The process for determining potential light and glare impacts is to identify the uses and types of lighting and building materials that are anticipated to be a part of the Project. The analysis then determines whether such lighting and building materials would adversely affect day or nighttime views in surrounding areas.

#### b. Thresholds of Significance

Appendix G of the *CEQA Guidelines* and the County of Orange Environmental Analysis Checklist provide thresholds of significance to determine whether a project would have a significant environmental impact regarding aesthetics. Based on the size and scope of the Project and the potential for aesthetics impacts, the thresholds identified below are included for evaluation in this EIR.

*Would the Project:*

Threshold 1: Have a substantial adverse effect on a scenic vista (refer to Impact Statement 4.1-1);

Threshold 2: Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, or other locally recognized desirable aesthetic natural feature within a designated scenic highway (refer to Impact Statement 4.1-2);

Threshold 3: Substantially degrade the existing visual character or quality of the site and its surroundings (refer to Impact Statement 4.1-1); and

Threshold 4: Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area (refer to Impact Statement 4.1-3).

#### c. Project Design Features

The following Project Design Features (PDFs) are reflected in the Project plans and would be included in the Mitigation Monitoring and Reporting Program (MMRP) for the Project. These features would prevent the occurrence and/or minimize the significance of potential aesthetic and lighting impacts.

##### Site Design

PDF 1-1: The Project would provide up to 112 detached, single-family residences up to two-stories in height within two clustered planning areas (Planning Areas 1 and 2) to maximize the potential for open space and retain the primary east-west canyon within the central portion of the site. (This PDF to be verified prior to issuance of a building permit by the Manager, OC Planning.)

PDF 1-2: A primary community entry would be established at the intersection of "A" Street and Via del Agua (see **Figure 2-12, Primary Entry at Via Del Agua**, in Section 2.0, *Project Description*, of this EIR). The entries to the project site would include a blend of hardscape and planting elements, in addition to low-level entry lighting. No entry gates would be installed. (This PDF to be verified prior to issuance of a building permit by the Manager, OC Planning.)

### Building Design/Materials

PDF 1-3: Non-reflective and/or anti-glare building materials would be used. The selected color palette for each architectural style should share a “common sense” approach to the use of materials and colors indigenous to the region and compatibility with existing surrounding residential land use. (This PDF to be verified prior to issuance of a building permit by the Manager, OC Planning.)

### Open Space/Landscape Plan

PDF 1-4: The Project would provide approximately 36 acres of undeveloped open space which can be offered for dedication to a public agency or an appropriate land conservation/trust organization. Or, the open space would be owned and maintained by the Project HOA. (This PDF to be verified prior to recordation of a subdivision map by the Manager, OC Planning.)

PDF 1-5: As shown in the *Conceptual Landscape Plan* (see **Figure 2-11** and **Table 2-2**, *Cielo Vista Plant Palette*, in Section 2.0, *Project Description*, of this EIR), landscaped areas or natural open space areas would be located adjacent to existing residential development to serve as natural buffers between existing residential neighborhoods and proposed homes. The plant palette would include native and appropriate non-native drought tolerant trees, groundcovers and shrubs that would be compatible with the existing native plant communities found within the site. The landscape design would emphasize the planting of long-lived plant species that are native to the region or well adapted to the climatic and soil conditions of the area. (This PDF to be verified prior to issuance of a building permit by the Manager, OC Planning.)

PDF 1-6: As shown in the *Streetscapes Plan* (see **Figure 2-13** in Section 2.0, *Project Description*, of this EIR), the planting plan for streets shall include shrubs, grasses, and stands of native and non-native trees. Uniformed spacing of trees shall be avoided. (This PDF to be verified prior to issuance of a grading permit by the Manager, OC Planning.)

PDF 1-7: Landscape treatment of all areas shall emphasize the planting of shade trees along streets to contrast with open space. Street trees and trees planted near walkways or street curbs shall be selected and installed to prevent damage to sidewalks, curbs, gutters and other improvements. (This PDF to be verified in a landscape plan prior to issuance of a grading permit by the Manager, OC Planning.)

PDF 1-8: Plantings would be installed around the 1.8-acre parcel located in Planning Area 1 that may be designated for continued oil operations to screen most, if not all, of the oil-related facilities within this area. (This PDF to be verified prior to issuance of a grading permit for the oil-related facilities by the Manager, OC Planning.)

### Lighting

PDF 1-9: All exterior lighting would be directed downward and “night sky friendly,” in compliance with the Codified Ordinances of the County of Orange Section 7-9-55.8 requirements for exterior lighting. All lights would be designed and located so that all direct light rays are

confined to the property. No lighting would be cast directly outward into open space areas. Specimen trees may be up-lit into the canopy to avoid creating dark sides of the trees in instances where such lighting could be directed onto the tree canopy to avoid light spillage above and beyond the tree. (Mitigation Measure 4.1-1 would ensure compliance with the code requirements.)

HOAs

PDF 1-10: One or more HOAs may be established for the maintenance of private common area improvements within residential Planning Areas of the project site. Private improvements to be maintained by either the HOA or private property owners may include, but are not limited to:

- Parkway landscaping within the rights of ways of all local streets.
- Slopes within the boundary of a Planning Area, fuel modification zones, detention and water quality treatment basins and facilities.
- Community and neighborhood entries and signage, and common open space areas within residential Planning Areas.
- Community perimeter walls and fencing.
- Landscape areas of lots, common area wall surfaces, and slopes internal to the Project along residential local streets.
- Common area landscaping and lighting.

(This PDF to be verified prior to issuance of a certificate of use and occupancy by the Manager, OC Planning.)

**d. Analysis of Project Impacts**

**SCENIC VISTA/VISUAL CHARACTER AND VISUAL QUALITY**

Threshold	Would the project have a substantial adverse effect on a scenic vista?
Threshold	Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

*4.1-1 Project implementation would alter the views of and across the project site with the development of the proposed residential uses. However, no significant scenic views from surrounding areas would be substantially diminished or obstructed by the Project. Further, the Project would be visually consistent and compatible with the single-family residential uses to the north, west and south of the project site. As such, the Project would not substantially degrade the existing visual character or quality of the site and its surroundings. Impacts would be less than significant in these regards.*



## **(1) Construction**

The Project grading plan proposes that grading quantities would balance and that no import or export of soil would be required, with the exception of contaminated soil from the on-site oil operations, as necessary (refer to Section 4.7, *Hazards and Hazardous Materials*, for a discussion of potential soil contamination removal). The grading plan for the Project would fully comply with County grading standards. Grading would be necessary for development of Planning Areas 1 and 2, as well as for some fuel modification areas. Grading in Planning Area 1 would create four local streets, generally parallel to the natural site contours, at elevations of 615, 690, 720 and 750 feet. These streets would serve residential lots with differences in elevation taken up by landscaped slopes. Grading in Planning Area 2 would create a single cul-de-sac. The grading concept for the project is illustrated in **Figure 2-9, Conceptual Grading Plan**, in Section 2.0, *Project Description*. It is estimated that approximately 660,000 cubic yards of grading would be required for the Project. Cuts would generally vary from 0 feet to 60 feet across the project site. Fills would generally vary from one foot to 45 feet. Cut and fill areas are illustrated on **Figure 2-10, Grading Cut and Fill**.

During construction of the Project, there would be views of construction activities and equipment throughout the various stages of Project implementation. Views of on-site construction would include activities and materials such as grading and associated heavy equipment (e.g., graders, bulldozers); building construction activities and equipment; stockpiles of building materials; and vehicle staging and parking areas. Project development includes removal of on-site vegetation, and when combined with grading, would expose underlying soil resulting in a short-term barren appearance to the land surface. However, grading and construction activities would not block views of adjacent hillsides. Grading and construction activities affecting the viewshed would be short term. Additionally, associated with grading activity is the need to stabilize hillside areas primarily by reestablishing vegetation through hydro-seeding with existing on site vegetation which will transition to Project landscaping. The effect of hydro seeding would restore the barren hillside to a more natural appearance as viewed from adjacent areas. Therefore, the short-term nature of grading and construction, together with the need to quickly restore hillside vegetation, and the fact that there are no major viewsheds accessible and utilized by a large number of people within the Project development area would collectively result in a less than significant grading and construction impact.

Although construction activities would result in large graded areas devoid of vegetation that would be exposed to views from the surrounding residential areas, short-term construction impacts would be less than significant because of their temporary and commonplace nature in its interruption to surrounding views to and across the site and the visual character of the project site.

## **(2) Operation**

### **(a) Aesthetic Character**

The Project would develop single-family residential uses, which are consistent with the type of land uses located to the north, south and west of the site. The Project is consistent with the County of Orange General Plan land use designation and zoning proposed for the site, as further discussed in Section 4.9, *Land Use and Planning*, and is therefore consistent with the allowable uses contemplated for the project site.

The Project would preserve 36.3 acres of the site as permanent open space, as discussed in Section 2.0, *Project Description*. Open space areas would be preserved in the northern portion of the site. The open space areas would include the site's primary east-west canyon within the central portion of the site (see

PDF-1-1). The remainder of the project site would be converted from open space to developed land, including single-family residential uses, supporting infrastructure (i.e., roadways) and landscaped areas.

As discussed above, Project implementation would involve grading and earthwork to accommodate development within both Planning Areas. The earthwork would provide buildable pads and supporting roadways, while maintaining the existing topography to the extent feasible. The Project would include cuts that would generally vary from 0 feet to 60 feet across the project site. Fills would generally vary from one foot to 45 feet. While the topography of the site would change, the grading activities would be concentrated within the two developed areas of the site (Planning Areas 1 and 2). Within Planning Area 1, the topography of the site would still slope upwards from south to north similar to existing conditions, with the highest elevations remaining in the northern portion of Planning Area 1 (or the central portion of the overall site).

With regards to the top of the hillside in Planning Area 1, while grading would be required for building pads along this area, grading would be limited to the maximum extent feasible to the degree necessary to provide stable building pads. As such, the topography of the top of the hillside under the post-Project condition would be generally similar to the hillside's current topography although the maximum elevations at some points may be slightly lower (within approximately 10 feet). As residences along Dorinda Road are currently located along the same hillside, the addition of new houses would essentially serve an extension of Dorinda Road. As described in the Existing Conditions above, the top of the hillside in the northern portion of Planning Area 1 is not considered to be a visually prominent scenic ridgeline in light of its disturbed characteristics and relationship to surrounding land uses and topography. Further, as described in the view analysis below, public views of the top of the hillside are generally limited to short stretches along local roadways that provide only momentary views for pedestrians, bicyclists or vehicles. Views from surrounding areas do not include views from a designated or protected scenic highway, corridor or route which protects views and are not representative of prominent scenic viewpoints accessible and utilized by a large number of people within the general public.

The residences and roadway within Planning Area 2 would generally follow the existing topography as new residences in the lower-southern portion of Planning Area 2 would be at a slightly lower elevation than the residences in the higher-northern portion of Planning Area 2. Grading and development within Planning Area 2 would not affect any visually prominent scenic ridgelines (Figure 4.1-6 in this EIR illustrates the development to occur in Planning Area 2).

The City's Land Use Element (LUE) requires hillside area density to account for slope severity and stability, topographic conditions and natural resources protection, and to preserve open space areas and natural drainage areas. Per the County's LUE, while not having corresponding explicit requirements, development in hillside areas is generally bound by the same constraints both to preserve the natural terrain and contours, as feasible, which is also addressed in the County's Resource Element. Therefore, consistent with both LUEs, the Project would preserve approximately 43 percent of the project site as open space (see PDF 1-4). As discussed in further detail above and below, the Project would not adversely impact any visually prominent scenic ridgelines or canyons. Further, expansive natural vegetation areas and drainage courses within the open space area would be preserved and the Project also clusters houses which has the effect of lessening grading in the Project's hillside locale (PDF 1-1).

The Area Plan for the Project includes numerous development and site design criteria which the Project would follow. These criteria include building standards for the proposed residences (i.e., architectural massing, garage treatments, colors and materials, and building setbacks), streetscapes, entryways, and lighting. The purpose of these criteria is to ensure the Project responds to the physical constraints found within and around the project site and to blend the project with the character of the existing, surrounding adjacent residential neighborhoods. PDF 1-3 requires that materials and colors of the Project's proposed residences to be indigenous to the region and compatible with existing surrounding residential land uses. The Project would also implement a landscape plan for landscaped areas or natural open space areas adjacent to existing residential development areas to serve as natural buffers between existing residential neighborhoods and planned development of new homes (see PDF 1-5). The landscape plan would utilize a plant palette consisting of trees, groundcovers and shrubs that enhances the existing native plant communities found within the project site through the use of fire resistant species, native and appropriate non-native drought tolerant species. The planting plan for streets would avoid uniformed spacing of trees (PDF 1-6). Per PDF 1-7, landscape treatment of all areas would emphasize the planting of shade trees along streets to contrast with open space. Further, street trees and trees planted near walkways or street curbs would be selected and installed to prevent damage to sidewalks, curbs, gutters and other improvements. Implementation of the Area Plan's development and site design criteria would also provide screening of the proposed residences from adjacent off-site views and provide visual consistency with the surrounding neighborhoods.

In addition, as described in the Project Design Features section above, the Project would remove existing on-site oil wells and associated storage facilities and consolidate and screen them within a designated drilling pad area. Plantings would be provided around this area to screen most, if not all, of the oil-related facilities at this location (see PDF 1-8). As such, the Project would essentially remove all existing oil-related production facilities from views of and across the site. This is considered to be a positive aesthetic feature of the Project.

Based on the analysis above, with implementation of the design criteria specified in the Project's Area Plan, including the Residential Design Guidelines, development of the proposed single-family residential uses within two clustered Planning Areas would serve as a logical extension of the adjacent existing single-family residential neighborhoods and as such, would be visually compatible with the neighborhoods to the west and south of the project site. The Project would serve as a visually compatible extension of the adjacent neighborhoods and be consistent with the applicable planned land use designations for the site, while providing approximately 43 percent of the site as open space. Further, the establishment of one or more HOAs would help to ensure the long-term visual appearance as part of private common area improvements within the residential Planning Areas of the project site (PDF 1-10).

Based on the above analysis, the Project would not substantially degrade the existing visual character or quality of the site or surrounding and a less than significant impact would occur in this regard.

### **(3) Scenic Views**

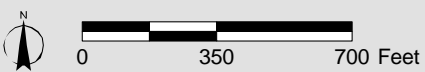
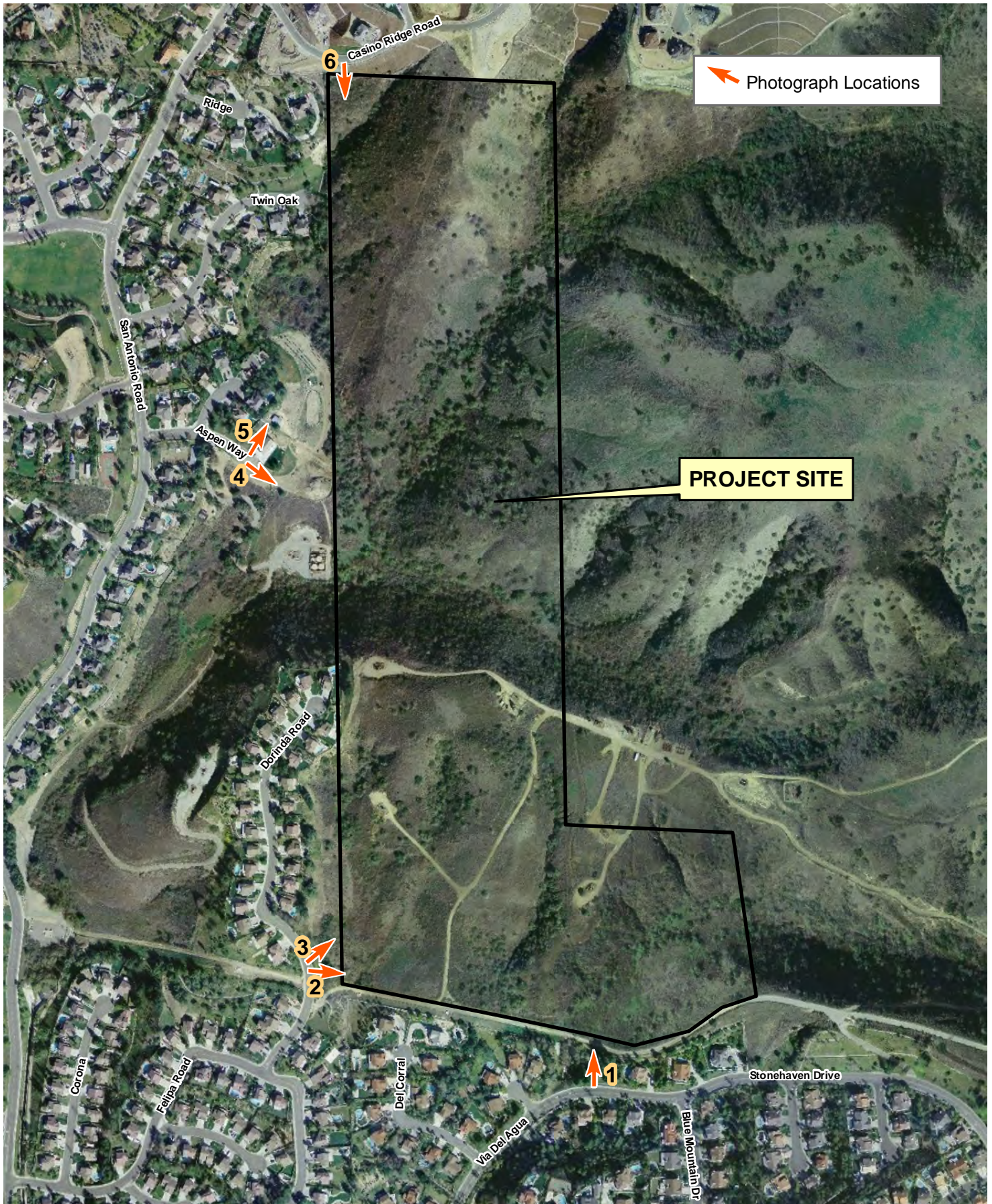
As discussed in the Existing Conditions section above, there are no designated scenic highways that support views of the project site, and views of the project site are not otherwise called out as scenic or designated for protection by state or local agencies. A private residence is not considered a viewing location since views of broad horizons, aesthetic features, and other scenic resources would not be available to the public. Further,

the California courts have routinely held that obstruction of a few private views in a project's immediate vicinity is not generally regarded as a significant environmental impact. Accordingly, the analysis of impacts regarding views of the site considers public views available from surrounding areas. These public views, while frequented by local neighborhood residents and pedestrians for the most, do not occur from a designated or protected scenic highway, corridor or route which protects views and are not representative of a prominent scenic viewpoint utilized by a large number of people in the general public. While private views are not afforded the same protection under recent case law as public views, the visual simulations provided in the analysis below generally occur from surrounding areas to the north, south and west of the project site, which are developed with single-family residential uses. Thus, while the simulations are not taken from a particular private residence location, they could be seen as being generally representative of views from the nearby single-family residential uses. Visual simulations from vantage points surrounding the project site have been prepared to provide an assessment of the change in views to and across the site. The locations of the visual simulations are shown in **Figure 4.1-1, Visual Simulations Key Map**. Each visual simulation is discussed below.

**Viewpoint #1. Figure, 4.1-2, Visual Simulation #1 - Via Del Agua (Northerly View)**, provides a northerly view from Via Del Agua towards the planned entryway to Planning Area 1. This view occurs from a short stretch of a local roadway within a residential neighborhood and is not part of any designated or protected scenic highway, corridor or route. Further, while this view occurs from a local roadway and is provided to some local residents (i.e., pedestrians, bicyclists, and motorists), it is not representative of a prominent scenic viewpoint accessible and utilized by a large number of people in the general public. This view provides short-range views of several trees which are followed by gentle to moderately sloping hillsides within the project area. Views of the roofs of some homes within Planning Area 1 can be seen beyond the landscaping in the foreground. No focal views of unique objects or settings; or panoramic views of visually prominent scenic ridgeline or large geographic areas of high scenic quality are available from this vantage point.

As shown in the figure, the existing fence and several trees would be removed to provide the Project's entryway into Planning Area 1. In addition, the gently sloping hillside shown in western portion of this view would be altered to accommodate the proposed residential uses, while the upper reaches of the hillside in the eastern portion of this view would remain natural. As shown in the figure, the entryway would include a mixture of planting elements on both sides of the roadway which would serve to partially screen the residences located in the background view (PDF 1-2). As such, the landscaping would serve as a visual buffer to the proposed residences in the background of this short-range view of the proposed residential development. In addition, while not shown in the figure, there are existing single-family residences along Via Del Agua to the immediate west and east of this vantage point. The proposed residential uses would be visually consistent and compatible in use and scale with these adjacent residential uses.

Overall, while short-range views of gentle to moderately sloping hillsides would be in part replaced by the Project improvements, the inclusion of the Project's landscaping and increased availability of long-range views of the sky by the Project would help offset the visual change to the site's undeveloped visual character from this vantage point. Further, while acknowledging the site's undeveloped character, no views of important or unique scenic resources would be blocked or substantially diminished on- or off-site. While it is acknowledged that this view is provided to some local residents (i.e., pedestrians, bicyclists, and motorists), based on the considerations above, that the Project would not substantially alter or degrade views from this location, as well as the fact that this view does not occur from a designated or protected



### Visual Simulations Key Map

Cielo Vista Project

Source: ESRI Street Map, 2009; PCR Services Corporation, 2012.

FIGURE

**4.1-1**



Existing View



Proposed View

**Visual Simulation #1 - Via Del Agua  
(Northerly View)**

Cielo Vista Project

Source: Vision Scape Imagery, 2012.

FIGURE

**4.1-2**

scenic highway, corridor or route which protects views and it is not representative of a prominent scenic viewpoint accessible and utilized by a large number of people in the general public, impacts regarding scenic views from this vantage point are considered to be less than significant.

**Viewpoint #2.** **Figure, 4.1-3, Visual Simulation #2 - Dorinda Road (a) (Southeasterly View),** provides a southeasterly view from Dorinda Road towards the houses located on the periphery of Planning Area 1. This view occurs from a short stretch of a local roadway within a residential neighborhood and is not part of any designated or protected scenic highway, corridor or route. Further, while this view occurs from a local roadway and is provided to some local residents (i.e., pedestrians, bicyclists, and motorists), it is not representative of a prominent scenic viewpoint and utilized by a large number of people in the general public. Furthermore, the site is not characterized by any significant natural features and has been altered in some areas as a result of the ongoing oil extraction operations.

As shown in the figure, the proposed homes would be visible from short-range views. Views of the off-site the hillsides beyond the homes, as well as the long-range views of the sky, would be preserved from this vantage point. While new homes would be introduced from this vantage point, the visually prominent hillside in the background of this short-range view would be for the most part preserved; none of the proposed homes would extend above the distant ridgeline. The hillside, to be included as part of the Project's open space area, would provide a visual buffer from this vantage point to the proposed residential uses. Also, the Project's proposed landscaping would in part screen views of the new residences from this vantage point.

While the proposed residences seen in this vantage point would replace currently undeveloped land, they would be visually consistent and compatible in use and scale with the adjacent residential uses to the south of the project site (shown in the figure). The homes would not comprise a substantial portion of the viewshed from this vantage point. Further, while acknowledging the site's undeveloped character, no views of important or unique scenic resources would be blocked or substantially diminished on- or off-site. Most importantly, views of the distant ridgeline and skyline would not be interrupted by development. In addition, the Project's proposed landscaping would help offset the visual change due to the introduction of new residences from this vantage point. While it is acknowledged that this view is provided to some local residents (i.e., pedestrians, bicyclists, and motorists), based on the considerations above, that the Project would not substantially alter or degrade views from this location, as well as the fact that this view does not occur from a designated or protected scenic highway, corridor or route which protects views and it is not representative of a prominent scenic viewpoint accessible and utilized by a large number of people in the general public, impacts regarding scenic views from this vantage point are considered to be less than significant.

**Viewpoint #3.** **Figure, 4.1-4, Visual Simulation #3 - Dorinda Road (b) (Northeasterly View),** provides a northeasterly view from Dorinda Road towards the houses located on the periphery of Planning Area 1. This view occurs from a short stretch of a local roadway within a residential neighborhood and is not part of any designated or protected scenic highway, corridor or route. Further, while this view occurs from a local roadway and is provided to some local residents (i.e., pedestrians, bicyclists, and motorists), it is not representative of a prominent scenic viewpoint accessible and utilized by a large number of people in the general public.

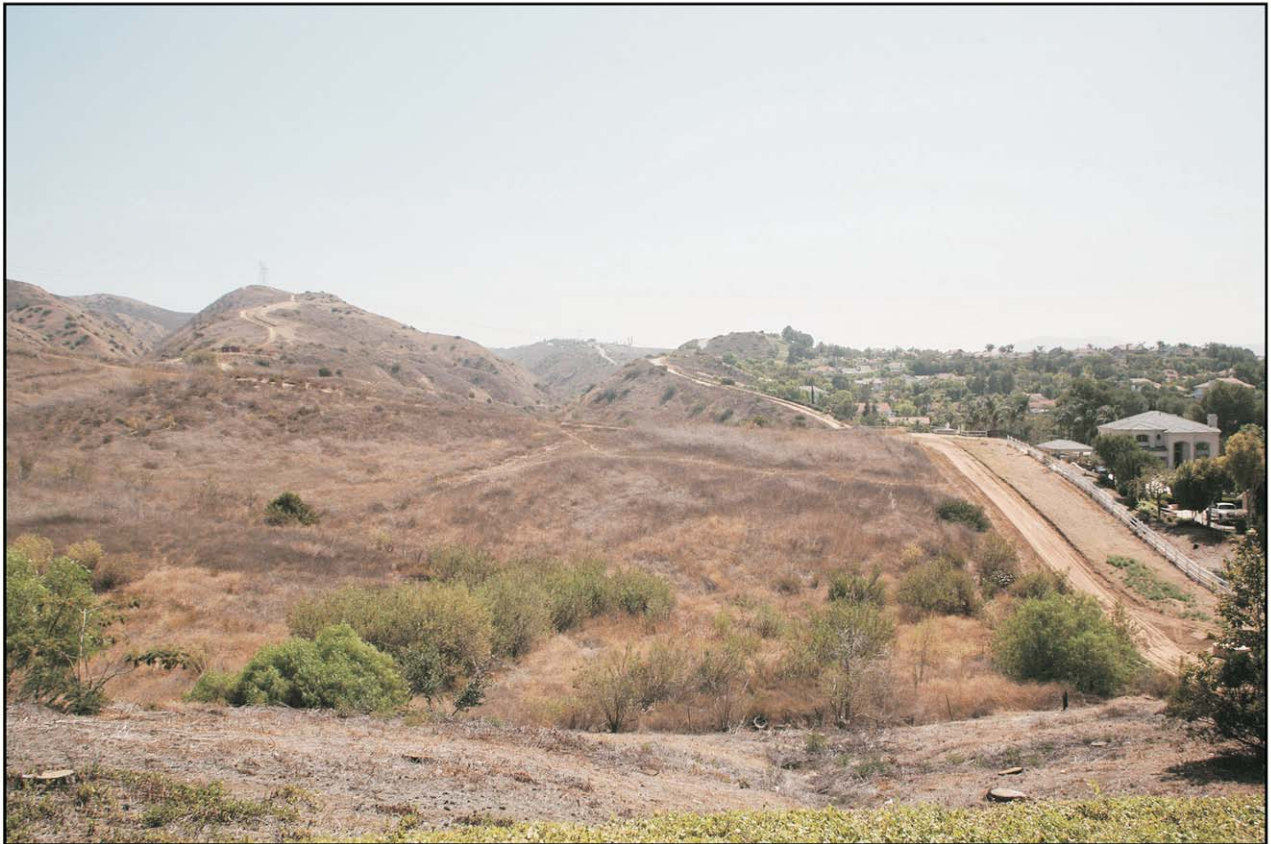
As shown in this figure, the proposed homes would be visible from short-range views. The taller hillsides beyond the homes (and off-site) in the eastern portion of this view would be preserved. There would also be a few homes located on the top of the western portion of the hillside. Development of these homes would require grading to provide stable building pads and would lower and “flatten” the existing topography by approximately 10 to 15 feet. While these homes would be on top of this hillside, they would be consistent with adjacent areas that have homes located on the top portions of a hillside, as is the case with the adjacent residences along Dorinda Road. In fact, the residences would be at a relatively similar elevation to the residences at the end of Dorinda and would be seen from a distance as a continuation of Dorinda Road. With the proposed residences from this vantage point, the long-range views of the sky would be preserved. While new homes would be introduced into the view shed and be visible from this vantage point, the visually prominent hillside in this short-range view would be for the most part preserved. The hillside, to be included as part of the Project’s open space area, would provide a visual buffer from this vantage point to the proposed residential uses. Also, the Project’s proposed landscaping would partially screen views of the new residences from this vantage point.

While the proposed residences seen from this vantage point would replace currently undeveloped land, they would be visually consistent and compatible in use and scale with the adjacent residential uses to the west of the project site (one such residence along Dorinda Road shown in the figure). While acknowledging the site’s undeveloped character, no views of important or unique scenic resources would be blocked or substantially diminished on- or off-site. In addition, the Project’s proposed landscaping would help offset the visual change due to the introduction of new residences from this vantage point. While it is acknowledged that this view is provided to some local residents (i.e., pedestrians, bicyclists, and motorists), based on the considerations above, that the Project would not substantially alter or degrade views from this location, as well as the fact that this view does not occur from a designated or protected scenic highway, corridor or route which protects views and it is not representative of a prominent scenic viewpoint accessible and utilized by a large number of people in the general public, impacts regarding scenic views from this vantage point are considered to be less than significant.

**Viewpoint #4.** **Figure, 4.1-5, Visual Simulation #4 - Aspen Way (a) (Southeasterly View),** provides a southeasterly view from Aspen Way towards the houses located on the periphery of Planning Area 1 on the top of the hillside as part of a short-range view. This view occurs from a short stretch of a local roadway within a residential neighborhood and is not part of any designated or protected scenic highway, corridor or route. Further, while this view occurs from a local roadway and is provided to some local residents (i.e., pedestrians, bicyclists, and motorists), it is not representative of a prominent scenic viewpoint accessible and utilized by a large number of people in the general public.

As shown in the figure, the proposed residences would generally follow the existing topography. As part of the Project, the existing oil well facilities on the top of the hillside would be removed and replaced with the residential development. While the homes seen in this view would be on top of the hillside, they would be consistent with adjacent areas that have homes located on the top portions of a hillside, as is the case with the adjacent residences along Dorinda Road. In fact, the residences would be at a relatively similar elevation as the residences at the end of Dorinda Road and would be seen from a distance as a continuation of Dorinda Road. With the proposed residences from this vantage point, the long-range views of the sky would be preserved. While new homes would be introduced from this vantage point, which would be visually prominent, landscaping would provide sufficient screening to minimize the visual intrusion of the new homes within the viewshed from this vantage. Furthermore, the majority of the visually prominent hillside





Existing View



Proposed View

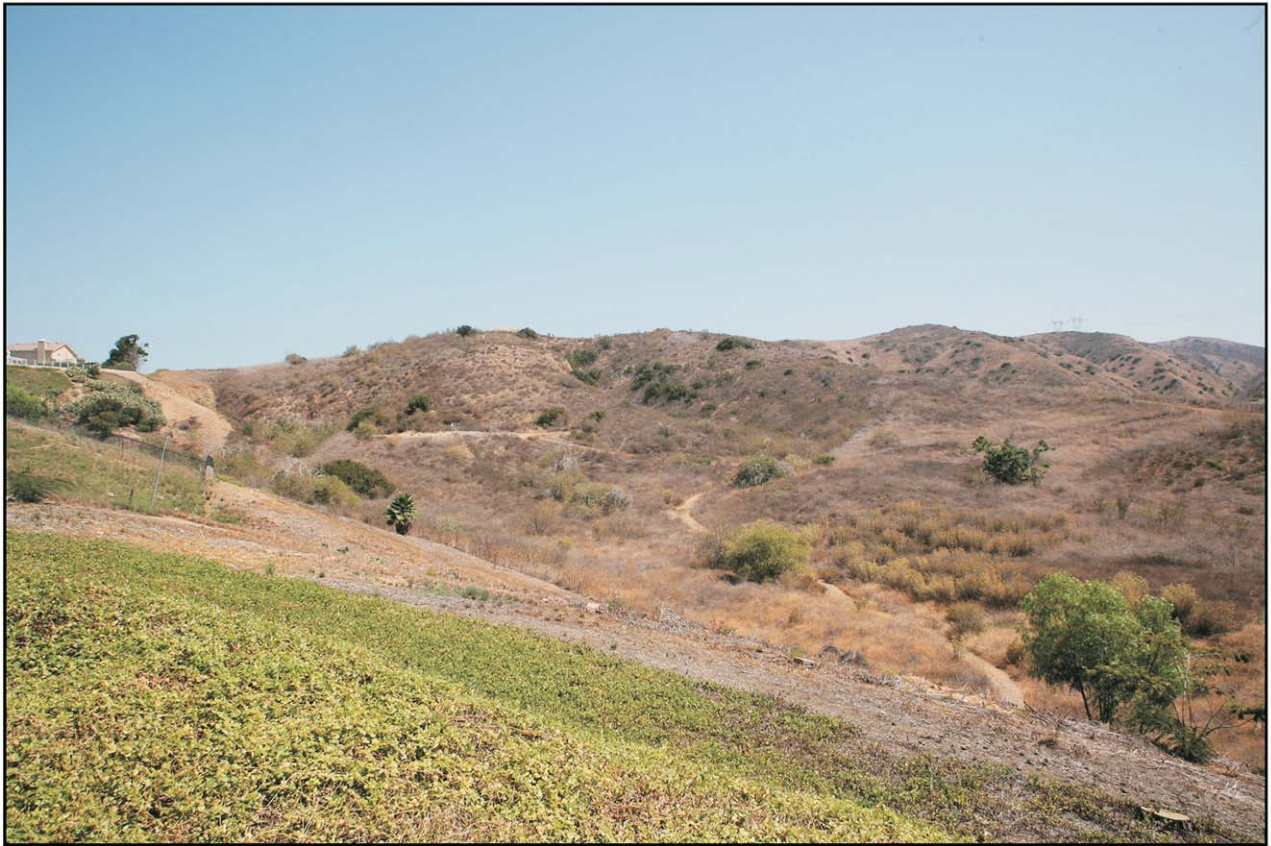
**Visual Simulation #2 - Dorinda Road (a)  
(Southeasterly View)**

Cielo Vista Project  
Source: Vision Scape Imagery, 2012.



FIGURE

**4.1-3**



Existing View



Proposed View

**Visual Simulation #3 - Dorinda Road (b)  
(Northeasterly View)**

Cielo Vista Project  
Source: Vision Scape Imagery, 2012.

FIGURE

**4.1-4**



Existing View



Proposed View

**Visual Simulation #4 - Aspen Way (a)  
(Southeasterly View)**

Cielo Vista Project

Source: Vision Scope Imagery, 2012.

FIGURE

**4.1-5**

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in this short-range view would be preserved and the hillside would be included as part of the Project's open space area.

While the proposed residences seen from this view would replace currently undeveloped land and existing oil-related structures, they would be visually consistent and compatible in use and scale with the adjacent residential uses to the west of the project site (several such residences along Dorinda Road shown in the figure). The homes would not comprise a substantial portion of the viewshed from this vantage point. Further, while acknowledging the site's undeveloped character, no views of important or unique scenic resources would be blocked or substantially diminished on- or off-site. In addition, the Project's proposed landscaping would help offset the visual change due to the introduction of new residences from this vantage point. While it is acknowledged that this view is provided to some local residents (i.e., pedestrians, bicyclists, and motorists), based on these considerations above, that the Project would not substantially alter or degrade views from this location, as well as the fact that this view does not occur from a designated or protected scenic highway, corridor or route which protects views and it is not representative of a prominent scenic viewpoint accessible and utilized by a large number of people in the general public, impacts regarding scenic views from this vantage point are considered to be less than significant.

**Viewpoint #5.** *Figure, 4.1-6, Visual Simulation #5 - Aspen Way (b) (Northeasterly View)*, provides a northeasterly view from Aspen Way towards the houses located in Planning Area 2. This view occurs from a short stretch of a local roadway within a residential neighborhood and is not part of any designated or protected scenic highway, corridor or route. Further, while this view occurs from a local roadway and is provided to some local residents (i.e., pedestrians, bicyclists, and motorists), it is not representative of a prominent scenic viewpoint accessible and utilized by a large number of people in the general public.

In this short-range view, the entry roadway to Planning Area 2 would be provided. The entryway would include a mixture of planting elements on both sides of the roadway which would serve to partially screen the proposed residences located beyond the entryway. The Project's mix of landscaping elements would provide a source of visual interest and contrast with the residences to be included in Planning Area 2. The hillsides beyond the homes (and off-site), as well as the long-range views of the sky, would be preserved from this vantage point. While new homes would be introduced from this vantage point, they would be located well below the prominent ridgeline features and the line of sight to the skyline beyond the hills. As a result, the visually prominent hillsides, which include the Casino Ridge residential neighborhood, in the background of the view simulation, would be preserved.

While the proposed residences seen from this view would replace currently undeveloped land, they would be visually consistent and compatible in use and scale with nearby residential uses to the west of the project site. The homes would not comprise a substantial portion of the viewshed from this vantage point. Further, while acknowledging the site's undeveloped character, no views of important or unique scenic resources would be blocked or substantially diminished on- or off-site. In addition, the Project's proposed landscaping would help offset the visual change due to the introduction of new residences from this vantage point. While it is acknowledged that this view is provided to some local residents (i.e., pedestrians, bicyclists, and motorists), based on the considerations above, that the Project would not substantially alter or degrade views from this location, as well as the fact that this view does not occur from a designated or protected scenic highway, corridor or route which protects views and it is not representative of a prominent scenic viewpoint accessible and utilized by a large number of people in the general public, impacts regarding scenic views from this vantage point are considered to be less than significant.

**Viewpoint #6.** **Figure, 4.1-7, Visual Simulation #6 - Casino Ridge Road (Southerly View),** provides a southerly view from Casino Ridge Road through the project site. This view occurs from a short stretch of a local roadway within a residential neighborhood and is not part of any designated or protected scenic highway, corridor or route. Further, while this view occurs from a local roadway and is provided to some local residents (i.e., pedestrians, bicyclists, and motorists), it is not representative of a prominent scenic viewpoint accessible and utilized by a large number of people in the general public.

From this vantage point, only a few houses, at most, along with the entryway, in Planning Area 2 would be visible due to the intervening topography. In addition, the Project's landscaping along the Planning Area 2 entryway would be mostly visible. The Project components as part of Planning Area 2 that are visible from this vantage point represent a very small portion of the view and they are located well below the hillsides and do not affect distant views of the more important features in the area. Beyond the entryway to Planning Area 2, new houses on the top of the hillside would be visible in the intermediate view range. The top of the hillside would be graded to accommodate the proposed building pads, resulting in more of an even level (topography) on the top of the hillside. As part of the Project, the existing oil well facilities on the top of the hillside would be removed. While the homes seen in this vantage point would be on top of the hillside, they would be consistent with adjacent areas that have homes located on the top portions of a hillside, as is the case with the adjacent residences along Dorinda Road. In fact, the residences would be at a relatively similar elevation as the residences at the end of Dorinda Road and would be seen from a distance as a continuation of the residential development existing along Dorinda Road. Although several of the proposed residences would be visible in the intermediate range from this vantage, the integrity of the distant ridgelines in the background of the long-range view would be preserved when viewed from this vantage. Further, the visually prominent hillside in the intermediate view would be preserved. In addition, the Project's proposed landscaping would screen views of the new residences from this vantage.

While the proposed residences seen in this vantage point would replace currently undeveloped land, they would be visually consistent and compatible in use and scale with the adjacent residential uses to the west of the project site (several such residences along Dorinda Road shown in the figure). The homes would not comprise a substantial portion of the viewshed from this vantage point. Further, acknowledging the site's undeveloped character, no views of important or unique scenic resources would be blocked or substantially diminished on- or off-site. In addition, the Project's proposed landscaping would help offset the visual change due to the introduction of new residences from this vantage point. While it is acknowledged that this view is provided to some local residents (i.e., pedestrians, bicyclists, and motorists), based on the considerations above, that the Project would not substantially alter or degrade views from this location, as well as the fact that this view does not occur from a designated or protected scenic highway, corridor or route which protects views and it is not representative of a prominent scenic viewpoint accessible and utilized by a large number of people in the general public, impacts regarding scenic views from this vantage point are considered to be less than significant.

Based on the analysis above, potential visual impacts of the Project on scenic views would be less than significant.



Existing View



Proposed View

**Visual Simulation #5 - Aspen Way (b)  
(Northeasterly View)**

Cielo Vista Project

Source: Vision Scape Imagery, 2012.



Existing View



Proposed View

**Visual Simulation #6 - Casino Ridge Road  
(Southerly View)**

Cielo Vista Project

Source: Vision Scape Imagery, 2012.



P C R

FIGURE

**4.1-7**



## SCENIC RESOURCES

Threshold	Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, or other locally recognized desirable aesthetic natural feature within a city-designated scenic highway?
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*4.1-2 Project implementation would not substantially damage scenic resources or other locally recognized desirable aesthetic natural features within a scenic highway and no impact would occur in this regard.*

The State Scenic Highway Program and the Scenic Highways Plan for the County of Orange designate the 91 Freeway as scenic highway. However, due to the intervening topography and vegetations between the project site the 91 Freeway, the site is not visible from the 91 Freeway. The site is also not visible from any other State or County designated scenic highway. The project site does not contain any historic buildings or rock outcroppings. While the project site does contain various trees throughout the site, none of the on-site trees are specifically protected under any tree protection ordinance or other regulatory policy/program for their aesthetic qualities. The loss of on-site trees, vegetation and natural areas are considered under Impact Statement 4.1-1 as pertaining to the site's visual quality and character. Based on the above, Project implementation would not substantially damage scenic resources or other locally recognized desirable aesthetic natural features within a scenic highway and no impact would occur in this regard.

## LIGHT AND GLARE

Threshold	Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?
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*4.1-3 Implementation of the Project would result in new lighting similar to that of the adjacent single-family residential neighborhoods. The Project would not create new sources of substantial light or glare which would adversely affect day or nighttime views in the area. Thus, light and glare impacts would be less than significant.*

### (1) Construction

There would be views of construction activities throughout the various stages of Project implementation. Construction activities would be conducted in compliance with the general time restrictions set forth in the County Noise Ordinance (Orange County Codified Ordinances Section 4-6-7) for construction, repair, remodeling, or grading activities, which are exempt from the noise restrictions unless conducted between the hours of 8:00 PM and 7:00 AM on weekdays, including Saturday, or at any time on Sunday or a Federal holiday.

Depending on the season, construction activities may be occurring in the dawn or dusk hours and may require illumination of the project site (e.g., the sun sets around 5:00 PM during the winter months). If required, construction lighting would be limited to the immediate areas of construction activity and would be directed downward and not cast outward or into open space areas, in compliance with Section 7-9-55.8 of the Orange County Codified Ordinances. Short-term construction activities would not create new sources of substantial light which would adversely affect day or nighttime views in the area because of its temporary nature and the fact that such light would be confined to the project site, in accordance with County requirements. Accordingly, lighting impacts would be less than significant.

Glare would be minor and temporary, depending on the time of day (e.g., angle of the sun) in relation to any reflective surfaces (e.g., window glass) on construction equipment. Any glare from construction equipment would be fleeting and similar to reflections on typical roadway vehicles/trucks. Thus, short-term construction activities would not create new sources of substantial glare which would adversely affect day or nighttime views in the area. Accordingly, glare impacts would be less than significant.

## **(2) Operation**

Nighttime lighting impacts would be significant if they interfere with or intrude into sensitive land uses, which include private residences and public access areas, as well as native habitat that supports sensitive animal species and can impact the views in the area. Project implementation would include street lighting and exterior and interior lighting for the proposed residential uses. Exterior lighting would be utilized for landscaping security purposes. It can be reasonably expected that most Project residents would use blinds or curtains for privacy, which would reduce the amount of interior lighting emanating from the residents. In addition, transient sources of light associated with the Project (i.e., automobile lights) would be similar to that which occurs on the adjacent streets. At the exit of Planning Area 1 from Street A to Via Del Agua, cars would make a right turn onto Via Del Agua to access Yorba Linda Boulevard. The orientation and alignment of Street A would result in car headlights being directed just west of the residence towards common landscaped area (near the trail entrance/exit) along the south side Via Del Agua at the intersection with Street A. Also, the orientation of existing residences and topography of the adjacent area at and near the Aspen Way entryway to Planning Area 2 would preclude headlight issues from occurring.

As the project site does not currently include any light sources, Project implementation would result in an increase in ambient light within the project site. The lighting associated with the Project would be typical of single-family residential uses, such as that generated by the residential uses to the north, south and west of the project site. Given the distance of the proposed residences from existing residences, there would be for the most part no potential for issues related to light spill. Regardless, all exterior lighting would be directed downward and “night sky friendly,” in compliance with the Codified Ordinances of the County of Orange Section 7-9-55.8 requirements for exterior lighting (PDF 1-9). Per the County requirements, all lights would be designed and located so that direct light rays would be confined to the premises. No lighting as part of the Project would be cast directly outward into open space areas. As the Project would serve as an extension to the adjacent residential uses to the south and west of the project site, the lighting characteristics would be similar to and compatible with the existing lighting of the adjacent single-family residential neighborhoods. Based on these considerations, the Project would not create a new source of substantial light which would adversely affect day or nighttime views in the project area and as such, lighting impacts would be less than significant. To ensure that all Project lighting is implemented in a manner consistent with County Code requirements, Mitigation Measure 4.1-1 has been prescribed for the Project and will be included in the Mitigation Monitoring and Reporting Program (MMRP) for the Project. This mitigation measure requires a demonstration of compliance with County Code Section 7-9-55.8 ensuring that the Project’s lighting plan provides downward directed “night sky friendly” lighting.

Glare can cause daytime interferences with activities at sensitive land use areas, as well as public roadways where drivers can be temporarily blinded by glare, thus causing a safety concern. Glare impacts are typically related to the use of modern, highly reflective surfaces such as gold, or silver glass, and broad, flat surfaces that are painted with highly reflective colors. The proposed residential uses would not incorporate highly reflective glass, or broad, flat surfaces with high glare producing qualities (PDF 1-3). Further, the use of neon or glare-generating materials is not proposed as part of the project area entryways. While the Project would generate new sources of daytime glare from cars (i.e., car windows), glare generated by Project-related

vehicles would be typical and consistent with vehicular glare that currently occurs within the adjacent single-family neighborhoods and streets. Vehicular glare from the Project would not be substantial to the extent that daytime views would be adversely affected. Based on the above, glare impacts would be less than significant.

**Mitigation Measures**

**Mitigation Measure 4.1-1** Prior to issuance of any building permit, the Project Applicant/Developer shall demonstrate that all exterior lighting has been designed and located so that all direct rays are confined to the property in a manner meeting the approval of the Manager, Permit Services. Prior to the final inspection, the Project Applicant/Developer shall provide a letter from the Electrical Engineer, licensed Landscape Architect, or licensed Professional Designer that a field test has been performed after dark and that the light rays are confined to the premises. The letter shall be submitted to the Manager, OC Inspection for review and approval.

**CONSISTENCY WITH COUNTY OF ORANGE AND CITY OF YORBA LINDA PLANS AND POLICIES**

**(1) County of Orange General Plan**

The County’s General Plan contains a goals and policies that are relevant to aesthetics, which are presented in the General Plan Land Use Element, Scenic Highways Element, and Resources Element. As mentioned in the Regulatory Framework above, the nearest County Scenic Viewshed Highway to the project site is the 91 Freeway. The project site is not within the viewshed of the 91 Freeway or any other County scenic highway. As such, the County’s Scenic Highway policy guidelines would not be applicable to the Project. As discussed below in **Table 4.1-1, Project Consistency with Orange County General Plan**, the Project would be consistent with the applicable goals and policies of the County of Orange General Plan pertaining to aesthetics.

**Table 4.1-1**

**Project Consistency with Orange County General Plan**

Goals, Objectives and Policies	Project Consistency
<i>Land Use Element</i>	
<p><b>Policy 6 New Development Compatibility.</b> To require new development to be compatible with adjacent areas.</p>	<p><b>Consistent.</b> As discussed within this Section, the Project would be designed to complement and blend with the character of existing residential neighborhoods located adjacent to the project site within the City of Yorba Linda. Landscaped areas or natural open space areas would be provided adjacent to residential development areas to serve as natural buffers between existing residential neighborhoods and planned development of new homes. The Project would include 36.3 acres as permanent open space which would preserve a large portion of the site’s natural, physical environment. Primary access to and from the project site is proposed through connections to existing improved local streets. In addition, the consolidation of oil production-related uses within the project site outside of available public views would further improve the aesthetic character of the site and its compatibility with adjacent residential areas.</p>

**Table 4.1-1 (Continued)**

**Project Consistency with Orange County General Plan**

<b>Goals, Objectives and Policies</b>	<b>Project Consistency</b>
<p><b>Policy 8 Enhancement of Environment.</b> To guide development so that the quality of the physical environment is enhanced.</p>	<p><b>Consistent.</b> The purpose of this policy is to ensure that all land use activities seek to enhance the physical environment, including the air, water, sound levels, landscape, and plant and animal life. This policy does not mean that environmental enhancement precludes development. It recognizes the need to improve both the manmade and natural environments. Where aspects of the natural environment are deemed to be truly significant, this policy requires measures be taken to preserve these aspects. Consistent with this policy, natural features would be preserved to the extent feasible within the permanent open space land use areas of the project site which include a main west-draining course and canyon bisecting the project site. The Project would include 36.3 acres of permanent open space which would serve to preserve the natural, physical environment. In addition, the consolidation of oil production-related uses within the project site outside of available public views would further improve compatibility with adjacent residential areas.</p> <p>The Project’s consistency with this policy is also addressed in Sections 4.2, <i>Air Quality</i>, 4.3, <i>Biological Resources</i>, and Section 4.8, <i>Hydrology and Water Quality</i>.</p>
<p><b>Resources Element</b></p>	
<p><b>Natural Resources</b></p>	
<p><b>Policy 5 Landforms.</b> To protect the unique variety of significant landforms in Orange County through environmental review procedures and community and corridor planning activities.</p>	<p><b>Consistent.</b> The Project would include grading to accommodate the proposed building pads for the future residences, local streets and supporting infrastructure improvements. The grading concept for the project is illustrated in Figure 2-9 in Section 2.0, <i>Project Description</i>. Cut and fill areas are illustrated in Figure 2-10. Cuts would generally vary from 0 feet to 60 feet across the project site. Fills would generally vary from one foot to 45 feet. The Project grading plan proposes that grading quantities would balance on-site and that no import or export of soil would be required, with the exception of contaminated soil from the on-site oil operations, as necessary. While the Project’s proposed grading activities would alter the topography in some areas of the site which consists of rolling hillsides, grading techniques have been employed to maintain the integrity of the most prominent topographic features of the site which would also maintain the hillside character, including the preservation of 36.3 acres of the as permanent natural open space.</p>
<p>Source PCR Services Corporation, 2013.</p>	

**(2) City of Yorba Linda General Plan**

The City’s General Plan contains goals and policies that are relevant to aesthetics in the General Plan Land Use Element and Recreation and Resources Element. As discussed below in **Table 4.1-2, Project Consistency with Yorba Linda General Plan**, the Project would be potentially consistent with the applicable goals and policies of the City of Yorba Linda General Plan pertaining to aesthetics. The notation of “Potentially Consistent” is in deference to the City’s authority for making such determinations for projects located within the city limits.

**Table 4.1-2**

**Project Consistency with Yorba Linda General Plan**

<b>Goals, Objectives and Policies</b>	<b>Project Consistency</b>
<b>Recreation and Resources Element</b>	
<b>Goal 1</b> To permanently preserve and maintain public and private open space.	<p><b>Potentially Consistent.</b> The Project is being developed at a gross residential density of 1.3 dwelling units per acre. This is similar to existing subdivisions to the west and south which range in density between 1.03 and 1.96 dwelling units per gross acre. The Project’s density is closer to the lower end of this range. However, arithmetically, the proposed Project exceeds the maximum gross density of one dwelling unit per acre for this 84-acre area of the City’s sphere of influence. The Project’s 84 acres is part of a larger area designated as the Murdock/Travis Property in the Land Use Element. This property consists of 547 acres and it is planned as an area of land to accommodate 536 dwelling units (according to the language of the City’s existing General Plan). Current planning for this area consists of the Project and the adjacent Esperanza Hills project which together consist of 452 dwelling units. Therefore, at this time without additional development being proposed on the Murdock/Travis Property, the Project could potentially be found to be consistent with the City’s approach regarding the maximum number of dwelling units allowed for this area of the City’s sphere of influence.</p> <p>The Project would preserve approximately 43% (36 acres) of the site as hillside open space and also would not significantly affect views to ridgelines to the east of the City limit. Project densities have been targeted to the least topographically and environmentally constrained areas with habitat and resource protection provided on the 36 acres of undeveloped open space which can be offered for dedication to a public agency or an appropriate land conservation/trust organization. If not acquired by a public agency, the open space would be owned and maintained by the Project HOA.</p>
<b>Policy 1.2</b> Preserve and protect the scenic and visual quality of canyon and hillside areas as a resource of public importance.	
<b>Policy 1.3</b> Achieve the retention of permanent open space through dedication as a part of the development site plan and subdivision/review process.	
<b>Goal 7</b> To permanently preserve natural resource areas of community and regional significance.	<b>Potentially Consistent.</b> Refer to response for Goal 1, and Policies 1.2 and 1.3, above.

**Table 4.1-2 (Continued)**

**Project Consistency with Yorba Linda General Plan**

<b>Goals, Objectives and Policies</b>	<b>Project Consistency</b>
<p><b>Policy 7.5:</b> Require the delineation of permanent open space areas within the Shell and Murdock Area Plans through more detailed development planning so that the steep slopes and important natural resource areas can be properly preserved and protected through specific plans or other appropriate development regulations.</p>	
<p><b>Goal 8</b> To permanently preserve and protect sensitive hillside areas within and adjacent to the community.</p>	<p><b>Potentially Consistent.</b> Refer to response for Goal 1, and Policies 1.2 and 1.3, above.</p>
<p><b>Policy 8.1</b> Provide for the preservation of sensitive hillside and canyon areas within the City.</p>	
<p><b>Policy 8.2</b> Respect the natural landform as a part of site planning and architectural design to minimize grading and visual impact.</p>	
<p><b>Policy 8.5</b> Preserve significant natural features, including sensitive hillsides as part of new development.</p>	<p><b>Potentially Consistent.</b> Refer to response for Goal 1, and Policies 1.2 and 1.3, above.</p>
<p><b>Policy 8.6</b> Require analysis of visual quality impacts of proposed development projects on a project-by-project basis.</p>	<p><b>Potentially Consistent.</b> As discussed in this EIR section, visual simulations from several vantage points surrounding the project site have been prepared to provide an assessment of the change in views to and across the project site. Generally, visual quality impacts are not considered significant because implementation of the proposed residential development would not result in a significant loss of an important view and/or would not significantly impact designated unique or important aesthetic elements. The integrity of the most important ridgeline features have been preserved. Furthermore, the views in the project area are not part of any protected or designated scenic highway, corridor route, nor are the viewsheds representative of a prominent scenic viewpoint accessible and utilized by a large number of people in the general public.</p>
<p><b>Land Use Element</b></p>	
<p><b>Goal 8</b> Low density residential development in the hillside areas which protects the unique natural and topographic character.</p>	<p><b>Potentially Consistent.</b> Refer to response for Goal 1, and Policies 1.2 and 1.3, above.</p>
<p><b>Policy 8.1</b> Target lower densities to hillside areas with yield based on slope severity and stability, topographic conditions, and natural resource protection and other environmental conditions.</p>	
<p><b>Goal 9</b> Preservation and enhancement of the natural setting of the City.</p>	
<p><b>Policy 9.1</b> Preserve sensitive open space areas within the City.</p>	

**Table 4.1-2 (Continued)**

**Project Consistency with Yorba Linda General Plan**

Goals, Objectives and Policies	Project Consistency
<b>Policy 9.2</b> Protect the scenic and visual qualities of hillside areas and ridgelines.	
<i>Source PCR Services Corporation, 2013.</i>	

**(3) City of Yorba Linda Hillside Development Zoning Code Regulations**

The City of Yorba Linda Hillside Development Zoning Code Regulations includes regulations to preserve the appearance of natural hillsides and ridgelines. As discussed below in **Table 4.1-3, Project Consistency with Yorba Linda Hillside Development Zoning Code Regulations**, the Project would be consistent with the applicable regulations of the City of Yorba Linda Hillside Development Zoning Code Regulations.

**Table 4.1-3**

**Project Consistency with Yorba Linda Hillside Development Zoning Code Regulations**

Regulations	Project Consistency
<b><i>Yorba Linda Hillside Development Zoning Code Regulations A-1 and A-5</i></b>	
Most of the hillside sites are highly visible from distant locations. Therefore, views of the site from the neighborhood and other off-site locations should be given careful consideration.	<b>Potentially Consistent.</b> The disturbed minor hillside locale of Planning Area 1 would be replaced by local roads and residential pads, which, while replacing land which is currently undeveloped would appear as extensions of the residential areas to the west and south of Planning Area 2, and would provide 17 dwelling units along an upward-sloping local, double-loaded street extending to the northeast from the existing Aspen Way and terminating in a cul-de-sac. While private and public views of open space along existing local streets would be replaced by views of similar homes, the Project’s open space area and concentration of the development envelope in two planning areas would ensure that intermediate and long range views of hillside locales and visually prominent ridgelines and canyon would not be significantly altered. Additionally, the 43% of the project site in open space preserves the site’s primary east-west canyon within the central portion of the site.
Natural hillsides and ridgelines should be preserved to the extent feasible. The usual impacts of grading should be softened through designs which incorporate slope undulation, blending and other features to reflect the natural terrain.	
<b><i>Yorba Linda Hillside Development Zoning Code Regulation A-2</i></b>	
Massive grading and single retaining walls in excess of six (6) feet in height should be avoided in order to preserve a more natural slope appearance.	<b>Potentially Consistent.</b> Grading on the project site’s two planning areas would not be required as cuts would vary from between 0 and 60 feet and fills would vary from between 0 and 45 feet. Grading operations would be balanced entirely within the project site and the use of retaining walls in excess of 6 feet would be minimized and employed only to ensure the stability of manufactured slopes, with natural slope appearance to be restored by the use of fire safe landscaping, as required by the Project’s Fuel Modification Plan.

**Table 4.1-3 (Continued)**

**Project Consistency with Yorba Linda Hillside Development Zoning Code Regulations**

<b>Regulations</b>	<b>Project Consistency</b>
<b><i>Yorba Linda Hillside Development Zoning Code Regulation D-1</i></b>	
Ridgelines shall be preserved in their natural state to the degree possible.	<b>Potentially Consistent.</b> Prominent and visually significant ridgelines would not be significantly affected. The Project would limit grading and land form alteration to interior, disturbed, and less prominent hillsides within the two planning areas.
<b><i>Yorba Linda Hillside Development Zoning Code Regulations D-2 and D-3</i></b>	
Streets, both public and private, shall be developed below the crest of a natural ridgeline.	<b>Potentially Consistent.</b> Local streets would follow site contours as feasible and would not crest prominent hillsides and ridges. The same effect would be achieved by placing the residential lots adjacent to those streets which by such placement would also avoid being located along significant promontories.
Building pads shall not be located so as to be on the crest of a natural ridgeline.	
<b><i>Yorba Linda Hillside Development Zoning Code Regulations D-4 through D-7</i></b>	
Any construction shall be done in a manner so as a dwelling, roofline or any component part of the construction shall be superimposed against another land mass and shall not be visible against a horizon or the sky when viewed from the canyon floor.	<b>Potentially Consistent.</b> The hillside development regulations apply to natural or manufactured slopes of 15% or greater. Project development is concentrated in two planning areas with open space in between to preserve natural hillsides and local ridgelines. Areas of natural or manufactured slopes exceeding 15% affected by the Project would be revegetated or vegetated, respectively, with fire safe landscaping consistent with the Project’s Fuel Modification Plan. Because prominent ridgelines in the City’s eastern sphere of influence area would be unaffected by the Project, there would be no horizon-altering view as seen from the adjacent canyon floor as it relates to such major ridgelines and hillside areas to the north and east of the project site. Project construction criteria within this hillside setting associated with roofline height and orientation, roof elements, house styles, colors, and other design features would be determined by the Project’s merchant builder(s).
Tract and parcel maps for the purposes of residential construction shall include a variety of house styles, heights, roof elements and other design features.	
Natural earth tones and materials shall be used; use of bright colors, including stark white, shall be discouraged.	
Terraces, terrace drains, down-drains and other similar structures, shall incorporate the use of natural rock or other man-made design feature that has the appearance of a natural material.	
<b><i>Yorba Linda Hillside Development Zoning Code Regulation D-8</i></b>	
Any manufactured slope shall be contoured in a manner to appear to have a natural grade.	<b>Potentially Consistent.</b> The grading and circulation plans would respect the site’s topography and constraints in a manner consistent with surrounding neighborhoods.
Source PCR Services Corporation, 2013.	



### 3. CUMULATIVE IMPACTS

4.1-4 *The Project combined with the related projects would not result in substantial adverse effects related to aesthetics. Thus, cumulative aesthetics impacts would be less than significant.*

When evaluating cumulative aesthetic impacts, a number of factors must be considered. In order for a cumulative aesthetic impact to occur, the proposed elements of the related projects would need to be seen together or in proximity to each other. If the projects were not in proximity to each other, the viewer would not perceive them in the same scene. The only related project in the Cielo Vista project area is Related Project No. 1 (Esperanza Hills). Thus, for purposes of this analysis, the Project's potential for cumulative aesthetic impacts considers only Related Project No. 1.

Related Project No. 1 includes a proposal for development of single-family residential uses on the adjacent Esperanza Hills property to the east of the project site. It is assumed that the Esperanza Hills Project may include up to 340 single-family residences. As discussed and shown in the Cielo Vista Project impact analysis above, views from the north (Viewpoint #6 – Casino Ridge Road) of the site would include limited views of the Project's proposed residences in both Planning Areas. As the Esperanza Hills Project would be to the east of the project site, due to intervening topography the Cielo Vista Project would not be visible in conjunction with the Esperanza Hills Project from the north (see Figure 4.1-7).

From the south of the project site (Viewpoint No. 1 along Via Del Agua as shown in Figure 4.1-2), northerly views would consist almost entirely of the project site due to intervening topography that would obscure views across the site towards the Esperanza Hills property. As discussed and shown in the Project's impact analysis above, visual impacts from this vantage would be less than significant. While limited areas of the tops of the distant hillsides within the Esperanza Hills project area may be visible (see Figure 4.1-2), the extent of available views to that site would be very limited and would not comprise a significant portion of available views from this vantage. As such, the incremental addition of potential views of Esperanza Hills' residential uses would not substantially change the visual character of the "with Project" view from this vantage under the Project. Further, for purposes of this analysis, it is assumed that per the County's and City of Yorba Linda's LUE, while not having corresponding explicit requirements, development in hillside areas associated with the Esperanza Hills Project would generally be bound by the same constraints in both LUEs to preserve the natural terrain and contours, as feasible, which is also addressed in the County's Resource Element. Based on the above, cumulative visual impacts are not anticipated from the south of the Cielo Vista site.

To the east of the Cielo Vista site, as well as the area east of the Esperanza Hills Project site, the land is undeveloped and as such, no private views are available from these areas. The nearest recreational users are likely to be those within Chino Hills State Park, located approximately 0.5 miles northwest of the Cielo Vista project site. However, intervening topography and/or development precludes southerly and westerly views of the Cielo Vista site from Chino Hills State Park. Figure 4.1-6 section shows the intervening topography and development to the north of the project site, which is between Chino Hills State Park and the project site. Also, Figures 4.1-3 and 4.1-4 section show the intervening topography to the east of the project site (as part of the Esperanza Hill property), which is between Chino Hills State Park and the project site. Since intervening topography would preclude views of the Cielo Vista site from Chino Hills State Park, the Project does not have the potential to contribute to cumulative visual impacts with the Esperanza Hills Project.

Views from the west of the Cielo Vista project site are illustrated in Figures 4.1-3 to 4.1-6 (Viewpoint Nos. 2 to 5). Views shown in Figure 4.1-5 (southeasterly from Aspen Way) only include the Cielo Vista project site. Thus, no cumulative impacts with the Esperanza Hills Project would occur from this vantage point. As discussed in the Project's impact analysis above, visual impacts from views to the west of the site would be less than significant. As shown in Figures 4.1-3, 4.1-4, and 4.1-6, the long-range views beyond the Cielo Vista project site include the upper reaches of hillsides that are located within the Esperanza Hills project area. The extent of available views of such hillsides is for the most part limited by intervening topography within the Cielo Vista project site. As such, the distant hillsides do not compose a substantial portion of the available views from west of the Cielo Vista project site. As such, the incremental addition of potential views of the Esperanza Hills Project's residential uses would not substantially change the visual character of the "with Project" views from vantages to the west under the Project. For purposes of this analysis, it is assumed that per the County's and City of Yorba Linda's LUE, while not having corresponding explicit requirements, development in hillside areas associated with the Esperanza Hills Project would generally be bound by the same constraints in both LUEs to preserve the natural terrain and contours, as feasible, which is also addressed in the County's Resource Element. Based on these considerations, substantial cumulative visual impacts are not anticipated from the west of the Cielo Vista site.

As indicated in the analysis above, views of the Cielo Vista project site and the adjacent Esperanza Hills project site to the east are generally limited to the immediate surrounding areas. As such, the Project combined with the Esperanza Hills Project would not be within a view available to the greater public within the City of Yorba Linda or the County of Orange, including available city or countywide views of prominent ridgelines.

Overall, as discussed in the Project impact analysis above, development of the proposed single-family residential uses would be consistent with the type of land use envisioned for the site by the County of Orange and City of Yorba Linda. As concluded in the Project impact analysis, the development of new single-family residences associated with the Project would be visually compatible with the existing adjacent single-family neighborhoods. The Project would implement and follow architectural design standards/criteria specified in the Area Plan that are intended to avoid or minimize aesthetic impacts. As such, Project impacts regarding the visual quality and character of the site would be less than significant. The Esperanza Hills Project would be required to follow similar applicable City and/or County design criteria and standards as the Project, which would include a landscape plan and other project design features to avoid or minimize aesthetic impacts. The Project and the Esperanza Hills Project would represent the incremental expansion of residential uses on currently undeveloped sites. The Esperanza Hills Project, as a single-family residential project, would include uses similar to the Project and the existing single-family residential uses to the south of that site. Based on these considerations, although the Cielo Vista Project—combined with the Esperanza Hills Project—would change the visual character of the sites encompassing these two project areas from undeveloped to single-family residential uses, the Project is not anticipated to substantially contribute to cumulatively considerable visual quality impacts in regards to the Esperanza Hills Project.

The project site is surrounded by single-family residential uses to the north, south and west which contribute to the amount of ambient light and glare in the project vicinity. Development of the project site would incrementally increase the amount of light and glare in the vicinity of the Project. Outdoor lighting from the Project would contribute to the general nighttime illumination. Lighting from the Project would combine with the potential increase in lighting associated with the future development of the Esperanza Hills Project. As with the Project, development of the Esperanza Hills Project would include light sources that

would be similar to those of the adjacent residential land uses. The other identified cumulative projects, including the Esperanza Hills Project, would be required to comply with the Section 7-9-55.8 of the Codified Ordinances of the County of Orange pertaining to exterior lighting similar to the Project. As such, lighting from the related projects would also be directed downward to preclude light spillover onto adjacent properties and avoid excessive nighttime illumination. Compliance with existing County regulations would ensure light and glare impacts of the Project would be less than significant, as would be the case for other cumulative projects, including the Esperanza Hills Project. Thus, although the Project—combined with the other cumulative projects, including the Esperanza Hills Project—would incrementally increase ambient nighttime lighting levels within their respective sites, the Project considered together with the Esperanza Hills Project, would not result in cumulatively considerable light or glare impacts because both projects, as well as other identified cumulative projects, are required to comply with the County’s outdoor lighting standards as provided in Section 7-9-55.8. Therefore, cumulative light and glare impacts would be less than significant.

Overall, based on the above, the Project would not substantially contribute to a cumulatively considerable aesthetic impact.

#### **4. REFERENCES**

County of Orange. County of Orange General Plan. Chapter IV. Transportation Element. Chapter VI. Resources Element. March 22, 2011.

