

## 5. Environmental Setting, Impacts, and Mitigation Measures

### 5.1 Aesthetics

This section describes the existing aesthetics setting and the potential effects from the Proposed Project implementation on the site and its surrounding area. Aesthetics refers to visual considerations, including scenic resources, scenic vistas, changes in visual character, and lighting or glare. Aesthetics analysis (or visual resource analysis) is a process to assess logically visible changes and any anticipated viewer response to that change. Information in this section is based on visual simulations required by the County of Orange and prepared by the Project Applicant.

#### 5.1.1 Existing Conditions

The Proposed Project is located in northeastern unincorporated Orange County, adjacent to Chino Hills State Park and a part of the Puente-Chino Hills range in southern California, which traverses Los Angeles, Riverside, and Orange counties. The Proposed Project is located adjacent to existing low-density housing tracts to the west and south within the City of Yorba Linda (City). The Project Site is within the City's Sphere of Influence (SOI). Over the past several decades, urbanization in the greater Los Angeles basin has extended through much of Orange County, including the City. Much of the City is developed with a mix of residential, commercial, open space, and a small amount of light industrial land uses at a suburban scale.

The Project Site serves as a visual edge that is predominantly undeveloped and made up of rolling hills and ravines that trend upwards in a northeasterly direction from Blue Mud Canyon, the southernmost of the four drainage areas subject to the jurisdiction of the Army Corps of Engineers (ACOE) located within the Project Site. The project elevation ranges from 600 feet above mean sea level (AMSL) at the south to 1,540 AMSL at the north. The San Juan Hill lookout, at an elevation of 1,781 feet, the highest point within Chino Hills State Park, lies approximately three-quarters of a mile to the east. The Project Site is separated from Chino Hills State Park by ridgelines to the east and north, which will remain undisturbed after development. The hills and ridges of Chino Hills State Park serve as the visual backdrop for the northerly portion of Orange County.

**Acronyms used in this section:**

ACOE	Army Corps of Engineers
AMSL	above mean sea level
CEQA	California Environmental Quality Act
DEIR	Draft Environmental Impact Report
MWD	Metropolitan Water District
SOI	Sphere of Influence
YLWD	Yorba Linda Water District

The Project Site was completely burned in the 2008 Freeway Complex Fire and now supports a diverse mix of habitats, including non-native grasslands with locally dominant stands of coastal sage scrub currently dominated by bush mallow and other fire followers and chaparral with limited areas of riparian habitat and walnut woodland, which were also affected by the fire. The Project Site also includes disturbed habitats characterized as ruderal and disturbed/developed areas. (Refer to the Section 5.3, Biological Resources of this DEIR, beginning on page 5-91, for a detailed description of existing conditions).

The southern portion of the Project Site is currently used for oil production (three working wells) and water line transmission (Metropolitan Water District (MWD) and Yorba Linda Water District (YLWD)). Energy transmission facilities traverse the easterly side of the Project Site and consist of overhead lines and tower structures (Southern California Edison). Access to these existing uses is provided via a graded dirt road from Stonehaven Drive that extends onto the Project Site and also into Chino Hills State Park. (Refer to Exhibit 4-8 – Physical Characteristics, page 4-10 above.)

The Project Site is viewed from several areas of the surrounding community, including from the SR-91 (Riverside) Freeway, a Caltrans-designated Scenic Highway and a County-designated Viewscape Corridor; Weir Canyon Road, a County-designated Viewscape Corridor south of SR-91; Stonehaven Drive to the south; portions of Chino Hills State Park; San Antonio Road to the west; Dorinda Drive to the west; Esperanza Drive to the south; and Casino Ridge, a residential subdivision, to the west and north of the Project Site. Directly to the south of the Project Site are existing single-family homes located in the City. These homes are located within the neighborhoods accessed by Stonehaven Drive and Via del Agua with potential views of the Project Site. To the east are existing single-family homes that are located along the ridges accessed by San Antonio Parkway, Dorinda Road, and Casino Ridge Road with potential views of the Project Site. Directly to the north and east is Chino Hills State Park with potential views of the Project Site from the South Ridge Trail, the Old Edison Trail, and the San Juan Hill lookout.

Light is generated by several sources in the surrounding community from street lights, vehicle headlights, and residential lighting. Under existing conditions no light is generated by the oil well operations located on the Project Site or from Chino Hills State Park. Glare is generated by sunlight reflecting off polished surfaces such as windows, paving, building surfaces, and windshields within the Proposed Project environs. Glare generated by the adjacent residential community is minimal to moderate. Under existing conditions, a minimum amount of glare is generated from the existing oil well operations on the Project Site and the overhead energy transmission lines. No significant glare is generated from Chino Hills State Park.

## 5.1.2 Regulatory Setting

### 1. County of Orange General Plan

The County of Orange General Plan Resources Element (Natural Resources Component) discusses the diverse combination of mountains, hills, flatlands, and shorelines within the County and states “major landforms, few in number, must be considered natural as well as aesthetic resources.” The Natural Resources Component identifies the County’s topographic resources and describes existing efforts to preserve these resources. Landforms in the Project Area are not specifically discussed within the General Plan Resources Element.

Goal 3 within the Natural Resources Component is to “manage wisely the County’s landform resources.” The Natural Resources Component Objective 3.1 states, “To minimize to the extent feasible the disruption of significant natural landforms in Orange County.” Policy 5 of the Natural Resources Component states “to protect the unique variety of significant landforms in Orange County through environmental review procedures and community and corridor planning activities.” The General Plan does not provide specific guidance with regard to aesthetics or design in the Project Area. The Natural Resources Component recognizes that “Landforms, simply by their nature, continually undergo alteration by natural or man-made forces.”

The Natural Resources Component acknowledges that, “Though no formal landform management program exists, many programs do provide management, conservation, protection, and preservation of the natural environment in the public interest.” The County’s Grading Ordinance strictly regulates hillside grading with regard to soil stability. Cut and fill slopes are generally limited to a ratio of two horizontal to one vertical. At the County level, hillsides and other landform resources (e.g., watercourses) are addressed through community and corridor planning activities. These efforts are conducted at a scale appropriate for each resource concern.

The County of Orange Transportation Element, Scenic Highway Component “attempts to incorporate safety, utility, economy, and aesthetics into the planning, design and construction of scenic highways.” The County’s designated Scenic Highways have been divided into two categories: Viewscape Corridors and Landscape Corridors. The County has designated the SR-91 (Riverside) Freeway and Weir Canyon Road in the area of the Project Site as Viewscape Corridors (Exhibit 5-1 – Scenic Highway Plan, County of Orange). The Scenic Highway Component describes a Viewscape Corridor as “a route which traverses a corridor within which unique or unusual scenic resources and aesthetic values are found. This designation is intended to minimize the impact of the highway and land development upon the significant scenic resources along the route.”

Goal 1 states “Preserve and enhance unique or special aesthetic and visual resources through sensitive highway design and the regulation of development within scenic corridors.” Objective 1.1 states, “Protect and enhance the County’s beauty, amenities and quality of life within the unincorporated areas.” The Proposed Project is located approximately three miles from the SR-91 (Riverside) Freeway and Weir Canyon Road,

which runs south of the SR-91 Freeway, away from the Proposed Project. Although the Project Site is not adjacent to or within a Viewscape Corridor, it is potentially part of the long-range view from the SR-91 Freeway traveling eastbound and potentially a long-range view from portions of Weir Canyon Road.

## **2. City of Yorba Linda**

### **a. General Plan**

The Yorba Linda General Plan (GP) states:

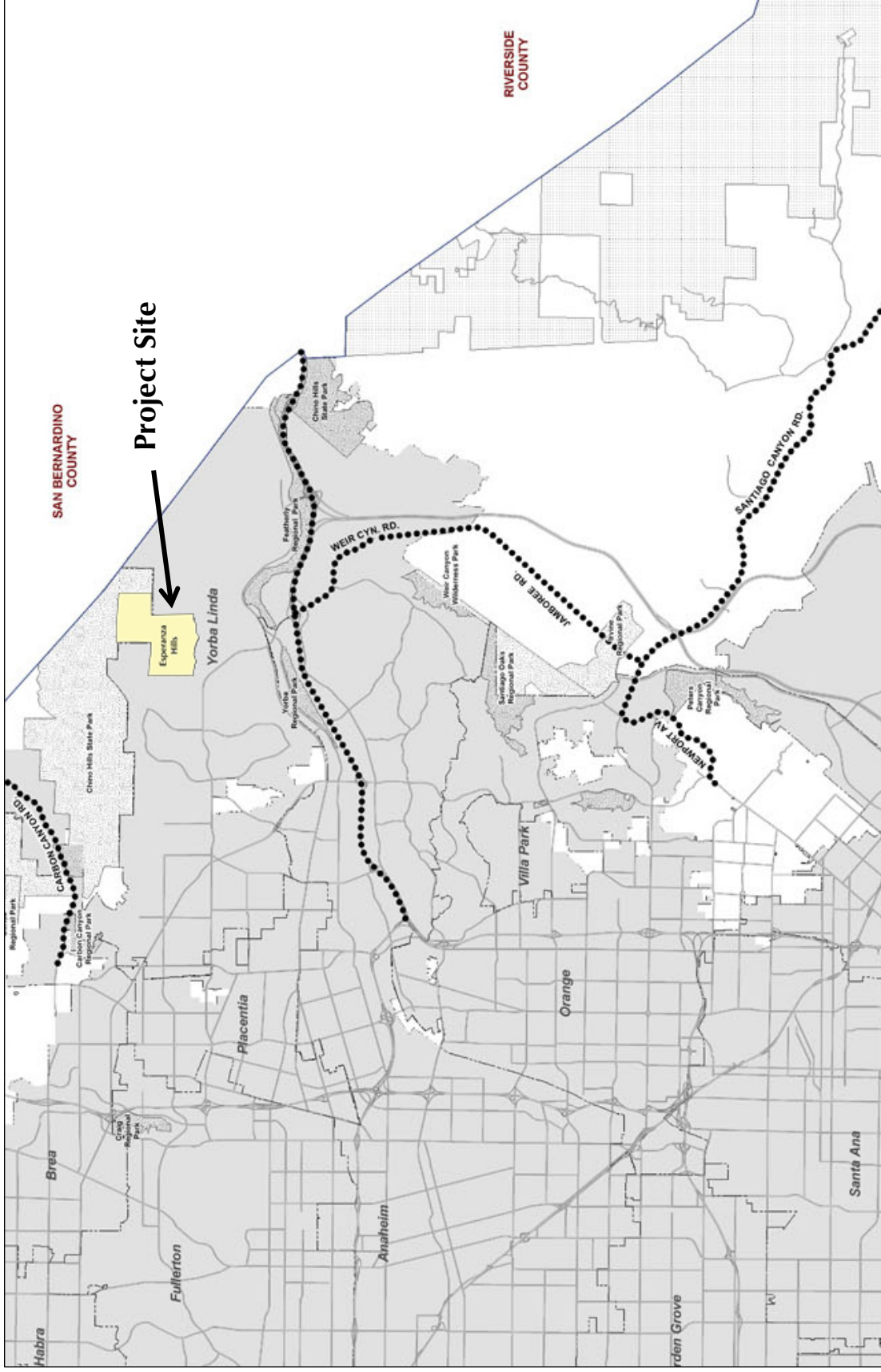
Protection of the hillside areas is obtained by insuring that development minimizes soil erosion, slide damage, flood problems, severe alteration of natural landform, or scarring. It is the intent to encourage a sensitive form of development while still allowing for residential uses which complement the natural and visual character of the City and its hillsides.

The Yorba Linda GP establishes the following applicable policies related to aesthetics and light and glare:

- Land Use Element Goal 8: Low density residential development in the hillside areas which protects the unique natural and topographic character.
- Land Use Element Policy 8.1: Target lower densities to hillside areas with yield based on slope severity and stability, topographic conditions, and natural resource protection and other environmental conditions.
- Land Use Element Policy 8.2: Reduce the total yield of development if grading, habitat preservation, slope stabilization, drainage, etc. standards cannot be met.
- Land Use Element Policy 8.3: Uphold current development standards for determination of yield and regulation of quality within hillside areas.
- Land Use Element Goal 9: Preservation and enhancement of the natural setting of the City
- Land Use Element Policy 9.2: Protect the scenic and visual qualities of hillside areas and ridgelines
- Land Use Element Policy 9.3: Ensure that land uses within designated and proposed scenic corridors are compatible with scenic enhancement and preservation.

The City has not designated any highways or roadways as scenic corridors in the Circulation Element of the Yorba Linda GP.





Source: Orange County General Plan 2005, Chapter IV, Transportation Element; <http://ocplanning.net/civicax/filebank/blobload.aspx?BlobID=8588>

### Exhibit 5-1 – Scenic Highway Plan, County of Orange

### **b. Zoning Code**

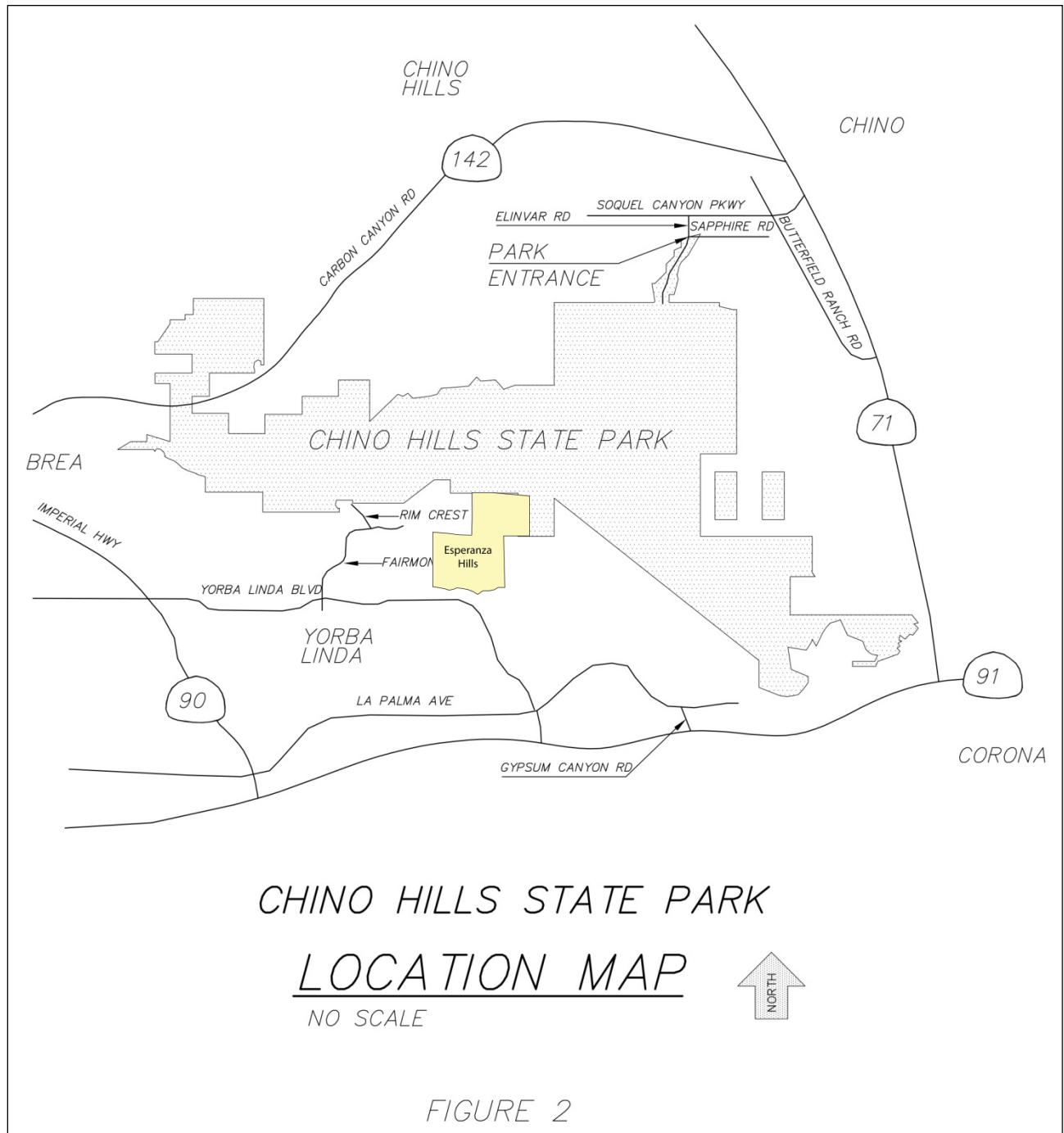
The City of Yorba Linda Zoning Code includes regulations for hillside development to protect visual resources. These regulations are found in Chapter 18.30 Hillside Development, Grading, and Fire Protection. This chapter of the Zoning Code provides standards and guidelines for hillside development. The “Site Design Principles” section states; “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.”

The standards and guidelines address grading, retaining walls, building location to ridgelines, landscape materials, and building colors. This section of the zoning code also includes a regulation for development adjacent to Chino Hills State Park that states: “Within viewscape of Chino Hills State Park for any proposed residential development that is determined to be viewed from any point within Chino Hills State Park, the grading and landscaping plans shall include, for each lot so determined to be viewed, specific measures, including height limits, setbacks, landscaping, berms, and/or other measures which will assure that any structure built on the lot will not be viewed from Chino Hills State Park or otherwise be screened to the extent feasible.”

### **3. Chino Hills State Park General Plan**

The Chino Hills State Park General Plan discusses the aesthetics value of long-range views from the state park and particularly from the lookout on San Juan Hill. The general plan discusses the value of acquiring ridge tops to protect the views within the park. The general plan acknowledges that, due to the park’s proximity to urban environments, existing utility easements such as transmission towers and gas lines have a negative visual impact to the park. Chino Hills State Park is divided into two types of management zones based primarily on the degree of natural, cultural, and aesthetics resources value and sensitivity, and secondarily on recreational, visitor service, and management needs, and ecological and geographical parameters. The Project Site is adjacent to the Natural Open Space Zone. The Natural Open Space Zone protects natural, cultural, and aesthetics resources, and at the same time allows for recreational opportunities at the park. The zone generally has less biological sensitivity than the Core Habitat Zone but contains patches of higher resource sensitivity within its boundaries that will receive greater protection (refer to Exhibit 5-2 – Chino Hills State Park Map).

The Aesthetics section of the Chino Hills State Park General Plan establishes a goal to, “Protect scenic features from man-made intrusions and preserve the visitor’s experience of the natural landscape by minimizing adverse impacts to aesthetic resources.” To implement this goal the general plan includes this guideline, “Ridgeline and knoll developments outside the park that adversely affect significant views will be discouraged. The Department will work with park neighbors and local government to review and plan adjacent developments in a manner that protects views.”



**Exhibit 5-2 – Chino Hills State Park Map**

A guideline concerning impact from artificial lighting from adjacent development states: “The Department will cooperate with park neighbors and local government agencies to minimize the intrusion of artificial light into the night scene, recognizing that darkness and the night sky play significant roles in the overall visitor experience. Artificial outdoor lighting within the park will be limited to basic safety requirements and shielded when and where possible.”

The Natural Resources section of the Chino Hills State Park General Plan establishes a goal to, “Establish, maintain, and protect buffers adjacent to Chino Hills State Park” and establishes guidelines to work with adjacent land owners, neighbors, and local jurisdictions to provide for necessary buffers adjacent to park boundaries. Land uses outside park boundaries can cause significant impacts on parklands including impact from artificial light.

#### **4. California Scenic Highway Program**

California Scenic Highways are classified as “eligible” or “officially designated.” The status of a California Scenic Highway changes from “eligible” to “officially designated” when the local jurisdiction adopts a scenic corridor protection program, applies to the California Department of Transportation (Caltrans) for scenic highway approval, and receives notification from Caltrans that the highway has been “officially designated” as a scenic highway. When a city or a county nominates an eligible scenic highway for official designation, it must identify and define the scenic corridor of the highway. The agency must also adopt ordinances to preserve the scenic quality of the corridor or document such regulations that already exist in various portions of local codes. These ordinances make up the scenic corridor protection program.

Minimum requirements for scenic corridor protection include:

- Regulation of land use and density of development;
- Detailed land and site planning;
- Control of outdoor advertising (including a ban on billboards);
- Careful attention to and control of earthmoving and landscaping; and
- Careful attention to design and appearance of structures and equipment.

The SR-91 (Riverside) Freeway from the SR-55 Freeway to Weir Canyon Road is officially designated as a California Scenic Highway. The SR-91 Freeway east of Weir Canyon Road to the Orange County border is designated as “eligible” to be designated as a California Scenic Highway. Caltrans describes the views from this freeway to include residential and commercial development with intermittent riparian and chaparral vegetation. The City has not adopted a scenic corridor protection program.

### 5.1.3 Thresholds of Significance

For the purposes of this DEIR, the thresholds of significance for evaluation project impacts are based upon suggested criteria from the CEQA Environmental Checklist found within Appendix G of the CEQA Guidelines. The project would result in a significant impact if it would:

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

### 5.1.4 Project Impacts Prior to Mitigation

This section presents a discussion of the potential aesthetics impacts associated with the development of the proposed planned community. The impact analysis is based on qualitative assessments and computer-generated photo simulations prepared for the Proposed Project. Project design features aimed at reducing aesthetics impacts have been incorporated into the Proposed Project and are detailed herein.

The Project proposes two access options:

- Option 1 has 334 residential lots and provides access from Stonehaven Drive approximately 325 feet east of Devonport Circle with emergency fire access provided via Stonehaven Drive approximately 130 feet northeast of Via de la Roca, which currently services the surrounding hillside area.
- Option 2 has 340 residential lots and provides access from Aspen Way and emergency fire access via Stonehaven Drive approximately 325 feet east of Devonport Circle.

When referring to the Project in general, 340 residential lots are noted as the maximum number of units. In cases where project impacts are different between the two options, the option impacts are both described. The Proposed Project will be constructed in two phases. Planning Area 1, located on the lower elevations of the Project Site will be constructed with its associated access roads and water supply as Phase 1; and Planning Area 2, located on the upper elevations of the Project Site will be constructed as Phase 2 with its associated roadways and water supply. Exhibit 4-11– Planning Areas (page 4-17) shows the boundaries of Phase 1 and Phase 2.

Two of the existing oil well operation areas located near the southern project boundary may remain after completion of the Proposed Project, but are subject to abandonment and relocation to a designated drilling pad on the proposed Cielo Vista project, under the terms of an agreement between the Cielo Vista developers and owners and Santa Ana Canyon Development, the operator of the oil wells. The

existing transmission towers and lines will remain on the eastern side of the Proposed Project Site. The Proposed Project Site also includes two new water reservoir tanks that are located underground, as well as underground water transmission lines for MWD and YLWD. Service roads will be paved to the electrical and water transmission lines, as well as the water reservoirs. To the extent that any of the existing oil wells remain, they will be accessed primarily by paved roads, although some graded dirt roads may remain for short distances. The electrical transmission lines will continue to be accessed primarily by graded dirt roads that will originate from paved access roads to the Proposed Project.

Implementation of the Proposed Project will change the aesthetics character of the area by permanently altering portions of the site through landform modification and building, as analyzed in this section. The project design has taken into consideration existing topography by clustering and terracing building pads to minimize grading and preserve open space. The proposed site grading will consist of cutting, filling, and re-contouring the natural terrain to create new roadways, useable park areas, slope areas, retention basins, open space, and residential lot areas. (Refer to Exhibit 5-3 – Conceptual Site Plan/Grading, Option 1 and Exhibit 5-4 – Conceptual Site Plan/Grading, Option 2.)

Large areas of open space have been preserved or designated as fuel modification zones, which minimizes the visual impact of the proposed low-density residential community to the existing adjacent neighborhoods within the City and the adjacent Chino Hills State Park. Most of the open space within the Esperanza Hills Specific Plan serves as a buffer between existing subdivisions so that no existing residents will have homes built adjacent to their backyards, either infringing on their privacy or obstructing their views. Additional open space is preserved to the east of the site in Blue Mud Canyon leading into Chino Hills State Park. The Proposed Project is designed to retain ridgelines whenever possible to minimize impacts to viewsheds. The northern and eastern ridgelines adjacent to Chino Hills State Park have been preserved, as well as the southernmost ridgeline to the south of Blue Mud Canyon, as depicted in Exhibit 4-11 – Planning Areas (page 4-17) in the Project Description section of this DEIR. To reduce grading and landform alteration, the design of the Proposed Project uses the alignment of existing service roadways on the site whenever possible in the design of Option 1 and Option 2.

The Proposed Project includes development plan components and design features with the intent of minimizing aesthetics impacts. These Project design features reflect the basic intent of the development plan - to provide a mix of high-quality residential, recreation, and open space uses in harmony with the surrounding community while minimizing impacts to the ridgelines and natural character of the site.





Exhibit 5-3 – Conceptual Site Plan/Grading, Option 1



















signage, walls, fences, and hardscape elements, complementing and evoking the same respect for the surrounding natural environment. All streetscapes, slopes, and neighborhood parks will be harmoniously interwoven with the natural hillside by utilizing trees, naturalized shrubs, and grasses that are drought tolerant and considerate of long-term maintenance needs, also utilizing a California friendly plant palette. The main entry roads will have landscaping in the middle, and will be landscaped on the sides; in certain locations there will be multi-use trails for hiking, biking, and equestrian uses. The parks will have themes and will include fruit trees characteristic of the historic agricultural production of Orange County, such as avocados, grapes, grapefruits, peaches, and oranges. The Water Quality Management Basins are designed to have plant palettes to promote bio-retention while also providing attractive landscape features.

The Walls and Fences subsection of Section 11.3, The Guidelines, in the Esperanza Hills Specific Plan establishes that the access road to the Project from Stonehaven Drive to the main gate will include plantable Verdura retaining walls in which vegetation will provide an aesthetically enhanced “green” wall to blend with the natural terrain. Cascading vines and ground covers will be integrated throughout the plantable wall pockets along with opportunities for additional planting at the top of the wall and the toe of wall. Evergreen/flowering color will provide contrast and variety. An alternative to the Verdura plantable walls in steep areas would be a Shotcrete retaining wall in which a shear retaining wall will be covered in a naturalistic-colored concrete that would be detailed by skilled craftsmen to mimic naturally occurring rock outcroppings and would provide planting pockets for vegetation to complement the natural landscape (Exhibit 5-9 – Wall Examples).

To the extent that any oil wells remain on-site, screen walls will be constructed to mitigate views of the tanks and the drilling rigs, thereby providing an aesthetically improved view.

The Proposed Project includes design features, for example, to ensure that all mechanical equipment is screened from view and painted to blend into the surrounding, and to prohibit roof-mounted air conditioning equipment in order to reduce noise and glare from equipment from off-site views of the Project Site.

The Proposed Project includes design features for landscape community furnishings in order to harmoniously interweave all streetscapes, slopes, and neighborhood parks with the natural hillside by utilizing a variety of California oaks, sycamores, natural shrubs, and grasses to buffer homes and reinforce views. The Proposed Project includes design features to reduce light pollution and glare by eliminating excessive light levels in outdoor lighting design and hooding light fixtures to minimize visibility of light sources. Street lights will be designed to minimize light pollution while still meeting minimum safety requirements. All lights shall be designed and located so that direct light rays shall be confined to the Project consistent with night sky lighting practices.





Exhibit 5-5 – Esperanza Hills, Option 1

























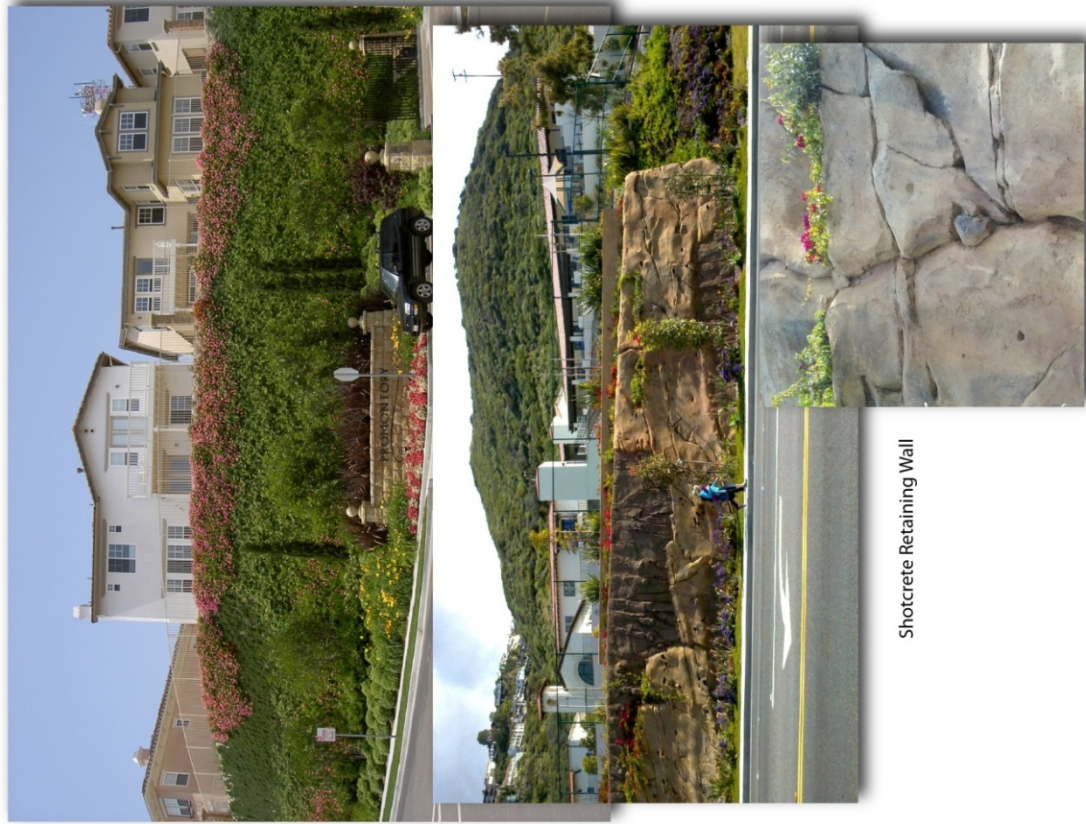
## Exhibit 5-8 – Conceptual Fuel Modification Plan, Option 2







Verdura Retaining Wall



Shotcrete Retaining Wall

### Exhibit 5-9 – Wall Examples

## **1. Methodology**

Visual simulations have been prepared to depict what the Proposed Project will look like when viewed from off-site locations. Twelve distinct locations were chosen from near and distant viewpoints to represent the change in the visual quality of the site. The project shown on the visual simulations represents Option 1 and Option 2 if any portion of the option was visible from the viewpoint. All existing off-site foreground elements, such as trees, are selected and placed to screen the model as appropriate.

## **2. Short-Term Impacts**

Construction of the Proposed Project is planned in two major phases. Planning Area 1, which will be constructed and developed first, contains four parks, an underground water reservoir, open space, existing natural open space, riparian areas, and a trail corridor linking the Project Site to surrounding properties and the Chino Hills State Park. Planning Area 2 is located at a higher elevation on the property. It contains five parks, an underground water reservoir, open space, existing natural open space, a trail system that connects to the canyon to the west, and two estate lots that have the potential for ancillary uses such as equestrian and/or viticulture. Planning Area 2 will be graded and constructed after completion of the mass grading for Planning Area 1.

While completion of construction may take longer due to market conditions, it is anticipated that mass grading and infrastructure installation for Planning Area 1 will take approximately six to ten months to complete, and mass grading and infrastructure installation for Planning Area 2 will take approximately six to eight months to complete. The Proposed Project is planned to take approximately three to seven years from the start of construction to complete build out, depending upon market conditions.

Exposed grading surfaces, construction debris, construction equipment, truck traffic, and stockpiled materials may adversely impact views of the site on a temporary basis. Dirt would be stockpiled, and equipment for grading activities would be stored at various locations on the site. The Project Applicant is required to coordinate these locations with the grading contractor and the County of Orange Subdivision and Grading Services during the various construction phases of the Proposed Project.

Construction areas will be visible from surrounding land uses including construction vehicles, construction storage bins and office trailer, construction fencing, slope stabilization materials, areas cleared of vegetation, and graded areas. Mass grading and construction of infrastructure will result in the greatest impacts. When there is disturbance due to grading, landscaping will be installed upon completion of grading activity. However, due to the short-term nature of construction and required coordination with the County of Orange, potential construction-related impacts are not anticipated to be significant.

### 3. Long-Term Impacts

Long-term impacts to aesthetics are those associated with the project upon completion of all project construction phases. The construction will permanently alter some views of the site as discussed below. To help evaluate view impacts, current technology has been used to create existing and proposed condition visual simulations. Twelve views of the site were selected that represent the appearance of the project generally available from public view areas. Exhibit 5-10 provides a key map identifying the location of the 12 views. Exhibit 5-11 through Exhibit 5-22 provide the existing and proposed views for the Proposed Project, which are discussed below.

- **View 1** (Exhibit 5-11) shows the existing view and a simulated view that includes the Proposed Project as seen from the eastbound travel lane of the SR-91 Freeway just east of Lakeview Road in the City of Anaheim looking northeasterly towards the Project Site. This location is approximately three miles from the Project Site. This section of SR-91 is a designated State Scenic Highway and County of Orange Scenic Highway – Viewscape Corridor. As depicted in the simulated view of the Proposed Project from the View 1 location, the existing freeway sound wall along the north side of the freeway blocks all distant views, including the Project Site. As depicted in the simulated view of the Proposed Project from the View 1 location, the Proposed Project has no impact on aesthetics as visible from the View 1 location.
- **View 2** (Exhibit 5-12) shows the existing view and a simulated view that includes the Proposed Project as seen from the eastbound travel lane of the SR-91 Freeway just east of Fairmont Boulevard in the City of Anaheim looking northeasterly towards the Project Site. This section of SR-91 is a Caltrans-designated Scenic Highway and a County-designated Scenic Highway – Viewscape Corridor. This scenic view of the Puente-Chino Hills range with hillside development in the cities of Yorba Linda and Anaheim is visible to motorists from this vantage. As depicted in the simulated view of the Proposed Project as seen from the View 2 location, the Project Site is visible in the distance clustered in the existing canyons and below the Chino Hills ridgelines. There is no substantial adverse effect to the Scenic Highway or Scenic Highway – Viewscape Corridor from the Proposed Project, because the intervening ridge limits views of the lower Project Area, while the higher ridges above the Project Site remain intact. The distant view of the Project Site is similar to other hillside developments east of the Project Site located along the ridges of the Hidden Hills community.

As viewed from this location, the Proposed Project will create a potential new light and glare source not present in the existing condition. The Proposed Project incorporates night sky design features to reduce light pollution and glare. With the implementation of Mitigation Measure AE-1 (page 5-62) all direct rays from exterior lighting are required to be confined to the Project Site. The Proposed Project will not substantially degrade the existing visual character or the quality of the site from the View 2 location, because with adherence to the proposed development regulations, the effects of on-site exterior lighting would be minimized substantially by the shielding and the distance.



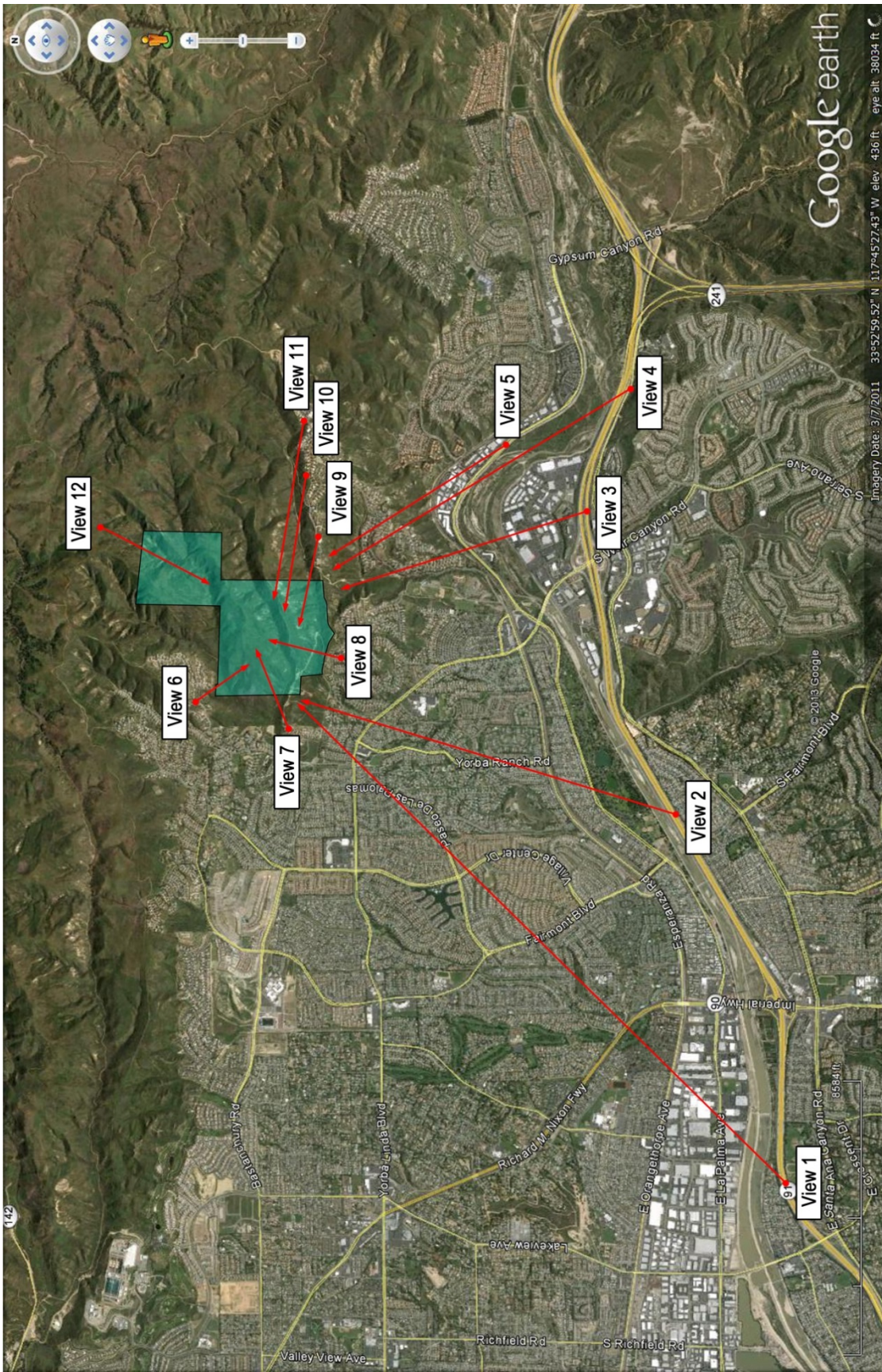


Exhibit 5-10 – Key Map Identifying Location of 12 View Simulations





Existing view



Simulated view with the proposed Esperanza Hills development

Exhibit 5-11 – View 1







Existing view



Simulated view with the proposed Esperanza Hills development

Exhibit 5-12 – View 2



- **View 3** (Exhibit 5-13) shows the existing view and a simulated view that includes the Proposed Project from the eastbound travel lane of the SR-91 Freeway just east of Weir Canyon Road (approximately three miles from the site) in the City of Anaheim looking northerly towards the Project Site. The homes along Hidden Hills Road and on the terraced streets off Granaby Drive are seen in the foreground. This section of the SR-91 Freeway is eligible for Scenic Highway status and is a County-designated Scenic Highway – Viewscape Corridor. As depicted in the simulated view of the Proposed Project as seen from the View 3 location, the Proposed Project Site is visible by motorists in the distance along the Project Site ridgeline with the higher ridge of the Chino Hills rising above the Project Site.

As depicted in the simulated view of the Proposed Project from the View 3 location, the Proposed Project will create a potential new light and glare source not present in the existing condition. The Proposed Project incorporates night sky design features to reduce light pollution and glare. With implementation of Mitigation Measure AE-1 (page 5-62) all direct rays from exterior lighting are required to be confined to the Project Site. The distant view of the Proposed Project from the scenic highway does not substantially damage views from the scenic highway or substantially degrade the existing visual quality or character of the site or the surroundings, because the scale of the development is substantially diminished due to the distance from this view location. Furthermore, the Proposed Project is consistent with the surrounding developments, and the higher ridges remain prominent and are not compromised by the proposed development. With adherence to the proposed development regulations, aesthetics impacts related to this area of the Proposed Project will be less than significant from this location.

- **View 4** (Exhibit 5-13) shows existing and proposed views of the Proposed Project taken from the eastbound travel lane of SR 91 between Weir Canyon Road and the SR-241 toll road in the City of Anaheim looking northwesterly towards the Project Site. This section of SR-91 is eligible for Caltrans-designated Scenic Highway status and is a County-designated Scenic Highway – Viewscape Corridor. As depicted in View 4, the lower portion of the Proposed Project is visible by motorists in the distance along the Project Site ridge top that is below the higher ridges of the Chino Hills range. The upper portion of the Project Site is blocked from view by intervening ridges. As depicted the photograph of the existing view as seen from the View 4 location, other hillside developments are visible from this vantage point, which is located along the ridgelines of the Chino Hills.

As viewed from this location, the Proposed Project will create a potential new light and glare source not present in the existing condition. The Proposed Project incorporates night sky design features to reduce light pollution and glare. With the implementation of Mitigation Measure AE-1 (page 5-62) all direct rays from exterior lighting are required to be confined to the Project Site. Similar to View 3, the distant view of the Proposed Project from the View 4 location does not substantially damage views from the eligible Scenic Highway or substantially



degrade existing visual quality or character of the site or the surroundings. The Project consists of low-density single-family residences. The Specific Plan Design Guidelines establish regulations providing building colors that will be predominantly earth tones designed to blend with the background natural vegetation, a grading design that preserves the natural ridgelines, design features to reduce light pollution and glare by incorporating night sky lighting practices, screening of building equipment and utility boxes, and using non-reflective building glass and wall materials. With adherence to the proposed development regulations, aesthetics impacts related to this area of the Proposed Project will be less than significant from this view location.

- **View 5** (Exhibit 5-15) shows the existing view and a simulated view of the Proposed Project taken from La Palma Drive at the intersection of Via Lomas De Yorba Lane in the City of Yorba Linda looking northwesterly towards the Project Site. As depicted in the simulated view as seen from the View 5 location, the Proposed Project is not visible from this viewpoint. The Project Site is located entirely behind the intervening ridgeline. There is no visual project impact from this view location.
- **View 6** (Exhibit 5-16) shows the existing view and a simulated view that includes the Proposed Project from Casino Ridge Road near the intersection of Hollow Ridge Court in the City of Yorba Linda looking southeast onto Planning Area 1 within the Proposed Project Site. As depicted in the simulated view of the Proposed Project as seen from the View 6 location, Planning Area 1 is visible from this vantage point. The residential structures located on “R” Street through “V” Street are sited below the Project ridgelines. The residential structures along “M” Street, “N” Street, and “O” Street, with elevations ranging from 930 AMSL to 965 AMSL, are visible along the Project ridge, but remain below higher ridgelines in the near and distant background. In this portion of the view, rooftops are clearly visible above the Project Site’s ridgeline. The Proposed Project’s terraced and landscaped slopes are visible on the left of the view.

As viewed from this location, the Proposed Project will create a potential new light and glare source not present in the existing condition. The Proposed Project incorporates night sky design features to reduce light pollution and glare. With implementation of Mitigation Measure AE-1 (page 5-62) all direct rays from exterior lighting are required to be confined to the Project Site. Although development within Planning Area 1 of the Proposed Project is visible from the View 6 location, it does not substantially degrade the existing visual character or quality of the site and its surroundings in that the existing landform of upward-trending slopes remains the dominant visual amenity in the view. All development within the Planning Area is located below the major ridgelines and will not block distant vistas from this view location. With adherence to the proposed development regulations, aesthetics impacts related to this area of the Proposed Project will be less than significant from this view location.



Existing view



Simulated view with the proposed Esperanza Hills development

**Exhibit 5-13 – View 3**







Existing view



Simulated view with the proposed Esperanza Hills development

**Exhibit 5-14 – View 4**







Existing view



Simulated view with the Proposed Esperanza Hills development

Exhibit 5-15 – View 5









Existing view



Simulated view with the Proposed Esperanza Hills development

**Exhibit 5-16 – View 6**





- **View 7** (Exhibit 5-17) shows the existing view and a simulated view of the Proposed Project from the end of Dorinda Road in the City of Yorba Linda looking easterly towards the Project Site. As depicted in the simulated view of the Proposed Project from the View 7 location, Planning Area 1 is visible from this vantage point. Residential structures trend upward following the slope with a majority of the structures located below the Project's ridgelines. Residential structures located at the end of "V" Street are viewed above the ridgeline in front of the SCE transmission towers. To the extreme left of the simulated view showing the Proposed Project as seen from the View 7 location, existing Casino Ridge homes are visible at the top of the ridge above the Proposed Project residential structures. The manufactured slopes within Planning Area 1, which rise above the proposed residential development, have been terraced and landscaped, and are visible from this vantage point.

As viewed from this location, the Proposed Project will create a potential new light and glare source not present in the existing condition. The Proposed Project incorporates night sky design features to reduce light pollution and glare. With the implementation of Mitigation Measure AE-1 (page 5-62) all direct rays from exterior lighting are required to be confined to the Project Site. Although some development within Planning Area 1 is visible from the View 7 location, it does not substantially degrade the existing visual character or quality of the site and its surroundings, because the existing landform of upward-trending slopes remains. With adherence to the proposed development regulations, aesthetics impacts related to this area of the project will be less than significant from this view location.

- **View 8** (Exhibit 5-18) shows the existing view and a simulated view that includes the Proposed Project from the end of Devonport Court in the City of Yorba Linda looking northerly towards the Project Site. As depicted in the simulated view of the Proposed Project from the View 8 location, Planning Area 1 is visible from this vantage point. A majority of the residential structures that are visible from this vantage point are sited below the upward-trending slope with residential structures located at the end of "O" Street at an elevation of 970 AMSL visible above the Proposed Project ridgeline to the left in the simulated view of the Proposed Project as seen from the View 8 location. Residential structures located to the right in the simulated view at the end of "J" Street are viewed above the Project ridgeline.

As viewed from the View 8 location, the Proposed Project will create a potential new light and glare source not present in the existing condition. The Proposed Project incorporates night sky design features to reduce light pollution and glare. With the implementation of Mitigation Measure AE-1 (page 5-62) all direct rays from exterior lighting are required to be confined to the Project Site. Although the Proposed Project is visible from the View 8 location, it does not substantially degrade the existing visual character or quality of the site and its surroundings in that the existing landform of upward-trending slopes remains. With adherence to the proposed development regulations, aesthetics impacts related to this area of the Proposed Project will be less than significant from this view location.

- **View 9** (Exhibit 5-19) shows the existing view and a simulated view that includes the Proposed Project from the cul-de-sac at the end of Green Crest Drive in the City of Yorba Linda looking westerly towards the Project Site. As depicted in the

simulated view of the Proposed Project as seen from the View 9 location, the Project Site is not visible from this vantage point. The Project Site is behind the intervening ridgeline. There is no visual project impact from this view location.

- **View 10** (Exhibit 5-20) shows the existing view and a simulated view that includes the Proposed Project from the back yard of a residence at the end of Fairwood Circle in the City of Yorba Linda looking westerly towards the Project Site. As depicted in the simulated view of the Proposed Project as seen from the View 10 location, the Project Site is not visible from this vantage point. The Project Site is behind the intervening ridgeline and below the visible energy transmission lines. There is no visual project impact from this view location.
- **View 11** (Exhibit 5-21) shows an existing view and a simulated view of the Proposed Project from Hidden Hills Road near the intersection of Hidden Glen Lane in the City of Yorba Linda looking westerly towards the Project Site. As depicted in the simulated view of the Proposed Project as seen from the View 11 location, the Project Site is not visible from this vantage point. The Project Site is behind the intervening ridgeline. There is no visual project impact from this view location.
- **View 12** (Exhibit 5-22) shows an existing view and a simulated view of the Proposed Project from the scenic vista on top of San Juan Hill in Chino Hills State Park looking southwesterly towards the Project Site. Estate Lot 1 in Planning Area 2 at an elevation of 1,340 AMSL is visible from this vantage point. As depicted in the simulated view of the Proposed Project as seen from the View 12 location, although the structures associated with Estate Lot 1 are visible, the structures are viewed against the distant ridgeline of the Santa Ana Mountains along with urban development and the SR 91 Freeway in the distance. Also visible in the simulated view are a few residential structures located in Planning Area 1 below the ridge at the intersection of “S” Street and “U” Street with an elevation of approximately 1,039 AMSL.

As viewed from the View 12 location, the Proposed Project will create a potential new light and glare source not present in the existing condition. The Proposed Project incorporates night sky design features to reduce light pollution and glare. The photograph showing the Proposed Project from the View 12 location depicts the potential for a main residence structure and a guesthouse on one of the estate lots. With the implementation of Mitigation Measure AE-1 (page 5-62), all direct rays from exterior lighting are required to be confined to the Project Site and are designed to not spill into off-site areas within Chino Hills State Park. Although Estate Lot 1 in Planning Area 2 is visible from the View 12 location, it does not substantially degrade the existing visual character or quality of the site and its surroundings in that the existing landform of downward-trending slopes remains and the development of the project will not substantially block distant vistas. The Chino Hills State Park General Plan includes a guideline to discourage ridgeline developments that affect views from the Park and encourages cooperation with developers to protect views to the extent feasible. With adherence to the proposed development regulations, aesthetics impacts related to this area of the project will be less than significant from this view location.





Existing view



Simulated view with the proposed Esperanza Hills development

**Exhibit 5-17 – View 7**









Existing view



Simulated view with the Proposed Esperanza Hills development

**Exhibit 5-18 – View 8**









Existing view



Simulated view with the proposed Esperanza Hills development

Exhibit 5-19 – View 9







Existing view



Simulated view with the proposed Esperanza Hills development

Exhibit 5-20 – View 10









Existing view



Simulated view with the proposed Esperanza Hills development

**Exhibit 5-21 – View 11**









Existing view



Simulated view with the proposed Esperanza Hills development

**Exhibit 5-22 – View 12**







The following is a summary of potential aesthetics resources impacts associated with the development of the Proposed Project. Mitigation measures are provided where appropriate.

### **1) Visual Character**

Section 10, Development Standards and Section 11, Design Guidelines of the Esperanza Hills Specific Plan provide regulations and development standards for the Proposed Project's residential uses, which will be recorded as Covenants, Conditions and Restrictions on the property and enforced by the Homeowners Association Board of Directors and Design Review Committee. These sections set forth permissible land uses and residential densities, as well as development standards such as setbacks, building heights, site coverage, landscaping, and screening with which future development must comply. The Design Guidelines also establish regulations for home colors that soften the appearance of the homes that are visible from outside the Proposed Project. Home colors will be selected to be consistent with the surrounding natural landscape and with the color value of the specific hue close to the immediate landscape. Colors on the homes visible from outside the Proposed Project will be predominantly earth tones, such as browns, ochers, sepias, and grays. The Design Guidelines establish night sky regulations to reduce light pollution and glare by reducing light levels and directing rays to on-site surfaces.

The Proposed Project, as designed, is not anticipated to have significant impact on or degrade existing visual character or quality of the site and its surroundings, because the existing landform of upward-trending slopes is preserved, distant views to the major ridgelines and other important visual amenities are preserved, and design features have been incorporated into the Proposed Project to soften the appearance of the homes visible from outside the Project. Home colors designated in the Esperanza Hills Specific Plan will be selected to be consistent with the surrounding natural landscape and with the color value of the specific hue close to the immediate landscape. Colors on the homes visible from outside the Project will be predominantly earth tones such as browns, ochres, sepias, and grays. The Proposed Project consists of 62% open space with approximately 140 to 150 acres of primarily hills, canyons, ridgelines, and other undisturbed natural space that lessens the visual impact of the Project. The Proposed Project is consistent with existing surrounding low-density residential development, which consists of single-family one- and two-story homes on large lots, and provides abundant open space with fuel modification zones. Therefore, the Project's aesthetics impacts related to scenic vistas will be less than significant.

### **2) Light and Glare**

As the Project Site currently does not generate any night time light source, development of the project will create new light sources that will increase light and glare in the immediate vicinity as well as from distant vistas. Residential development on the subject property will also incrementally increase the amount of light shed into the night sky. Street lights will be provided along Esperanza Hills Road that will light the

roadway for safety purposes. Spillover into the surrounding area will be prevented by use of light fixtures that are shielded downward.

The Proposed Project will introduce new sources of light and glare to the area. Potential impacts from light and glare are directly related to the level of urbanization within the Project Site and the design of the individual residential structures. New light sources will include safety and security lighting and ornamental lighting for individual dwellings. New glare sources from light reflecting off building windows will be eliminated by incorporation of a Project Design Feature to reduce potential glare by requiring all buildings to use non-reflective glass. The Proposed Project's parks, trails, and open space areas, such as detention/debris basins and fuel modification zones, as well as water storage tank facilities, may be illuminated, but such areas will comply with dark sky guidelines. By design, virtually all sources of light will illuminate a surrounding area to some degree. The degree of illumination varies, depending on the candlepower of the light source, the height of the light, the presence of barriers or obstructions, and the type and design of the light source.

The proposed lighting would be an extension of the existing lighting in surrounding neighborhoods and would be consistent with surrounding low-density developed areas. Although the proposed lighting could be considered adverse to existing residents, who do not currently experience lighting on the hillside, the proposed lighting would not create any light spillage onto nearby residential areas with the implementation of Mitigation Measure AE-1 (page 5-62). This mitigation measure will prevent unnecessary light on surrounding properties and to ensure on-site lighting is directed towards the appropriate use. This potential impact will be minimized to the greatest extent possible. Landscaping is proposed to mitigate potential headlight glare from automobiles traveling along the local street network. The main entrance road into the Proposed Project will be located between the two planning areas and not readily visible outside the Proposed Project once vehicles enter the main gate. Project aesthetics impacts related to light and glare with mitigation will be less than significant.

### **3) County of Orange General Plan-Scenic Highway**

The Proposed Project will be part of the urban fabric from a long-range view of the foothills of Chino Hills from the SR-91 Freeway and portions of Weir Canyon Road. The Proposed Project, as designed, is not anticipated to have significant impacts on the SR-91 Freeway (a Caltrans-designated Scenic Highway and a County-designated Scenic Highway – Viewscape Corridor), because the Project is viewed as part of the Chino Hills range with urban development on the lower slopes and a protected ridgeline above the developed area. The Proposed Project is not located within a scenic vista corridor; therefore, development of the Proposed Project will not impact significant scenic resources. Project impacts on aesthetics related to scenic vistas will be less than significant.



#### **4) City of Yorba Linda General Plan**

The Proposed Project as designed is substantially consistent with the Yorba Linda GP as it pertains to aesthetics impacts. An analysis of the project's consistency with the Yorba Linda GP goals and policies is provided below using relevant criteria and policies for the level of information provided in the Specific Plan.

- *Land Use Element Goal 8: Low density residential development in the hillside areas which protects the unique natural and topographic character.*

The Proposed Project has been designed at an average density of .73 dwelling unit per acre. This density is lower than and consistent with the adjacent residential neighborhoods in the City, which average more than 1 dwelling unit per acre, with the exception of Casino Ridge, which is lower than 1 dwelling unit per acre, with an average of 0.74 dwelling unit per acre. The Proposed Project's low density, combined with clustering of development areas, results in preservation of the site's landform and topographic character of upward-trending slopes and canyons. Project impacts to aesthetics are consistent with the Yorba Linda GP and will be less than significant.

- *Land Use Element Goal 9: Preservation and enhancement of the natural setting of the City*

The project design has taken into consideration existing topography by clustering and terracing building pads to minimize grading and preserve open space. Depending on the access option selected, the Proposed Project consists of approximately 62% open space, including approximately 140 to 150 acres of natural undisturbed vegetation, approximately 85 acres of fuel modification zones, and approximately 7 miles of trails. The Proposed Project has been designed to enhance the natural landforms of upward-trending hillsides and canyons with sensitive contour grading and landscaped retaining walls. The Proposed Project protects the scenic and visual qualities of the hillside area and ridgelines by incorporating design features that set forth permissible land uses and residential densities, as well as requirements such as setbacks, building heights and site coverage, landscaping, and screening. Design features have been incorporated into the project to soften the appearance of the homes visible from outside the property. Incorporation the design features and Mitigation Measure AE-1 (page 5-62) prevents unnecessary light on surrounding properties and ensures that on-site lighting is directed towards the appropriate use. The Project will be in substantial conformance with the Yorba Linda GP Goals and Policies for aesthetics impacts.

#### **5) Yorba Linda Zoning Ordinance**

The Proposed Project, as designed, is in substantial conformance with the Yorba Linda Zoning Ordinance, which establishes standards and guidelines that address grading,

retaining walls, building location to ridgelines, landscape materials, and building colors.

The Yorba Linda Zoning Ordinance also includes a regulation for development adjacent to Chino Hills State Park that states:

Within viewscape of Chino Hills State Park for any proposed residential development that is determined to be viewed from any point within Chino Hills State Park, the grading and landscaping plans shall include, for each lot so determined to be viewed, specific measures, including height limits, setbacks, landscaping, berms, and/or other measures that will assure that any structure built on the lot will not be viewed from Chino Hills State Park or otherwise be screened to the extent feasible. (§18.30.040.E, Standards and guidelines)

As depicted in the simulated view of the Proposed Project from the View 12 location (Exhibit 5-22, page 5-55), the structures associated with Estate Lot 1 and a few homes located on “S” Street and “U” Street are visible from the San Juan Hills Lookout within Chino Hills State Park. Mitigation Measure AE-1 (page 5-62 below) has been incorporated into the Proposed Project to reduce light and glare, and Project Design Features have been implemented to reduce visual impact of the Proposed Project by restricting building height to 35 feet, using home colors that are consistent with the surrounding natural landscape, requiring non-reflective glass, screening buildings’ mechanical equipment and above-ground utility equipment, and using non-reflecting wall materials and landscaping. Because the Orange County Fire Code prohibits combustible landscaping within 20 feet of residential structures and restricts the size and type of landscaping in fuel modification zones, the Project Design Features described above will minimize the potential impacts to aesthetics, which will be less than significant.

### 5.1.5 Project Design Features

The Project has been designed to minimize visual impacts and to achieve consistency with the surrounding residential developments. The following Project Design Features have been incorporated into the project to reduce visual impact.

- PDF 1 Density – The average density of the project is .73 dwelling units per acre. This is considered a low-density residential project that is consistent with the adjacent neighborhoods in the City, which protects the unique natural and topographic character.
- PDF 2 Building Height – The maximum building height for all residential lots is 2 stories and 35 feet.
- PDF 3 Open Space – 62% of the Project Site is natural opens space, fuel modification zone, retention basin, parks, and trails.
- PDF 4 Color of Homes – In addition to grading concepts, landscaping and color will be utilized to soften the appearance of the homes visible



from outside the Proposed Project. Home colors will be selected to be consistent with the surrounding natural landscape and with the color value of the specific hue close to the immediate landscape. Colors on the homes visible from outside Esperanza Hills will be predominantly earth tones, such as browns, ochres, sepias, and grays.

- PDF 5 Landscaping – The landscape plan includes native and architecturally thematic plant material used to establish entry monuments, signage, walls, fences, and hardscape elements complementing and evoking the same respect for the surrounding natural environment. All streetscapes, slopes, and neighborhood parks will be harmoniously interwoven with the natural hillside by utilizing trees, naturalized shrubs, and grasses that are drought tolerant and considerate of long-term maintenance needs. Pedestrian connections and residential streets will offer canopy trees and flowering accent trees to provide shade, while open spaces will host informal plant and tree groupings and large evergreen shrubs. Selected plant material will complement the scale of the architecture. View opportunities will be considered from the neighborhoods to the surrounding landscape, enhancing views outside the immediate Project limits wherever possible.
- PDF 6 Equipment – Air conditioners, heating, cooling, and ventilating equipment, and all other mechanical, lighting, or electrical devices shall be operated to minimize disturbance to adjacent and neighboring occupants, and shall be screened, shielded, and/or sound buffered from surrounding properties and streets. No roof-mounted air conditioning units will be allowed.
- PDF 7 Utilities – Above-ground utility boxes, telephone boxes, water lines, backflow preventers, cable boxes, or similar structures within public view shall be screened and painted to blend into surrounding areas. Satellite dishes shall be placed to minimize visual impact and painted to match surrounding areas.
- PDF 8 Walls and Fencing – Walls that are viewed from the street may be of masonry block construction or vinyl fence material consistent with the architectural style of the home. Homeowner privacy fencing shall not exceed six feet in height. Other privacy fencing shall be made of durable, synthetic material, block, or wrought iron. Wall or fences shall not exceed 42 inches in height in any required front yard setback.
- PDF 9 Grading – The Proposed Project shall conform to the Orange County Grading Ordinance.
- PDF 10 Glare – Building structures shall use non-reflective glass.

### 5.1.6 Mitigation Measures

- AE-1 Prior to the issuance of building permits, the Project Applicant 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, OC Planning, or designee. Lighting shall be designed to minimize visibility of light sources by directing lighting toward the on-site structures and not illuminating areas outside property boundaries.

### 5.1.7 Level of Significance after Mitigation

The Proposed Project, as designed, will not have a substantial adverse effect on a scenic vista as seen from the SR-91 Freeway (a Caltrans-designated Scenic Highway), the surrounding residential neighborhoods of Yorba Linda, or Chino Hills State Park. Implementation of Mitigation Measure AE-1 to reduce light and glare, and Project Design Features PDF 1 through PDF 10 will reduce visual impact with 62% open space, low-density development, restricting building height to 35 feet, using home colors that blend with the natural landscape, using non-reflective glass, screening building's mechanical equipment and above-ground utility equipment, and using non-reflecting wall materials and landscaping. The Proposed Project, as designed, and with implementation of Mitigation Measure AE-1 and Project Design Features PDF 1 through PDF 10, will result in less than significant impacts to any scenic vistas.

The Proposed Project will not substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a designated Scenic Highway. The Proposed Project will be part of the urban fabric from a long-range view of the foothills of Chino Hills from the SR-91 Freeway and portions of Weir Canyon Road. The Proposed Project, with Mitigation Measure AE-1 to reduce light and glare and Project Design Features PDF 1 through PDF 10, will not to have a significant impact on the SR-91 Freeway (a Caltrans-designated Scenic Highway and a County-designated Scenic Highway – Viewscape Corridor), because the project is viewed as part of the Chino Hills range with urban development on the lower slopes and a natural ridgeline above the developed area. The Proposed Project is not located within a scenic vista corridor and, therefore, development of the Project will not impact significant scenic resources. There are no historic buildings, significant trees, or rock outcroppings located within the Project Site. With implementation of Mitigation Measure AE-1 and Project Design Features PDF 1 through PDF 10, the Proposed Project's impact on scenic resources will be less than significant.

The Proposed Project, as designed, will not substantially degrade the existing visual character or quality of the site and its surroundings. The Proposed Project consists of low-density single-family development with 62% open space that has been designed to preserve the upper ridgelines and topography and be compatible with the surrounding residential neighborhoods of Yorba Linda. Project Design Features have been incorporated into the Proposed Project to reduce impacts. With implementation of Mitigation Measure AE-1 and Project Design Features PDF 1 through PDF 10 the



Proposed Project's impact on the existing visual character or quality of the site and its surroundings is less than significant.

The Proposed Project will not create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area, because the Proposed Project, as designed, is a low-density single-family development with 62% open space and incorporates Project Design Features to reduce light and glare by regulating building colors to blend with the natural background, using non-reflecting glass and wall materials, screening building equipment and utility boxes, and restricting building height to 35 feet. Mitigation Measure AE-1 has been incorporated into the Proposed Project, which requires all direct light rays to be confined to development within the Project Site. With implementation of Mitigation Measure AE-1 and Project Design Features PDF 1 through PDF 10, impacts related to the creation of a new source of light and glare affecting daytime or nighttime views will be less than significant.

#### **5.1.8 Cumulative Impacts**

The Proposed Project, in combination with the proposed Cielo Vista project currently under review by the County of Orange, would permanently alter the Project Area from predominantly open space to low-density residential with roadways, trails, parks, and natural open space. Development of this area will add to the urbanization of Orange County and the City, and will bring urbanization closer to Chino Hills State Park. Both projects are consistent with the existing urban development pattern of the Chino Hills, in which development is located on the lower slopes with the upper ridgelines and slopes preserved as natural landforms. There is no additional construction proposed to the north or east of the Project Site or the proposed Cielo Vista project. Potential aesthetics impacts for the Project Site are minimized or avoided through the Proposed Project's design (i.e., project design features). In addition, potential light and glare impacts are mitigated to a less than significant level. Potential cumulative aesthetics impacts generated by both projects in the vicinity will be substantially mitigated on a project-by-project basis through compliance with visual resources policies; therefore, the cumulative impact to aesthetics is reduced to a level of less than significant.

Construction of the Proposed Project and the proposed Cielo Vista project may have a significant effect on cumulative impacts of light and glare. The Proposed Project's impact on light and glare has been mitigated to a level of less than significant. Impacts of light and glare will be substantially mitigated on a project-by-project basis through implementation of mitigation measures and project design features such as those listed above; therefore, the cumulative impact to light and glare is less than significant.

### **5.1.9 Unavoidable Adverse Impacts**

#### **1. Short-Term**

No significant short-term impacts are anticipated to occur.

#### **2. Long-Term**

Following implementation of the recommended mitigation measure and the Project Design Features, long-term aesthetics impacts associated with on-site development and remaining oil production activities will be reduced to less than significant levels.

With implementation of the recommended mitigation measure, potential significant light and glare impacts would be reduced to less than significant levels.