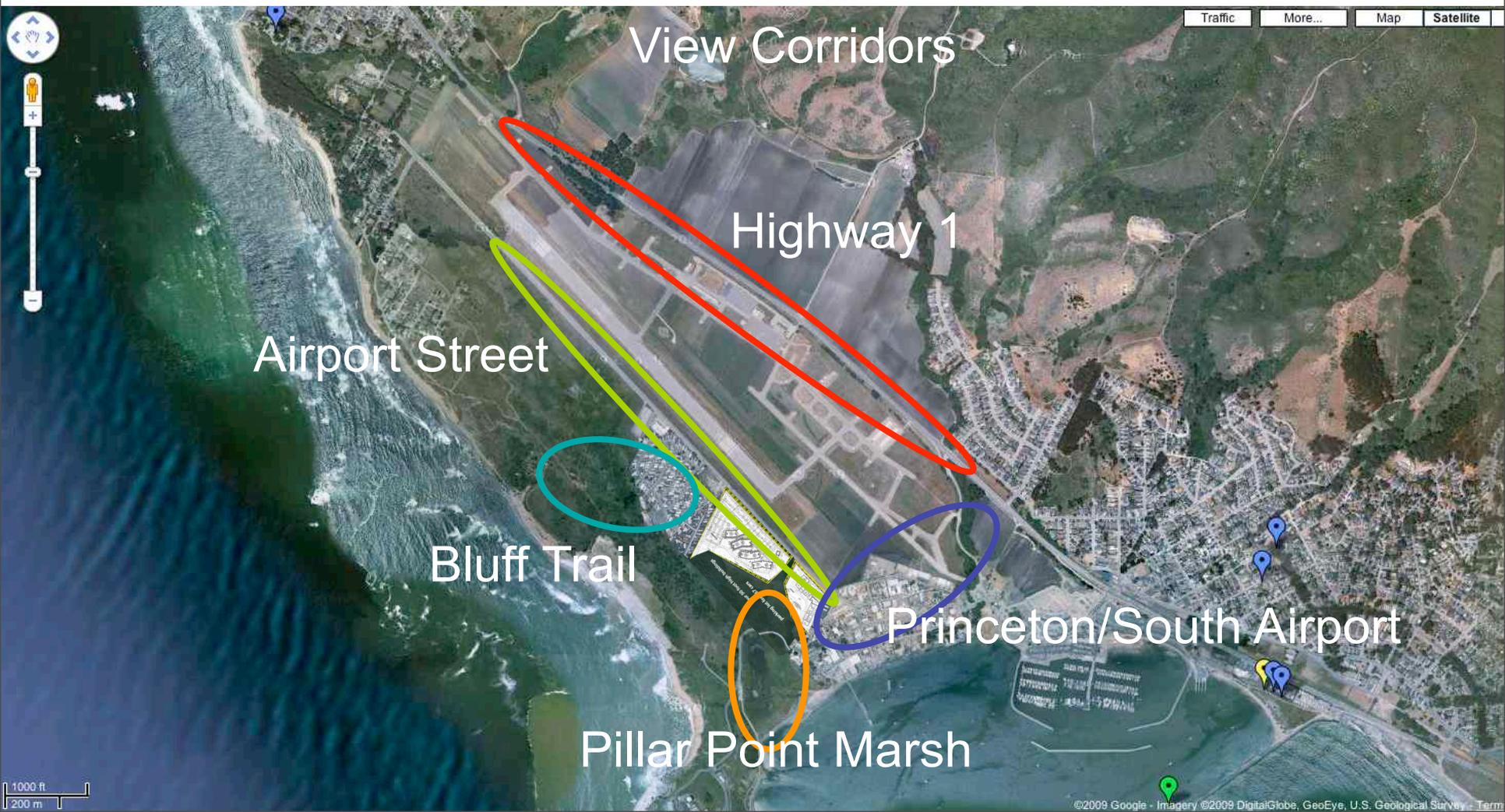


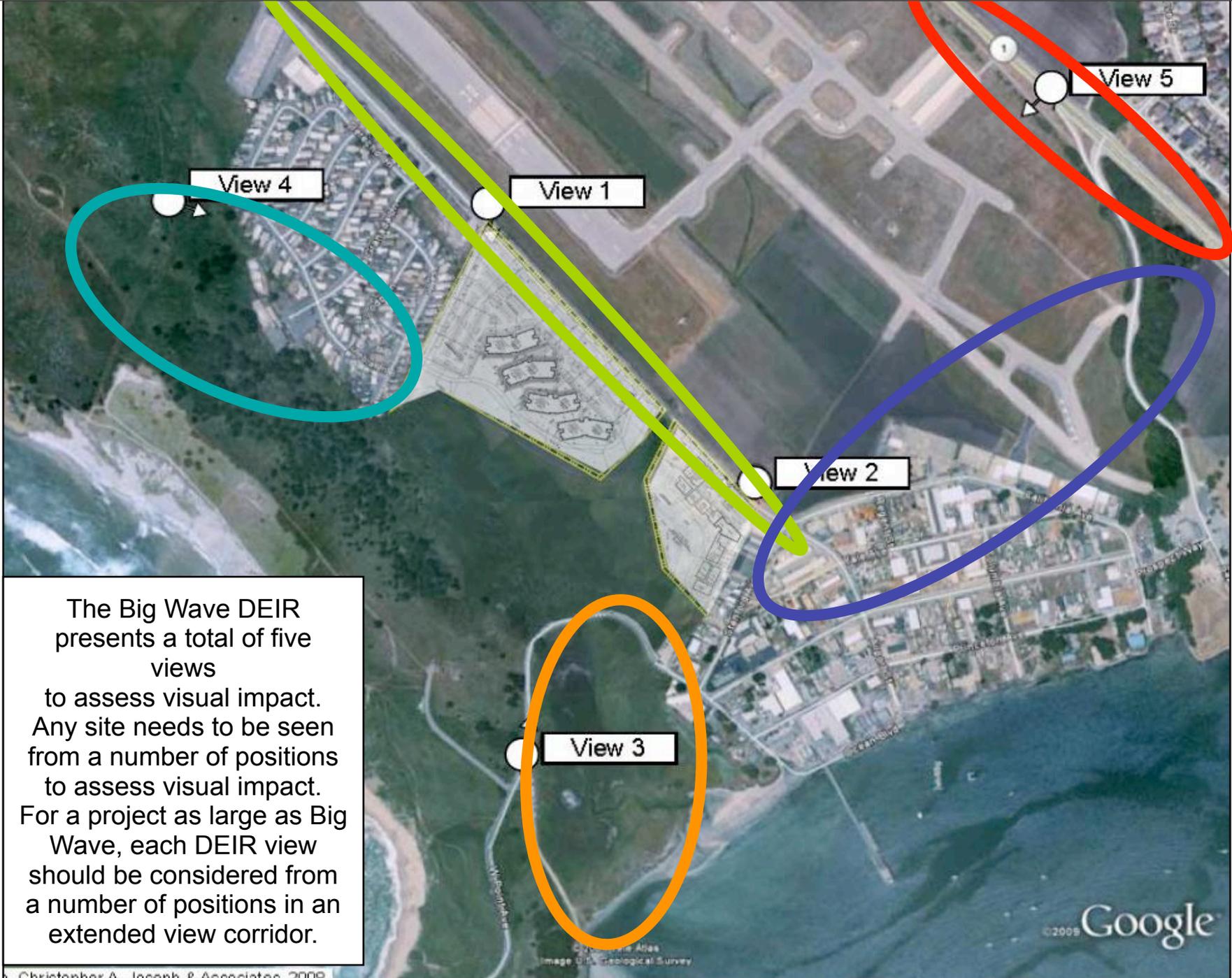
# Big Wave DEIR Views and View Corridors

Presentation for San Mateo County Planning Commission

Len Erickson - El Granada Resident

November 18, 2009





The Big Wave DEIR presents a total of five views to assess visual impact. Any site needs to be seen from a number of positions to assess visual impact. For a project as large as Big Wave, each DEIR view should be considered from a number of positions in an extended view corridor.

Story poles depict with accuracy the profile of a building from a number of view points.



In the absence of story poles, a structures position can be shown by inserting shaded areas or pictorial renderings with accurate perspective.



## Analysis of DEIR Views

- The larger the site, the more difficult it is to present accurate renderings without formal simulation software.
- This report uses shaded areas of the type shown in the previous slide.
- Each of five DEIR views were photographed from several positions in a corridor. At least two photographs are shown for each corridor in this report.
- The visual impact for each DEIR view was rated as “Less than significant”. This report shows that when viewed with careful detail from multiple positions, there is significant impact on representative corridors that contain each of the five views.

# View 3: West Point Avenue Pillar Point Marsh Corridor



**View 3.A:** Looking northeast towards the project site from Mavericks Parking Lot with immature landscaping.

- Photo emphasizing road and parking surface, not the vistas that attract the eye
- Does not show view from heavily used trail to Mavericks / Pillar Point Beach
- Does not show road view and parking lot view when entering the area

**Significant impact**



Pillar Point Marsh:  
Trail near the shore line



Pillar Point Marsh:  
Trail near the shore line

# Pillar Point Marsh: Wellness Center from West Point Rd and Parking Lot



# View 5: Highway 1 Highway 1 Corridor



**View 5.A:** Looking southwest across the airport towards the project site from Highway 1 with immature landscaping.

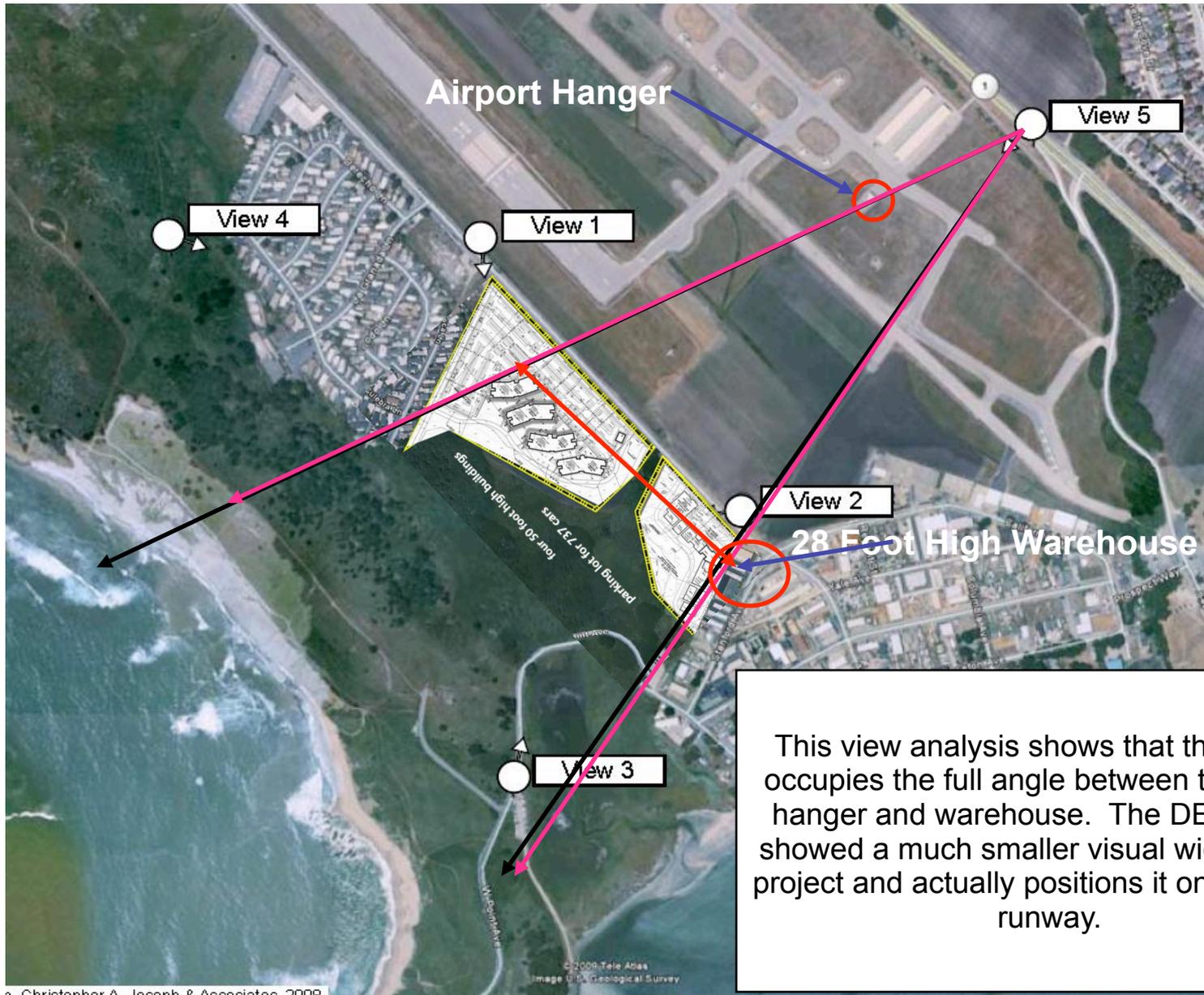
- DEIR Photo minimizes vista that eye takes in - open airport and background mountains
- Does not show transition views along highway 1
- DEIR photo mis-positions project.

**Significant impact**

# Highway 1 - DEIR View 5: Near exit onto Capistrano toward harbor



# Analysis of DEIR View 5



# Big Wave DEIR View 5

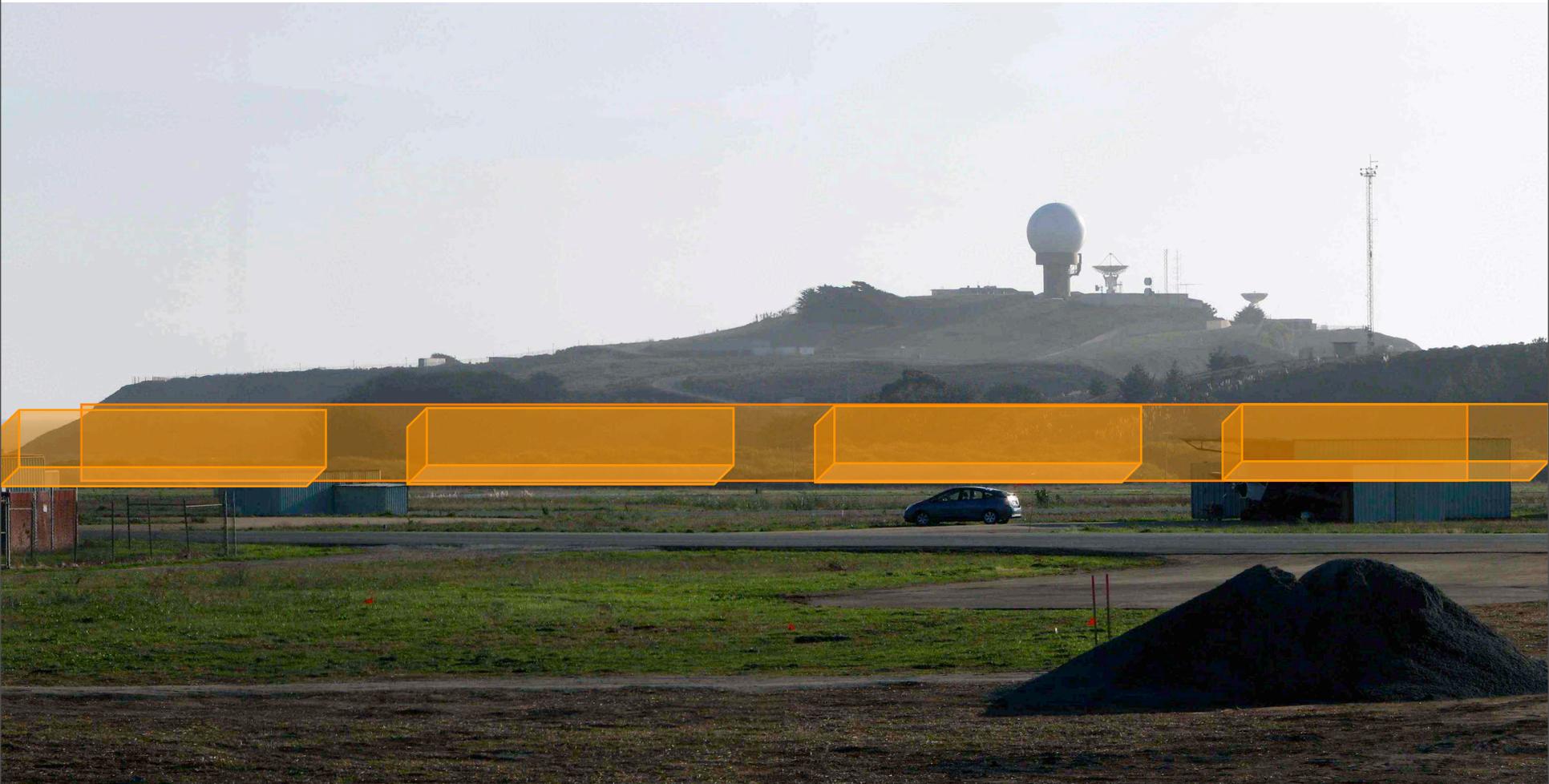


28 Foot High Warehouse

Airport Street

Airport Hanger

# Highway 1: Airport entrance/3-0 Cafe



# View 1: Airport Street Airport Street Corridor



**View 1.A:** Looking south across the project site from Airport St with immature landscaping.

- DEIR Photo emphasizing road and parking surface, not the vistas that attract the eye
- DEIR photo does not show changing views while driving on Airport Street
- DEIR does not show impact of buildings when viewing site directly in front of the building at street level.

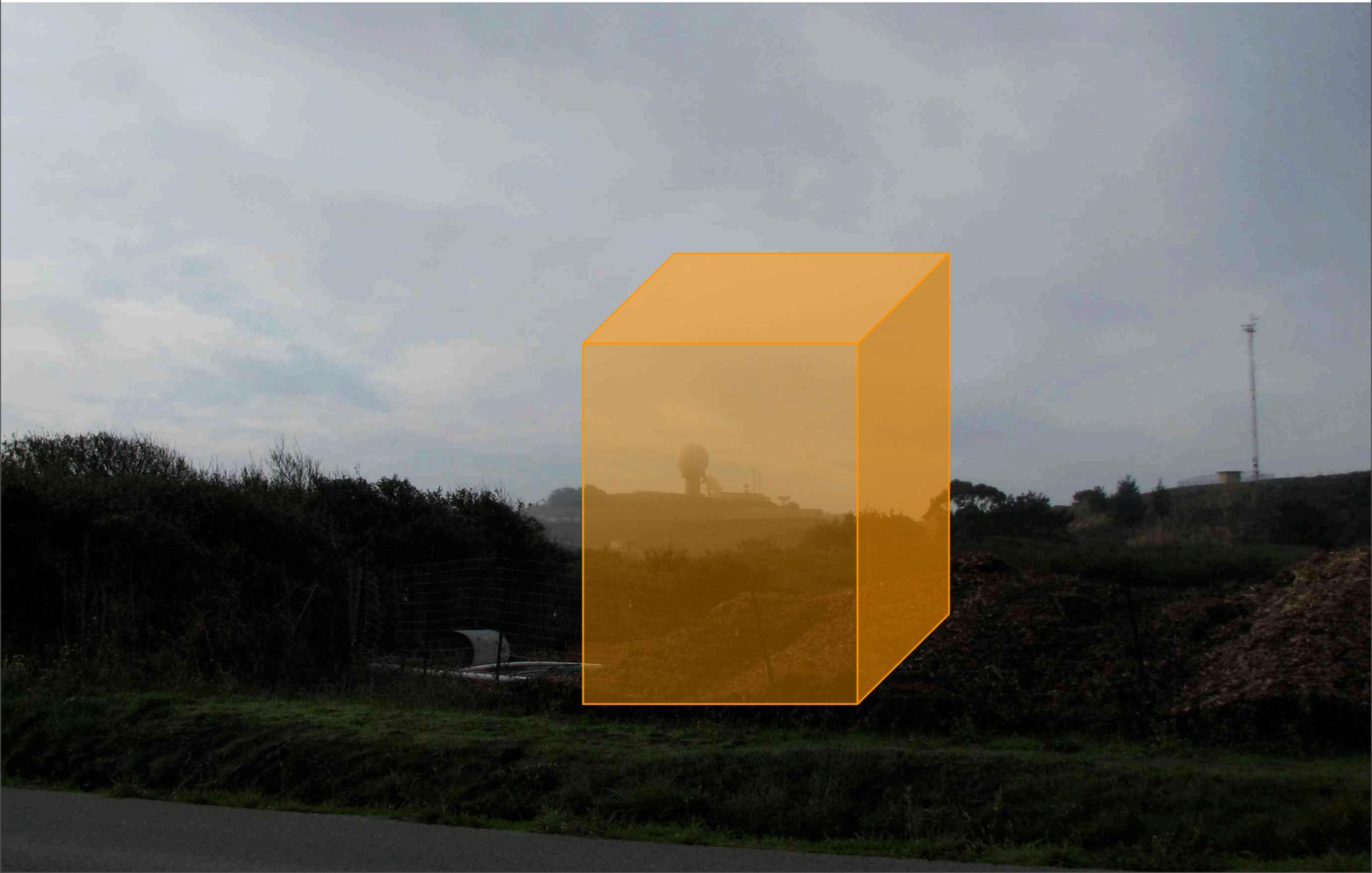
**Significant impact**

# Airport Street Corridor

Across street from center of Office Park site



# Airport Street Corridor Across from Communications Building



# Airport Street Corridor

## Across street from Wellness Center



## View 2: Airport Street / Stanford Avenue Princeton / South Airport Corridor



**View 2.A:** Looking northwest across the project site from Airport St with immature landscaping.

- DEIR photo emphasizes road and parking surface, not the vistas that attract the eye
- Does not show changing views while driving on streets leaving Princeton or at the airport south perimeter.

**Significant impact**

# Princeton / South Airport: From Capistrano Road



# Princeton / South Airport: Wellness Center / Storage Building /



# View 4: North Trail Bluff Trail Corridor



**View 4.A:** Looking east towards the project site from North Trail with immature landscaping.

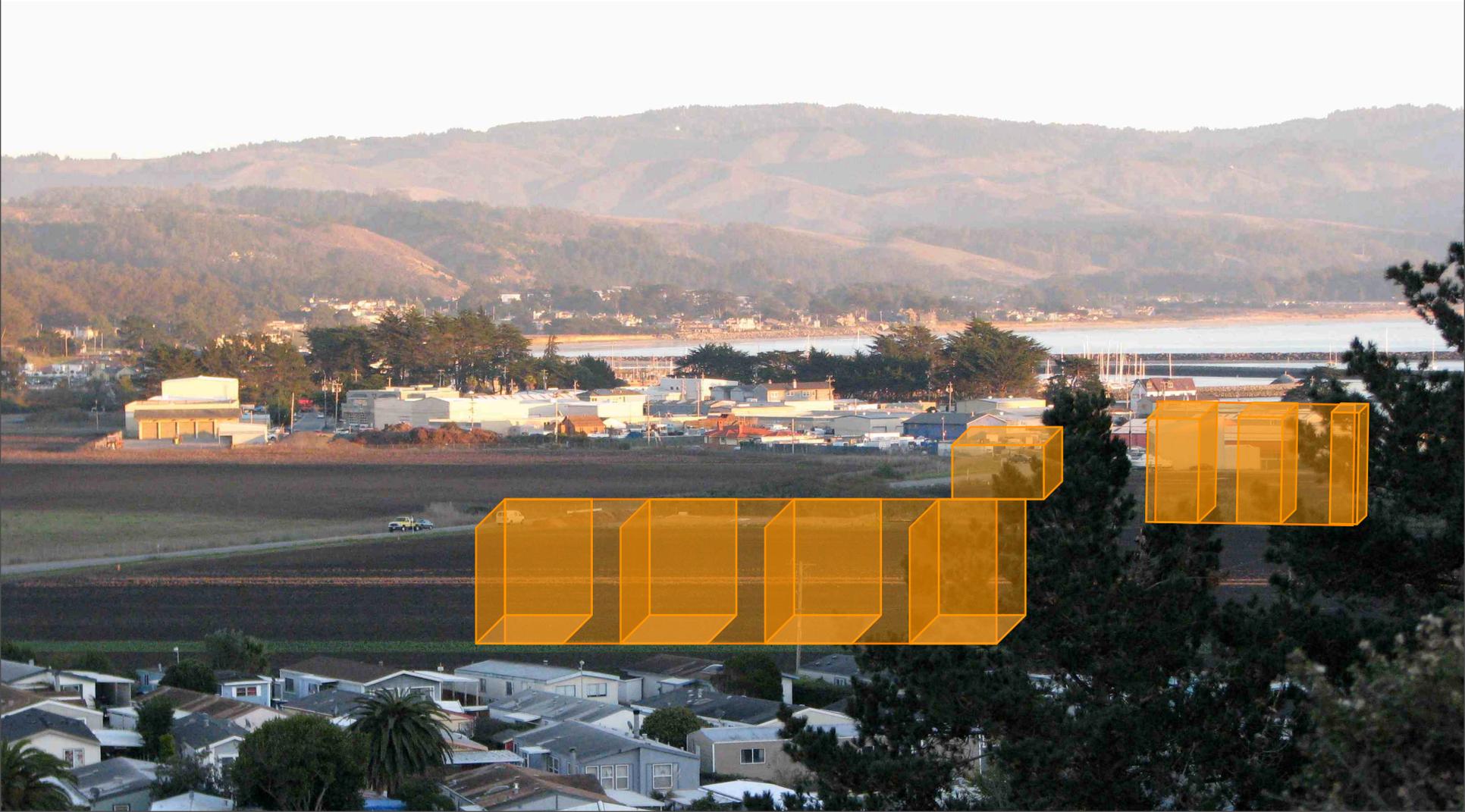
- Photo minimizes vista that eye takes in - open airport, mountains, harbor
- Does not show transition of views along trail

**Significant impact**

# North Trail: 1/2 Up Hill



# North Trail: 2/3 Up Hill



# Alternate Methods

- A preferred alternative to story polls for very large project is a true computer simulation which lets a person view alternatives configuration.
- The DEIR is essentially using cut and paste of site renditions, leading to the problems documented at View 3.
- Simulations allow moving views
- Simulations make it possible to accurately assess alternatives.
  - For example - What if Wellness and Office Park were on the north site?
- As another important factor, only a true simulation can let a viewer experience the effect of light emission from the site at dusk and night.

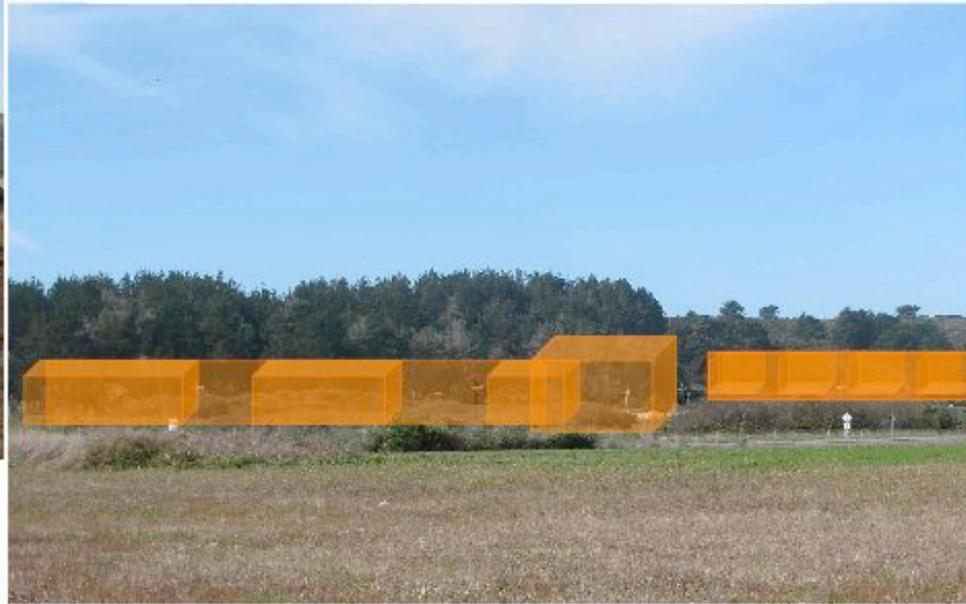


Consider



Alternatives

Consider



Alternatives



# In Conclusion...

- The Big Wave project site is visible throughout all key travel (car and foot) corridors in the largest flat land open space on the Midcoast.
- There is a significant impact of the project on project views, requiring both more accurate study and evaluation for alternate site configurations.
- This analysis presented in this report provides a broader review than the DEIR with respect to whether it has a demonstrable negative negative aesthetic effect on the public view space.
- This analysis shows that the Big Wave will substantially degrade the existing visual character of the airport /agricultural plain.
- For decision makers and the the public to make an informed review of the project's effect on existing views and vistas additional documentation and analysis with better tools (story polls and true computer simulations) is required.