

## Q.5.12 - Visual Resources

The following impact evaluation is based on the environmental setting, regulatory setting, and thresholds of significance discussions provided for the proposed projects in Draft EIR Section 5.12, Visual Resources, and in Appendix N-1, Expanded Visual Resources Analysis. These previous discussions are not repeated in the following evaluation. The evaluation is a comparative analysis between the Preferred Project and Proposed Project 4.

### Scenic Vista

---

**Q5.12-A: The project would not have a substantial adverse effect on a scenic vista.**

---

#### ***Project Specific Impact Analysis***

##### **Collection System**

Similar to Proposed Project 4, the collection system under the Preferred Project is a gravity system. As described in Table Q.5-1, the Preferred Project includes additional collection system facilities such as pump stations, standby power stations, and pipelines, as well as modifications to specific locations and size of facilities such as the central pump station, pipelines within streets, and pipelines crossing creeks compared to Proposed Project 4. Based on a review of the additions and modifications of the collection system facilities, the Preferred Project would not have a substantial adverse effect on a scenic vista similar to the finding for Proposed Project 4. Therefore, similar to Proposed Project 4, the Preferred Project would have a less than significant impact on a scenic vista.

##### **Treatment Plant Site**

Similar to Proposed Project 4, the proposed treatment plant facilities under the Preferred Project include treatment facilities, appurtenant structures and storage facilities located on the Tonini parcel. As described in Table Q.5-1, the Preferred Project will include an Oxidation Ditch or Biolac® facility that encompasses less area and requires substantially less grading than the facultative ponds proposed under Proposed Project 4. Based on the revision to the proposed treatment process, the Preferred Project would also not have a substantial adverse effect on a scenic vista similar to the finding provided for Proposed Project 4. Therefore, similar to Proposed Project 4, the Preferred Project would have a less than significant impact on a scenic vista.

##### **Disposal Sites**

Similar to Proposed Project 4, the proposed disposal systems under the Preferred Project include sprayfields at the Tonini parcel and leachfields at the Broderson parcel. Under the Preferred Project, the type of spray was revised to exclude percolation and as a result approximately 73 more acres of sprayfields are necessary to accommodate the 842 acre-feet of spray at Tonini compared to Proposed Project 4. The Preferred Project also includes setbacks from Turri Road and the property south of Tonini, and Proposed Project 4 did not include setbacks. Based on a review of the increase in sprayfield area and since the proposed sprayfields do not disrupt views of the Morros or other scenic features within the recently designated SRA for the Estero Area plan, the proposed facilities would not have a substantial adverse effect on a scenic vista. This finding is similar to the finding for

Proposed Project 4. Therefore, similar to Proposed Project 4, the Preferred Project would have a less than significant impact on a scenic vista.

### **Combined Project Effects**

Similar to Proposed Project 4, the proposed facilities for the treatment and sprayfields under the Preferred Project would be located on the Tonini parcel. The combination of the two facilities on the Tonini parcel would encompass approximately 268 acres of the approximate 650-acre parcel. Similar to Proposed Project 4, since the proposed facilities at the sprayfields under the Preferred Project would not affect views of the Morro Peaks or other scenic features within the recently designated SRA, the Preferred Project would not have a substantial adverse effect on a scenic vista. Therefore, similar to Proposed Project 4, the Preferred Project would have a less than significant impact on a scenic vista.

### **Cumulative Impact Analysis**

Similar to Proposed Project 4, the Preferred Project would result in a less than significant impact on a scenic vista. However, since there are no cumulative projects that would contribute an impact on a scenic vista, the Preferred Project would not contribute to any potential cumulative scenic vista impacts similar to Proposed Project 4.

### **Mitigation Measures**

#### **Project-Specific**

No mitigation measures are required.

#### **Cumulative**

No mitigation measures are required.

### **Level of Significance After Mitigation**

#### **Project-Specific**

Less than significant.

#### **Cumulative**

No impact.

### **Scenic Resources within a State Scenic Highway**

---

**Q5.12-B:** The project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.

---

### **Project Specific Impact Analysis**

#### **Collection System**

Similar to Proposed Project 4, the collection system under the Preferred Project is a gravity system. As described in Table Q.5-1, the Preferred Project includes additional collection system facilities such

as pump stations, standby power stations, and pipelines, as well as modifications to specific locations and size of facilities such as the central pump station, pipelines within streets, and pipelines crossing creeks compared to Proposed Project 4. None of these facilities are visible from a State Scenic Highway. Based on a review of the additions and modifications of the collection system facilities, the Preferred Project would not damage scenic resources within a State Scenic Highway similar to the finding for Proposed Project 4.

#### **Treatment Plant Site**

Similar to Proposed Project 4, the proposed treatment plant facilities under the Preferred Project include treatment facilities, appurtenant structures and storage facilities located on the Tonini parcel. As described in Table Q.5-1, the Preferred Project will include an Oxidation Ditch or Biolac® facility that encompasses less area and requires substantially less grading than the facultative ponds proposed under Proposed Project 4. None of these facilities would be visible from a State Scenic Highway. Based on the revision to the proposed treatment process, the Preferred Project would not damage scenic resources within a State Scenic Highway similar to the finding provided for Proposed Project 4.

#### **Disposal Sites**

Similar to Proposed Project 4, the proposed disposal systems under the Preferred Project include sprayfields at the Tonini parcel and leachfields at the Broderson parcel. Under the Preferred Project, the type of spray was revised to exclude percolation and as a result approximately 73 more acres of sprayfields are necessary to accommodate the 842 acre-feet of spray at Tonini compared to Proposed Project 4. The Preferred Project also includes setbacks from Turri Road and the property south of Tonini, and Proposed Project 4 did not include setbacks. None of these features would be visible from a State Scenic Highway. Based on a review of the increase in sprayfield area the proposed facilities would not damage scenic resources within a State Scenic Highway. This finding is similar to the finding for Proposed Project 4.

#### **Combined Project Effects**

Similar to Proposed Project 4, the proposed facilities for the treatment and sprayfields under the Preferred Project would be located on the Tonini parcel. The combination of the two facilities on the Tonini parcel would encompass approximately 268 acres of the approximate 650-acre parcel. Similar to Proposed Project 4, none of these facilities would be visible from a State Scenic Highway. Therefore, the Preferred Project would not cause damage to resources within a State Scenic Highway.

#### **Cumulative Impact Analysis**

Similar to Proposed Project 4, the Preferred Project would result in no impacts to scenic resources within a State Scenic Highway. Therefore, the Preferred Project would not contribute to any potential cumulative impacts on relative to scenic resources within a State Scenic Highway.

## **Mitigation Measures**

### **Project-Specific**

No mitigation measures are required.

### **Cumulative**

No mitigation measures are required.

## **Level of Significance After Mitigation**

### **Project-Specific**

No impact.

### **Cumulative**

No impact.

## **Visual Character**

---

**Q5.12-C:**                    **The project would substantially degrade the existing visual character or quality of the site and its surroundings.**

---

## **Project Specific Impact Analysis**

### **Collection System**

Similar to Proposed Project 4, the collection system under the Preferred Project is a gravity system. As described in Table Q.5-1, the Preferred Project includes additional collection system facilities such as pump stations, standby power stations, and pipelines, as well as modifications to specific locations and size of facilities such as the central pump station, pipelines within streets, and pipelines crossing creeks compared to Proposed Project 4. Based on a review of the additions and modifications of the collection system facilities, the Preferred Project would not result in a substantial alteration to the visual character of the collection system area. Similar to Proposed Project 4, the Preferred Project would result in less than significant visual character impacts.

### **Treatment Plant Site**

Similar to Proposed Project 4, the proposed treatment plant facilities under the Preferred Project include treatment facilities, appurtenant structures and storage facilities located on the Tonini parcel. As described in Table Q.5-1, the Preferred Project will include an Oxidation Ditch or Biolac® facility that encompasses less area and requires substantially less grading than the facultative ponds proposed under Proposed Project 4. Based on the revision to the proposed treatment plant facilities, the Preferred Project would substantially degrade the visual character of the site and its surroundings similar to the finding provided for Proposed Project 4. Similar to Proposed Project 4, the Preferred Project would result in significant visual character impacts.

### **Disposal Sites**

Similar to Proposed Project 4, the proposed disposal systems under the Preferred Project include sprayfields at the Tonini parcel and leachfields at the Broderson parcel. Under the Preferred Project, the type of spray was revised to exclude percolation and as a result approximately 73 more acres of sprayfields are necessary to accommodate the 842 acre-feet of spray at Tonini compared to Proposed Project 4. The Preferred Project also includes setbacks from Turri Road and the property south of Tonini, and Proposed Project 4 did not include setbacks. Based on a review of the increase in sprayfield area the proposed facilities would substantially degrade the visual character of the site and its surroundings. This finding is similar to the finding for Proposed Project 4. Similar to Proposed Project 4, the Preferred Project would result in significant visual character impacts.

### **Combined Project Effects**

Similar to Proposed Project 4, the proposed facilities for the treatment and sprayfields under the Preferred Project would be located on the Tonini parcel. The combination of the two facilities on the Tonini parcel would encompass approximately 268 acres of the approximate 650-acre parcel. Similar to Proposed Project 4, the Preferred Project would substantially degrade the visual character of the site and its surroundings. Similar to Proposed Project 4, the Preferred Project would result in significant visual character impacts.

### **Cumulative Impact Analysis**

Although the Preferred Project would result in significant visual character impacts, it would not contribute to a cumulative impact to the existing visual character or quality of the area because there are no cumulative projects that would contribute to a cumulative significant visual character impact. This finding is the same as the finding for Proposed Project 4.

### **Mitigation Measures**

#### **Project-Specific**

- 5.12-C-1** AES 1 (construction staging area) from the Estero Area Plan shall apply. For all aspects of the project, construction staging areas shall be located away from sensitive viewing areas to the extent feasible. Before construction activities begin, an area of construction equipment storage away from direct views of sensitive viewing corridors (e.g. residences and major roads in the project area) shall be designated.
- 5-12-C-2** A final landscaping plan shall be prepared for the entire project site and approved by the County prior to building permit issuance. Said landscaping plan shall emphasize native plant materials and shall include sufficient planting to screen views of the project from nearby roads and residential developments. The landscaping plan shall be to visually integrate the project into the rural landscape, while preserving and enhancing existing views.

**5-12-C-3** Any buildings associated with collection facilities at the Broderson and Mid-Town parcels shall be designed in such a manner so they are architecturally compatible with other buildings in the vicinity.

**Cumulative**

No mitigation measures are required.

**Level of Significance After Mitigation**

**Project-Specific**

Less than significant.

**Cumulative**

No impact.

**Light or Glare**

---

**Q5.12-D:** The project would create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

---

**Project Specific Impact Analysis**

**Collection System**

Similar to Proposed Project 4, the collection system under the Preferred Project is a gravity system. As described in Table Q.5-1, the Preferred Project includes additional collection system facilities such as pump stations, standby power stations, and pipelines, as well as modifications to specific locations and size of facilities such as the central pump station, pipelines within streets, and pipelines crossing creeks compared to Proposed Project 4. These facilities would be in an area with existing sources of light and glare and would not be noticeable. Based on a review of the additions and modifications of the collection system facilities, the Preferred Project would not create a new source of light and glare similar to the finding for Proposed Project 4.

**Treatment Plant Site**

Similar to Proposed Project 4, the proposed treatment plant facilities under the Preferred Project include treatment facilities, appurtenant structures and storage facilities located on the Tonini parcel. As described in Table Q.5-1, the Preferred Project will include an Oxidation Ditch or Biolac® facility that encompasses less area and requires substantially less grading than the facultative ponds proposed under Proposed Project 4. Based on the revision to the proposed treatment process, the Preferred Project would result in potentially significant impacts in terms of new sources of light and glare similar to the finding provided for Proposed Project 4.

**Disposal Sites**

Similar to Proposed Project 4, the proposed disposal systems under the Preferred Project include sprayfields at the Tonini parcel and leachfields at the Broderson parcel. Under the Preferred Project,

the type of spray was revised to exclude percolation and as a result approximately 73 more acres of sprayfields are necessary to accommodate the 842 acre-feet of spray at Tonini compared to Proposed Project 4. The Preferred Project also includes setbacks from Turri Road and the property south of Tonini, and Proposed Project 4 did not include setbacks. Based on a review of the increase in sprayfield area the proposed facilities could create a new source of light and glare that could result in significant impacts. This finding is similar to the finding for Proposed Project 4.

### **Combined Project Effects**

Similar to Proposed Project 4, the proposed facilities for the treatment and sprayfields under the Preferred Project would be located on the Tonini parcel. The combination of the two facilities on the Tonini parcel would encompass approximately 268 acres of the approximate 650-acre parcel. Similar to Proposed Project 4, these facilities would create a new source of light in glare, resulting in a potentially significant impact.

### **Cumulative Impact Analysis**

Similar to Proposed Project 4, the Preferred Project would create a new source of light and glare. However, the Preferred Project would not contribute to any potential cumulative impacts relative to light and glare because there are no cumulative projects that would contribute light and glare in the project area.

### **Mitigation Measures**

#### **Project-Specific**

**5.12-D-1** AES-5 (lighting plan) from the Estero Area Plan shall apply. A final lighting plan shall be prepared for the treatment and disposal facilities. The lighting plan shall meet County design standards. This shall include proper shielding, proper orientation, and applicable height standards. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark-colored.

#### **Cumulative**

No mitigation measures are required.

### **Level of Significance After Mitigation**

#### **Project-Specific**

Less than significant.

#### **Cumulative**

No impact.

---

## Effect on Designation of Scenic Corridor Design Area for LOVR

---

**Q5.12-E:**                    **The project would not affect designation of LOVR as a County Scenic Corridor Design Area.**

---

### ***Project Specific Impact Analysis***

#### **Collection System**

Similar to Proposed Project 4, the collection system under the Preferred Project is a gravity system. As described in Table Q.5-1, the Preferred Project includes additional collection system facilities such as pump stations, standby power stations, and pipelines, as well as modifications to specific locations and size of facilities such as the central pump station, pipelines within streets, and pipelines crossing creeks compared to Proposed Project 4. Based on a review of the additions and modifications of the collection system facilities, the Preferred Project would not have visual impacts to LOVR similar to the finding for Proposed Project 4.

#### **Treatment Plant Site**

Similar to Proposed Project 4, the proposed treatment plant facilities under the Preferred Project include treatment facilities, appurtenant structures and storage facilities located on the Tonini parcel. As described in Table Q.5-1, the Preferred Project will include an Oxidation Ditch or Biolac® facility that encompasses less area and requires substantially less grading than the facultative ponds proposed under Proposed Project 4. Based on the revision to the proposed treatment process located on an AG zoned parcel, the Preferred Project would not result in potentially significant impacts to designation of LOVR as a scenic corridor design area similar to the finding provided for Proposed Project 4.

#### **Disposal Sites**

Similar to Proposed Project 4, the proposed disposal systems under the Preferred Project include sprayfields at the Tonini parcel and leachfields at the Broderson parcel. Under the Preferred Project, the type of spray was revised to exclude percolation and as a result approximately 73 more acres of sprayfields are necessary to accommodate the 842 acre-feet of spray at Tonini compared to Proposed Project 4. The Preferred Project also includes setbacks from Turri Road and the property south of Tonini, and Proposed Project 4 did not include setbacks. Based on a review of the increase in sprayfield area the proposed facilities located on AG zoned parcel, the Preferred Project would not result in potentially significant impacts to designation of LOVR as a scenic corridor design area similar to the finding for Proposed Project 4.

#### **Combined Project Effects**

Similar to Proposed Project 4, the proposed facilities for the treatment and sprayfields under the Preferred Project would be located on the Tonini parcel. The combination of the two facilities on the Tonini parcel would encompass approximately 268 acres of the approximate 650-acre parcel. Similar to Proposed Project 4, locating these facilities on an AG zoned parcel would not result a potentially significant impact to designation of LOVR as a scenic corridor design area.

### **Cumulative Impact Analysis**

Similar to Proposed Project 4, the Preferred Project would not result in cumulative impacts to LOVR.

### **Mitigation Measures**

#### **Project-Specific**

No mitigation measures are required.

#### **Cumulative**

No mitigation measures are required.

### **Level of Significance After Mitigation**

#### **Project-Specific**

Less than significant.

#### **Cumulative**

No impact.

### **Visual Impacts to AG Zoned Parcels**

---

<b>Q5.12-F:</b>	<b>The project would locate structures that would disrupt views of AG zoned parcels from LOVR.</b>
-----------------	--

---

### **Project Specific Impact Analysis**

#### **Collection System**

Similar to Proposed Project 4, the collection system under the Preferred Project is a gravity system. As described in Table Q.5-1, the Preferred Project includes additional collection system facilities such as pump stations, standby power stations, and pipelines, as well as modifications to specific locations and size of facilities such as the central pump station, pipelines within streets, and pipelines crossing creeks compared to Proposed Project 4. Based on a review of the additions and modifications of the collection system facilities, the Preferred Project would result in less than significant visual impacts on views from LOVR similar to the finding for Proposed Project 4.

#### **Treatment Plant Site**

Similar to Proposed Project 4, the proposed treatment plant facilities under the Preferred Project include treatment facilities, appurtenant structures and storage facilities located on the Tonini parcel. As described in Table Q.5-1, the Preferred Project will include an Oxidation Ditch or Biolac® facility that encompasses less area and requires substantially less grading than the facultative ponds proposed under Proposed Project 4. Based on the revision to the proposed treatment process on an AG zoned parcel, the Preferred Project could have significant impacts to views from LOVR similar to the finding provided for Proposed Project 4.

#### **Disposal Sites**

Similar to Proposed Project 4, the proposed disposal systems under the Preferred Project include sprayfields at the Tonini parcel and leachfields at the Broderson parcel. Under the Preferred Project,

the type of spray was revised to exclude percolation and as a result approximately 73 more acres of sprayfields are necessary to accommodate the 842 acre-feet of spray at Tonini compared to Proposed Project 4. The Preferred Project also includes setbacks from Turri Road and the property south of Tonini, and Proposed Project 4 did not include setbacks. Based on a review of the increase in sprayfield area, the proposed facilities of the Preferred Project could have significant impacts to views from LOVR similar to the finding provided for Proposed Project 4.

### **Combined Project Effects**

Similar to Proposed Project 4, the proposed treatment plant and sprayfield facilities under the Preferred Project would be located on the Tonini parcel. The combination of the two facilities on the Tonini parcel would encompass approximately 268 acres of the approximate 650-acre parcel. Similar to Proposed Project 4, locating these facilities on an AG zoned parcel could have significant impacts to views from LOVR.

### **Cumulative Impact Analysis**

Similar to Proposed Project 4, the Preferred Project would not contribute to a cumulative impact on views of AG zoned parcels from LOVR because there are no cumulative projects that would contribute to a cumulative impact to views of AG zoned parcels from LOVR. Therefore, similar to Proposed Project 4, the Preferred Project would result in no cumulative impacts to views of AG zoned parcels from LOVR.

### **Mitigation Measures**

#### **Project-Specific**

- 5.12-F-1** Any building (equipment areas, power generating stations) associated with treatment and disposal facilities (including the Tonini parcel) shall be designed to conform to an agricultural landscape. Buildings shall be designed to appear as barns or other farm related structures.
- 5.12-F-2** A final landscaping plan shall be prepared for the entire project site (including the Tonini parcel) and approved by the County prior to construction. Said landscaping plan shall emphasize native plant materials and shall include sufficient planting to screen views of the project from nearby roads and residential developments. The landscaping plan shall be to visually integrate the project into the rural landscape, while preserving and enhancing existing views.
- 5.12-F-3** AES 4 (Revegetation Plan) from the Estero Area Plan shall apply to any facilities associated with treatment and disposal (Tonini parcel). A revegetation plan shall be prepared to the satisfaction of the US Fish and Wildlife Service, California Department of Fish and Game and San Luis Obispo County for the portion of the Broderon site that will be disturbed by the installation of the disposal leachfields.

The plan shall be prepared by a qualified landscape architect and/or botanist and shall, to the extent feasible, restore the site to its condition prior to disturbance.

**Cumulative**

No mitigation measures are required.

**Level of Significance After Mitigation**

**Project-Specific**

Less than significant.

**Cumulative**

*Proposed Projects 1 through 4*

No impact.

**Consistency With Local Goals, Policies and Ordinances Related to Visual Resources**

---

**Q5.12-G**                    **The proposed projects would not conflict with local goals, policies and ordinances relating to visual resources.**

---

**Project Specific Impact Analysis**

**Collection System**

Similar to Proposed Project 4, the collection system under the Preferred Project is a gravity system. As described in Table Q.5-1, the Preferred Project includes additional collection system facilities such as pump stations, standby power stations, and pipelines, as well as modifications to specific locations and size of facilities such as the central pump station, pipelines within streets, and pipelines crossing creeks compared to Proposed Project 4. Based on a review of the additions and modifications of the collection system facilities, the Preferred Project would not conflict with local goals, policies, and ordinances relating to visual resources similar to the finding for Proposed Project 4.

**Treatment Plant Site**

Similar to Proposed Project 4, the proposed treatment plant facilities under the Preferred Project include treatment facilities, appurtenant structures and storage facilities located on the Tonini parcel. As described in Table Q.5-1, the Preferred Project will include an Oxidation Ditch or Biolac® facility that encompasses less area and requires substantially less grading than the facultative ponds proposed under Proposed Project 4. The Preferred Project would not conflict with local goals, policies, and ordinances relating to visual resources similar to the finding provided for Proposed Project 4.

**Disposal Sites**

Similar to Proposed Project 4, the proposed disposal systems under the Preferred Project include sprayfields at the Tonini parcel and leachfields at the Broderson parcel. Under the Preferred Project, the type of spray was revised to exclude percolation and as a result approximately 73 more acres of sprayfields are necessary to accommodate the 842 acre-feet of spray at Tonini compared to Proposed Project 4. The Preferred Project also includes setbacks from Turri Road and the property south of

Tonini, and Proposed Project 4 did not include setbacks. Based on a review of the increase in sprayfield area the proposed facilities the Preferred Project would not conflict with local goals, policies, and ordinances relating to visual resources similar to the finding for Proposed Project 4.

**Combined Project Effects**

Similar to Proposed Project 4, the proposed facilities for the treatment and sprayfields under the Preferred Project would be located on the Tonini parcel. The combination of the two facilities on the Tonini parcel would encompass approximately 268 acres of the approximate 650-acre parcel. Similar to Proposed Project 4, the Preferred Project would not conflict with local goals, policies, and ordinances relating to visual resources.

***Cumulative Impact Analysis***

Similar to Proposed Project 4, the Preferred Project would not result in cumulative impacts to local goals, policies, and ordinances relating to visual resources.

***Mitigation Measures***

**Project-Specific**

No mitigation measures are required.

**Cumulative**

No mitigation measures are required.

***Level of Significance After Mitigation***

**Project-Specific**

No impact.

**Cumulative**

No impact.