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4.13 Visual Resources

4.13.1 Introduction

Visual resources are the natural and cultural features of the environment that can be seen and that contribute to the public's enjoyment of the environment. Visual resource, or aesthetic impacts, are generally defined in terms of a project's physical characteristics and potential visibility, and the extent that the project's presence would change the visual character and quality of the environment in which it would be located.

4.13.2 Laws, Ordinances, Regulations, and Standards

4.13.2.1 Federal

No federal LORS relating to visual resources apply to the project.

4.13.2.2 State

California Scenic Highway Program. The California Scenic Highway Program protects and enhances the natural scenic beauty of California highways and adjacent corridors through special conservation treatment (Caltrans, 2008). A highway may be designated scenic depending upon how much of the natural landscape can be seen by travelers, the scenic quality of the landscape, and the extent to which development intrudes upon the traveler's enjoyment of the view. The status of a proposed state scenic highway changes from eligible to "officially designated" when the local governing body applies to Caltrans for scenic highway approval, adopts a Corridor Protection Program, and receives notification that the highway has been officially designated a Scenic Highway.

There are no officially designated state scenic highways near the PRP. The closest designated state scenic highways are California SR 91 from SR 55 to the east within the city limit of Anaheim, approximately 13.2 miles from the project site, and SR 2 approximately 2.7 miles north of SR 210 at La Canada to San Bernardino County Line, approximately 19.8 miles from the project site (Caltrans, 2015).

California Environmental Quality Act. The CEQA Guidelines define a "significant" effect on the environment to mean a "substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including…objects of historic or aesthetic significance." (Cal. Code Regs., Title 14 Section 15382). The evaluation of CEQA criteria is discussed in Section 4.13.4.

4.13.2.3 Local

City of Pomona General Plan. The PRP site is located within the city limits of Pomona and is, therefore, subject to the provisions of the City of Pomona General Plan. The PRP site has a land use designation as Urban Neighborhood in the General Plan (City of Pomona, 2014a), as discussed in Section 4.6, Land Use, and shown in Figure 4.6-1. Policies pertaining to visual resources that are applicable to PRP are summarized and evaluated in Table 4.13-1.

Table 4.13-1. City of Pomona General Plan Policies Applicable to the Project
Small Power Plant Exemption Application for the Pomona Repower Project

Goal/Objective/Policy	Project Consistency
Pomona Tomorrow - Urban Neighborhoods	
6E.P4 Establish development regulations that control the height, massing, orientation, and siting of buildings in these neighborhoods to ensure that all new development contributes positively to the character of the neighborhood and maintains an appropriate relationship to adjacent, stable residential neighborhoods.	Yes. Increasing the height of the exhaust stack from 75 feet to 90 feet will cause it to exceed the 75-foot height development requirement within the M-1 Zoning District. As a result, prior to construction, PRP will apply for an amendment to the CUP of the existing San Gabriel Facility to be able to exceed the height limitation. The project proponent will submit design plans to the City for review and approval prior to the commencement of construction, which will ensure design review consistent with the City's process.
Conservation Component	
7E.P4 Protect natural vegetation in parks, open spaces, and scenic areas as wildlife habitat, to prevent erosion and to serve as noise and scenic buffers.	Yes. Development of the PRP will have no direct effect on the vegetation in nearby parks, open spaces or scenic areas within the study area.
Community Design	
7F.G2 Improve the livability and cultural life of the community through physical design considerations in areas where it is less than satisfactory such that the result is an environment defined by quality and cohesiveness.	Yes. The PRP will replace and be constructed within the light industrial site boundaries of the existing San Gabriel Facility. This site has an existing base of light industrial uses, and is immediately surrounded by other light industrial facilities. To the extent that the PRP will be visible from the surrounding area, the view would be a minor improvement due to the removal of the cluttered appearance of San Gabriel Facility equipment and its replacement with equipment that is lower profile, has a more orderly appearance.
7F.P6 Provide visual interest and express the human scale in building design with: Varied building colors, materials, and site landscaping treatments	Yes. The PRP will have limited visibility from the area around it. To the extent that facility elements will be visible, design measures be taken to visually integrate them into their setting. For example, the exteriors of major project equipment will be treated with a neutral gray flat non-reflective finishes to give them a neutral appearance that will relate visually with their visual setting. The project proponent will submit design plans to the City for review and approval prior to the commencement of construction, which will ensure design review consistent with the City's process.
7F.P9 Maintain an open relationship between buildings and street edge, avoiding fencing and significant landscape barriers, except for street trees and sidewalk plantings. Along major collectors and corridors, allow fencing, low walls, and/or landscaping that maintains visibility and visual interaction between residences and the street edge. Limit materials to wood, stone, decorative metal, or low hedges.	Yes. There is no landscape screening or buffer on the site. In addition, there are no proposed landscaping treatments for development of PRP. The site is completely surrounded on all sides with adjoining light industrial structures with very minimal visibility from Holt Avenue (the closest arterial located to the north).

Source: City of Pomona, 2014a.

City of Pomona Municipal Zoning Code. The City of Pomona Zoning Regulations presented in Appendix I of the Municipal Code indicate that the PRP site is zoned Light Industrial (M1) with a Supplemental (S) Overlay (City of Pomona, 1957). The PRP site will replace and be constructed within the light industrial site boundaries of the existing San Gabriel Facility, and the immediately surrounding properties are also developed with industrial facilities. The provisions of the Municipal Code that are applicable to the PRP are discussed in detail in Section 4.6, Land Use. The Municipal Code sections that pertain to visual resources are summarized in Table 4.13-2.

Table 4.13-2. City of Pomona Municipal Zoning Code Requirements Applicable to the Project
Small Power Plant Exemption Application for the Pomona Repower Project

Goal/Objective/Policy	Project Consistency
Development Standards within the "M-1" Light Industrial Zoning District—Section .413, which references also the development Standards within the "M" Special industrial zone—Section .399. The following property development standards shall apply to all land and/or structures: • LOT AREA - No Requirements • LOT DIMENSIONS - No Requirements • BUILDING HEIGHT - No building or structure erected in this district shall have a height greater than six stories or 75 feet. For exceptions, see Section .503-F for roof structures and hillside property. • MINIMUM DISTANCE BETWEEN BUILDINGS - No requirement. No buildings are permitted in the yard areas stated above. ARCHITECTURAL STANDARDS - Requirements same as "M" district. Which are: Additions and accessory structures shall be similar in design and materials to the main building. 1. Roofing Materials. Roofing materials for all buildings shall include: (a) Woodshake (b) Wood shingle(c) Composition asphalt shingle (d) Tile/tile-like material (e) Rock (f) Other similar materials as determined appropriate by the Planning Manager (g) Materials not deemed appropriate by the Planning Manager may be permitted subject to approval of a CUP by the Planning Commission. 2. Siding Material. Siding materials shall include one or more of the following: (a) Wood (b) Stucco (c) Masonry (d) Textured metal siding, with the exception of reflective materials (e) Siding materials shall extend from the eaves to the permanent foundation (f) Other similar materials as determined appropriate by the Planning Manager (g) Materials not deemed appropriate by the Planning Manager may be permitted subject to approval of a CUP by the Planning Commission. 3. Grade Siting. Floor elevations shall be located as close to the lot grade level as possible, consistent with grading practice as specified in the Uniform Building Code. 4. Foundation. All foundations shall be consistent with requirements of Chapter 29 of the Uniform Building Code. 5. A list of all exterior building materials shall be submitted with building plans for approval by the City Planner.	Yes. The project is within an existing industrial development designated as Urban Neighborhood area and zoned for light industrial uses. The project complies with the requirements for lot area and dimensions within Light Industrial zoning (M-1) development standards as presented in Appendix I, Part II Section.413 of City of Pomona Municipal Code. No adjustments to setbacks or landscaping are proposed. The design of the exhaust stack (increasing from 75 feet to 90 feet tall) will exceed the standard 75-foot height development limit, but is subject to an exception. Prior to construction, PRP will apply for an amendment to the existing CUP, previously received for the San Gabriel Facility. The exteriors of major project equipment will be treated with a neutral gray flat non-reflective finishes to optimize its visual integration with the surrounding environment. The project proponent will submit design plans to the City for review and approval prior to the commencement of construction, which will ensure design review consistent with the City's process.

Source: City of Pomona, 1957.

4.13.3 Environmental Setting

4.13.3.1 Introduction

AltaGas proposes to construct, own, and operate a natural-gas fired, simple-cycle, electrical generating plant that would replace the existing San Gabriel Facility in Pomona, California. PRP will be powered by one General Electric LMS100 gas turbine and will generate an increase in energy supply by producing a nominal net output of 100 MW, significantly higher than the existing 44.5MW output. The PRP will be located on an approximately 2-acre site.

The PRP power block will have one exhaust stack, which will reach 90 feet tall—15 feet taller than the existing stack. The project site will include one demineralized water tank and one raw water tank located on the northern portion of the site and both reaching 30 feet high. In addition, a new warehouse/administration building and a gas compressor enclosure will be located on the western portion of the site. PRP will reconductor an existing 0.2 miles of 66-kV electrical transmission line, use existing water pipelines (potable, non-potable, and stormwater), and a natural gas supply pipeline already developed within existing right-of-ways.

4.13.3.2 Regional Setting

The environmental setting of a project is defined as the study area boundary. For PRP, the affected environment includes, but is not limited to, the area within 3 miles of the project site. Figure 4.13-1 depicts the study area, which is located in the central portion of Pomona situated south of the San Bernardino Freeway (also known as Interstate I-10) and east of SR-71. Holt Avenue and Mission Boulevard are the main east-west transportation arterial and commercial corridors and they run parallel to the Metrolink/Amtrak rail lines that pass through the study area. The landscape in this zone is largely built-out; therefore, new large-scale development within the study area is unlikely to occur. On Figure 4.13-2, the boundaries of the PRP site are outlined in red (see inset). PRP is bounded by industrial warehouse structures to the north, east and west. A large rectangular warehouse structure adjoins PRP to the south, bordered by rail lines. To a larger extent, the existing land uses within the vicinity of the study area consist of a mix of residential, commercial, industrial, and other uses including institutions/schools and open space/parks. No eligible or designated state scenic highways are located within the viewshed of the project as discussed further in Section 4.13.4.5.

4.13.3.3 Project Site

The PRP site exists within the jurisdiction of the City of Pomona. The PRP site has a general plan land use designation as Urban Neighborhood with Light Industrial (M1) zoning with a Supplemental (S) Overlay. Further discussion regarding land uses and potential for impacts are included within Section 4.6, Land Use. PRP encompasses approximately 2 acres and is located north of Mt. Vernon Avenue, south of West Holt Avenue, Erie Street to the west, and an unnamed alley to the east (see Figure 4.13-2). Access to the site is from an access road off Mt. Vernon Avenue, just east of the intersection with Erie Street. The site is currently developed as the San Gabriel Facility, a permitted facility that has been in operation since 1986.

4.13.3.4 Project Viewshed and Key Observation Points

To structure the analysis of PRP's effects on visual resources, the PRP's viewshed was determined. The viewshed is the surface area that is visible from a given viewpoint or series of viewpoints. It is also the area surrounding a project from which the project is, or could be, visible to viewers based on topography, vegetation, and the built environment. The project's potential viewshed has been estimated as an aid in identifying the views that could be affected by implementing the project. The PRP viewshed analysis was conducted using a desktop review of Google Earth to generate an understanding of PRP's visibility in the area that extends up to 3 miles from the PRP site. The analysis took into account the maximum height of the PRP structure (90-foot height of the stack) and surrounding topography to identify locations where the PRP facilities would have the potential to be visible via an unobstructed or partial line-of-sight. Based on this initial screening, an analysis area with a 1-mile radius was determined to be appropriate given the project's modest scale and the highly developed nature of the surrounding area. Figure 4.13-2 identifies the area within a 1-mile radius of the project site.

Within that area, the map highlights areas where there would be concentrations of potentially sensitive viewers (i.e., parks and open spaces, and schools). During field work conducted in October and November 2015, potentially sensitive receptor locations throughout the 1-mile radius study area were visited to assess potential project visibility and to photo-document the existing visual conditions. Views

from the inventory of viewpoints captured within the study area were reviewed and—in consultation with CEC staff—three views were selected as KOPs to be used for evaluating the PRP's potential visual effects. The views selected for analysis were views from the San Gabriel Valley Conservation Corps YouthBuild Charter High School (KOP 1), a location across the street from St. Joseph Roman Catholic Church and School (KOP 2), and a view from the residential area one block to the northeast of the project site (KOP 3). The locations of these viewpoints are indicated on Figure 4.13-2. Figures 4.13-3 through 4.13-5 represent the existing view from each KOP and a simulation of what the view would look like with PRP in place.

4.13.4 Impacts

Potential impacts to visual resources are described below.

4.13.4.1 Analysis Procedures

This analysis of the visual resource issues associated with the PRP, was prepared in accordance with the visual impact assessment system developed by the Federal Highway Administration (FHWA) in *Visual Impact Assessment for Highway Projects* (FHWA, 1988). The FHWA invested considerable resources in developing and implementing of this method. As a result, it is robust and widely used to provide systematic evaluations of visual change.

The FHWA method addresses the following primary questions:

- What are the visual qualities and characteristics of the existing landscape in the project area?
- What are the potential effects of the project's proposed alternatives on the area's visual quality and aesthetics?
- Who would see the project, and what is their likely level of concern about or reaction to the way the project visually fits within the existing landscape?

Applying the FHWA method entails the following six steps:

1. Establish the project's area of visual influence.
2. Determine who has views of and from the project ("viewer").
3. Describe and assess the landscape that exists before project construction ("affected environment").
4. Assess the response of viewers looking at and from the project, before and after project construction ("viewer sensitivity or concern").
5. Determine and evaluate views of the project for before and after project construction (simulations).
6. Describe the potential visible changes to the project area and its surroundings that would result from the project.

The initial step in the evaluation process was the review of planning documents applicable to the PRP area to gain insight into the type of land uses intended for the general area, and the guidelines given for the protection or preservation of visual resources. Consideration was then given to the existing visual setting within the PRP viewshed, which is defined as the geographical area in which the PRP can be seen. As described in Section 4.13.3.4, a desktop review of Google Earth was conducted to develop an understanding of the PRP's potential visibility in the area that extends up to 3 miles from the PRP site. Site reconnaissance was conducted to view the site and surrounding area, identify potential KOPs, and take representative photographs of existing visual conditions. The photographs used as the basis for preparing the simulations were taken with a single-lens reflex digital camera set to take photographs with a focal length equivalent to that of photographs taken with a 35-millimeter (mm) camera using a 50-mm lens. Photographs from the site reconnaissance were selected to represent the "before" conditions from each of the potential KOPs. Within the viewshed area, three KOPs were selected to be

used as the basis for analysis of the PRP's visual effects. The existing visual conditions seen in the views from each of the KOPs were evaluated using the FHWA visual quality assessment system that entails use of a numerical rating system.

The FHWA visual quality assessment asks: Is this particular view common or dramatic? Is it a pleasing composition (a mix of elements that seem to belong together) or not (a mix of elements that either do not belong together or contrast with the other elements in the surroundings)? Under the FHWA visual quality analysis system, the visual quality of each view is evaluated in terms of its vividness, intactness, and unity:

- Vividness is defined as the degree of drama, memorability, or distinctiveness of the landscape components. Overall vividness is an aggregated assessment of landform, vegetation, water features, and human-made components in views.
- Intactness is a measure of the visual integrity of the natural and human-built landscape and its freedom from encroaching elements. This factor can be present in well-kept urban and rural landscapes, as well as in natural settings. High intactness means that the landscape is free of unattractive features and is not broken up by features and elements that appear out of place. Low intactness means that visual elements that are unattractive and/or detract from the quality of the view can be seen.
- Unity is the degree of visual coherence and compositional harmony of the landscape considered as a whole. High unity frequently attests to the careful design of individual components and their relationship in the landscape or refers to an undisturbed natural landscape.

Each of these dimensions of visual quality is documented using an FHWA rating sheet, and for each of these dimensions, a numerical rating score on a scale from 1 to 7 is assigned, where a score of 1 indicates very low visual quality, a score of 4 indicates moderate or average visual quality, and a score of 7 indicates very high visual quality. The scores for each of these three dimensions are added and then averaged to generate an overall visual quality score.

The views from each of the three viewpoints selected as KOPs for this analysis are described and the results of the FHWA-based evaluation of their visual quality are documented in Section 4.13.4.4.

To provide a basis for evaluating the PRP's impacts on these views, visual simulations were produced to illustrate the "after" visual conditions from each of the KOPs. Computer modeling and rendering techniques were used to produce the simulated images of the views of the site as they would appear after development of the PRP. Existing topographic and site data provided the basis for developing an initial digital model. The engineers provided site plans and digital data for the PRP facility. This data was used to create a three-dimensional (3-D) digital model of the new facility. This model was combined with the digital site model to produce a complete computer model of the generating facility. These simulation images represent the PRP's appearance after completion of construction of the PRP structures on the PRP site located within the same footprint as the existing San Gabriel Facility site. These simulations provide the viewer with a clear image of the location, scale, and visual appearance of the PRP. The images are accurate within the constraints of the available site and project data. The final "hardcopy" visual simulation images that appear in this SPPE document were produced from the digital image files using a color printer. The "before" site photographs are included for each KOP in Figures 4.13-3 through 4.13-5 along with the "after" visual simulations.

Based on review of the simulated with-project views from each KOP, the visual quality of each view was re-evaluated using the FHWA visual quality evaluative system. The results of the evaluations of the existing and with-project views from each KOP are documented on the FHWA worksheets that are attached as Appendix 4.13A. The evaluations of the existing and with-project views were compared to determine the degree of visual change. Based on the assessment of the degree of visual change that the development of the project would bring about and an evaluation of the sensitivity of the view, overall

determinations of visual impact were made and were expressed in terms of the impact level (very low to very high).

Once all effects were examined, a determination was made as to whether any potential impacts would reach a level that would be significant under the four CEQA Guidelines checklist questions discussed in Section 4.13.4.4, Assessment of Visual Effects.

4.13.4.2 CEQA Environmental Checklist

The checklist in Table 4.13-3 assesses the significance of potential impacts.

Table 4.13-3. CEQA Checklist to Assess Potential Impacts
Small Power Plant Exemption Application for the Pomona Repower Project

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
Aesthetics—Would the project:				
a) Have a substantial adverse effect on a scenic vista?				**X**
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				**X**
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				**X**
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				**X**

4.13.4.3 Existing Conditions

Based on the observations made in the field and a review of photographs taken from each KOP, the existing visual conditions of the views from each of the three KOPs were evaluated. Assessments of existing visual conditions were made based on application of the FHWA Methodology described in Section 4.13.4.1. The baseline existing conditions seen in the views from each of the three KOPs are described below.

KOP 1—View from the San Gabriel Valley Conservation Corps YouthBuild Charter High School. Figure 4.13-3A depicts the view from KOP 1, which is located along West Second Street between San Gabriel Valley Conservation Corps YouthBuild Charter High School and a single family residence. KOP 1 is located approximately 0.12 mile of the southeastern edge of the PRP site boundary. This viewpoint was selected to represent the view from the San Gabriel Valley Conservation Corps YouthBuild Charter High School property, as well as a worst-case view from the closest residence located on the southern side of West Second Street. The residence located next to the school is something of an anomaly in that it stands alone, completely isolated from any adjoining residential uses and thus the views from it do not represent views from a typical residential neighborhood.

The visual quality of the view from KOP 1 is moderately low. Existing infrastructure associated with nearby commercial operations, an abandoned warehouse, transmission structures, and the San Gabriel Facility combine to create a view that has the visual character of an industrial zone. The project site is

located beyond the transmission structures and abandoned warehouse building. The existing 75-foot-tall square stack and scaffolding-covered boiler are the most vivid features in the center of the view. Undulating mountain forms add an element of visual interest in the backdrop of the view. The combination of horizontal and vertical human-made elements, particularly the utility infrastructure skylined above the mountain forms, in the foreground obscure the background views creating a low level of intactness. The existing warehouses and energy-generating structures disrupt views of the mountains in the background producing a moderately low level of unity.

Sensitive viewers located near KOP 1 include those at the school, single family residence, and nearby mobile home parks located to the south-southeast of the viewpoint. However, the sensitivity of the views from this area is moderately low because the visibility of the site is limited due to existing intervening structures and because the visual setting already has a strongly established industrial character.

KOP 2—View from Holt Avenue at North Currier Street. Figure 4.13-4A depicts the view from KOP 2, a viewpoint located at Holt Avenue at North Currier Street, 0.35 mile northeast of the project site. The view is oriented toward the project site to the southwest. The foreground of this view is occupied by St. Joseph Roman Catholic Church and School, a local religious institution that is a major landmark in the neighborhood. This viewpoint was selected because of the architectural and institutional significance of the church and school and the large number of visitors it attracts on a daily and/or weekly basis.

The existing San Gabriel Facility is not visible from this location in this view. In the immediate foreground view, a linear row of deciduous trees with consistent form and height are visible along the southern side of Holt Avenue, which partially obscure street-level views toward the project site. The combination of this vegetative buffer along with the school and large industrial warehouse distribution center beyond completely obscures views of the existing site. In the far middleground of the view, behind the school and the warehouse, a gentle rolling hillside is partially visible.

The horizontal elements (vegetative linear pattern) and vertical elements (light poles) create a relatively cohesive pattern of development resulting in a moderate level of intactness in the view. The combination of mixed uses of development without a unified development pattern constitutes a moderately low level of unity. The overall level of visual quality from KOP 2 is moderately low.

The view from KOP 2 represents the views of a number of kinds of viewers. This view represents the view seen by motorists at the intersection of West Holt Avenue and North Currier Street. It also approximates the views from a nearby motel and several local commercial businesses situated along the northern side of Holt Avenue. Finally, this view is also representative of what is seen by students and parishioners who attend St. Joseph Roman Catholic Church and School. The number of viewers is moderately high given the moderately high levels of traffic along Holt Avenue. However, the duration of views is low, resulting in a generally moderate degree of viewer exposure. In light of these factors, the visual sensitivity of this view is moderate.

KOP 3—View from West Holt Avenue near North Weber Street. Figure 4.13-5A depicts the view from KOP 3, which is located along West Holt Avenue just before North Weber Street. The view from KOP 3 lies approximately 0.2 mile from the north-northeastern edge of the project site. This viewpoint was selected to represent a worst-case view from the edge of the closest residential development. Residences along Holt Avenue are oriented in such a way that the front of residences have prominent views directly facing south. The view from KOP 3 provides a view of the existing San Gabriel Facility exhaust stack above rooftops in the center foreground view.

The view is dominated by a mixture of human-made features in no coherent pattern. Large blocky industrial warehouse structures anchor the foreground view. A mix of commercial and industrial uses, some appear no longer in operation, results in a moderately low degree of vividness. In this urbanized landscape, the vertical forms (including stack, transmission structures, trees, and light poles) and

horizontal forms (roadway, fencing, and transmission lines) extend across the foreground cluttering the view. The tip of the existing stack along with a few exhaust fans are visible over the rooftop of an industrial warehouse. These elements constitute a minor contribution to the views' overall discordant industrial elements in this residential view and, as a result, create a moderately low level of intactness. Harmony of the built environment is moderately low given the mixture of vertical, horizontal and diagonal elements set against the backdrop of undulating hills without a cohesive pattern. The human-made features of the electricity generation, commercial, industrial, and residential development appear as inconsistent in form and color, emphasizing a view that possesses a moderately low degree of overall unity. As a result, the visual quality of the view from KOP 3 is moderately low. Because this view is seen from a residential neighborhood, the level of visual sensitivity is high.

4.13.4.4 Assessment of Visual Effects

As previously noted, the systematic evaluation of visual effects from the PRP was conducted using FHWA worksheets, which are attached as Appendix 4.13A and provide details regarding the comparison between existing and simulated views as summarized below.

KOP 1–View from the San Gabriel Valley Conservation Corps YouthBuild Charter High School. Figure 4.13-3A presents the existing view toward the existing San Gabriel Facility from the San Gabriel Valley Conservation Corps YouthBuild Charter High School and nearby residence, while Figure 4.13-3B presents a simulation of the same view as it will appear during the PRP's operational period. As shown in the simulated view of the PRP, the former San Gabriel Facility structures (inclusive of scaffolding) are removed and replaced by a more streamlined and sleeker set of equipment. As a result, overall with the PRP in place, there will be a minor improvement to the visual quality of the view, which is attributable to an improvement in the visual intactness and unity of the view brought about by removal of the cluttered appearing San Gabriel Facility equipment and its replacement with the lower profile, more orderly equipment of the PRP.

KOP 2–View from Holt Avenue at North Currier Street. Figure 4.13-4A presents a photograph of the view toward the existing San Gabriel Facility from the intersection of West Holt Avenue and North Currier Street looking toward St. Joseph Roman Catholic Church and School. Figure 4.13-4B is a simulation of the view as it will appear during the PRP's operational period with the removal of San Gabriel Facility structures from the view. As shown in the simulation, the features of the PRP would be screened completely by the combination of existing intervening vegetation along the southern side of Holt Avenue and the existing large industrial warehouse distribution center that spans the entire view. As a result, the PRP would not be visible and thus will not result in any change to the visual quality of this view.

KOP 3–View from West Holt Avenue near North Weber Street. Figure 4.13-5A presents a photograph of the existing view toward the existing San Gabriel Facility to the southwest from the edge of the closest residential development along West Holt Avenue just before North Weber Street. Figure 4.13-5B presents a simulation of the same view as it will appear during PRP's operational period with the removal of San Gabriel Facility structures from the view. With the PRP in place, the tip of the new PRP stack will barely be visible in the center-left portion of the view above the rooftop of the adjoining industrial warehouse structure. The new PRP features will be almost entirely screened from view, and the only feature that will be seen is the top of the new stack, which will be similar in visibility to the existing stack. Overall, the PRP will result in no change to the visual quality of this view.

4.13.4.5 Discussion of Impact Significance

The impact assessment considers the CEQA checklist presented in Table 4.13-3. A discussion of the expected impacts on visual resources from project implementation is provided below.

Scenic Vistas. No designated scenic vistas of high visual quality were identified within the viewshed during the site reconnaissance or review of documents for PRP. Therefore, the project would not have a substantial adverse effect on a scenic vista.

Scenic Resources and Routes. As indicated in the discussion of LORS (Section 4.13.2.2), there are no eligible or designated state scenic highways within the project viewshed. The project would thus not have a substantial adverse effect on scenic resources and routes.

Visual Character/Quality of Project Site and Vicinity. The PRP site is located within a light industrial zone situated to the south of Holt Avenue and north of the rail lines where the visual character is dominated by a mix of uses with few sensitive receptors. Furthermore, the PRP site is surrounded by large light industrial structures on all sides of the site boundary that partially (if not entirely) will obstruct views to the plant. With the project, there will be little change in the visual quality of the views in this area. As established in the analysis, with the PRP, there will be no change in the views from KOPs 2 and 3 and there will be a very minor and clearly less than significant change to the view from KOP 1. As a consequence, the PRP would not degrade the existing visual character or quality of the project site or its surroundings.

Light and Glare. The PRP will not create a new substantial source of light at the project site. The existing San Gabriel Facility and its lighting will be removed. The lighting fixtures installed on PRP, which take the place of San Gabriel Facility, will conform to contemporary standards geared to minimizing offsite light impacts and the potential for the lighting to have an adverse effect on night skies. As a result, the amount of lighting visible at the site will not increase from what is now present. As a consequence, the potential for an increase in ambient lighting conditions in the PRP vicinity, and in skyglow above the PRP site will be minimal.

The power plant may be operational (although not necessarily generating power) 24 hours per day, 7 days per week and would require night lighting for safety and security. The lighting system will provide illumination for operation under normal conditions, for safety under emergency conditions, and for manual operations during a power outage.

To reduce offsite lighting impacts, lighting for the PRP will be restricted to areas required for safety and operation. Exterior lights will be hooded and directed onsite to minimize light or glare. Low-pressure sodium lamps and fixtures of a non-glare type will be specified. In addition, switched lighting circuits will be provided for areas where lighting is not required for normal operation or safety to allow these areas to remain dark at most times and to minimize the amount of lighting potentially visible offsite.

Noisy demolition and construction will typically take place between the hours of 7 a.m. and 8 p.m., Monday through Saturday, with no noisy demolition/construction on Sundays or federal holidays. Additional hours may be necessary to make up schedule deficiencies or to complete critical construction activities (for example, pouring concrete at night during hot weather, working around time-critical shutdowns and constraints). During the commissioning and startup phase of the power block, the typical work hours will remain the same; however, some activities may continue 24 hours per day, 7 days per week.

At times when onsite construction occurs during hours of darkness, lighting will be used on an as-needed basis to illuminate the areas where the construction is taking place. This lighting will be the minimum required to meet operational and safety requirements and will be shielded and directed at the areas, pointing toward the center of the site, where it is required to eliminate offsite light spill and illumination of the night sky.

Because none of the major PRP features will use surfaces that are highly reflective, the PRP will not be a source of daytime glare.

4.13.5 Cumulative Effects

The PRP will not contribute to cumulative adverse impacts when combined with other projects. As described in Section 4.6, Land Use, Land Use Cumulative Effects, a number of projects have been identified for consideration as cumulative impacts with the City of Pomona (Williamson, 2015).

The PRP will be constructed within the light industrial site boundaries of an existing power plant and use existing linear facilities as part of ongoing operations within the context of a surrounding industrial landscape. The incremental effect of the PRP will be to maintain the existing level of light industrial development in the vicinity, without substantially changing the level of visual quality, and thereby will neither add nor subtract cumulatively to other projects having an impact on visual quality of the area. Therefore, the PRP is not expected to have any cumulatively considerable visual effects in conjunction with any of the projects.

4.13.6 Mitigation Measures

This analysis demonstrates that the PRP will not substantially change the existing visual character and quality of the PRP site as viewed from the surrounding area. Furthermore, there would be no substantial adverse effects on any scenic vistas or scenic resources within a state scenic highway, and would not create a new source of substantial light and glare that would adversely affect day or nighttime views in the area. Because there will be no significant adverse visual impacts, given the existing conditions and the design features discussed above, no additional mitigation measures are required.

4.13.7 Agencies and Agency Contacts

There are no State or local agencies having specific jurisdiction over visual resources.

4.13.8 Permits and Permit Schedules

There are no State or county permits for visual resources.

4.13.9 References

California Department of Transportation (Caltrans). 2008. Scenic Highway Guidelines. http://www.dot.ca.gov/hq/LandArch/scenic_highways/scenic_hwy.htm.

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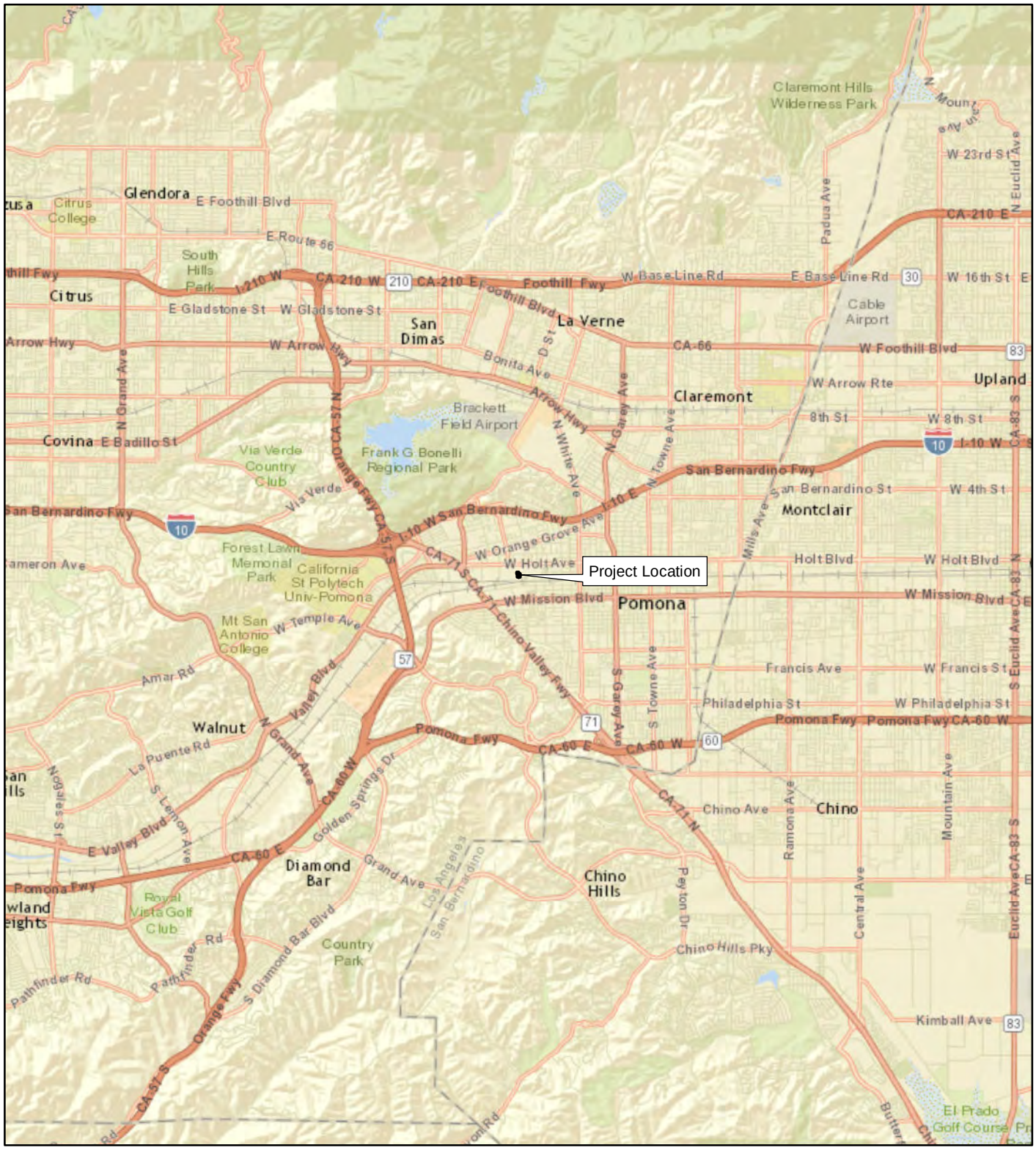

LEGEND

Project Location

FIGURE 4.13-1

Project Location Map
Pomona Repower Project
Pomona, California

N

0 2

Miles
1:126,720

Source Information: Esri World Street Map (Accessed December 2015)

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ch2m

Ganesha Park
San Dimas
Pomona
Cortez Elementary School
Ganesha High School
Kellogg Park
Arroyo Elementary School
Marshall (John) Middle School
Weber Street Park
Roosevelt (Theodore) Elementary School
W Orange Grove Ave
Pomona Catholic Girls High School
KOP 3
KOP 2
W Holt Ave
Pomona Valley Academy
Erie St
Map Detail
St. Joseph Roman Catholic Church & School
Hamilton Park
Hamilton Park
Mt Vernon Ave
W 1st St
KOP 1
Central Park
Veterans Park Soccer Complex
Park West High (Continuation) School
Lopez Elementary
Mendoza (Candelario J) Elementary School
Welch Park
Westmont Park
Westmont Elementary School
57
71
Palm Lake Golf Course

Project Site Detail with Proposed Equipment Layout on Existing Air Photo Base

Legend

- Existing Transmission (66kV)
- Site Boundary
- 1-mile Project Radius
- City Boundary
- Key Observation Point (KOP)
- Parks and Open Spaces
- Schools

0 1,300 Feet

N

Angeles National Forest
Riverside
Anaheim
Santa Ana

Source: Esri World Imagery (Accessed January 2016); County of Los Angeles; Power Engineers (3/26/2015)

Z:\ISBG\MDESEO\ALTAGAS\662581\POMONA\MAPFILES\VISUALIZATION\FIG4.13-2_PROJCOMPONENTS_KOPS.MXD MD013761 1/12/2016 10:29:15 AM

FIGURE 4.13-2
Project Components and Key Observation Points
Pomona Repower Project
Pomona, California

ch2m.

A. KOP-1. Existing view toward the project site along West Second Street .

B. KOP-1. Simulated view toward the project site with the removal of San Gabriel Cogeneration structures and replacement with PRP structures.

Figure 4.13-3
KOP-1. View from the San Gabriel Valley Conservation Corps YouthBuild Charter High School
Pomona Repower Project
Pomona, California

A. KOP-2. Existing view toward the project site from Holt Avenue at North Currier Street.

B. KOP-2. Simulated view toward the project site with the removal of San Gabriel Cogeneration structures and replacement with PRP structures. New facilities will not be visible in this view.

Figure 4.13-4
KOP-2. View from Holt Avenue at North Currier Street
Pomona Repower Project
Pomona, California

A. KOP-3. Existing view toward the project site from West Holt Avenue near North Weber Street.

B. KOP-3. Simulated view toward the project site with the removal of San Gabriel Cogeneration structures and replacement with PRP structures.

Figure 4.13-5
KOP-3. View from West Holt Avenue near North Weber Street
Pomona Repower Project
Pomona, California