

8.11 Visual Resources

8.11.1 Introduction

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

This section discusses the potential for the construction, operation, maintenance, and long-term presence of the proposed project to result in significant impacts on scenic quality or on sensitive viewers. This section also inventories existing visual conditions in the affected environment, assesses potential environmental consequences, and addresses the laws, ordinances, regulations, and standards (LORS) that pertain to the management of visual resources.

This subsection was prepared following the California Energy Commission (CEC) guidelines for preparing visual impact assessments for Applications for Certification (AFCs). Subsection 8.11.2 documents the visual conditions that now exist in the project area. Subsection 8.11.3 evaluates the effects on the project area's landscape from project implementation and discusses the significance of the potential impacts of the project. Subsection 8.11.4 discusses the potential cumulative impacts of this and other projects on the visual resources in the area. Subsection 8.11.5 summarizes the mitigation measures that reduce the project's potential impacts on visual resources to a level of less than significant. Subsection 8.11.6 identifies the LORS that are applicable to the project and discusses the project's conformity with the identified LORS. Subsection 8.11.7 discusses permits and approvals of direct relevance to visual resources. Subsection 8.11.8 presents the agencies responsible for approvals of the project, including the agency contact information. Subsection 8.11.9 lists the references used in preparation of this subsection.

All figures referenced in the text are located at the back of this subsection.

8.11.2 Affected Environment

8.11.2.1 Regional Setting

The Vernon Power Plant (VPP) project site is located near the geographic center of metropolitan Los Angeles. The City of Vernon is bounded on the north by Los Angeles and City of Commerce; on the east by City of Commerce, Maywood, and Huntington Park; on the south by Maywood and Huntington Park; and on the west by Los Angeles. Vernon is approximately 4 miles southeast of downtown Los Angeles and 15 miles north of the major harbor and port facilities in San Pedro and Long Beach. The City of Vernon is located within 5 miles of 5 major freeways and is the site of Hobart Yard, a major rail terminal for Los Angeles. The Los Angeles River runs through the northeasterly part of the City (see Figure 2.1-1). The City's location at the center of the transportation network for the second largest market in the nation has contributed to its success as an industrial center, and these factors continue to attract industrial land to Vernon (City of Vernon, 2001).

8.11.2.2 Project Setting

Vernon is unusual among cities in California and in the nation because of its specialized, industrial character. The City of Vernon was planned as an industrial city when it was incorporated in 1905. At that time, the City's land use policy was established as the promotion and advancement of manufacturing industries. Other land uses were and still are subsidiary and are permitted as long as they "respect the rights of manufacturing interests." As an exclusively industrial city, Vernon can focus on the needs and desires of the industrial community. Vernon is a city with heavy and prolonged industrial use, expansive rail lines, and several hundred businesses. The City is entirely built out, with only a few scattered vacant parcels. Consequently, visual resources such as scenic corridors, areas of natural beauty, and scenic recreational areas are not designated within the boundaries of the City (City of Vernon, 2001).

8.11.2.3 Project Site and Linear Routes

The location of the proposed power plant site and the routes of the electric transmission lines, natural gas supply pipeline, recycled water supply pipeline, potable water supply line, and sewer line for the VPP are indicated on Figures 2.1-1 and 8.11-1.

The proposed project site is 5.8 acres bordered by East 50th Street on the north, Soto Street on the east, and Seville Street on the west, and on the south, by a railroad spur and an industrial building that fronts on Fruitland Avenue. All structures and landscaping that previously existed on the site are being removed, the baseline condition for this analysis is a flat, completely vacant lot that has a low level of scenic quality and does not contain any resources that would be considered scenic.

The area near the power plant site has a highly industrial character. 50th Street, which borders the site's northern edge, has been closed off, and the only access is by a security check point at a gate located at 50th Street and Soto Street. The northern half of block across 50th Street from the site is occupied by existing electric power facilities. These include the City of Vernon Light and Power Station A power plant, which has been in operation since 1933. The station's generating units are housed in a 56-foot tall concrete building from which 10 approximately 90-foot-tall exhaust stacks protrude. A four-cell cooling tower is located on the north side of Station A. A City of Vernon Light and Power substation occupies the area along 50th Street east of Station A. The area to the north of the substation is occupied by the Malburg Generating Station (MGS), which was licensed by the CEC in 2003. The Malburg Generating Station is a 134-megawatt (MW) combined-cycle power plant that is owned by the City of Vernon. It is located on a 3.4-acre site, and includes two heat recovery steam generators (HRSGs) that are 72 feet in height, and two HRSG stacks that are 110 feet in height. The cooling tower at the MGS is 39 feet wide, 114 feet long, and 45 feet high. For the most part, the equipment at the MGS is exposed, and no measures have been taken to disguise the facility's expression of its function.

Seville Avenue, which borders the proposed power plant site's western edge, has also been closed off to public access. The area across Seville Avenue to the west of the site is occupied by an area of railroad tracks and industrial buildings. The land that borders the project site to the south is occupied by a several-story building that houses a large garment manufacturing operation. The properties located to the east and southeast of the project site, on the opposite side of Soto Street, are occupied by a parking lot and large buildings housing industrial operations. Figure 8.11-2a is a photo of a view looking southeast across the site toward the

industrial buildings that border it to the south and toward the industrial buildings on the east side of Soto Street.

Natural gas will be delivered to the site by means of a 1-mile-long, 20-inch-diameter underground pipeline. The pipeline will start at an existing meter yard at the corner of Downey Road and 50th Street, and will extend west under 50th Street to the plant site. Recycled water will be provided to the site by means of a new pipeline that will begin at the existing Central Basin Municipal Water District (CBMWD) recycled water line under Boyle Avenue, and will travel under 50th Street for 2,000 feet to the plant site. Potable water will be provided to the site by existing city water mains located under Soto Street and Seville Avenue. Two options are being considered for sanitary sewer service. One option entails a 1-mile-long, 18-inch sanitary sewer line that would travel from the west side of the plant south along Seville Avenue to Fruitland Avenue, then west along Fruitland Avenue to Malabar Street, then south on Malabar to 52nd Street, then west on 52nd Street to Santa Fe Avenue, then south on Santa Fe Avenue to 52nd Street, then west on 52nd Street to Alameda Street for a total distance of about 1 mile. The other option would be an 18-inch line that would begin at an existing line under Slauson Avenue, and would travel for approximately one mile to the project site on a route that lies under Boyle Avenue, 54th Street, and Soto Street. All of these underground utility lines travel under streets that are lined with substantial, highly utilitarian-appearing buildings devoted to manufacturing and warehouse activities.

Two transmission line corridors are addressed in this application. The proposed alignment is a new, 4,500-foot long 230 KV overhead transmission line that would begin at the dead-end structure adjacent to the gas-insulated substation (GIS) building at the power plant site, extend up Soto Avenue, and then head east on Leonis Boulevard until tying into the existing Los Angeles Department of Water and Power (LADWP) transmission line located in a north-south corridor that lies in the center of the block between Alcoa Avenue and South Downey Road. An alternative being considered is a new, 5-mile-long, 230-KV overhead transmission line that would begin by following the same route as the proposed option, but which would continue on Leonis Boulevard past the existing LADWP transmission line to South Downey Road, would continue eastward on District Boulevard, would turn into the right-of-way along the Los Angeles River at a point near Corona Street, would travel along the east side of the river to Randolph Street, and would travel along Randolph Street until reaching the existing Laguna Bell Substation. The alignment that will be used by the proposed transmission line and the first segment of the alternative transmission line extends along streets that are lined with industrial buildings and have a highly industrial character. Figure 8.11-2b is a view looking west down Leonis Boulevard along this portion of the line that provides a sense of this area's industrial character. From the point where the alignment of the proposed transmission line route ends, the alternative transmission line route continues eastward along Leonis and District boulevards, streets that are lined with industrial buildings and have an industrial character. At the point District Boulevard curves to the southeast, the alternative transmission line route turns into the corridor along the Los Angeles River, and follows along the eastern edge of the river channel, where it would replace an existing 66-kV line on wood poles. This portion of the Los Angeles River is in a concrete channel. The corridor along the river is devoid of vegetation and is heavily developed with infrastructure facilities. At Randolph Street, the alternative transmission line route turns east, and follows along the northern edge of the street where the new line would

replace an existing 66-kV wood pole line. This segment of Randolph Street is bordered by industrial uses on the north, and a railroad and electric transmission corridor on the south that separates the street from a residential area that backs up to the transmission corridor.

8.11.2.4 Laydown Areas

Because of the small size of the project site, laydown and project parking areas will be located at a set of five sites in the vicinity of the project site. The locations of these areas are indicated on Figure 2.2-7. Collectively, these sites encompass an area of 8.9 acres. All of these sites are paved, and in some cases also contain industrial and commercial buildings. All of these sites are located in areas that are thoroughly industrial in character, and none of them contain features that would be considered to be scenic resources.

8.11.2.5 Potential Project Visibility

Figure 8.11-1 is a map on which the location of the proposed power plant, proposed transmission line, alternative transmission line, and other project features have been indicated. Because of the flat terrain and the density and size of the surrounding industrial buildings, the proposed power plant's potential viewshed is very small and consists primarily of limited areas on adjacent streets. For similar reasons, the viewshed of the proposed transmission line and much of the alternative transmission line will not extend much beyond the streets along which they run. For the portion of the alternative transmission line that extends from the point at which it crosses the Los Angeles River until it reaches the Laguna Bell Substation, the viewshed will be somewhat larger because of the lower density development pattern and the more open viewing conditions. In this area, the transmission line will be visible from the bike trail that runs along the west side of the Los Angeles River from Atlantic Avenue southward, and from the portion of I-710 that runs along the east side of the river. Because the alignment in this area consists of replacement of an existing subtransmission line that is part of a major transmission line corridor located in the midst of a heavily developed area dominated by industry and infrastructure, the potential for this segment of the alternative transmission line to create impacts of any significance is low. Along the portion of the alternative transmission line route that extends from I-710 eastward – along the north side of Randolph Street to the Laguna Bell substation – the alternative transmission line will be visible from Randolph Street and from the northern edge of the residential area located in Bell Gardens, south of Randolph Street.

8.11.2.6 Sensitive Viewing Areas and Key Observation Points

In assessing the aesthetic impacts of proposed projects, it is a standard practice to identify viewpoints referred to as key observation points (KOPs) that provide views toward the project site that are sensitive and/or representative. Photos taken of the views from these locations provide the basis for documenting and evaluating existing visual conditions, and also serve as a base for the preparation of simulations that depict the completed project as it would appear in the view. An effort was made to identify sensitive receptors¹ and the viewing areas that would be the most sensitive to the project's potential visual impacts. Field observations and review of air photos and mapped data revealed that because of the location of the power plant site in the middle of a city that was created specifically for

¹ Typically, residents and recreationists are considered to be sensitive receptors to changes in the landscape. This is because of the potential for effects to their long-term views or their enjoyment of a particular landscape or activity.

industrial uses, there are no recreational use areas within the viewshed of the power plant facilities and virtually no residences. The only residence within the power plant viewshed is a single apartment unit on the second floor of the restaurant building located at the northeast corner of Leonis Boulevard and Soto Street.

Two KOPs were selected to serve as a basis for analysis of the project's visual effects. A KOP located at the intersection of Leonis Boulevard and Soto Street was selected for detailed analysis of the visual effects of the proposed power plant. A second KOP located in a residential area along Watcher Street in the city of Bell Gardens was selected to provide a basis for analysis of the alternative transmission line alignment that extends along Randolph Street to the Laguna Bell Substation. The locations of these KOPs are shown on Figure 8.11-1.

Based on fieldwork conducted in January 2006, the existing visual conditions of the views from each of the KOPs were documented and evaluated. Assessments of existing levels of scenic quality were made based on professional judgment that took a broad spectrum of factors into consideration, including:

- Natural features, including topography, water courses, rock outcrops, and natural vegetation
- The positive and negative effects of man-made alterations and built structures on visual quality
- Visual composition, including an assessment of the vividness, intactness, and unity of patterns in the landscape²

The final scenic quality ratings assigned to each view fit within the rating scale summarized in Table 8.11-1. Development of this scale builds on a scale developed for use with an artificial intelligence system for evaluation of landscape visual quality (Buhyoff et al., 1994), and incorporates landscape assessment concepts applied by the U.S. Forest Service and the U.S. Department of Transportation (USDOT).

TABLE 8.11-1
Landscape Scenic Quality Scale

Rating	Explanation
Outstanding Visual Quality	A rating reserved for landscapes with exceptionally high visual quality. These landscapes are significant nationally or regionally. They usually contain exceptional natural or cultural features that contribute to this rating. They are what we think of as "picture post card" landscapes. People are attracted to these landscapes to view them.
High Visual Quality	Landscapes that have high quality scenic value. This may be due to cultural or natural features contained in the landscape or to the arrangement of spaces contained in the landscape that causes the landscape to be visually interesting or a particularly comfortable place for people. These landscapes have high levels of vividness, unity, and intactness.

² Vividness is the memorability of the visual impression received from contrasting landscape elements as they combine to form a striking and distinctive visual pattern. Intactness is the integrity of visual order in the natural and man-built landscape, and the extent to which the landscape is free from visual encroachment. Unity is the degree to which the visual resources of the landscape join together to form a coherent, harmonious visual pattern. Unity refers to the compositional harmony of intercompatibility between landscape elements. (USDOT FHWA 1988)

TABLE 8.11-1
Landscape Scenic Quality Scale

Rating	Explanation
Moderately High Visual Quality	Landscapes that have above average scenic value but are not of high scenic value. The scenic value of these landscapes may be due to man-made or natural features contained within the landscape, to the arrangement of spaces, in the landscape or to the two-dimensional attributes of the landscape. Levels of vividness, unity, and intactness are moderate to high.
Moderate Visual Quality	Landscapes, that are common or typical landscapes that have, average scenic value. They usually lack significant man-made or natural features. Their scenic value is primarily a result of the arrangement of spaces contained in the landscape and the two-dimensional visual attributes of the landscape. Levels of vividness, unity, and intactness are average.
Moderately Low Visual Quality	Landscapes that have below average scenic value but not low scenic value. They may contain visually discordant man-made alterations, but these features do not dominate the landscape. They often lack spaces that people will perceive as inviting and provide little interest in terms of two-dimensional visual attributes of the landscape.
Low Visual Quality	Landscapes that have below average scenic value. They may contain visually discordant man-made alterations, and often provide little interest in terms of two-dimensional visual attributes of the landscape. Levels of vividness, unity, and intactness are below average.

Note: Rating scale based on Buhyoff et al., 1994; USDOT Federal Highway Administration (FHWA), 1988; and U.S. Forest Service. 1995.

8.11.2.6.1 KOP-1—Leonis Boulevard and Soto Street

The view from KOP-1, a viewpoint located on the northeast corner of Leonis Boulevard at Soto Street is presented on Figure 8.11-3a. The location of KOP-1 and direction of view are indicated on Figure 8.11-1. This viewpoint lies approximately 750 feet north of the proposed power plant site. This viewpoint was selected to represent views of the power plant as seen from the immediately surrounding area. The viewpoint is located on the corner in front of La Villa Basque Restaurant, one of the few public gathering places in the City of Vernon. On the second floor of the Villa Basque building, there is a residential unit that is the only residence that lies within the power plant's potential viewshed. The power plant would not actually be visible from this residence because the entrance to the residence is on the north side of the building where there are no views toward the power plant site. In addition, this residence has no windows on its southern or western sides, which are the sides from which the power plant would be potentially visible. This view then is one that is seen primarily by motorists using Soto Street and Leonis Boulevard, and by restaurant patrons entering and leaving La Villa Basque. The sensitivity of this view is moderate at most, and is higher than the sensitivity level of the rest of the areas around the power plant site, which are devoted entirely to industrial activities.

The existing view from KOP-1 is highly industrialized in character (Figure 8.11-3a). The view is dominated by the Micro Alarm building on the corner, by the HRSGs and stacks of the Malburg Generating Station, by the Vernon Substation, by the subtransmission line along the west side of Soto Street, and by a large billboard. The visual quality of this view is low; there are no striking or distinctive visual patterns in the view, the visual resources do not form a coherent visual pattern, and the integrity of visual order in the natural and built landscape is limited.

8.11.2.6.2 KOP-2—Watcher Street Residential Area in Proximity to the Alternative Transmission Line

KOP-2 is a viewpoint located along Watcher Street at El Selinda Avenue at the northern end of a residential area located in the City of Bell Gardens, south of Randolph Street. The location of KOP-2 and direction of view are shown on Figure 8.11-1. This viewpoint is located approximately 400 feet south of the alternative transmission line's alignment along the north side of Randolph Street. This viewpoint was selected to represent the views toward the alternative transmission line from Bell Gardens High School, which is located nearby, and from the approximately 200 residences located along the north and south sides of Watcher Street between I-710 and the Laguna Bell Substation. The number of residences in this area is very high because although the lots in this area are small, and most have been developed with as many as three houses. Because in many cases, the lot surfaces have been almost completely covered, leaving no backyards, the views toward the alternative transmission line from these properties would, in many cases be limited. Given the restricted views from most portions of these lots, the primary views of the alternative transmission line would be from the street and sidewalks, where more open viewing conditions prevail. Given the large number of residential viewers in this area, the sensitivity of this view is high.

The foreground of this view has a residential character, while the middleground is dominated by a subtransmission corridor developed with three subtransmission lines as well as a distribution line (Figure 8.11-4a). The level of visual quality is moderately low to moderate. The level of vividness or memorability of this view is not high, the encroachment of the large transmission structures contributes to a low to moderate level of intactness, and the level of unity (the extent to which the elements of the view join together to form a coherent, harmonious visual pattern) is moderate.

8.11.3 Environmental Consequences

8.11.3.1 Analysis Procedures

This analysis of the visual effects of changes that would be brought about by VPP is based on field observations and review of the following information: local planning documents, project maps and drawings, photographs of the project area, computer-generated visual simulations from each of the KOPs, and research on design measures for integrating electric facilities into their environmental settings.

Site reconnaissance was conducted to view the site and surrounding area, to identify potential KOPs, and to take representative photographs of existing visual conditions. A single-lens, reflex, 35-mm camera with a 50-mm lens (view angle 40 degrees) was used to take the photographs.

Page-size photographs are presented to represent the "before" conditions from each KOP. Visual simulations were produced to illustrate the "after" visual conditions from each of the KOPs, to provide the viewer with a clear image of the location, scale, and visual appearance of the proposed project. These simulation images represent the project's appearance in the period immediately after completion of construction and installation of the landscaping. The computer-generated simulations are the result of an objective analytical and computer

modeling process described briefly below. The images are accurate within the constraints of the available site and project data.

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 project. Existing topographic and site data provided the basis for developing an initial digital model. The project engineers provided site plans and digital data for the proposed generation facility, and site plans and elevations for the components of the transmission system. These were used to create three-dimensional (3-D) digital models of these facilities. These models were combined with the digital site model to produce a complete computer model of the generating facility and portions of the overhead transmission system (see also Figure 1.1-6 for an oblique, aerial rendering of the three-dimensional project model).

For each viewpoint, viewer location was digitized from topographic maps and scaled aerial photos, using 5 feet as the assumed eye level. Computer “wire frame” perspective plots were then overlaid on the photographs of the views from the KOPs to verify scale and viewpoint location. Digital visual simulation images were produced as a next step, based on computer renderings of the 3-D model combined with high-resolution digital versions of base photographs. The final “hardcopy” visual simulation images that appear in this AFC document were produced from the digital image files using a color printer.

8.11.3.2 Impact Evaluation Criteria

Analysis of the project’s impacts was based on evaluation of the changes to the existing visual resources that would result from construction and operation of VPP. An important aspect of this analysis was evaluation of the “after” views provided by the computer-generated visual simulations, and their comparison to the existing visual environment. In making a determination of the extent and implications of the visual changes, consideration was given to:

- The specific changes in the affected visual environment’s composition, character, and any specially valued qualities
- The affected visual environment’s context
- The extent to which the affected environment contains places or features that have been designated in plans and policies for protection or special consideration
- The numbers of viewers, their activities, and the extent to which these activities are related to the aesthetic qualities affected by the likely changes

Significance criteria for impacts to aesthetic resources were developed from the California Environmental Quality Act (CEQA) guidelines and the CEQA Checklist to evaluate the potential environmental impacts to the project, the following criteria were applied:

- Would the project have a substantial adverse effect on a scenic vista?
- Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

- Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

8.11.3.3 Project Appearance

The proposed project facilities are described in detail in Chapter 2.0, Project Description. Figures 1.1-3 and 1.1-4 show the general arrangement and layout of the VPP on the site and Figure 1.1-6 provides an oblique view of the project.

8.11.3.3.1 Project Structures and Dimensions

The power plant site is located on 5.8 acres at the southeast corner of 50th Street at Soto Street in the City of Vernon. The site is approximately rectangular, and the industrial facilities that previously existed on the site are being removed prior to development of the parcel by the City.

The proposed dimensions of the generating facility's major features are summarized in Table 8.11-2.

TABLE 8.11-2
Approximate Dimensions of the Major Project Features

Feature	Height (feet)	Length (feet)	Width (feet)	Diameter (feet)
Combustion Turbines/Steam Turbines				
Combustion turbines and generators (base unit)	30	120	35	
Inlet air filters	50	60	60	
HRSG casings	90	160	30	
HRSG exhaust stacks	180			20
Steam turbine enclosure	60	100	40	
Tanks				
Condensate water storage tank	29			14
Reclaimed water tank	45			70
Aqueous ammonia storage tank(s)		34		10
Buildings				
Administration/control/water treatment building	30	100	60	
Electric (GIS) building	22	68	30	
Gas compressor walls	12	60	40	
Other Structures				
Cooling tower	58	270	100	
Transmission line dead-end structure	70	72		

The exteriors of all major project equipment will have a neutral gray color similar to the color used on the adjacent Malburg Generating Station. This color treatment will optimize the project's visual integration with the surrounding environment. The project site will be

surrounded by an 8-foot-high, chain-link fence, topped with two strands of barbed wire. The segment of the fence along Soto Street will have red Privamax inserts to provide screening from the street. All outdoor storage would be located or screened so as to not be visible from the public right-of-way.

8.11.3.3.2 Transmission Line

Two transmission line corridors are addressed in this application: the proposed transmission line alignment to the existing LADWP system and the alternative transmission line alignment to the Laguna Bell substation (Southern California Edison [SCE] system) (Figure 8.11-2).

Proposed Transmission Line Alignment

The transmission line that would connect the project with the LADWP transmission line in the right-of-way between Alcoa Avenue and Downey Road would follow an alignment along the east side of Soto Street and the south side of Leonis Boulevard. The transmission lines and other overhead utility lines carried on wood poles that now occupy this alignment would be removed and replaced with the proposed line. The proposed line would be carried on double circuit steel pole towers with the design depicted in the elevation presented as Figure 5.2-3 and would be 95 feet in height. The poles would be neutral in color, the insulators would be made of a non-reflective and non-refractive material, and the conductors would be non-specular.

Alternative Transmission Line Alignment

Starting at the power plant, the first segment of the alternative transmission line alignment would be the same as that of the proposed alignment, but at the LADWP transmission corridor, it would continue eastward along Leonis and District boulevards, replacing the power line now located along the south sides of Leonis Boulevard and the north side of District Boulevard. At a point near Corona Street, the line would turn east into the corridor along the Los Angeles River, and would replace an existing subtransmission line in the transmission corridor located along the channelized river's eastern edge. At Randolph Street, the line would turn east, and travel along the north side of Randolph Street, where it would replace an existing subtransmission line carried on wood poles. The line would terminate at the existing Laguna Bell Substation.

8.11.3.3.3 Pipelines

The natural gas, potable water, recycled water, and sewer lines would follow the routes described in Subsection 8.11.2.3, and would be located underground.

8.11.3.3.4 Construction Laydown Area

Construction of the generating facility, from site preparation and grading to commercial operation, is expected to take place from the fourth quarter 2006 to the third quarter of 2008. Plant testing and commercial operation is expected to occur in the third quarter of 2008. During the construction period, a total of approximately 9 acres on 5 different sites scattered around the project site would be used for construction worker parking and equipment laydown.

8.11.3.3.5 Landscaping

No landscaping is planned for the site.

8.11.3.3.6 Lighting

The proposed power plant's operation would require onsite nighttime lighting for safety and security. To reduce offsite lighting impacts, lighting at the facility would be restricted to areas required for safety, security, and operation. Exterior lights would be hooded, and lights would be directed onsite so that significant offsite light or glare would be minimized. Low-pressure sodium lamps and fixtures of a non-glare type would be specified. For areas where lighting is not required for normal operation, safety, or security, switched lighting circuits would be provided, thus allowing these areas to remain unilluminated (dark) at most times, minimizing the amount of lighting potentially visible offsite.

Project construction activities are planned to occur between 6:00 a.m. and 7:00 p.m., Monday through Saturday. During some construction periods and during the startup phase of the project, some activities would continue 24 hours a day, 7 days a week. During periods when nighttime construction activities take place, illumination that meets state, and federal worker safety regulations would be required. To the extent possible, the nighttime construction lighting would be erected pointing toward the center of the site where activities are occurring, and would be shielded. Task-specific lighting would be used to the extent practical while complying with worker safety regulations.

8.11.3.3.7 Water Vapor Plumes

The City of Vernon is an exclusively industrial city. There are dozens of plume sources within the city that range from small to large (CEC, 2002a). No water vapor plumes are currently released at the proposed site, but during evaluation of the MGS, CEC staff noted that the Orval Kent Food Processing facility, which previously occupied the VPP site had a vent that released a very small water vapor plume. Operation of the MGS, which is adjacent to the proposed VPP site, generates occasional water vapor plumes. A small plume was observed on the south side of Fruitland Avenue near Boyle Avenue during a field survey of the site in September 2005.

8.11.3.4 Assessment of Visual Effects

8.11.3.4.1 KOP-1—Leonis Boulevard and Soto Street

Figure 8.11-3a is a simulation of the view of the VPP as seen from KOP-1. In this view, the VPP will be partially visible behind and to the left of the MGS. The most prominently visible features of the VPP would be the stacks and the turbine air inlet filters. The stacks would appear to be generally similar in height to the stacks at the MGS. One of the new transmission towers would be visible in the near foreground at the southeast corner of Soto and Leonis. Its form would be consistent with the other transmission towers that exist in the view, and would represent a relatively small incremental change from the existing condition in which there is a substantial utility pole at the location it occupies. In general, the extent to which they would be visible, the elements of the VPP would be consistent with the existing components of the view. They would have very little effect on the character of the view, and would not alter the view's existing low level of visual quality.

8.11.3.4.2 KOP-2—Randolph Avenue Residential Area in Proximity to the Transmission Line (Applicable under Alternative Transmission Line Alignment)

Figure 8.11-5b is simulation of the view from KOP-2, which is representative of views toward the alternative transmission line from the residential area along Watcher Street in Bell Gardens. As review of the existing condition (Figure 8.11-5a) and simulated

Figure 8.11-5b) views indicate, the existing view would be slightly altered by the replacement of one of the wood pole transmission lines seen in the view's backdrop with a transmission line carried on somewhat taller steel pole towers. Given the contrast in tower design between this new transmission line and the wood pole line that remains in the view, there will be a slight decrease in the visual unity of the view, which will have a minor effect on view quality. This change would not be substantial, and there would be relatively little overall change in the existing character and quality of this view. Although this change would be seen by a large number of sensitive residential viewers, given the somewhat subtle nature of the change, the impact will not be significant.

8.11.3.4.3 Pipelines

The pipelines associated with the project would all be buried and would not be visible. During construction of the pipelines, including connections, the ground surface of the area along the alignment would be temporarily disrupted by the presence of construction equipment; excavated piles of dirt, concrete, and pavement; and construction personnel and vehicles. These effects would be minor and temporary. After construction, the ground surfaces would be restored and the pipelines would not create a long-term change to the visual environment.

8.11.3.4.4 Light and Glare

The project's effect on visual conditions during hours of darkness would be limited. As indicated in subsection 8.11.3.3.6, some nighttime lighting would be required for operational safety and security. There would be additional visible lighting associated with the project stacks, and open site areas. High illumination areas not occupied on a regular basis would be provided with switches or motion detectors to light these areas only when occupied. At times when lights are turned on, the lighting would not be highly visible offsite and would not produce offsite glare effects. The offsite visibility and potential glare of the lighting would be restricted by specification of non-glare fixtures and placement of lights to direct illumination into only those areas where it is needed. With implementation of the project, the overall change in ambient lighting conditions at the project site, as viewed from nearby locations, would not be substantial.

Lighting that may be required to facilitate nighttime construction activities would, to the extent feasible and consistent with worker safety codes, be directed toward the center of the construction site and shielded to prevent light from straying offsite. Task-specific construction lighting would be used to the extent practical while complying with worker safety regulations. In spite of these measures, there may be times when the project site may temporarily appear as a brightly lit area as seen in views from nearby locations.

8.11.3.4.5 Water Vapor Plumes

When the power plant would be operating at times of low temperature and high humidity, there is a concern that the exhaust from the HRSG stacks and the cooling tower would condense and form visible water vapor plumes. To identify the extent to which visible plumes would have the potential to form, a visible plume analysis was conducted using the SACTI model. This analysis made use of 1990 meteorological data from the station at Los Angeles International Airport. The analyses looked at the potential for visible plume formation related to moisture emissions from the HRSG stacks and from the cooling tower.

The analysis determined that the potential for formation of visible plumes above the HRSG stacks is very low because the exhaust gases from the turbines are not a saturated gas stream, and thus will condense only at very low temperatures. Daytime temperatures that are below freezing when the sky is clear are very rare in the project area. Temperature less than 10°C (50°F) occur only 4.1 percent of the time under these conditions, the potential for the HRSG gases to condense and form visible plumes at times when they would be noticed would be very low.

Because the exhaust air from the cooling tower is saturated, the SACTI model indicates that there will be a layer of moisture in the air immediately above the cooling tower at all times the power plant is running. The model indicates that at most times, the moist air layer would be only 2.5 meters in height and would extend horizontally only 24 meters beyond the cooling tower outlet. The model found that over the course of a year, there would be a total of only 12 hours in which the area of moist air would extend higher than 2.5 meters or horizontally more than 24 meters. These hours constitute 0.29 percent of the 4,157 clear daylight hours without fog or rain in a year. The visibility of the cooling tower plumes would depend on meteorological conditions, and plumes would tend to be visible only during very cool weather with relatively high humidity, or in the early morning hours. Cooling tower plumes would not be visible during warm weather. Because of the measures that will be taken to reduce lighting at the VPP, any plumes that are created will not be highly visible during the nighttime hours.

Because of the industrial nature of the site's setting, there are very few sensitive receptors (i.e., residents) in the area immediately surrounding the project site that would see the power plant's steam plumes. The closest area where there would be any concentration of residential viewers who would have any potential to see plumes associated with the project would be in the residential neighborhood in the vicinity of 58th Street in Huntington Park, due south of the project site. Because of the intervening structures, these viewers would only be able to see plumes on the occasions when the plumes would extend up relatively high above the top of the cooling tower. Because views from this area already include views from the MGS cooling tower when they occur, the addition to this view of occasional plumes from the proposed project's cooling tower would not substantially change the overall character or quality of the views to the north from this area. For the MGS project, the CEC's Final Staff Assessment included an analysis of cooling tower plumes. They concluded that:

When considered within the context of moderate overall visual sensitivity, the low to moderate visual change that would be perceived at this KOP would cause an adverse but less than significant impact. Therefore, unabated cooling tower plumes would not cause significant adverse impacts (CEC, 2002b).

8.11.3.4.6 Construction Period Impacts

During construction, construction materials, construction equipment, trucks, and parked vehicles may be visible on the project site and on the five sites that will be used as laydown areas. Construction activities would be conducted in a manner that would reduce dust from leaving the project site. The construction activities on the project site and the activities in the laydown areas would not contrast in a significant way with the existing industrial character of the area. During the construction period, the boundaries of the project site and laydown areas that border public streets will be screened using chain link fencing covered with a

screening fabric or Privamax. Construction of either the proposed transmission line or the alternative transmission line would also introduce construction vehicles, materials, and equipment into the view for a short duration. Any visual changes associated with construction period activities would be minor and temporary, and thus not significant.

8.11.3.5 Impact Significance

Visual effects of the project that would be significant under the CEQA are identified below. The identification of these impacts has been structured by applying the criteria set forth in Appendix G of the state CEQA guidelines. 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 (14 California Code of Regulations [CCR] 15382).” The four questions related to aesthetics that are posed for lead agencies and the answers to them are:

1. Would the project have a substantial adverse effect on a scenic vista?

No. There are no designated scenic roads or vista points in the project viewshed. In addition, as the analysis of the views from the KOPs has established, the project would not affect any landscapes of more than moderately low visual quality, and any effects to the existing visual quality of landscapes in the area would not be substantial.

2. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No. This question does not apply to VPP because none of the project facilities fall within the boundaries of a state scenic highway or other important scenic resource.

3. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

No. The site itself is flat and, prior to development, will be a vacant parcel located in an industrial city in which visual resources such as scenic corridors, areas of natural beauty, and scenic recreational areas are not designated. The project site is surrounded by industrial/light industrial/warehouse facilities. Project water vapor plumes would not substantially degrade the existing visual character of the site and its surroundings because the frequency with which water vapor plumes would appear would be limited and because the general landscape setting has a well-established industrial character in which visual water vapor plumes of various origins are already present. The presence of the proposed power plant would not create a substantial change in the character or visual quality of nearby views toward the site.

The transmission corridor from the VPP to the existing LADWP transmission corridor travels through a highly industrial area and is, thus, not visible from any nearby areas from which views would be sensitive. In addition, the line would be replacing an existing utility line, resulting in an incremental change that would not substantially alter the existing visual character or quality of the area along the alignment. Therefore, the project would not result in changes in views toward the transmission line that would be considered significant.

The alternative transmission line alignment travels through an area along Randolph Street where it would be visible from a residential neighborhood along Watcher Street to the south, but as the analysis of the impacts on views from KOP-2 substantiate, the level of visual change brought about by the alternative transmission line would be low and would not create changes in the character and quality of the view that would be so substantial as to constitute a significant impact.

4. Would the project create a new source of substantial light and glare that would adversely affect day or nighttime views in the area?

No. As described in Subsection 8.11.3.3.6, project light fixtures would be restricted to areas required for safety, security, and operations. Lighting would be directed onsite; it would be shielded from public view, and nonglare fixtures and use of switches, sensors, and timers to minimize the time that lights not needed for safety and security are on would be specified. These measures should substantially reduce the offsite visibility of project lighting.

Any lighting that might be installed to facilitate nighttime construction activities will, to the extent feasible and consistent with worker safety codes, be directed toward the center of the construction site and shielded to prevent light from straying offsite. Task-specific construction lighting would be used to the extent practical while complying with worker safety regulations. With these measures, lighting associated with the project construction and operation would not pose a hazard or adversely affect day or nighttime views toward the site.

8.11.4 Cumulative Impacts

The CEQA Guidelines (Section 15355) define cumulative impacts as “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.”

The CEQA Guidelines further note that:

The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor, but collectively significant, projects taking place over a period of time.

The area in the vicinity of the project is essentially built out, and according to the City of Vernon, no other projects have been planned in this area. As documented in Section 8.11.6, the proposed project conforms to the City of Vernon’s major goals and objectives for industrial development, would be sited in an area reserved for industrial uses, and would conform to the City of Vernon’s policies and standards related to the appearance of new industrial development. Because the project itself would not create impacts on visual resources that are significant, and because the visual changes associated with other development taking place in the surrounding area are relatively minor, the proposed project would not result in cumulative impacts on visual resources in the project vicinity.

8.11.5 Mitigation Measures

This analysis has documented the fact that no significant visual impacts would result from implementation of the proposed project. Therefore, no mitigation measures are proposed. Project implementation would be subject to City of Vernon planning regulations, however. Specifically, a Site Plan would be prepared and submitted to the City of Vernon for review and comment and CEC Compliance Project Manager for review and approval before construction begins. The site plan would comply with all applicable provisions of the City of Vernon General Plan and Zoning Ordinance, including provisions related to screening and project appearance.

8.11.6 Laws, Ordinances, Regulations, and Standards

8.11.6.1 Introduction

This section described the LOR relevant to the visual issues associated with the VPP project. No federal, state, or regional visual resources LORS exist. However, visual resource and urban design concerns applicable to the project are addressed in the City of Vernon General Plan (2001) and City of Vernon Comprehensive Zoning Ordinance (2005).

As indicated in the Land Use analysis (Subsection 8.4), the plant site is located within the limits of the City of Vernon. The project’s natural gas line, water line, recycled water line, sewer line, and electric transmission lines are also located within the City of Vernon.

The City of Vernon’s plans and ordinances that are pertinent to the project elements are listed in Table 8.11-3. The specific provisions of each plan or ordinance that have potential relevance to the project are identified in Section 8.11.6.2 and 8.11.6.3.

TABLE 8.11-3
Laws, Ordinances, Regulations, and Standards Applicable to VPP Visual Resources

LORS	Purpose	AFC Section Explaining Conformance	Agency Contact
City of Vernon General Plan	<p>The General Plan is an integrated and internally consistent set of goals, policies, and implementing measures addressing seven issues areas (land use, circulation, housing, noise, safety, conservation, and open space).</p> <p>The Land Use Element designates the general location, distribution, and extent of various land uses proposed for that particular jurisdiction. The Element identifies standards for population density and building intensity for each land use category.</p> <p>The Natural Resources Element meets the statutory requirements for both an open space element and a conservation element. In a fully developed community such as Vernon, natural resources are limited to such resources as air and water. Open space resources include public parks and private landscaped areas developed by residents or businesses.</p>	Section 8.11.6.2	Kevin Wilson City of Vernon Department of Community Services & Water 4305 Santa Fe Avenue Vernon, CA 90058

TABLE 8.11-3
Laws, Ordinances, Regulations, and Standards Applicable to VPP Visual Resources

LORS	Purpose	AFC Section Explaining Conformance	Agency Contact
City of Vernon Zoning Ordinance	Establishes zoning districts governing land use and requirements for building and district improvements	Section 8.11.6.3	Same as above
City of Bell General Plan (1996)	Comprehensive, long-range plan to serve as the guide for the physical development of the City.		City of Bell Building and Planning Department 6330 Pine Avenue Bell, CA 90201 (323) 588-6211
City of Bell Zoning Ordinance (1993)	Establishes zoning districts governing land use and the placement of buildings and district improvements.		Same as above
City of Commerce General Plan (1987)	Comprehensive, long-range plan to serve as the guide for the physical development of the City.		City of Commerce City Hall 2535 Commerce Way Commerce, CA 90040
City of Commerce Zoning Ordinance (2000)	Establishes zoning districts governing land use and the placement of buildings and district improvements.		Same as above

8.11.6.2 City of Vernon General Plan

The generating facility site and linear features associated with the project are all located within the existing industrial area within the city limits of the City of Vernon, and are, therefore, subject to the provisions of the City of Vernon General Plan. The project site is designated General Industry (M) according to the General Plan. The provisions of the City of Vernon's General Plan that are applicable to the project are summarized and evaluated for project conformity in Table 8.11-4.

TABLE 8.11-4
Conformity of VPP with the City of Vernon General Plan

Provision	Conformity?
Land Use Element – 2.1 Land Use Designation: The land use distribution is designed to achieve the goals of the Land Use Element, namely to preserve manufacturing as the primary land use in Vernon and to encourage revitalization of aging buildings and infrastructure.	Yes. The power plant is a new industrial use being built on a cleared site formerly occupied by an aging industrial facility.

TABLE 8.11-4
Conformity of VPP with the City of Vernon General Plan

Provision	Conformity?
<p>Land Use Element – 2.4 Summary of Goals and Policies: The thrust of the Land Use Element is twofold. First, the goals and policies determine the City will promote and maintain the industrial character of the City and second, encourage the modernization, replacement, and reuse of the older industrial facilities.</p>	<p>Yes. The power plant is a new industrial use being built on a cleared site formerly occupied by an aging industrial facility.</p>
<p>Land Use Element – 3.0 Goals and Policies, Goal 2: Encourage the modernization or replacement and reuse of aging industrial buildings and sites</p>	<p>Yes. The power plant is a new industrial use being built on a cleared site formerly occupied by an aging industrial facility.</p>
<p>Land Use Element – 3.0 Goals and Policies, Goal 2, Policy 2.1: Require private upgrading of offstreet parking and loading facilities as a part of any planned improvements.</p>	<p>Yes. Sufficient off-street parking would be provided on site so employees and delivery vehicles would not need to park on the street.</p>
<p>Natural Resources Element – 2.1 Summary of Goals and Policies, Open Space Resources: Few opportunities exist to expand the City's public open space resources, although the goals and policies do call for the City to encourage private development to establish landscaped areas on building sites. This private open space may create a sense of visual space within the intensely urbanized areas. The City's efforts to plant and maintain street trees will enhance boulevards, and by maintaining certain landscaped areas, residents will continue to be provided with open space for recreational activities.</p>	<p>Yes. These goals and policies encourage private development to establish landscape areas on building sites. This policy is not applicable for two reasons: (1) the development is not private; and (2) the high security nature of the power plant is not amenable to including public open space resources.</p>
<p>In addition, use of the electrical utility rights-of-way, which traverse the City as nursery and agricultural growing grounds, contribute to the visual quality of these open spaces.</p>	<p>Yes. Constructing either the proposed or the alternative transmission line will have no effect on nursery or agricultural uses within any existing transmission corridors.</p>
<p>Natural Resources Element – 3.0 Goals and Policies, Goal 1, Policy 1.3: Encourage private property owners and industries to establish and maintain landscaped areas.</p>	<p>Yes. As mentioned above, the project is not private property and the high security nature of a power plant does not lend itself to public landscaping. The site would be surrounded along Soto Street, the portion of its perimeter that borders a publicly accessible public way, with an 8-foot-high chain link fence with Privamax inserts to provide screening. The existing street trees along Soto Street will be retained.</p>
<p>Natural Resources Element – 3.0 Goals and Policies, Goal 1, Policy 1.4: Continue and expand the City's street tree planting and maintenance programs.</p>	<p>Yes. The project would not inhibit the city from expanding its tree planting program on Soto Street, Leonis Boulevard, or District Boulevard, although species will need to be selected whose height will not interfere with maintenance of required clearances under the transmission line conductors.</p>

Source: City of Vernon, 2001

8.11.6.3 City of Vernon Zoning Ordinance

The project site lies within the Industrial Zone established by the City of Vernon Zoning Ordinance. The provisions of the ordinance that are applicable to the project are discussed

in detail in Section 8.4, Land Use, and summarized and evaluated for project conformity in Table 8.11-5.

TABLE 8.11-5
Conformity of VPP with the City of Vernon Zoning Ordinances

Provision	Conformity?
<p>Section 26.3.5 General Industry (M) Zone – Section 26.3.5-4 Development Standards, (c) Outdoor Activities and Storage: Outdoor activities and storage may be permitted provided such activities and storage are not visible from the public right-of-way. No materials or wastes shall be deposited on a lot in such form or manner that they may be transferred off the lot by natural causes or forces.</p>	<p>Yes. The plant would be surrounded by an 8-foot-high chain link fence with Privamax inserts that would provide screening from the public right-of-way. During construction, dust suppression would be used to prohibit dust from blowing offsite. During operations, materials and solid wastes would be deposited in proper containers.</p>
<p>Section 26.4.2 Off-Street Parking and Loading Facilities – Section 26.4.2-8 Development Standards, (i) Maintenance: All parking and loading areas shall be kept clean and free of dust, much, or trash. Parking areas shall be used only for the purpose of parking vehicles. Where landscaping is provided within or along any parking area, such areas shall be maintained and provided with permanent underground, automated irrigation systems. Striping, marking, direction signs, lighting, screening, and all other improvements required by this section shall be adequately maintained.</p>	<p>Yes. All parking and loading areas would be kept clean and free of dust, mulch, and trash.</p>

Source: City of Vernon, 2005.

8.11.6.4 City of Bell General Plan and City of Bell Zoning Ordinance

A 1.4-mile segment of the alternative transmission line alignment, extending along the Los Angeles River from Atlantic Avenue to Randolph Street lies within the City of Bell and is thus subject to the City's General Plan and Zoning Ordinance. Because the plan and zoning ordinance contain no provisions that specifically pertain to the visual resource issues associated with high voltage electric transmission lines, the project will not conflict with the plan or ordinance.

8.11.6.5 City of Commerce General Plan

A 1.1-mile segment of the alternative transmission line alignment that extends along the north side of Randolph Street from the 710 freeway to the Laguna Bell Substation lies within the City of Commerce and is thus subject to the City's General Plan and Zoning Ordinance. The City of Commerce General Plan includes two provisions that have potential relevance to this transmission line, and they are identified and evaluated for project conformity in Table 8.11-6.

TABLE 8.11-6
Conformity of VPP with the City of Commerce General Plan

Provision	Conformity?
Goal 4.0-Policy 4.3-Establish a definitive street tree program, which calls for street trees and boulevard landscaping along major rights-of-way and within industrial and commercial developments.	Yes. Just so long as tree species are selected whose heights will not interfere with the required clearance that must be maintained under conductors, the presence of the transmission line will not conflict with plans for street trees.
Goal 4.0, Policy 4.4-Establish a program to systematically place existing and proposed utility lines underground. Require all utilities to be placed underground in all new developments.	Yes. Because the State of California retains jurisdiction over all electric facilities in excess of 50 kV, including all transmission level facilities, this policy can pertain only to utility lines under the city's jurisdiction, i.e. distribution lines of less than 50 kV. Thus, this policy does not apply to the alternative transmission line, which is a 230-kV transmission facility under the exclusive jurisdiction of the state.

Source: City of Commerce, 1987

8.11.6.6 City of Commerce Zoning Ordinance

Because the City of Commerce Zoning Ordinance contains no provisions that specifically pertain to the visual resource issues associated with high voltage electric transmission lines, the project will not conflict with this ordinance,

8.11.6.7 Summary of Project's Conformity with Applicable LORS

The project is consistent with applicable LORS related to visual resources issues.

8.11.7 Permits/Approvals Required

No permits of direct relevance to visual resources issues are required for the project. The required approvals that are of the most direct relevance to visual resources issues are the approval of the Grading Plan and issuance of the construction, grading, and encroachment permits as discussed in Subsection 8.4, Land Use.

8.11.8 Involved Agencies and Agency Contacts

As described in the Land Use section, the agency responsible for approval of the Grading Plan and issuance of the construction, grading, and encroachment permits is the City of Vernon. Applicable agency contact information is provided in Table 8.11-7.

TABLE 8.11-7
Involved Agencies and Agency Contacts

Agency	Contact/Title	Telephone
City of Vernon Department of Community Services 4305 Santa Fe Avenue Vernon, CA 90058	Kevin Wilson	(323) 583-8811 ext. 221

8.11.9 References

Buhyoff, G. J., P. A. Miller, J. W. Roach, D. Zhou, and L. G. Fuller. 1994. An AI Methodology for Landscape Visual Assessments. *AI Applications*. Vol. 8, No. 1, pp. 1-13.

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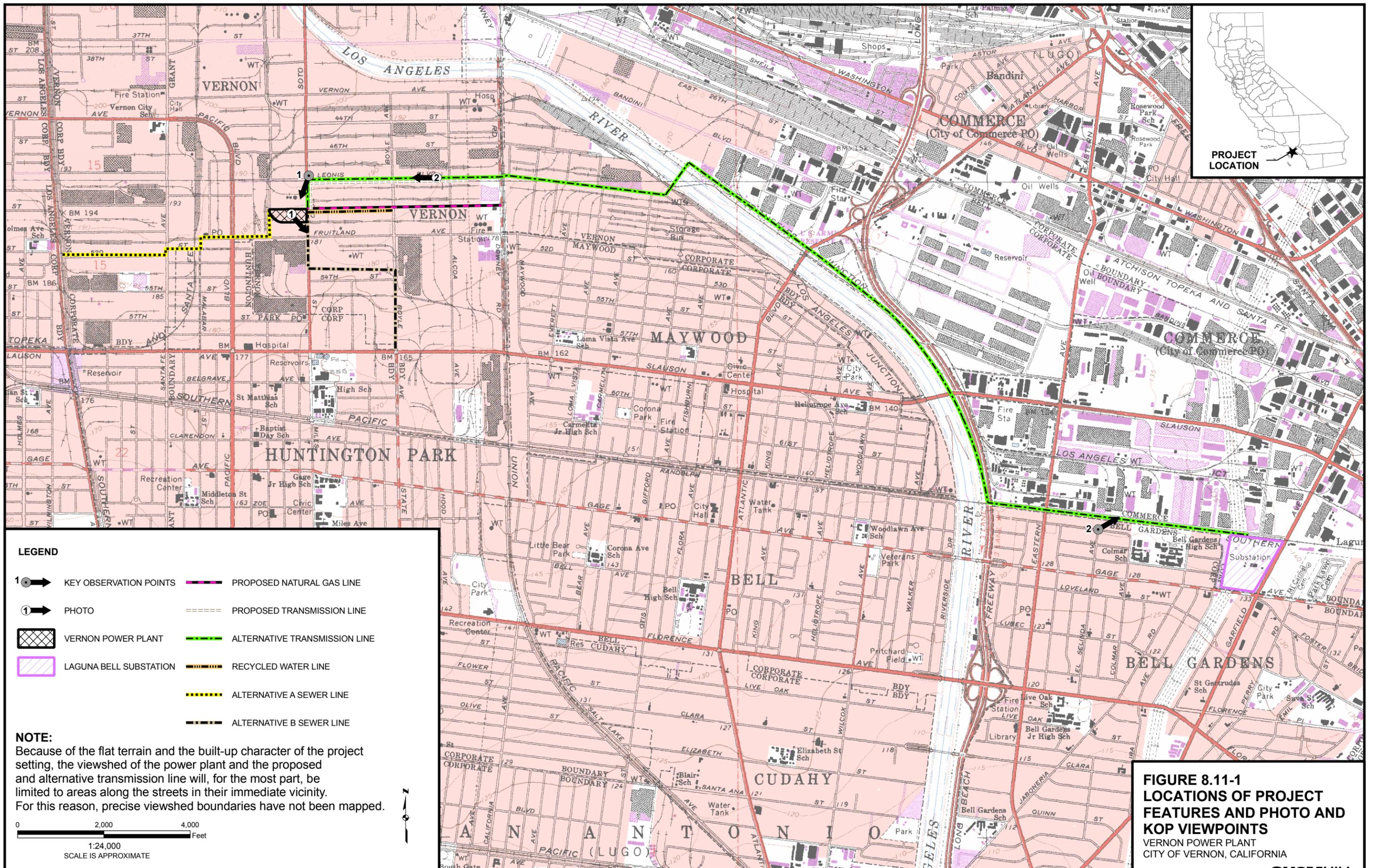


FIGURE 8.11-1
LOCATIONS OF PROJECT
FEATURES AND PHOTO AND
KOP VIEWPOINTS
 VERNON POWER PLANT
 CITY OF VERNON, CALIFORNIA

- LEGEND**
- 1 ● → KEY OBSERVATION POINTS
 - ① → PHOTO
 - ▨ VERNON POWER PLANT
 - ▨ LAGUNA BELL SUBSTATION
 - PROPOSED NATURAL GAS LINE
 - PROPOSED TRANSMISSION LINE
 - ALTERNATIVE TRANSMISSION LINE
 - RECYCLED WATER LINE
 - ALTERNATIVE A SEWER LINE
 - ALTERNATIVE B SEWER LINE

NOTE:
 Because of the flat terrain and the built-up character of the project setting, the viewshed of the power plant and the proposed and alternative transmission line will, for the most part, be limited to areas along the streets in their immediate vicinity. For this reason, precise viewshed boundaries have not been mapped.

0 2,000 4,000 Feet
 1:24,000
 SCALE IS APPROXIMATE



a. Photo 1: view looking southeast across site toward the industrial building that borders the site on the south and the industrial buildings on the east side of Soto Street.



b. Photo 2: view looking west down Leonis Boulevard along the alignment that would be used by both the Proposed and Alternative transmission lines. The new lines and poles would replace the existing transmission pole line located along the south side of the street and visible on the left side of the photo.

FIGURE 8.11-2
Existing Conditions
VERNON POWER PLANT
CITY OF VERNON, CALIFORNIA



a. KOP 1 - Existing view looking northeast toward the proposed power plant site from the northwest corner of Soto Street and Leonis Boulevard.



b. KOP 1 - Simulation of the view from Soto Street and Leonis Boulevard depicting its appearance with the proposed power plant.



a. KOP 2 - Existing view looking northeast toward the alternative transmission line route from the corner of Watcher Street and El Selinda Avenue.



b. KOP 2 - Simulation of the view from Watcher Street and El Selinda Avenue depicting its appearance with the alternative transmission line.