

DOCKETED

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APPENDIX L

KEY OBSERVATION POINT RATING SHEETS

KOP 1: Mandalay State Beach

Landscape Inventory

Landscape View Inventory	
Outstanding	
High	
Moderate to High	
Moderate	
Low to Moderate	The existing view from KOP 1 is rated moderate due to its recreational potential and elevated sensitivity due to its proximity to the ocean. However, the scale of the existing MGS contrasts with is visually discordant with the undeveloped natural topography of the beach and coastal dunes. The existing MGS is a focal and dominant feature in northerly views from this location.
Low	

Public View	
High	
Moderate	The existing view from KOP 1 is rated moderate due the locations use for recreation and assumed sensitivity due to its proximity to the ocean. While it has a high recreation value, it is not unique when compared to other locations along the coastline of Oxnard.
Low	

Visibility	
Dominant	The existing view from KOP 1 is rated dominant because the MGS commands viewer attention from this location looking north. The existing stack is a focal feature of the view. The proposed stack would be a lesser height, but would still occupy most of the field of view and draw attention of the viewer from this location.
High	
Moderate to High	
Moderate	
Low to Moderate	
Low	

Project Prominence

Contrast Rating			
Contrast	Rating	Weighting	Score
Form	High = 3	x 2	2
	Medium = 2		
	Low = 1		
	None = 0		
Line	High = 3	x 1	1
	Medium = 2		
	Low = 1		
	None = 0		
Color	High = 3	x 3	3
	Medium = 2		
	Low = 1		
	None = 0		
Texture	High = 3	x 1	1
	Medium = 2		
	Low = 1		
	None = 0		
Scale	High = 3	x 2	2
	Medium = 2		
	Low = 1		
	None = 0		
Contrast Rating Score			9

Scale Dominance Evaluation	
Rating	Score
Dominant	12
Co-Dominant	8
Subordinate	4
Insignificant	0
Score	

Spatial Dominance Evaluation			
	Rating		Rating
Composition of Landscape	Prominent		
	Significant	X	
	Inconspicuous		
Spatial Position of the Project	Prominent		
	Significant	X	
	Inconspicuous		
Backdrop to the Project	Prominent	X	
	Inconspicuous		
Score			4 Co-dominant
Ratings Explanation and Definitions:			
Dominant: If 2-3 ratings are prominent = 6			
Co-dominant: If 1 rating is prominent or 2 highest ratings significant = 4			
Subordinate: If 1 highest rating significant = 2			
Insignificant: If all ratings are inconspicuous = 0			
(Maximum highest score is 6 points)			

Project Prominence				
KOP	Contrast	Scale Dominance	Spatial Dominance	Score
#1	9	8	4	21
36-45 = severe				
27-35 = strong				
18-26 = moderate				
9-17 = weak				
0-8 = negligible				

Visual Impact Significance						
Landscape View Inventory		Project Prominence		Visual Absorption Capability		Level of Significance
High		Severe		High Absorption	X	Significant
Moderate to High		Strong		Moderate to High Absorption		
Moderate		Moderate	X	Moderate Absorption		Less Than Significant
Low to Moderate	X	Weak		Low to Moderate Absorption	X	
Low		Negligible		Low Absorption		

KOP 2: Mandalay State Beach

Landscape Inventory

Landscape View Inventory	
Outstanding	
High	
Moderate to High	
Moderate	
Low to Moderate	The existing MGS dominates northerly views from this location on Mandalay State Beach. The scale of the plant has creates a higher degree of contrast compared to KOP 1 because it is due to its geographical proximity closer to the plant (< 0.25-mile). The existing view inventory is was not rated Low due to the high recreational value of the beach location.
Low	

Public View	
High	
Moderate	The coastal dunes within Mandalay County Park are a designated scenic resource within the Oxnard Local Coastal Plan. This, combined with the recreational value of the beach location, serves to elevate the rating.
Low	

Visibility	
Dominant	The existing view from KOP 2 is rated dominant because the MGS commands viewer attention from this location. The existing stack is a focal feature of the view due to its bulk, mass, and bright orange and white coloring. Views of the stack can only be avoided if the viewer turns their head more than 45 degrees east or west when facing north at this location.
High	
Moderate to High	
Moderate	
Low to Moderate	
Low	

Project Prominence

Contrast Rating			
Contrast	Rating	Weighting	Score
Form	High = 3	x 2	2
	Medium = 2		
	Low = 1		
	None = 0		
Line	High = 3	x 1	1
	Medium = 2		
	Low = 1		
	None = 0		
Color	High = 3	x 3	3
	Medium = 2		
	Low = 1		
	None = 0		
Texture	High = 3	x 1	1
	Medium = 2		
	Low = 1		
	None = 0		
Scale	High = 3	x 2	2
	Medium = 2		
	Low = 1		
	None = 0		
Contrast Rating Score			8

Scale Dominance Evaluation	
Rating	Score
Dominant	12
Co-Dominant	8
Subordinate	4
Insignificant	0
Score	

Spatial Dominance Evaluation			
	Rating		Rating
Composition of Landscape	Prominent		
	Significant	X	
	Inconspicuous		
Spatial Position of the Project	Prominent		
	Significant	X	
	Inconspicuous		
Backdrop to the Project	Prominent	X	
	Inconspicuous		
Score			4 Co-dominant
Ratings Explanation and Definitions:			
Dominant: If 2-3 ratings are prominent = 6			
Co-dominant: If 1 rating is prominent or 2 highest ratings significant = 4			
Subordinate: If 1 highest rating significant = 2			
Insignificant: If all ratings are inconspicuous = 0			
(Maximum highest score is 6 points)			

Project Prominence				
KOP	Contrast	Scale Dominance	Spatial Dominance	Score
#2	8	8	4	20
36-45 = severe				
27-35 = strong				
18-26 = moderate				
9-17 = weak				
0-8 = negligible				

Visual Impact Significance						
Landscape View Inventory		Project Prominence		Visual Absorption Capability		Level of Significance
High		Severe		High Absorption	X	Significant
Moderate to High		Strong		Moderate to High Absorption		
Moderate	X	Moderate	X	Moderate Absorption		Less Than Significant
Low to Moderate	X	Weak		Low to Moderate Absorption		
Low		Negligible		Low Absorption		

KOP 3: McGrath State Beach

Landscape Inventory

Landscape View Inventory	
Outstanding	
High	
Moderate to High	
Moderate	
Low to Moderate	Views from KOP 3 are ranked Low to Moderate for landscape conditions. Its location along McGrath State Beach/ Mandalay Beach elevates scenic quality of views toward the Pacific Ocean, and offers active and passive recreation which both elevate the ranking. However, the presence of the existing MGS substantially contrasts with the natural form, line, color and texture of the landscape, appearing visually discordant.
Low	

Public View	
High	
Moderate	McGrath Lake is a designated scenic resource within the Oxnard Local Coastal Plan. The beach provides This, combined with the recreational value of the beach location serves to elevate the rating.
Low	

Visibility	
Dominant	Similar to KOP 1 and 2, the existing view from KOP 3 is rated dominant because the MGS commands viewer attention from this location. The existing stack is a focal feature of the view due to its bulk, mass, and bright orange and white coloring. Views of the stack can only be avoided if the viewer turns their head more than 45 degrees east or west when facing south at this location.
High	
Moderate to High	
Moderate	
Low to Moderate	
Low	

Project Prominence

Contrast Rating			
Contrast	Rating	Weighting	Score
Form	High = 3	x 2	2
	Medium = 2		
	Low = 1		
	None = 0		
Line	High = 3	x 1	2
	Medium = 2		
	Low = 1		
	None = 0		
Color	High = 3	x 3	0
	Medium = 2		
	Low = 1		
	None = 0		
Texture	High = 3	x 1	1
	Medium = 2		
	Low = 1		
	None = 0		
Scale	High = 3	x 2	2
	Medium = 2		
	Low = 1		
	None = 0		
Contrast Rating Score			7

Scale Dominance Evaluation	
Rating	Score
Dominant	12
Co-Dominant	8
Subordinate	4
Insignificant	0
Score	

Spatial Dominance Evaluation			
	Rating		Rating
Composition of Landscape	Prominent		
	Significant	X	
	Inconspicuous		
Spatial Position of the Project	Prominent		
	Significant	X	
	Inconspicuous		
Backdrop to the Project	Prominent	X	
	Inconspicuous		
Score			4 Co-dominant
Ratings Explanation and Definitions:			
Dominant: If 2-3 ratings are prominent = 6			
Co-dominant: If 1 rating is prominent or 2 highest ratings significant = 4			
Subordinate: If 1 highest rating significant = 2			
Insignificant: If all ratings are inconspicuous = 0			
(Maximum highest score is 6 points)			

Project Prominence				
KOP	Contrast	Scale Dominance	Spatial Dominance	Score
#3	7	8	4	19
36-45 = severe				
27-35 = strong				
18-26 = moderate				
9-17 = weak				
0-8 = negligible				

Visual Impact Significance							
Landscape View Inventory		Project Prominence		Visual Absorption Capability		Level of Significance	Visual Impact Significance
High		Severe		High Absorption	X	Significant	
Moderate to High		Strong		Moderate to High Absorption			
Moderate		Moderate	X	Moderate Absorption		Less Than Significant	
Low to Moderate	X	Weak		Low to Moderate Absorption			
Low		Negligible		Low Absorption			

KOP 4: Rancho Victoria Plaza

Landscape Inventory

Landscape View Inventory	
Outstanding	
High	
Moderate to High	
Moderate	
Low to Moderate	KOP 4 was rated moderate for landscape value. This ranking is based the panoramic nature of the view, and on the arrangement of agricultural uses in the foreground, coastal dune/topographic relief in the midground, and Pacific Ocean in the background.
Low	

Public View	
High	
Moderate	Views from KOP 4 are rated Moderate for public view. This ranking is based on the fact that the City of Oxnard has identified the “Oxnard-Ventura Greenbelt” (agricultural lands in the foreground), and the Oxnard Dunes in the midground both as scenic areas. Additionally, West 5th Street is a locally designated scenic road. The confluence of these attributes indicates the City of Oxnard places a high degree of value and interest in protecting the existing visual character and quality of this view.
Low	

Visibility	
Dominant	
High	
Moderate to High	KOP 4 is ranked moderate to high based on the reduced dominance of the MGS within the existing viewshed. From this distance, the dunes partially obscure the MGS, though the stack is still somewhat prominent. Viewer attention is drawn to the MGS facility, but it does not strongly attract viewer attention.
Moderate	
Low to Moderate	
Low	

Project Prominence

Contrast Rating			
Contrast	Rating	Weighting	Score
Form	High = 3	x 2	2
	Medium = 2		
	Low = 1		
	None = 0		
Line	High = 3	x 1	2
	Medium = 2		
	Low = 1		
	None = 0		
Color	High = 3	x 3	3
	Medium = 2		
	Low = 1		
	None = 0		
Texture	High = 3	x 1	1
	Medium = 2		
	Low = 1		
	None = 0		
Scale	High = 3	x 2	2
	Medium = 2		
	Low = 1		
	None = 0		
Contrast Rating Score			10

Scale Dominance Evaluation	
Rating	Score
Dominant	12
Co-Dominant	8
Subordinate	4
Insignificant	0
Score	

Spatial Dominance Evaluation			
	Rating		Rating
Composition of Landscape	Prominent	X	
	Significant		
	Inconspicuous		
Spatial Position of the Project	Prominent		
	Significant	X	
	Inconspicuous		
Backdrop to the Project	Prominent		
	Inconspicuous	X	
Score			4 Co-dominant
Ratings Explanation and Definitions:			
Dominant: If 2-3 ratings are prominent = 6			
Co-dominant: If 1 rating is prominent or 2 highest ratings significant = 4			
Subordinate: If 1 highest rating significant = 2			
Insignificant: If all ratings are inconspicuous = 0			
(Maximum highest score is 6 points)			

Project Prominence				
KOP	Contrast	Scale Dominance	Spatial Dominance	Score
#4	10	8	4	22
36-45 = severe				
27-35 = strong				
18-26 = moderate				
9-17 = weak				
0-8 = negligible				

Visual Impact Significance							
Landscape View Inventory		Project Prominence		Visual Absorption Capability		Level of Significance	Visual Impact Significance
High		Severe		High Absorption		Potentially Significant	Less than significant
Moderate to High		Strong		Moderate to High Absorption	X		
Moderate	X	Moderate	X	Moderate Absorption	X	Less Than Significant	
Low to Moderate		Weak		Low to Moderate Absorption			
Low		Negligible		Low Absorption			

KOP 5: North Shore at Mandalay Bay

Landscape Inventory

Landscape View Inventory	
Outstanding	
High	
Moderate to High	
Moderate	
Low to Moderate	KOP 5 was rated low to moderate for landscape value. This ranking is based the semi-panoramic nature of the view, which includes views of the Pacific Ocean and Oxnard Dunes. The dynamic and dramatic form of the Los Padres Mountains in the background also increased the value of this view. The view was not ranked more highly due to the disruptive nature of the form and line to this landscape caused by the existing MGS, SCE switchyard, McGrath Peaker, and oil and gas drilling equipment.
Low	

Public View	
High	
Moderate	Views from KOP 5 are rated Moderate for public view. This rating was influenced by the fact that the Oxnard Dunes, Pacific Ocean, and Los Padres Mountains are all valued aesthetic resources by the City of Oxnard, and are visible from N. Harbor Drive. However, N. Harbor Drive is not specifically enumerated as a locally scenic road.
Low	

Visibility	
Dominant	
High	KOP 5 is ranked High based on the reduced dominance of the MGS within the existing viewshed. The Oxnard Dunes partially obscure the MGS, though the stack is still somewhat prominent. Viewer attention is drawn to the MGS facility, but it does not dominate viewer attention. The distant ridgelines and silhouette of the Los Padres Mountains soften the degree of contrast the existing MGS has within this viewshed.
Moderate to High	
Moderate	
Low to Moderate	
Low	

Project Prominence

Contrast Rating			
Contrast	Rating	Weighting	Score
Form	High = 3	x 2	2
	Medium = 2		
	Low = 1		
	None = 0		
Line	High = 3	x 1	1
	Medium = 2		
	Low = 1		
	None = 0		
Color	High = 3	x 3	3
	Medium = 2		
	Low = 1		
	None = 0		
Texture	High = 3	x 1	1
	Medium = 2		
	Low = 1		
	None = 0		
Scale	High = 3	x 2	1
	Medium = 2		
	Low = 1		
	None = 0		
Contrast Rating Score			8

Scale Dominance Evaluation	
Rating	Score
Dominant	12
Co-Dominant	8
Subordinate	4
Insignificant	0
Score	

Spatial Dominance Evaluation			
	Rating		Rating
Composition of Landscape	Prominent		
	Significant	X	
	Inconspicuous		
Spatial Position of the Project	Prominent		
	Significant	X	
	Inconspicuous		
Backdrop to the Project	Prominent	X	
	Inconspicuous		
Score			4 Co-dominant
Ratings Explanation and Definitions:			
Dominant: If 2-3 ratings are prominent = 6			
Co-dominant: If 1 rating is prominent or 2 highest ratings significant = 4			
Subordinate: If 1 highest rating significant = 2			
Insignificant: If all ratings are inconspicuous = 0			
(Maximum highest score is 6 points)			

Project Prominence				
KOP	Contrast	Scale Dominance	Spatial Dominance	Score
#5	8	8	4	20
36-45 = severe				
27-35 = strong				
18-26 = moderate				
9-17 = weak				
0-8 = negligible				

Visual Impact Significance							
Landscape View Inventory		Project Prominence		Visual Absorption Capability		Level of Significance	Visual Impact Significance
High		Severe		High Absorption	X	Significant	
Moderate to High		Strong		Moderate to High Absorption			
Moderate	X	Moderate	X	Moderate Absorption		Less Than Significant	
Low to Moderate		Weak		Low to Moderate Absorption			
Low		Negligible		Low Absorption			