DOCKETED

Docket Number:	12-AFC-02
Project Title:	Huntington Beach Energy Project
TN #:	202788
Document Title:	Applicant's Visual Resources Presentation, dated July 21, 2014
Description:	Applicant's Visual Resources Presentation, dated July 21, 2014
Filer:	Kimberly Hellwig
Organization:	Stoel Rives LLP
Submitter Role:	Applicant
Submission Date:	7/24/2014 9:38:09 AM
Docketed Date:	7/24/2014

Huntington Beach Energy Project

12-AFC-02

July 21, 2014 – CEC Evidentiary Hearing

Visual Resources

A. Existing View

B. Simulated view depicting appearance five years after completion of project development

Figure 5.13-5R1
KOP 1 (Revised) - View Toward Project from Huntington Beach State Park
AES Huntington Beach Energy Project
Huntington Beach, California

SCO458993.01.01 KOP1_huntington_beach.ai 6/13

CH2MHILL

Exhibit 1069

Exhibit 1069

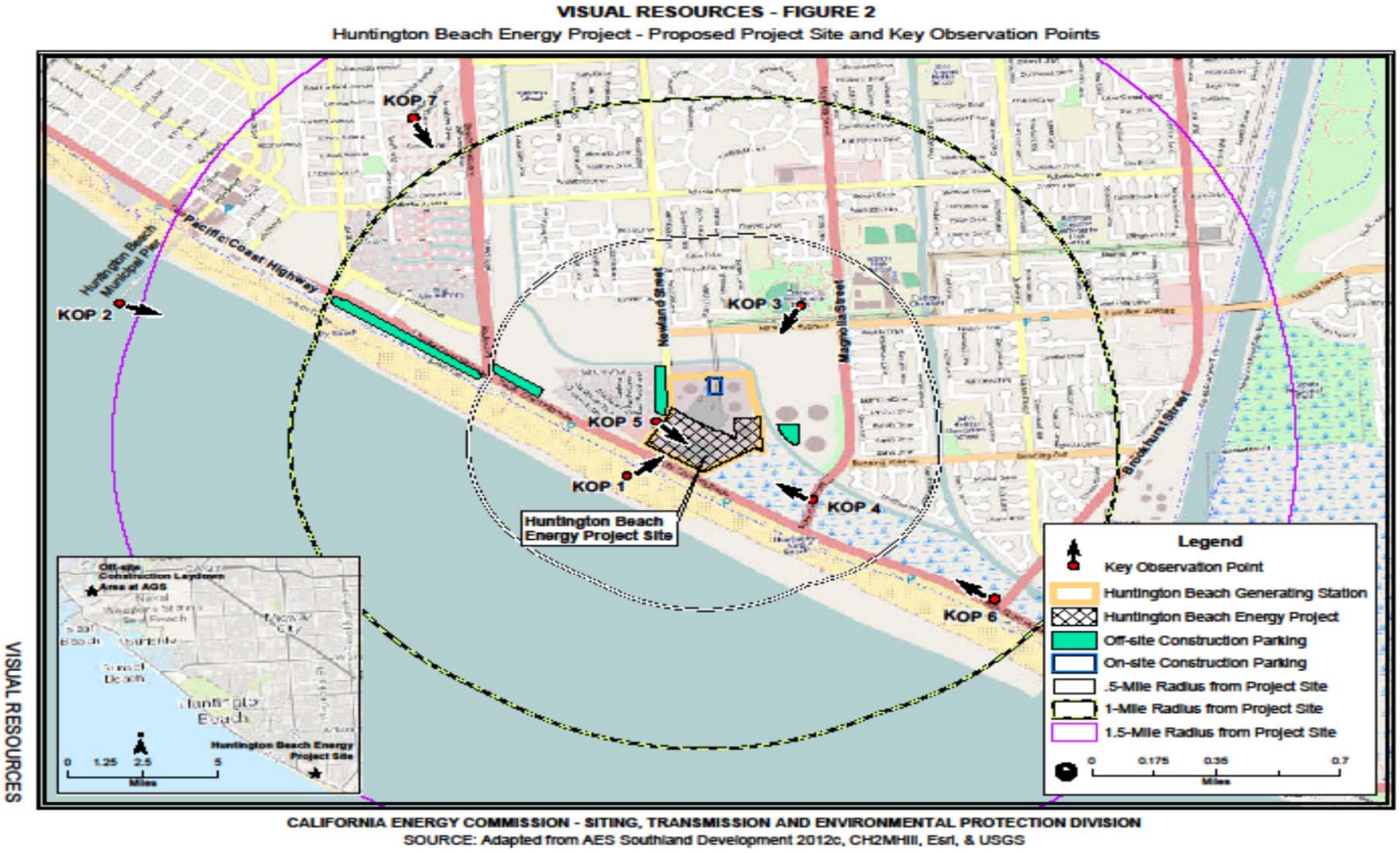
View from KOP 1, Huntington Beach State Park. Simulation of the proposed power plant overlaid over a ghosted image of the existing power generating facility, permitting a direct comparison of the scale and visual character of the existing and proposed facilities.

FIGURE PSA RESPONSE VR-1
Simulation of the View from KOP 1 Providing a Comparison of the Existing and Proposed Power Plant Facilities
AES Huntington Beach Energy Project
Huntington Beach, California

IS1209111437138AC_Huntington_AFC

CH2MHILL

Exhibit 2000



A. Existing View

B. Simulated view depicting appearance five years after completion of project development

Figure 5.13-8R1
KOP 4 (Revised) - View Toward Project from Magnolia Street
AES Huntington Beach Energy Project
Huntington Beach, California

SCO458993.01.01 KOP4_huntington_beach.ai 6/13

CH2MHILL

Exhibit 1069

Exhibit 1096

Table VIS-Supp-1
KOP 4 – View Toward the Project Site from Magnolia Street

Variable	Existing Conditions	With-Project Conditions	Change from the Existing to the With-Project Conditions	Degree of View Degradation
Visual Character	A flat landscape with a natural-appearing tidal wetland in the foreground, bordered in the background by a major electric generation complex, including a pair of tall, massive stacks, large boilers covered with structural supports, a large electric substation, electric transmission structures, and oil tanks.	A flat landscape with a natural-appearing tidal marsh in the foreground, bordered in the background by a major electric generation complex, including two compact combined cycle power blocks with short stacks, two rectangular air cooled condensers, a large electric substation, and electric transmission structures. A short wall along the perimeter of the electric generation complex, backed by a row of dense plantings, creates a neat transition between the marsh and the electric generation site.	Little change in overall visual character. No change at all to the tidal wetland that occupies much of the view. In the background, the marsh will continue to be bordered by a major electric generation complex. The tall stacks and the tall boilers covered with structural supports at the left side of the electric generation complex will be replaced by a lower, more compact and sleeker appearing power block and rectangular, cubic appearing air cooled condenser. The tank farm on the right side of the view will be replaced by a large power block and air cooled condenser that have a neat appearance. The overall mass of the structures on the power generation site will be only slightly increased under the with-project conditions.	There will be no degradation of the existing character of the view.
Overall Visual Quality	**AFC: Moderate** **PSA: Moderate** The PSA existing conditions analysis suggests that the marsh that occupies a large portion of this view is the view's primary visual asset, indicating that: "Views of the water, soft brown and gray-green colors of the wetland vegetation, and wildlife that use the wetlands provide a respite from views of the HBGS and other nearby development;"	**AFC: Moderate** **PSA: Not stated** The marsh, which occupies most of the area seen in the view, and which CEC staff identifies as a key component of the view's visual quality, will not be altered in any way. The addition of the perimeter wall and enhanced landscaping along the edge of the project site will create a neat-appearing transition between the marsh and the electric generation complex.	The overall visual quality of this view will remain moderate, but will be slightly improved. This overall improvement in the visual quality of this view can be explained through application of the criteria developed by the Federal Highway Administration (FHWA) to evaluate visual quality: **Vividness** Because the marsh, which is the primary contributor to the vividness of this view will remain unchanged, there will be no change to this view's level of vividness.	There will be no degradation of the overall visual quality of this view.

Exhibit 1069

A. Existing View

B. Simulated view depicting appearance five years after completion of project development

Figure 5.13-9R1
KOP 5 (Revised) - View Toward Project from Huntington-By-The-Sea RV Park
AES Huntington Beach Energy Project
Huntington Beach, California

SCD458993.01.01 KOP5_huntington_beach.ai 6/13

CH2MHILL

Exhibit 1096

Table Vis Supp-2
KOP 5 – View Toward the Project Site from the Driveway of Huntington-By-The Sea Mobile Estates

Variable	Existing Conditions	With-Project Conditions	Change from the Existing to the With-Project Conditions	Degree of View Degradation
Visual Character	A flat, highly developed urbanscape, with a wide, landscaped driveway in the near foreground and a power generation complex in the remainder of the foreground, across the street from the driveway. The character of this view is mixed. Palm trees dominate the borders of the driveway, and a fringe of landscaping frames the street frontage of the power generation site. The power generation complex has an industrial appearance, with a tall, bulky boiler covered with structural supports, a tall, thick exhaust stack, a fixed, horizontal crane, tanks, transmission structures and conductors, and tall light standards. In the words of the PSA analysis, "The visual clutter of the piping and steel support structures of the power blocks are displayed, and no exterior structure or façade encloses the interior mechanical apparatus of the power plant."	A flat, highly developed urbanscape, with a wide, landscaped driveway in the near foreground and a power generation complex in the remainder of the foreground, across the street from the driveway. The character of this view is mixed. Palm trees dominate the borders of the driveway, and a dense fringe of landscaping frames the street frontage of the power generation site. The power generation complex has a modern industrial appearance, with a power block and set of stacks of moderate height, and a large air cooled condenser of similar height. The power generation facilities are all enclosed, and the surfaces of the structures have a generally smooth appearance, free of exterior structural supports.	A slight but positive change in the overall visual character of this view. No change at all to the driveway bordered by palm trees that occupies the near foreground of the view. The fringe of landscaping that frames the street frontage of the power generation site will be reinforced, with layers of tall, dense vegetation that will extend across the entire mid-foreground of the view, creating a dense, highly textured tapestry that creates visual interest and increases the visual screening of the lower portions of the power generation facilities. The massive 1950's era stack and industrial-appearing boiler that currently occupy the right portion of the power generation site will be removed. They will be replaced by a lower, more compact power generation structure with low stacks and an adjacent air cooled condenser, which are located in the center of the view. Although the power generation site will appear to have a more dense level of development when seen from this viewpoint, the overall character of this view as a view toward a power generation facility will not be substantially altered.	There will be no degradation of the existing character of the view.
Overall Visual Quality	AFC: Moderately Low PSA: Low The PSA's analysis of this view's existing condition classifies this view as having a low level of visual quality based on the high visibility of the HBGS structures, transmission	AFC: Moderately Low PSA: Not stated The driveway and the trees that border it that are visible in the immediate foreground of this view will not be changed by the project.	With the development of the proposed project, the overall visual quality of this view will be improved to a small degree. This modest improvement in the visual quality of this view can be explained through application of the criteria developed by the Federal Highway	There will be no degradation of the overall visual quality of this view.

Exhibit 1017

Viewpoint 3. View from Newland Street looking south toward Huntington By-The Sea RV Park. The vacant land between the RV park and the street will be used for offsite parking during the construction period.

Viewpoint 4. View from southwest corner of Pacific Coast Highway and Beach Boulevard, looking toward project site. The vacant along the opposite side of Pacific Coast Highway will be used for offsite parking during the construction period.

FIGURE 5.13-3 R1
Offsite Construction Parking Areas
AES Huntington Beach Energy Project
Huntington Beach, California

Exhibit 1017

FIGURE CCC5-1a
Development Phase 1
AES Huntington Beach Energy Project
Huntington Beach, California

IS120911143723SAC Figure_CCC5-1a.ai Idaus 11.01.2012

CH2MHILL

Exhibit 1017

FIGURE CCC5-1b
Development Phase 2
AES Huntington Beach Energy Project
Huntington Beach, California

CH2MHILL

IB120911143723SAC Figure_CCC5-1b.ai Idaus 11.01.2012

Exhibit 1017

FIGURE CCC5-1c
Development Phase 3
AES Huntington Beach Energy Project
Huntington Beach, California

CH2MHILL

IS120911143723SAC Figure_CCC5-1c.ai tdaus 11.01.2012

Exhibit 1017

FIGURE CCC5-1d
Development Phase 4
AES Huntington Beach Energy Project
Huntington Beach, California

IB120911143723SAC Figure_CCC5-1d.ai Idaus 11.01.2012

CH2MHILL

Exhibit 1069

View from KOP 1, Huntington Beach State Park. Simulation of the proposed power plant overlaid over a ghosted image of the existing power generating facility, permitting a direct comparison of the scale and visual character of the existing and proposed facilities.

FIGURE PSA RESPONSE VR-1
Simulation of the View from KOP 1 Providing a Comparison of the Existing and Proposed Power Plant Facilities
AES Huntington Beach Energy Project
Huntington Beach, California

IS1209111437138AC_Huntington_AFC

CH2MHILL