

4.2 AESTHETICS

4.2.1 INTRODUCTION

This section describes the existing aesthetic character of the Project area and describes views of the Project site from surrounding and on-site vantage points. The potential visual and aesthetic changes resulting from Project implementation are also addressed. The information presented in this section is based on field reconnaissance, review of the Project site, and review of aerial photographs, conceptual site elevations, and visual simulations.

4.2.2 REGULATORY SETTING

State

California Coastal Act

The California Coastal Act of 1976 (*California Public Resources Code* §30000 et seq.) establishes policies guiding development and conservation along the California coast. Section 30001 of the Coastal Act finds:

- (a) That the California coastal zone is a distinct and valuable natural resource of vital and enduring interest to all the people and exists as a delicately balanced ecosystem.
- (b) That the permanent protection of the state's natural and scenic resources is a paramount concern to present and future residents of the state and nation.
- (c) That to promote the public safety, health, and welfare, and to protect public and private property, wildlife, marine fisheries, and other ocean resources, and the natural environment, it is necessary to protect the ecological balance of the coastal zone and prevent its deterioration and destruction.
- (d) That existing developed uses, and future developments that are carefully planned and developed consistent with the policies of this division, are essential to the economic and social well-being of the people of this state and especially to working persons employed within the coastal zone.

As set forth in the Coastal Act Section 30001.5, the State's basic goals for the coastal zone are to:

- (a) Protect, maintain, and where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and artificial resources.
- (b) Assure orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state.
- (c) Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resources conservation principles and constitutionally protected rights of private property owners.
- (d) Assure priority for coastal-dependent and coastal-related development over other development on the coast.

- (e) Encourage state and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.

Section 30007.5 states:

The Legislature further finds and recognizes that conflicts may occur between one or more policies of the division. The Legislature therefore declares that in carrying out the provisions of this division such conflicts be resolved in a manner which on balance is the most protective of significant coastal resources. In this context, the Legislature declares that broader policies which, for example, serve to concentrate development in close proximity to urban and employment centers may be more protective, overall, than specific wildlife habitat and other similar policies.

City of Newport Beach

General Plan Natural Resources Element

The Natural Resources Element of the *City of Newport Beach General Plan* includes goals and policies related to aesthetics and visual resources that are applicable to the proposed Project. These goals and policies are provided in Table 4.1-2 in Section 4.1, Land Use and Related Planning Programs, with a Project consistency analysis.

Local Coastal Program Coastal Land Use Plan (CLUP)

Chapter 4, Coastal Resource Protection

Section 4.4 of the CLUP includes scenic and visual resources policies, including coastal view protection, bulk and height limitations, natural landform protection, and sign and utility regulations. Where feasible, the scenic and visual qualities of the coastal zone, including public views to and along the ocean, bay and harbor, are to be protected. Coastal views from designated roadway segments are to be protected pursuant to Policy 4.4.1-6. Height limitations and massing are also addressed in Section 4.4.2, Bulk and Height Limitation, of Chapter 4 of the CLUP. The Project's consistency with the CLUP and the California Coastal Act is evaluated in Tables 4.2-3 and 4.2-4, respectively, in Section 4.1, Land Use and Related Planning Programs.

4.2.3 EXISTING CONDITIONS

Visual Characteristics of the Site and Surrounding Area

The Project site is currently vacant and undeveloped. The Project site is irregularly shaped with varying topography, with the northeastern portion of the site at a higher elevation than the western portion. The site ranges in elevation from approximately 76 feet above mean sea level (msl) in the northeastern portion of the site to 44 feet above msl in the northwestern portion of the site, and slopes downward to approximately 10 feet above msl at the intersection of West Coast Highway and Superior Avenue. Vegetation on the City-owned portion of the site consists primarily of ruderal, disturbed vegetation, and ornamental landscaping. The Project site has been previously graded, and is subject to regular maintenance activities for fuel modification and weed abatement. The 5.2-acre portion of the site located on the Newport Banning Ranch property is relatively undeveloped with remnants of oil field grading activities (i.e., dirt roads and

drill pads). Vegetation on this portion of the site consists of scrubs, grasses, small trees, and ornamental landscaping.

The Project site is located in West Newport Beach in an urban environment consisting of multi-family residential uses, commercial uses, institutional, and open space. The Project site is generally bound on the north by residential development; to the east by Superior Avenue with residential development and Hoag Memorial Hospital Presbyterian (Hoag Hospital) east of the road; to the south by West Coast Highway with residential development south of the highway; and to the west by undeveloped open space (Newport Banning Ranch). The Newport Banning Ranch property has a City General Plan land use designation that would allow for either open space uses or mixed-use development; the proposed access road for Sunset Ridge Park would traverse this property. There is no direct vehicular access to the Project site from West Coast Highway or Superior Avenue.

The Project site is visible from immediately surrounding land uses. The residents of the Newport Crest Condominium development located immediately to the north have expansive views of the Project site and the Pacific Ocean located approximately ½ mile further to the south. Because the site slopes upward from West Coast Highway and Superior Avenue, views of the entire Project site are limited from these two roadways. From West Coast Highway, views of the site are generally restricted to the perimeter slopes of the site. Viewers traveling south on Superior Avenue would see the existing slopes and the on-site wall, the latter which limits site views to the slope along Superior Avenue.

The Natural Resources Element of the General Plan, Figure NR3, identifies that the Project site includes a designated public view point. As depicted on Exhibit 4.2-1, the site also contains a 197,720-square-foot (sf) scenic easement imposed by the California Department of Transportation (Caltrans) as a term of the sale of the property to the City. The easement is located generally from the property line adjacent to West Coast Highway to approximately half-way into the site. This easement restricts development rights to those permitted in the City's Open Space-Active (OS-A) zoning with additional limitations on the placement of permanent structures and pavement in the scenic easement area.

Photographic locations are shown on Exhibit 4.2-2, and views of the Project site are shown from various locations within and surrounding the Project site in Exhibits 4.2-3a through 4.2-3d. The views presented in these photographs and site characteristics are described below.

- **View 1 – View from the southern portion of the off-site parking lot across Superior Avenue looking west toward the Project site (Exhibit 4.2-3a):** This view from the southern portion of the City's off-site public parking lot looking west from the northeast corner of Superior Avenue at West Coast Highway to the Project site illustrates views of the parking lot and of Superior Avenue in the foreground. This location was selected to show the Project site as viewed by persons in the parking lot and by persons travelling westbound on West Coast Highway. The slope along Superior Avenue on the Project site is visible and contains low-lying shrubs and grass (Section 4.6, Biological Resources). The proposed level area of the park site is not visible because of existing topography. The site slopes upward from Superior Avenue then descends slightly into the park site. The Newport Crest Condominium development is visible in the background, and the view toward the site from this location is unobstructed. Trees and street light standards are visible.
- **View 2 – View from the entry to Sunset View Park across Superior Avenue looking west toward the Project site (Exhibit 4.2-3a):** This view is from the westerly entrance

to Sunset View Park looking west across Superior Avenue. Sunset View Park is an existing linear passive park with walking trails. This park has several vantage points that are designated as a Public View Point (Figure NR3/Coastal Views in the General Plan). This location was selected to provide a view of the Project site from a designated public view point.

As shown in the photograph, the parking lot and a wide driveway are located in the foreground. The northeastern portion of the Project site is visible. In addition, concrete barriers and transformer boxes are visible in the foreground. This view shows the existing wall on the Project site, which is approximately six feet high and extends from the Newport Crest Condominiums approximately 150 feet to the south along the top of the on-site slope. The Newport Crest Condominiums are also prominently featured in this view. This view toward the Project site is also unobstructed, and street trees are visible along Superior Avenue. The slope extending upward from Superior Avenue contains sparse vegetation in this area of the Project site (Section 4.6, Biological Resources).

- **View 3 – View along Superior Avenue looking south (Exhibit 4.2-3b):** This photograph identifies views from the center divider median on Superior Avenue looking south, with Superior Avenue and the existing wall on the Project site that extends from the Newport Crest condominiums southward being prominently featured. Superior Avenue is designated as a Coastal View Road from Hospital Road to West Coast Highway on Figure NR3/Coastal Views in the General Plan. This photo location provides a view of the Project site from a designated Coastal View Road. This view of the slope along Superior Avenue also illustrates the sparse vegetation in this area of the Project site. The Newport Crest Condominiums are shown in the far right view of this photograph. Street trees that line Superior Avenue are also visible, and the Pacific Ocean is visible farther in the distance.
- **View 4 – View along West Coast Highway looking east (Exhibit 4.2-3c):** This exhibit shows views from the center divider median on West Coast Highway looking west from a point just south of the proposed park access road. This location was selected to provide a view of the Project site from West Coast Highway as viewed by persons travelling eastbound on West Coast Highway. As shown in this view, West Coast Highway is prominently featured. A landscaped median with pavers and street trees, shrubs, and flowers are shown in the far right-hand portion of the photograph. The Project site is also prominent in this photograph (to the left [north] of West Coast Highway). The slope located on site is visible in the upper left-hand portion of the photograph. The vegetated slope that extends upward from West Coast Highway is shown. In this view, street light standards are visible. The Newport Crest Condominiums are also visible in the background.
- **View 5 – View south of the Project site looking northwest toward the Project site (Exhibit 4.2-3c):** This photograph was taken from the center divider median on West Coast Highway at a point just south of the proposed park access road. This location was selected to provide a view of the proposed access road and proposed intersection of West Coast Highway and the access road. West Coast Highway is visible in the foreground in addition to the westernmost portion of the Project site along West Coast Highway. A light standard is shown as well as the existing vegetation located on the site. This view includes the area for the future park access road, which is located on the Newport Banning Ranch property. This view also shows the varying topography of the site and further to the northwest beyond the Project site.



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Site Constraints

Sunset Ridge Park EIR

Exhibit 4.2-1



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- LEGEND**
- Existing Area - Outside of Project Boundary
 - Entry Planting - Non-irrigated, Non-native
 - Expanded Habitat Area, CSS - Native
 - Water Infiltration Area
 - Turf Area
 - Active Area - Ornamental Planting
 - Sloped Streetscape Planting
 - Residential Buffer Planting
 - Butterfly Garden

Source: EPT Design 2009

Photograph Locations

Sunset Ridge Park EIR



Exhibit 4.2-2





View 1 - View from the southern portion of parking lot across Superior Avenue looking northwest toward the Project site.



View 2 - View from Sunset View Park across Superior Avenue looking northwest toward the Project site.

Existing Conditions – Views 1 and 2

Sunset Ridge Park EIR

Exhibit 4.2-3a

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View 3 – View along Superior Avenue looking south.

Existing Conditions – View 3

Sunset Ridge Park EIR

Exhibit 4.2–3b

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View 4 - View along West Coast Highway looking east.



View 5 - View south of the Project site looking northwest toward the Project site.

Existing Conditions - Views 4 and 5

Sunset Ridge Park EIR

Exhibit 4.2-3c

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View 6 – View from the eastern portion of the Project site looking south across the site.

Existing Conditions – View 6

Sunset Ridge Park EIR

Exhibit 4.2–3d

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View 6 – View from the eastern portion of the Project site looking south across the site (Exhibit 4.2-3d): View 6 is the point on the Project site that has a vantage point that is designated as a Public View Point on Figure NR3/Coastal Views in the General Plan. This view offers expansive views across the Project site to the ocean in the background. As shown in this view, the rooftops of single-family residences and trees located across West Coast Highway are visible. Due to site topography, West Coast Highway is not visible in this view; West Coast Highway is at a lower elevation than the Project site from this view point. As illustrated in this view, the City-owned portion of the site (13.7 acres) has been mowed and is in a degraded state. Property maintenance on this portion of the site consists of weed abatement for fuel modification purposes. The Newport Crest Condominiums are located immediately north of the Project site. While they are not shown, this photograph is generally representative of the view of the Project site from the lower-level balconies contiguous to the northeastern boundary of the Project site.

View from Superior Avenue

Superior Avenue from Hospital Road to West Coast Highway is designated as a Coastal View Road in the *City of Newport Beach General Plan's* Natural Resources Element. This scenic corridor is immediately adjacent to the Project site. Views from the Project site and Superior Avenue are discussed above in View 3. As stated above, the Pacific Ocean is visible from Superior Avenue. The eastern portion of the existing Project site is also visible in this view.

Light and Glare

The Project site and surrounding area are located in an urban and developed area. The Project site does not currently contain any lighting. However, the land uses surrounding the Project site consists of the nighttime illumination typical of an urban area. There are street lights along Superior Avenue and West Coast Highway and at the intersection of Superior Avenue and West Coast Highway. In addition, the residential uses and commercial uses in the Project vicinity contain light standards typical of urban uses, which include interior lighting, nighttime parking lot lighting, and low-profile security lighting. Transient lighting from vehicular lights also contributes to nighttime illumination in the Project area. The surrounding off-site structures are constructed of materials that are not highly subject to glare effects (e.g., no mirrored buildings); however, off-site uses produce minimal glare effects typical of urban development.

4.2.4 PROJECT DESIGN FEATURES AND STANDARD CONDITIONS

Project Design Features

PDF 4.2-1 All outdoor lighting would be appropriately shielded and oriented in order to prevent light spillage on adjacent, off-site land uses. Outdoor lighting associated with the restroom facilities and parking lot shall not adversely impact residential land uses to the north, but shall provide sufficient illumination for access and security purposes.

Standard Conditions and Requirements

SC 4.2-1 The site shall not be excessively illuminated based on the luminance recommendations of the Illuminating Engineering Society of North America, or, if in the opinion of the Public Works Director and/or Planning Director, the illumination creates an unacceptable negative impact on surrounding land uses or environmental resources. The Public Works Director and/or Planning Director,

may order the dimming of light sources or other remediation upon finding that the site is excessively illuminated.

- SC 4.2-2** Prior to the opening of the Project to the public, the City shall prepare a photometric study in conjunction with a final lighting plan for approval by the Public Works Director and/or Planning Director. The survey shall show that lighting values are “1” or less at all property lines.

4.2.5 METHODOLOGY

The assessment of aesthetic/visual changes was based on field reconnaissance, review of photographs, and evaluation of visual simulations. “Aesthetics” may be defined as visual qualities within a given field of view, and may take into consideration size, shape, color, textual and general composition, and the relationships between these elements. It is recognized in performing this analysis that visual resources are subjective and based on the interpretation of individual viewers. Because viewer perception is subjective, the perception of different viewer groups to the visual environment varies based on viewer activity and awareness.

Photographic images of existing conditions and visual simulations of proposed conditions were prepared to provide a tool for disclosing the projected visual effects of the proposed project. Photographic images of the project site in its existing condition were taken from six public vantage points and visual simulations of the proposed project after implementation were prepared from these same vantage points.

4.2.6 THRESHOLDS OF SIGNIFICANCE

The following significance criteria are from the City of Newport Beach Initial Study Checklist. The Project would result in a significant impact related to aesthetics if it would:

- Threshold 4.2-1** Have a substantial adverse effect on a scenic vista.
- Threshold 4.2-2** Substantially degrade the existing visual character or quality of the site and its surroundings.
- Threshold 4.2-3** Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

As previously discussed in Section 2.3.3, Effects Found Not to be Significant, the City through the preparation of the Initial Study determined that the proposed Project would not have a significant impact for the following thresholds and that no further analysis was required:

- Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway?

The Project area is not adjacent to nor can it be viewed from a designated scenic highway. The Project site is not visible from a designated State Scenic Highway; therefore, the proposed Project would not have an adverse effect on a scenic vista, nor would it damage scenic resources within a State Scenic Highway. Additionally, the Project site is devoid of rock outcroppings, and there are no historic buildings on site. Therefore, no impact would occur.

4.2.7 ENVIRONMENTAL IMPACTS

Threshold 4.2.1 *Would the project have a substantial adverse effect on a scenic vista?*

As stated above, Superior Avenue from Hospital Road to Coast Highway is designated as a Coastal View Road in Figure NR3 of the General Plan's Natural Resources Element. Policy NR 20.3, Public Views, of the General Plan's Natural Resources Element requires the protection and enhanced public view corridors of Superior Avenue from Hospital Road to Coast Highway. This Coastal View Road is immediately adjacent to the Project site. Views from the Project site and Superior Avenue are discussed above in View 3.

As part of the proposed Project, the on-site existing sound wall on the top of the slope along Superior Avenue would be removed. The slope along Superior Avenue would be retained at an approximate height of 80 feet above msl. This slope would be landscaped with trees, shrubs, and groundcover of varying heights (see Exhibit 4.2-4b). Views from this viewpoint would be similar to existing conditions: the views of the ocean would still be present, and after the traveler has past the curve on Superior Avenue, s/he would have unobstructed views of the ocean. The proposed landscape plan has been designed to enhance the view of the Project site from this public view corridor consistent with the General Plan Natural Resources Element Policy 20.4 which states that "design and site new development, including landscaping, on the edges of public view corridors, including those down public streets, to frame, accent, and minimize impacts to public views". No significant impact would occur related to Superior Avenue, a Coastal View Road, and no mitigation is required.

No permanent structures would be located within the Caltrans 197,720-sf scenic easement. This area would include on-site pedestrian walkways and portions of the ball fields, and would be landscaped with turf and drought-tolerant and ornamental plant materials. The proposed park access road is located on the Newport Banning Ranch property, and therefore, the Caltrans scenic easement is not applicable to this portion of the proposed Project. The public Coastal View Point area of the Project site would consist of an overlook area with seating and a shade structure. Walking paths and vegetation would also be located in this area. Consistent with the General Plan Natural Resources Element 20.5, the proposed Project would provide public access and public viewing opportunities within the public view corridor. Therefore, no significant impacts would occur related to the scenic easement and public viewpoint on site, and no mitigation is required.

Impact Summary: *Less Than Significant.* Development of the proposed Project would alter existing views along Superior Avenue, which is designated as a Coastal View Road. However, the change would be minimal, and ocean views would still be maintained. The proposed Project would not contain permanent structures or paving in the Caltrans scenic easement. The Public View Point area would contain an overlook area with seating and a shade structure. The proposed Project would not have a substantial adverse effect on a scenic vista, and therefore, the Project's impact would be less than significant.

Threshold 4.2-2 *Would the Project substantially degrade the existing visual character or quality of the site and its surroundings?*

As described in Section 3.0, Project Description, the Project consists of the development of an active and passive park with ball fields, walking paths, a picnic area, a playground, restroom

facilities, and a parking lot. The access road for the proposed park would be constructed east of the park area and would be located on private property (Newport Banning Ranch). The conceptual site plan is presented in Exhibit 3.9, Conceptual Site Plan, in Section 3.0, Project Description.

Implementation of the proposed Sunset Ridge Park would alter the existing visual character and use of the Project site, and the views from the surrounding land uses would be changed. As discussed above and shown in the existing site photographs, views of the site from Superior Avenue and West Coast Highway are limited due to site topography; the site slopes upward from these roadways. As shown in Exhibit 4.2-4d (View 6), views across the project site are expansive and include background views of the Pacific Ocean.

The proposed Project would introduce park uses on the site where it is now vacant and undeveloped. As described in Section 3.0, Project Description, the active area of the park would include one baseball field and two youth soccer fields in the central portion of the Project site. The baseball field backstop and associated safety fencing would be no higher than 25 feet in height. The proposed 1,300-sf, one-story restroom/maintenance equipment structure would be located on the western portion of the Project site between the parking area and the ball fields. The maximum height of the structure would be 20 feet.

The passive amenities in the park would include walkways traversing the site; a memorial garden located on the upper plateau on the eastern portion of the park site; and an overlook area directly west of the memorial garden with a shade structure and seating with views across the park site and of the ocean.

The existing on-site wall along the top of slope along Superior Avenue would be removed and replaced with a bermed slope. The existing wall is approximately six feet high and extends from the Newport Crest Condominiums approximately 150 feet to the south. A retaining wall ranging in height from approximately four to ten feet would be constructed north of the active park uses and extend from approximately the parking lot in the west to the end of the soccer field (upper field) in the east. A landscaped berm would also be constructed north of the retaining wall but in the same general location as the retaining wall, and would extend to the northern property line (to the condominium residences north of the park). An approximate six-foot-high security fence would be located at the northern terminus of the landscape berm between the active park uses and the residential uses. Landscaping is proposed along the northern and southern side of the fence. No gated access from the existing condominium residences into the park is proposed.

Topographical modifications would occur associated with the grading of the park access road through the Newport Banning Ranch property. However, the access road location has been designed to avoid the on-site slopes and to minimize grading in order to retain as much of the existing topography as possible.

Parking would be provided in a 75-space on-site public parking lot on the northwestern portion of the Project site. Up to 22 parallel spaces would be provided along the entry access road. The only lighting on the Project site would be provided for public safety and would be provided in the parking lot, along pedestrian walkways, and on the restroom structure. Lighting would be limited to low-profile bollards.

Visual simulations are provided to illustrate how Sunset Ridge Park would look after Project completion. The photograph simulations are provided from the same locations as existing conditions (Exhibit 4.2-2). Visual simulations of the Project site are presented in 4.2-4a through

4.2-4d. The views presented in these simulations are described below. Each view in Exhibits 4.2-4a through 4.2-4d corresponds to the existing site conditions in 4.2-3a through 4.2-3d.

- **View 1 – View from the southern portion of the off-site parking lot across Superior Avenue looking west toward the Project site (Exhibit 4.2-4a):** This view from the southern portion of the City’s off-site public parking lot looking west from the northeast corner of Superior Avenue at West Coast Highway to the Project site illustrates how the site would appear after Project completion. Views of the parking lot and of Superior Avenue in the foreground would remain the same. The slope extending upward from Superior Avenue would be graded and the portion of the slope at the northeastern portion of the site would be slightly lower. As shown in this simulation, the slope along Superior Avenue would be landscaped with grasses, low-lying shrubs, and trees. Same as the existing condition, the level area of the park site would not be visible because of existing topography, the slope would still extend upward from Superior Avenue and would still descend slightly into the park site; therefore, the proposed uses at the park would not be visible from this location. As shown in the simulation, the new trees would block more of the views of the Newport Crest Condominium development.
- **View 2 – View from the entry to Sunset View Park across Superior Avenue looking west toward the Project site (Exhibit 4.2-4a):** This view is from the westerly entrance to Sunset View Park looking west across Superior Avenue. As shown in the visual simulation, the views in the foreground remain the same. The on-site wall would be removed and the slope would be landscaped primarily with groundcover and shrubs. The views along Superior Avenue would be enhanced by the new landscaping including grasses, low-lying shrubs, and trees consistent with the General Plan Natural Resources Element Policy 20.4 to enhance the views of public view corridors. As shown in this simulation, the proposed pedestrian walkway in the park from Superior Avenue is visible. The Newport Crest Condominium development is also prominently featured in this view. As shown in the existing conditions (Exhibit 4.2-3a, View 2), the new slope and landscaping are at essentially the same height as the existing slope and wall. Views from Sunset View Park would not be obstructed by the proposed Project.
- **View 3 – View along Superior Avenue looking south (Exhibit 4.2-4b):** This view simulation is from the center divider median on Superior Avenue looking south. Superior Avenue is still prominently featured in this view. The wall, as shown in Exhibit 4.2-4b, would be removed and replaced with a slope landscaped with groundcover, shrubs, and trees. The views of the ocean are still present. The views along Superior Avenue would be enhanced by the new landscape including grasses, low-lying shrubs, and trees consistent with Natural Resources Element Policy 20.4 to enhance the views of public view corridors.
- **View 4 – View along West Coast Highway looking east (Exhibit 4.2-4c):** This exhibit shows views from the center divider median on West Coast Highway looking west from a point just south of the proposed park access road. The Project site and West Coast Highway are still prominently featured, and the landscaped median for the park access road has pavers and street trees, shrubs, and flowers shown in the far right hand portion of the photograph remain the same. As illustrated in this view, the slopes along West Coast Highway would be heavily landscaped with grasses, shrubs, and trees. One of the pedestrian entrances from West Coast Highway is visible. The slopes located on site are still visible in the upper left hand portion of this simulation, and limited views of the Newport Crest Condominium development are visible in the background.

- **View 5 – View south of the Project site looking northwest toward the Project site (Exhibit 4.2-4c):** As shown in this view, the north-south leg of the new Project access road is visible as it extends north through the Newport Banning Ranch property. West Coast Highway is still visible in the foreground, and the new light standard is visible. The median and entry gate are also visible in this view. This simulation illustrates the varying topography of the western boundary of the Project site. Landscaping in the area of the access road consists of low-lying grasses.
- **View 6 – View from the eastern portion of the Project site looking south across the site (Exhibit 4.2-4d):** View 6 is taken from the point on the Project site that is a designated Public View Point. This simulation is of the proposed park uses on the eastern portion of the Project site. As shown, the park area has been fully landscaped with grass/turf on the ball field area, and the perimeter of the ball fields (soccer and baseball) would consist of a variety of landscaping materials to add visual interest to the park site. The meandering pedestrian path is visible along the eastern edge of the Project site. As illustrated in this view, there would still be expansive views across the Project site to the ocean. However, a portion of the rooftops of off-site residences would be obscured by the new trees located around the park perimeter. West Coast Highway would continue to be at lower elevation and not visible from this location. However, views of Superior Avenue and traffic along Superior Avenue are now visible in this view.

As shown in Exhibits 4.2-4a through 4.2-4d, the proposed Project would change the visual character of the site from a vacant parcel to a park; however, this change is not considered adverse. The proposed Project would be compatible with the existing and proposed land uses in the Project vicinity as well as fulfill a City-identified need for active and passive parks within West Newport Beach. The Project is consistent with the General Plan, zoning, and Coastal Land Use Plan land use designations for this site.

Impact on Views During Construction

During construction, there would be views of construction equipment, ongoing construction activities, and stockpiles of building materials on the Project site. As shown on Exhibit 3-12 in Section 3.0, Project Description, as part of the proposed Project, a haul road from the Project site through Newport Banning Ranch would be used to transport approximately 34,000 cubic yards of export material from the park site to the Newport Banning Ranch property. The export fill would be deposited in two proposed locations within the Newport Banning Ranch property and used as engineered fill (see Exhibit 3-12 in Section 3.0, Project Description). The haul road and engineered fill are located on the interior of the Newport Banning Ranch property and would not be visible from the roadways adjacent to the Project site or other public view locations. The engineered fill sites would look similar to existing conditions on the Newport Banning Ranch property which is an active oil field. This potential impact would be less than significant because of its temporary nature and because the view would be typical of construction sites for projects in an urban environment.

Impact Summary: **Less Than Significant.** Development of the proposed Project would alter existing views of the Project site; however, the proposed Project involves the development of an active and passive park, which is designated in the City's General Plan. The proposed Project would not degrade the visual character of the Project site or surrounding areas, nor would it impede views of or from the Project site. The Project's impact would be less than significant.

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View 1 - View from the southern portion of parking lot across Superior Avenue looking northwest toward the Project site.



View 2 - View from Sunset View Park across Superior Avenue looking northwest toward the Project site.

Visual Simulations – Views 1 and 2

Sunset Ridge Park EIR

Exhibit 4.2–4a

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View 3 – View along Superior Avenue looking south.

Visual Simulation – View 3

Sunset Ridge Park EIR

Exhibit 4.2–4b

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View 4 - View along West Coast Highway looking east.



View 5 - View south of the Project site looking northwest toward the Project site.

Visual Simulations - Views 4 and 5

Sunset Ridge Park EIR

Exhibit 4.2-(c)





View 6 – View from the eastern portion of the project site looking south across the site.

Visual Simulations – View 6

Sunset Ridge Park EIR

Exhibit 4.2–4d

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Threshold 4.2-3 **Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?**

The Project site is located in an area that is already subject to nighttime lighting from existing surrounding uses. Project lighting would be limited to lighting for public safety. This would include low-profile bollard lighting along the pedestrian pathways and in the parking lot, and security lighting on the restroom/maintenance equipment structure. No lighting is proposed along the north-south leg of the park access road. Additionally, the City is proposing to install a three-way traffic signal on West Coast Highway at the proposed access road. This new lighting would be similar to existing lighting standards currently in the Project vicinity and would not represent a significant amount of lighting over existing conditions. Due to the urban nature of surrounding areas and existing lighting, the lighting associated with the proposed Project would not impact nighttime views. All light sources would be shielded and/or directed downwards to minimize light spillover to adjacent uses (see PDF 4.2-1). These light sources would be consistent with other light generated by the existing land uses and roadways that surround the Project site.

Glare is caused by light reflections from pavement, vehicles, and building materials such as reflective glass and polished surfaces. During daylight hours, the amount of glare depends on intensity and direction of sunlight. Glare can create hazards to motorists and nuisances for pedestrians and other viewers. The proposed Project does not include any uses or use any building materials that would have the potential to create noticeable glare. Therefore, no significant impacts would occur.

Impact Summary: **No Impact.** The proposed Project would include low-profile security nighttime lighting but would not affect nighttime views as the Project site is in an urban environment that is currently subject to similar lighting. Lighting from the traffic signal would also be similar to existing light standards in the Project vicinity. In addition, all light sources would be directed downward so as not to spill over to adjacent land uses. The Project would not involve use of building materials that could cause a glare effect.

4.2.8 CUMULATIVE IMPACTS

The cumulative study area for aesthetic impacts is the viewshed that includes the Project site and surrounding areas. The Project site is irregularly shaped with varying topography, with the northeastern portion of the site at a higher elevation than the western portion. Because the site slopes upward from Superior Avenue and West Coast Highway and because the site is located in a developed urban area, the viewshed is limited to uses immediately surrounding the Project site.

The Newport Banning Ranch property is located immediately west and northwest of the Project site and portions of the 401-acre property are in the same viewshed as the Project site. The Newport Banning Ranch property is an active oil field. An application has been filed with the City to consider the development of the Newport Banning Ranch property consistent with the RV (Residential Village) General Plan designation on the site. The applicant is proposing the development of the property with up to 1,375 residential units, 75,000 sf of retail uses, a 75-room resort hotel, approximately 55 acres of parks, with the remainder of the site as open space. As proposed by the applicant, oil remediation would commence in 2013 with construction commencing in 2014. While the Project site is located in a developed urban area, the Sunset Ridge Park site and the Newport Banning Ranch property are currently undeveloped.

Cumulatively, these two projects would change the character of the area from vacant undeveloped properties to urban land uses within this viewshed. Implementation of the proposed Project has a public park would not result in any significant aesthetic impacts or adversely impact protected viewsheds. As shown in the visual simulations 4.2-4a through 4.2-4d, the park uses would not be visible or would have limited views from Superior Avenue or West Coast Highway. Therefore, the proposed Project would not contribute to any potential future cumulative aesthetic impacts within the viewshed.

4.2.9 MITIGATION PROGRAM

Project Design Features

PDF 4.2-1 All outdoor lighting would be appropriately shielded and oriented in order to prevent light spillage on adjacent, off-site land uses. Outdoor lighting associated with the restroom facilities and parking lot shall not adversely impact residential land uses to the north, but shall provide sufficient illumination for access and security purposes.

Standard Conditions

SC 4.2-1 The site shall not be excessively illuminated based on the luminance recommendations of the Illuminating Engineering Society of North America, or, if in the opinion of the Planning Director, the illumination creates an unacceptable negative impact on surrounding land uses or environmental resources. The Public Works Director and/or Planning Director may order the dimming of light sources or other remediation upon finding that the site is excessively illuminated.

SC 4.2-2 Prior to the opening of the Project to the public, the City shall prepare a photometric study in conjunction with a final lighting plan for approval by the Public Works Director and/or Planning Director. The survey shall show that lighting values are "1" or less at all property lines.

Mitigation Measures

No significant impacts have been identified and no mitigation is required.

4.2.10 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Implementation of the Mitigation Program would preclude any significant impacts.