

Appendix N: Visual Resources

N-1: Expanded Visual Resources Analysis

Expanded Visual Resources Analysis
Prepared for the
Draft EIR
County of San Luis Obispo
Los Osos Wastewater Project



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PREFACE

This Expanded Visual Resources Analysis corresponds to Section 5.12, Visual Resources, of the Los Osos Wastewater Project Draft EIR. For readability and reference, the numbering system for headings and page numbers in the following environmental analysis uses the same section number as that used in the Draft EIR.

This Expanded Visual Resources Analysis of the Los Osos Wastewater Project Draft EIR is a summary of a compendium of knowledge regarding visual resources issues statewide, as well as those issues applicable to San Luis Obispo County and specifically Los Osos. Since the body of knowledge is considerable and contained in numerous appendices, it would be difficult to present it entirely in this document and in a manner that is easily understood by the reader. In order to aid the reader in locating background information, this section is formatted to facilitate the retrieval of appended information by presenting the reader with references that address the issue at hand.

5.12 - VISUAL RESOURCES

The following section describes visual resources that could be affected by the proposed projects.

5.12.1 - Introduction

The following sources of information were used to prepare this section. Both versions of the Estero Area Plan were reviewed to ensure a comprehensive analysis of applicable policies.

1. California Department of Transportation, Scenic Highways Guidelines. 2008. This information is available for review at <http://www.dot.ca.gov/hq/LandArch/scenic/faq.htm>. Accessed June 30, 2008.
2. Estero Area Plan. Revised November 7, 2002. County of San Luis Obispo. This document is not contained in the EIR appendices, but is instead available for review at the San Luis Obispo County Department of Planning and Building. Pursuant to CEQA Guidelines Section 15150, this document is hereby incorporated by reference.
3. County of San Luis Obispo General Plan, Agriculture and Open Space Element. Revised January 2007. County of San Luis Obispo. This document is not contained in the EIR appendices, but is instead available for review at the San Luis Obispo County Department of Planning and Building. Pursuant to CEQA Guidelines Section 15150, this document is hereby incorporated by reference.
4. Coastal Plan Policies. Revised April 2007. County of San Luis Obispo. This document is not contained in the EIR appendices, but is instead available for review at the San Luis Obispo County Department of Planning and Building. Pursuant to CEQA Guidelines Section 15150, this document is hereby incorporated by reference.
5. Coastal Zone Framework for Planning, Revised November, 1993. This document is not contained in the EIR appendices, but is instead available for review at the San Luis Obispo County Department of Planning and Building. Pursuant to CEQA Guidelines Section 15150, this document is hereby incorporated by reference.
6. Coastal Zone Land Use Ordinance. Revised January 2006. County of San Luis Obispo. This document is not contained in the EIR appendices, but is instead available for review at the San Luis Obispo County Department of Planning and Building. Pursuant to CEQA Guidelines Section 15150, this document is hereby incorporated by reference.

5.12.2 - Environmental Setting

Regional Setting

The natural setting of Los Osos is a place of unique beauty. The Los Osos urban area is located at the westerly end of the picturesque and agriculturally productive Los Osos Valley and is bounded by the environmentally important Los Osos Creek and riparian corridor on the east and southeast, and the

older coastal dunes to the north, south, and southwest. The creek and dune-covered hills form a natural edge to and greenbelt for the community. Morro Bay and its tidelands on the north, the scenic Irish Hills on the south, Montaña de Oro State Park on the southwest, and Morro Bay State Park on the northwest form natural, scenic backdrops.

The four proposed projects each comprise three distinct functions - raw wastewater collection, wastewater treatment, and conveyance of treated effluent for disposal. Generally, these facilities are all located within, south of, and along the eastern outskirts of the community of Los Osos, San Luis Obispo County. The facilities sites are located from the base of the Irish Hills to a point approximately three quarters of a mile north of the base of the Irish Hills, and located southwest of the base of the Santa Lucia Mountains. Land uses surrounding these proposed facility sites are predominantly agricultural, with a cemetery located south of three of the treatment plant sites.

Facility infrastructure associated with the proposed projects will serve the community of Los Osos, an unincorporated coastal community of approximately 15,000 residents located in San Luis Obispo County (County) at the south end of Morro Bay about twelve miles west of the City of San Luis Obispo (City). The terrain consists of gently rolling hills and sandy, unconsolidated soils. Exhibit 5.12-1 depicts the locations of the project parcels relative to scenic highways and critical viewsheds. Exhibit 5.12-2 shows locations from which viewing distances from scenic highways to proposed project parcels were estimated. Exhibit 5.12-3 depicts locations where photographs of proposed project parcels were taken.

Project Area Setting

Collection and disposal facilities would be located within Los Osos (Broderson and Mid-Town parcels), and treatment facilities would be constructed on three properties located east of Urban Village boundary for Los Osos. Visual resources associated with each, and surrounding land uses are described below.

Mid-Town Parcel

The Mid-Town parcel is a vacant parcel that is vegetated by bunch grasses and other low vegetation, and is enclosed by a cyclone fence (Exhibit 5.12-4). The parcel is bordered on the north and west by primarily flat undeveloped land that contains scattered bushes and shrubs and is bisected by trails. Palisades Avenue and Los Osos Community Park border the site to the east. The park includes a skate park, grassy areas, and tennis courts. Los Osos Valley Road and residential uses border the site to the south. Residential uses are not fenced and have a clear line of site to the parcel.

Broderson Parcel

The Broderson parcel is an undeveloped site with gently rolling terrain located at the northern border of the Morro Dunes Ecological Preserve (Exhibit 5.12-5). The parcel is heavily vegetated with shrubs and bushes, stands of eucalyptus trees are also present as well as scattered other trees. The parcel is bordered on the south and east by the Morro Dunes Ecological Preserve, a single-family residential



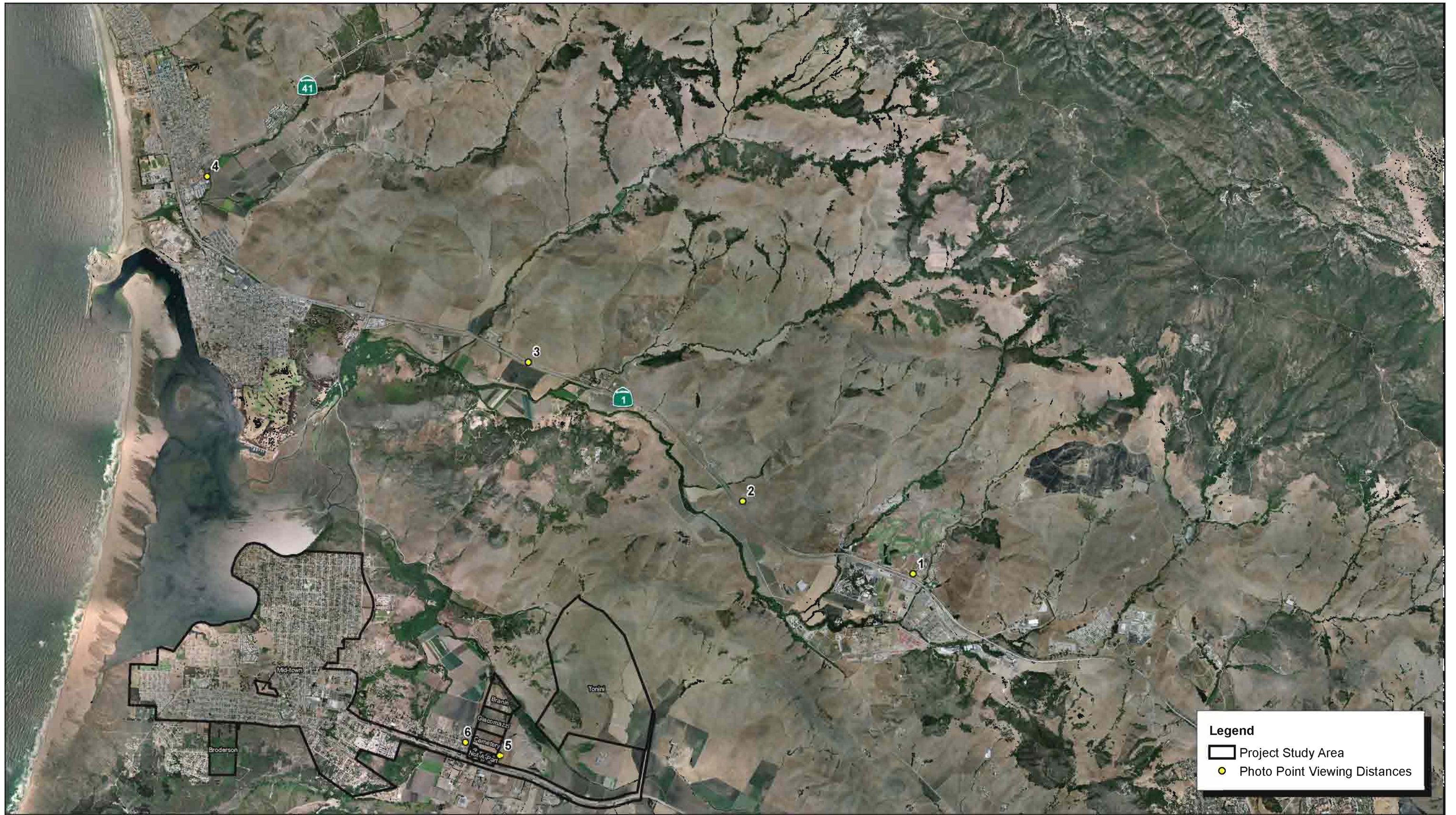
Legend

- Project Study Area Boundary
- Coastal Zone
- Irish Hills Scenic Backdrop
- Los Osos Valley Road Highway Corridor
- Existing SRA - Sensitive Resource Area

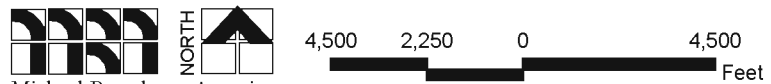
Source: AirPhoto USA, San Luis Obispo County GIS Data, and MBA GIS Data.



Exhibit 5.12-1
Important Visual Resources



Source: AirPhoto USA, San Luis Obispo County GIS Data, and MBA GIS Data.



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Legend

- Project Study Area
- Photo Point Viewing Distances

Exhibit 5.12-2
Viewing Distances from Highways 1, 41 and
Los Osos Valley Road to Proposed Parcels



Source: AirPhoto USA, San Luis Obispo County GIS Data, and MBA GIS Data.



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Exhibit 5.12-3
Photo Location Map



View of northern portions of the Broderson property, facing west.



View of Mid-town site from Palisades Avenue facing west.

Source: Michael Brandman Associates, 2008.



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Exhibit 5.12-4 Views of Broderson and Mid-town Parcel

COUNTY OF SAN LUIS OBISPO • LOS OSOS WASTEWATER PROJECT
VISUAL RESOURCES EXPANDED ANALYSIS SECTION



View of existing conditions on Cemetery, Giacomazzi and Branin parcels.



View of simulated treatment plant on Giacomazzi parcel.

Source: Michael Brandman Associates, 2008.



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Exhibit 5.12-5
Visual Simulation from
Los Osos Valley Road to Giacomazzi Parcel

LOS OSOS WASTEWATER PROJECT • COUNTY OF SAN LUIS OBISPO
VISUAL RESOURCES EXPANDED ANALYSIS SECTION

sub-division to the north, and by the eastern end of a parcel that appears to be vacant on the west. The Morro Dunes Ecological Preserve is a rare coastal dune habitat heavily vegetated with shrubs and bushes and contains numerous hiking trails. The terrain gently rolls with the shape of the dunes. To the north, the residential subdivision which includes mature trees and landscaping is visible. The parcel to the west is flat and does not contain structures or any other prominent features (Exhibit 5.12-5).

Los Osos Valley Road and AG Zoned Parcels

Los Osos Valley Road is designated as a scenic corridor. Within this corridor, there are views of the Irish Hills critical viewshed to the south, and views of hills subject to agricultural land uses to the north (Exhibit 5.12-1). Four of the parcels where portions of the Proposed Project would be constructed are on the north side of Los Osos Valley Road (LOVR). None of the parcels are located within one mile of park and recreation areas which are generally considered visually sensitive areas.

Cemetery Parcel

The parcel closest to the road, the Cemetery Property, consists of a rectangular 47.4 parcel north of LOVR. The Los Osos Mortuary and Memorial Park occupies the southerly portion of the site (approximately 19-acres). The site slopes gently downward to the north; the westerly boundary slopes downward to the west to a dirt road that provides access to surrounding farming operations. The parcel does not include any ridgetops or hilltops. The Cemetery parcel is currently fallow. The portion of this parcel where project features would be located is visible from residences on the west along Tapidero Avenue and Latigo Lane. There are no residences located along the southern, northern, and eastern boundaries of this parcel.

Giacomazzi Parcel

The Giacomazzi property is a rectangular 38.2-acre parcel north of LOVR and west of Clark Valley Road. The site slopes gently downward to the north and east toward an ephemeral drainage that extends along the easterly portion of the site to Warden Lake and supports a small oak woodland along its northerly reaches. The parcel does not include any ridgetops or hilltops. There is a collection of farm-related buildings along the western border with numerous tall trees surround the buildings. The level areas of the site have been cultivated with crops. The portion of this parcel where project features would be located is visible from residences to the west along Tapidero Avenue and Latigo Lane. There are no residences located along the southern, northern, and eastern boundaries of this parcel.

Branin Parcel

The Branin property consists of an irregularly shaped 42.2-acre parcel north of Los Osos Valley Road (LOVR) and adjacent to Warden Lake. The site slopes to the north and contains two ephemeral drainages. The parcel does not include any ridgetops or hilltops. The portion of this parcel where project features would be located is visible from residences to the west along Tapidero Avenue and

Latigo Lane. There are no residences located along the southern, northern, and eastern boundaries of this parcel.

Tonini Parcel

The Tonini parcel is approximately 650-acres in area and it is located east of the Cemetery/Giacomazzi/Branin sites, off LOVR at Turri Road. The Tonini site is currently used for agricultural production. The parcel has prominent visual resources. Hills are located in the northern portion of the site. Shallow sloping land is limited to the agricultural areas in the eastern and southeastern portions of the property, in addition to the low-lying floodplain areas for Warden Creek in the extreme southwest portions of the property. There is a small northwest-southeast trending valley in the south-central portion of the property that has shallow contours toward its southeastern reach as well. There are farm structures on the property, and areas to the north, southwest, and west of the farm structures are defined by moderate slopes. The portion of this parcel where project features would be located is on relatively level ground but would not be visible from residences along Sombero Drive and Latigo Lane, due to the varying aspect on this parcel. There are no residences located along the southern, northern, and eastern boundaries of this parcel.

5.12.3 - Regulatory Setting

Federal

There are no federal regulations pertaining to aesthetic resources.

State

The California Department of Transportation (DOT) is responsible for designating and inventorying scenic highways. A highway may be designated scenic based on how much of the natural landscape can be seen by travelers, the scenic quality of the landscape, and the extent to which development intrudes upon the traveler's enjoyment of the view. State laws governing the State Scenic Highway program are found in the Streets and Highways Code, Section 260 through 263. Nomination of a highway occurs by a city or county. These entities must define the scenic corridor for the candidate highway, and must adopt ordinances, zoning or planning policies to preserve the scenic quality of the corridor. There are five required elements for scenic corridor protection.

1. Regulation of land use and density of development;
2. Detailed land and site planning;
3. Control of outdoor advertising;
4. Careful attention to and control of earth moving and landscaping; and
5. The design and appearance of structures and equipment.

Highway 1 is a state scenic highway from the City of San Luis Obispo to the Monterey County line and is referred to as the North Coast Scenic Byway. Its designation is based on views from the highway of rocky headlands that appear to tumble into the Pacific Ocean and views of the

mountainous coast. There are no discernible views of any of the proposed parcels from the nearest point along this road since this distance ranges from approximately 2 to 4 miles (Table 5.12-1). Highway 41 is eligible for nomination as a State Scenic Highway; however, there are no discernible views of any of the proposed parcels from the nearest point along this road since the distances range from 5.8 to 6.6 miles.

Table 5.12-1: Photograph Point Distances

Key Observation Points	Location	Target	Distance (miles)
1	Highway 1	Tonini	2.98
1	Highway 1	Cemetery	4.10
1	Highway 1	Giacomazzi	4.10
1	Highway 1	Branin	4.10
2	Highway 1	Tonini	1.98
2	Highway 1	Cemetery	3.31
2	Highway 1	Giacomazzi	3.11
2	Highway 1	Branin	2.91
3	Highway 1	Tonini	2.98
3	Highway 1	Cemetery	3.64
3	Highway 1	Giacomazzi	3.31
3	Highway 1	Branin	3.05
4	Highway 41	Tonini	6.10
4	Highway 41	Cemetery	6.10
4	Highway 41	Giacomazzi	5.83
4	Highway 41	Branin	5.52
5	LOVR east	Tonini	1.05
5	LOVR east	Cemetery	0.65
5	LOVR east	Giacomazzi	0.75
5	LOVR east	Branin	0.89
6	LOVR west	Tonini	1.55
6	LOVR west	Cemetery	0.39
6	LOVR west	Giacomazzi	0.54
6	LOVR west	Branin	0.72

Local

Local regulations pertaining to protection and management of visual resources are found in the San Luis County General Plan, the Estero Area Plan 2002, The Estero Area Plan, as amended, 2006, the Local Coastal Plan, the Coastal Zone Framework for Planning, and the Coastal Zone Land Use Ordinance. Both Estero Area Plans were reviewed to ensure a comprehensive analysis of applicable policies.

County of San Luis Obispo Agricultural Element, San Luis Obispo County General Plan, 1998

Open Space Policies (OSP)

OSP24 Scenic Resources

- a. Through a public hearing process, establish designated scenic corridors along public roads and highways that have unique or outstanding scenic attributes, such as views of dominant hills, mountains, or canyons, views of significant stands of trees of wildflowers, or views of the Pacific Ocean, estuaries, lakes, or streams that parallel the road for a significant distance.
- b. The width of a scenic corridor shall not interfere with agricultural uses on private lands, as noted in AGP28.
- d. Study the roads and highways listed on pg. 3-81 of the General Plan and hold public hearings to determine if and where scenic corridors should be designated.

OSP25 Development and Land Divisions Within Scenic Corridors

- a. Proposed discretionary development and land divisions within scenic corridors shall address the protection of scenic vistas as follows:
 1. Balance the protection of the scenic resources with the protection of biological resources that may co-exist within the scenic corridor.
 2. Locate structures, roads, and grading on portions of a site that minimize visual impact. Locate structures below prominent ridgelines and hilltops so they are not silhouetted against the sky. Encourage architectural/structural solutions that achieve in the least obtrusive manner the property owner's desire to enjoy scenic views.

Agriculture Policies (AGP)

AGP30 Scenic Resources

- a. Designation of a scenic corridor through the public hearing process as described under OSP24, and its subsequent management as described in OSP25, shall not interfere with agricultural uses on private lands.
- b. In designated scenic corridors, new development requiring a discretionary permit and land divisions shall address the protection of scenic vistas as follows:
 1. Balance the protection of the scenic resources with the protection of agricultural resources and facilities.

When selecting locations for structures, access roads, or grading, the preferred locations will minimize visibility from the scenic corridor and be compatible with agricultural operations.

3. Use natural landforms and vegetation to screen development whenever possible.
4. In prominent locations, encourage structures that blend with the natural landscape or are traditional for agriculture.

Estero Area Plan 2002

Chapter 8, Planning Area Standards

Office and Professional, Public Facilities

The following standards apply only to lands within the Office and Professional, Public Facilities land use categories. (Applies to the Mid-Town parcel only.)

3. **Environmental Mitigation.** The land use/coastal development permit for development of a wastewater treatment plant and related facilities shall require implementation of the mitigation measures as described in Mitigation Measures AES-1 through AES-5 on page 121, Part II of the Final Environmental Impact Report for the Los Osos Community Services District Wastewater Facilities Project (FEIR), SCH# 9911103, certified on March 1, 2001.

Mitigation Measures AES-1 through AES-5:

- AES-1** Construction Staging Area. For all aspects of the project, construction staging area shall be located away from sensitive viewing areas to the extent feasible. Before construction activities begin, an area for construction equipment storage away from direct views of sensitive viewing corridors (e.g. residences and major roads in the project area) shall be designated.
- AES-2** Conformance with County Development Standards. The final design and construction plans for the park and treatment plant site shall be consistent with relevant visual resource protection policies and standards of the San Luis Obispo County General Plan, Estero Area Plan, Coastal Zone Framework for Planning, and the Agriculture and Open Space Element.
- AES-3** Landscaping Plan. A final landscaping plan shall be prepared for the entire project site and approved by the County prior to building permit issuance for the Tri-W site. 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 goal for the landscaping plan shall be to visually integrate the project into the community by creating a park-like setting, while preserving and enhancing existing views.

- AES-4** Revegetation Plan. 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 8-acre portion of the Broderson site that will be disturbed by the installation of the disposal leach fields. 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.
- AES-5** Lighting Plan. A final lighting plan shall be prepared for the treatment facility. The lighting plan shall meet County design standards. This shall include proper shielding, proper orientation, and applicable height standards.

Chapter 4 Circulation

Planning Area Circulation Programs

Policy 4: Scenic Corridors. The County Engineering and Planning Departments should initiate a study of rural scenic corridors to explore alternative methods of protecting vistas along Highways 1, and 41, Los Osos Valley Road, Pecho Road, and South Bay Boulevard.

Estero Area Plan Update 2004, Amended 2006

Chapter 4, Land Use Policies and Programs

Section B Los Osos Land Use Policies

Policy 5: Protect scenic views, especially those of the hillsides and ridges of the Irish Hills as seen from Los Osos Valley Road without interfering with agricultural production.

In addition to retaining and encouraging agricultural production in the Los Osos Valley, this plan establishes an Irish Hills Scenic Backdrop and a Los Osos Valley Road Highway Corridor Design Area. This is consistent with the intent of the Agriculture and Open Space Element to establish scenic corridors along public roads and highways that have unique or outstanding scenic attributes. Planning area standards in Chapter 7 for those areas will also help implement preceding rural land use policies to protect the rural character of the area, open space, and sensitive resources. The primary intent of the scenic Backdrop and the Highway Corridor Design Area is to protect highly scenic views from heavily traveled Los Osos Valley Road (LOVR) to the hillsides and ridges of the Irish Hills, thereby maintaining the largely undeveloped, open space character of those areas without interfering with agricultural production. Table 5.12-1 displays distances from LOVR to the four Agriculture (AG) zoned parcels. Distances range from about 0.4 miles from LOVR west of the parcels to the Giacomazzi parcel to about one mile from LOVR east of the parcels (Exhibit 5.12-2).

Chapter 7 Planning Area Standards

Section III, Areawide Standards, Excluding Los Osos

The following standards apply throughout the Estero planning area, except for areas within the Los Osos Urban area.

H. Light and Glare

At the time of application for any land division, land use permit or coastal development permit, except in the Agriculture land use category, the applicant shall provide details on any proposed exterior lighting, if applicable. 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.

Section IV, Rural Area Standards, Areawide

D. Highway 1 Scenic Corridor

Highway 1 in the rural portions of the Planning Area is a Scenic Corridor. All applicable standards in the Coastal Zone Land Use Ordinance apply (e.g., those in Chapter 23.04).

Section VI, Los Osos Urban Area Standards; Commercial Retail Public Facilities Standards;

C. Environmental Mitigation

Section C of the Commercial Retail Public Facilities Standards state that the land use/coastal development permit for development of a wastewater treatment plant and related facilities shall require implementation of Mitigation Measures AES-1 through AES-5 on page 121, Part II of the Final Environmental Impact Report for the Los Osos Community Services District Wastewater Facilities Project (FEIR), SCH# 9911103, certified on March 1, 2001. These mitigation measures are described above under Estero Area Plan 2002, c. Environmental Mitigation, Mitigation Measures AES-1 through AES-3.

Local Coastal Plan

Chapter 4 Energy & Industrial Development

Policy 16: Siting within Viewsheds

Transmission line rights-of-way shall be routed to minimize impacts on viewsheds in the coastal zone, especially in scenic rural areas, and to avoid locations in or adjacent to significant or unique habitat, recreational, or archaeological resources, whenever feasible. Scarring, grading, or other vegetation removal shall be minimized and disturbed areas shall be revegetated with plants similar to those in the area. *[This policy shall be implemented as a standard.]*

Policy 17: Undergrounding Requirements

Where above-ground transmission line placement would unavoidably affect views, undergrounding shall be required where it is technically and economically feasible unless it can be shown that other alternatives are less environmentally damaging. When above-ground facilities are necessary, design and color of the support towers shall be compatible with the surroundings to the extent safety and economic considerations allow. Above-ground pipeline or transmission facilities should be sited outside view corridors of scenic areas where alternate corridors are feasible.

Where above-ground pipeline or transmission facilities must be sited within a scenic corridor, the pipelines and/or utility lines should not be located along the road right-of-way for continuous extended distances unless the alternative routes are technically or economically infeasible.

Siting of transmission lines should avoid the crests of roadways to minimize their visibility on distant views. Lines should cross roadways at a downhill low elevation site or a curve in the road unless the alternative routes are technically or economically infeasible. *[This policy shall be implemented as a standard.]*

Chapter 10 Visual and Scenic Resources

Policy 1: Protection of Visual and Scenic Resources

Unique and attractive features of the landscape, including but not limited to unusual landforms, scenic vistas and sensitive habitats are to be preserved protected, and in visually degraded areas restored where feasible. *[This policy shall be implemented as a standard.]*

Policy 2: Site Selection for New Development

Permitted development shall be sited so as to protect views to and along the ocean and scenic coastal areas. Wherever possible, site selection for new development is to emphasize locations not visible from major public view corridors. In particular, new development should utilize slope created “pockets” to shield development and minimize visual intrusion. *[This policy shall be implemented as a standard.]*

Policy 4: New Development in Rural Areas

New development shall be sited to minimize its visibility from public view corridors. Structures shall be designed (height, bulk, style) to be subordinate to, and blend with, the rural character of the area. New development which cannot be sited outside of public view corridors is to be screened utilizing native vegetation; however, such vegetation, when mature, must also be selected and sited in such a manner as to not obstruct major public views. New land divisions whose only building site would be on a highly visible slope or ridgetop shall be prohibited. *[This policy shall be implemented as a standard and pursuant to Section 23.04.021 of the CZLUO.]*

Policy 5: Landform Alterations

Grading, earthmoving, major vegetation removal and other landform alterations within public view corridors are to be minimized. Where feasible, contours of the finished surface are to blend with adjacent natural terrain to achieve a consistent grade and natural appearance. *[This policy shall be implemented as a standard and pursuant to Section 23.05.034 of the CZLUO.]*

Policy 8: Utility Lines within View Corridors

Where feasible, utility lines within public view corridors should be placed underground whenever their aboveground placement would inhibit or detract from ocean views. In all other cases, where feasible, they shall be placed in such a manner as to minimize their visibility from the road. *[This policy shall be implemented pursuant to Section 23.08.284 of the CZLUO.]*

Coastal Zone Framework for Planning

Several portions of the Coastal Zone Framework for Planning apply to aesthetics resources.

Chapter 5: Circulation Element

C. Goals and Objectives for Circulation

8. Developing and enhancing a system of scenic roads and highways through areas of scenic beauty without imposing undue restrictions on private property, or unnecessarily restricting the placement of agricultural support facilities.

G. Scenic Highways

1. Identify scenic areas and features within view of state highways, city streets, and county roads in the open space plan and incorporate them into the applicable Land Use Element Area plan, designating them within sensitive resource areas.
2. Adopt programs and standards in the Land Use Element Area Plans to protect scenic quality of identified areas and to maintain views from designated scenic roads and highways. Provide special attention to the location, siting, and design of visible structures, access roads, and outdoor advertising, while ensuring that there will not be undue restriction on private property or agricultural operations. Encourage area native plants in landscaping. Promote placing utilities underground where feasible.
3. Ensure that the location, design, and construction of each scenic road or highway blends into and complements the scenic corridor, by coordinating among involved agencies for the integrated design of the project.
4. Promote special scenic treatment and design within scenic road and highway rights-of-way, to include highway directional signs, guardrails and fences, lighting, provisions of scenic outlooks, frontage roads, grading vegetation and highway structures.

Coastal Zone Land Use Ordinance

Applicable sections include the following: 23.03.186-Landscape plans, 23.04.021-Parcel size standards, 23.05.034-Grading standards, and 23.05.064-Tree Removal standards.

5.12.4 - Thresholds of Significance

According to the CEQA Guidelines' Appendix G Environmental Checklist, to determine whether In accordance with CEQA, the effects of a project are evaluated to determine if they will result in significant adverse impact on the environment. The criteria used to determine the significance of an impact to visual resources are based on the initial study checklist in Appendix G of the CEQA Guidelines. Accordingly, the significance of visual resource impacts resulting from the proposed project are determined through application of the following thresholds of significance:

Would the project:

- a.) Have a substantial adverse effect on a scenic vista?
- b.) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

- c.) Substantially degrade the existing visual character or quality of the site and its surroundings?
- d.) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Other Thresholds

Three other thresholds for aesthetic resources were evaluated, based on local policies pertaining to open space and agricultural resources.

Would the project:

- e.) Affect views from LOVR, a highway that has potential to be designated as a Scenic Corridor Design Area in the Estero Area Plan Update?
- f.) Locate features on portions of AG zoned parcels that result in visual impacts to LOVR?

5.12.5 - Analysis

This section analyzes proposed projects 1 through 4. The analysis includes a discussion of project-specific and cumulative impacts, provides mitigation measures where required, and concludes with a determination of level of significance after mitigation.

Scenic Vista

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

Project-Specific Impact Analysis

Proposed Project 1

Collection System

Proposed Project 1 utilizes a Septic Tank Effluent (STE) Collection System that is comprised of both septic tank effluent pumps (STEP) and septic tank effluent gravity (STEG) collection lines. This is referred to as a STEP/STEG system. With this system, old septic tanks will be taken out of use and new STEP/STEG tanks, together with effluent pumps and controls, will be installed at each connection. A total of 4,679 new STEP/STEG tanks, together with associated pumps and controls, will be installed. Proposed Project 1 will include the incorporation of approximately 51,688 linear feet of 6-, 8-, and 10-inch PVC force mains, 263,165 linear feet of pressure sewer collector, 630 isolation valves and air release valves, 240 flushing ports, and 1,000 linear feet of creek crossings. Most of this infrastructure would be located below grade, including a submersible pump station. There would be a power generating station above grade that would be approximately 25 feet by 14 feet, with an approximate height of 17 feet. Short-term construction impacts would temporarily change the appearance of the residences where old septic tanks would be removed. Construction activities would create dust, expose soil from grading, create soil piles from trenching and excavation.

However, these activities would not block views of scenic vistas. Therefore, short-term construction impacts associated with Proposed Project 1 would not have a significant impact on a scenic vista.

The STEP/STEG system would generally not result in long-term impacts since conveyance pipes and the new STEP/STEG tanks would be buried. Effluent pumps and pump stations may be visible from short distances, however, they do not have sufficient mass to substantially block views of any scenic vistas. Therefore, impacts would be less than significant from the collection system for Proposed Project 1.

Treatment Plant Site

Facultative ponds would be located on the Giacomazzi property and could occupy up to approximately 20-acres. Other facilities would include headworks for filtering wastewater, clarifiers, and oxidation ditches. Approximately 4-acres on the Branin property to the north would be occupied by appurtenant structures. As stated previously, Table 5.12-1 shows viewing distances from key observation points along LOVR (potential designated Scenic Corridor Design Area) to the Cemetery, Giacomazzi, and Branin parcels. Distances range from approximately 0.40 miles to 1.00 miles from the KOP to the center of each parcel (Exhibit 5.12-2). Facultative ponds would be at grade, most other components of the treatment plant would not exceed 20 feet in height, and the height of the tallest treatment plant component, such as lighting structures, would not exceed 35 feet in height. Exhibit 5.12-6 simulate treatment facilities view approximately 0.4 miles from LOVR and 1 mile from LOVR, representing foreground and background views, respectively. At 0.4 miles, treatment facilities would be noticeable but would be seen in close proximity to other buildings on the Cemetery parcel (Exhibit 5.12-6). At one mile from LOVR, most project features would be visible. However, none of these simulated features would impede views of scenic vistas. Therefore, impacts would be less than significant.

Disposal Sites

Disposal options would be the same for all proposed projects. Disposal would involve a combination of sprayfields and leachfields. The disposal system will comprise the establishment of a sprayfield irrigation system at the Tonini Site and a leachfield at the Broderson site.

Spray irrigation is a method of disposing of secondary treated municipal wastewater by spraying it in the air. The sprayed wastewater evaporates or soaks into the soil, from where it infiltrates to the subsurface to recharge the local aquifer. The effluent is therefore not discharged directly into surface water but recharges underlying groundwater. The wastewater is partially treated in the soil by biota that remove the nutrients nitrogen and phosphorous. Sprayfields are operated to maximize evaporation and minimize runoff. Spraying takes place only during the daytime, and any tail water that does not evaporate or infiltrate to the underlying soils is collected and resprayed.

The spray sites at Tonini will be located below the elevation of 200 feet above mean sea level (AMSL) as defined by topographic elevation contours on a USGS quadrangle. They will consist of

spray heads located three vertical feet above the earth, each having a spray radius of 15 feet. The configuration of these sprayfields is flexible and will be adjusted for local topography. Berms (earthen or of other suitable material) will be constructed parallel to, and set back from, Drainage T-1 and Drainage T-2. This will prevent sprayed effluent from running off into these drainages. These spray sites would not be visible when viewed from Los Osos Valley Road (Exhibit 5.12-6).

Leachfields will be constructed at the Broderson site to facilitate disposal of secondary effluent generated by the treatment facility. The Broderson site would be accessed by a gravel road that extends south from the end of Broderson Avenue. The site would require fencing to limit public access. The active leachfield area at the Broderson site will encompass approximately 8-acres of the 81-acres. The area would be excavated to an average depth of 6.5 feet during construction and backfilled with a 4-foot layer of gravel for drainage, which would be covered by geotextile fabric.

During construction soil piles from excavation and trenching would be visible. When viewed from Broderson Avenue (Exhibit 5.12-5). These piles would not be of a size to substantially block views of the hills behind the Tonini parcel, or views looking west of the Broderson parcel to the Pacific Ocean. Therefore, impacts would be less than significant. Long-term impacts would result from the views of the leachfield berms and fencing. The height of these features would not be highly visible and would not substantially impede views of the hills behind Tonini parcel or the Pacific Ocean from the Broderson parcel. Therefore, impacts would be less than significant.

Combined Project Effects

Since Proposed Project 1 infrastructure is not of substantial height or mass to substantially block any views of scenic vistas, the combined project effects associated with collection, treatment, and disposal would not result in an adverse effect. Therefore, impacts would be less than significant.

Proposed Project 2

Collection System

The proposed collection system for this project would be a combination of gravity with facilities for pipelines, pump stations, blow-offs and clean-outs located entirely within roadway dedicated right-of-way and within the urban village reserve area. Impacts would be the same as for Proposed Project 1.

Treatment Plant Site

The treatment plant site consists of the Giacomazzi parcel. The cemetery is adjacent to the south of the Giacomazzi parcel and the Branin parcel is adjacent to and north of the Giacomazzi parcel. The Giacomazzi is accessible from Sombrero Drive and an undedicated and unimproved access road adjoining the east property line of all three parcels. The actual treatment plant would occupy about 10-acres, the direct line of sight from Los Osos Valley Road to the parcel is more than one mile, and a 6 foot tall hedge blocks most of the views from Los Osos Valley Road. Therefore, there would not be a substantial effect on scenic vistas, such as views of the hills east of this parcel. Therefore, there would be no significant impact.



View of existing conditions on the Tonini parcel.



View of simulated treatment plant on the Tonini parcel.

Source: Michael Brandman Associates, 2008.



Michael Brandman Associates

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Exhibit 5.12-6
View from Los Osos Valley Road of
Simulated Treatment Plant on the Tonini Parcel

LOS OSOS WASTEWATER PROJECT • COUNTY OF SAN LUIS OBISPO
VISUAL RESOURCES EXPANDED ANALYSIS SECTION

Disposal Sites

The effects on scenic vistas would be the same as discussed as for Proposed Project 1.

Combined Project Effects

When the collection, treatment, and disposal portions of the project are considered together there would not be an adverse effect on views of scenic vistas. Therefore, impacts would be less than significant.

Proposed Project 3

Collection System

The proposed collection system for this project would be a combination of gravity with facilities for pipelines, pump stations, blow-offs and clean-outs located entirely within roadway dedicated right-of-way and within the urban village reserve area. Impacts would be the same as discussed for Proposed Projects 1 and 2.

Treatment Plant Site

The treatment plant site consists of the Branin and Giacomazzi parcels. The Giacomazzi parcel is adjacent to the cemetery to the north and the Branin parcel is adjacent to the Giacomazzi parcel to the north. Both Giacomazzi and Branin are accessible from Sombrero Drive and an undedicated and unimproved access road adjoining the east property line of both parcels. Seasonal storage of treated effluent would be located within ponds in an approximately 8 acres area with a capacity of approximately 46-acre-feet (Ac-Ft). Treatment plant infrastructure on these two parcels would not be of sufficient height and mass to impede views of any scenic vistas when viewed from Los Osos Valley Road. Therefore, there would be a less than significant impact.

Disposal Sites

Disposal would be same for all projects. The effects on scenic vistas would be the same as discussed for Proposed Projects 1 and 2.

Combined Project Effects

The effects to scenic vistas would be the same as discussed for Proposed Projects 1 and 2.

Proposed Project 4

Collection System

The proposed collection system for this project would be a combination of gravity with facilities for pipelines, pump stations, blow-offs and clean-outs located entirely within roadway dedicated right-of-way and within the urban village reserve area. The effects to scenic vistas would be the same as discussed for Proposed Projects 1, 2, and 3.

Treatment Plant Site

The treatment plant site consists of the Tonini parcel. The treatment site located less than a half-mile north of Los Osos Valley Road on the west side of Turri Road. Storage of septage is expected to be

approximately 30-acre-Feet (Ac-Ft). The effects to scenic vistas would be the same as discussed for Proposed Projects 1, 2, and 3.

Disposal Sites

Disposal sites would be the same for all projects. Effects on scenic vistas would be the same as discussed for Proposed Projects 1, 2, and 3.

Combined Project Effects

The effects on scenic vistas would be the same as discussed for Proposed Projects 1, 2, and 3.

Cumulative Impact Analysis

Proposed Projects 1 through 4

Development of Proposed Projects 1 through 4 would not have a substantial adverse effect on a scenic vista. There are other related projects that have been or are being constructed within the greater cumulative project area, as detailed in Section 4.2 and Exhibit 4.2-1 in the Draft EIR. Based on a review of these projects, however, Proposed Projects 1 through 4 will not contribute to a cumulative impact to scenic vistas because a cumulative impact to scenic vistas will not occur.

Mitigation Measures

Project-Specific

Proposed Projects 1 through 4

No mitigation measures are required.

Cumulative

Proposed Projects 1 through 4

No mitigation measures are required.

Level of Significance After Mitigation

Project-Specific

Proposed Projects 1 through 4

Less than significant.

Cumulative

Proposed Projects 1 through 4

No impact.

Scenic Resources within a State Scenic Highway

5.12-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

Proposed Project 1

Collection System

Proposed Project 1 utilizes a Septic Tank Effluent (STE) Collection System that is comprised of both septic tank effluent pumps (STEP) and septic tank effluent gravity (STEG) collection lines. This is referred to as a STEP/STEG system. With this system, old septic tanks will be taken out of use and new STEP/STEG tanks, together with effluent pumps and controls, will be installed at each connection. A total of 4,679 new STEP/STEG tanks, together with associated pumps and controls, will be installed. Proposed Project 1 will include the incorporation of approximately 51,688 linear feet of 6-, 8-, and 10-inch PVC force mains, 263,165 linear feet of pressure sewer collector, 630 isolation valves and air release valves, 240 flushing ports, and 1,000 linear feet of creek crossings. Short-term construction impacts would temporarily change the appearance of the residences where old septic tanks would be removed. Construction activities would create dust, expose soil from grading, and create soil piles from trenching and excavation. However, none of these activities would be visible from Highway 1, a state scenic highway, or Highway 41 an eligible state scenic highway. Therefore, there would be no impacts.

Treatment Plant Site

Facultative ponds would be located on the Giacomazzi property and would occupy approximately 20-acres. Approximately 4-acres on the Branin property to the north would be occupied by appurtenant structures. Table 5.12-1 shows viewing distances from key observation points along LOVR (a potential designated Scenic Corridor Design Area) to the Cemetery, Giacomazzi, and Branin parcels. Distances range from approximately 1.1 miles to 1.5 miles from the KOP to the center of each parcel. Facultative ponds would be at grade levels, most other components of the treatment plant would not exceed 20 feet in height, and the height of tallest treatment plant component would not exceed 35 feet in height. None of these components are visible from Highway 1 or Highway 41, and therefore there would be no impacts.

Disposal Sites

Disposal sites would be the same for all projects. The Broderson and Tonini disposal sites are located more than three miles from Highway 1 and Highway 41. Due to the distances and substantial topography between the highways and the sites, these sites are not visible from these highways, and there would be no impacts.

Combined Project Effects

Since none of the sites would be visible from Highway 1 or Highway 41, there would be no impacts.

Proposed Project 2*Collection System*

The proposed collection system for this project would be a combination of gravity with facilities for pipelines, pump stations, blow-offs and clean-outs located entirely within roadway dedicated right-of-way and within the urban village reserve area. Impacts would be the same as for Proposed Project 1.

Treatment Plant Site

Facultative ponds would be located on the Giacomazzi property and would occupy approximately 10-acres. Table 5.12-1 shows viewing distances from key observation points along Los Osos Valley road (a designated scenic corridor) to the Cemetery, Giacomazzi, and Branin parcels. Distances range from approximately 1.1 miles to 1.5 miles from the KOP to the center of each parcel. Facultative ponds would be at grade level, most other components of the treatment plant would not exceed 20 feet in height, and the height of tallest treatment plant component would not exceed 35 feet in height. None of these components are visible from Highway 1 or Highway 41, and therefore there would be no impacts.

Disposal Sites

Disposal sites would be same for all projects. Since these sites are not visible from Highway 1 or Highway 41 there would be no impacts.

Combined Project Effects

The sites for collection, treatment, or disposal are not visible from Highway 1. Therefore, there would be no impacts.

Proposed Project 3*Collection System*

The proposed collection system for this project would be a combination of gravity with facilities for pipelines, pump stations, blow-offs and clean-outs located entirely within roadway dedicated right-of-way and within the urban village reserve area. None of these areas within the urban village reserve area are visible from Highway 1 or Highway 41. Therefore, impacts would be same as for Proposed Projects 1 and 2.

Treatment Plant Site

The treatment plant site consists of the Branin and Giacomazzi parcels. The Giacomazzi parcel is adjacent to the cemetery to the north and the Branin parcel is adjacent to the Giacomazzi parcel to the north. Both Giacomazzi and Branin are accessible from Sombrero Drive and an undedicated and unimproved access road adjoining the east property line of all three parcels. Season storage of treated effluent would be located within an approximately 8-acre area with a capacity of approximately 46-acre-feet (Ac-Ft). Since neither parcel is visible from Highway 1 or Highway 41, impacts would be the same as for Proposed Projects 1 and 2.

Disposal Sites

Disposal sites would be same for all projects. Impacts would be same as for Proposed Projects 1 and 2.

Combined Project Effects

None of the sites proposed for collection, treatment, and disposal would be visible from Highway 1 or Highway 41. Therefore, impacts would be same as for Proposed Projects 1 and 2.

Proposed Project 4

Collection System

The proposed collection system for this project would be a combination of gravity with facilities for pipelines, pump stations, blow-offs and clean-outs located entirely within roadway dedicated right-of-way and within the urban village reserve area. Since none of these areas are visible from Highway 1 or Highway 41, impacts would be same as for Proposed Projects 1, 2, and 3.

Treatment Plant Site

The treatment plant site consists of the Tonini parcel. The treatment site located less than a half-mile north of Los Osos Valley Road on the west side of Turri Road. Seasonal storage of treated effluent would occur within an approximately 8-acre area with a capacity of approximately 46-acre-feet (Ac-Ft). The Tonini parcel is not visible from Highway 1 or Highway 41. Therefore, there would be no impacts.

Disposal Sites

Disposal sites would be the same for all projects. Since none of the sites are visible from Highway 1 or Highway 41, there would be no impacts.

Combined Project Effects

None of the sites proposed for collection, treatment, and disposal are visible from Highway 1 or Highway 41. Therefore, there would be no impacts.

Cumulative Impact Analysis

Proposed Projects 1 through 4

Development of Proposed Projects 1 through 4 would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. There are other related projects which have been or are being constructed within the greater cumulative project area, as detailed in Section 4.2 and Exhibit 4.2-1 in the Draft EIR. Based on a review of these projects, however, Proposed Projects 1 through 4 will not contribute to a cumulative impact to scenic resources within a state scenic highway because a cumulative impact to scenic resources within a state scenic highway will not occur.

Mitigation Measures**Project-Specific***Proposed Projects 1 through 4*

No mitigation measures are required.

Cumulative*Proposed Projects 1 through 4*

No mitigation measures are required.

Level of Significance After Mitigation**Project-Specific***Proposed Projects 1 through 4*

No impact.

Cumulative*Proposed Projects 1 through 4*

No impact.

Visual Character

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

Project-Specific Impact Analysis**Proposed Project 1***Collection System*

Proposed Project 1 utilizes a Septic Tank Effluent (STE) Collection System that is comprised of both septic tank effluent pumps (STEP) and septic tank effluent gravity (STEG) collection lines. This is referred to as a STEP/STEG system. With this system, old septic tanks will be taken out of use and new STEP/STEG tanks, together with effluent pumps and controls, will be installed at each connection. A total of 4,679 new STEP/STEG tanks, together with associated pumps and controls, will be installed. Proposed Project 1 will include the incorporation of approximately 51,688 linear feet of 6-, 8-, and 10-inch PVC force mains, 263,165 linear feet of pressure sewer collector, 630 isolation valves and air release valves, 240 flushing ports, and 1,000 linear feet of creek crossings. Short-term construction impacts would temporarily change the appearance of the residences where old septic tanks would be removed. Construction activities would create dust, expose soil from grading, and create soil piles from trenching and excavation. These short-term impacts would occur on the Mid-Town and Broderson parcels and would substantially degrade the existing visual character of the surroundings of each. The Mid-Town parcel is located across the street from the Los Osos Community Park (Exhibit 5.12-5). The Broderson parcel is located near a publicly accessible trail that bisects the Morro Ecological Preserve (Exhibit 5.12-5). Changes to the surroundings in these areas near the Broderson parcel would result in a significant impact. Following construction, the Mid-Town parcel would include a power generating station that would be above grade with the approximate dimensions of 25 by 14 feet, and approximately 17 feet in height. However, the size of

this facility would not be sufficient enough to degrade visual character or the quality of the site and its surroundings. Therefore, long-term impacts would be less than significant at the Mid-Town parcel.

Treatment Plant Site

Facultative ponds would be located on the Giacomazzi property and would occupy approximately 20-acres. Approximately 4-acres on the Branin property to the north would be occupied by appurtenant structures. Table 5.12-1 shows viewing distances from key observation points along LOVR (a potential designated Scenic Corridor Design Area) to the Cemetery, Giacomazzi, and Branin parcels. Distances range from approximately 1.1 miles to 1.5 miles from the KOP to the center of each parcel. Facultative ponds would be at grade, most other components (headworks, clarifiers) of the treatment plant would not exceed 20 feet in height, and the height of tallest treatment plant component would not exceed 35 feet in height. Exhibit 5.12-6 simulates treatment facilities view approximately 0.4 mile from LOVR. At 0.4 miles, treatment facilities would be noticeable and would change the visual character of the Giacomazzi parcel (Exhibit 5.12-6). Therefore, there would be a significant impact.

Disposal Sites

Disposal sites are the same for all projects, and would occur on the Broderson and Tonini sites. Construction activities on these two parcels such as trenching and excavation would alter the visual character of the surrounding parcels and would result in significant short-term impacts.

Combined Project Effects

The combination of collection, treatment, and disposal would alter the visual character of the areas surrounding the parcels during construction. These would result in short-term significant impacts.

Proposed Project 2

Collection System

The proposed collection system for this project would be a combination of gravity with facilities for pipelines, pump stations, blow-offs and clean-outs located entirely within roadway dedicated right-of-way and within the urban village reserve area. Short-term impacts associated with construction would visually alter surroundings throughout the community of Los Osos, resulting in significant impacts.

Treatment Plant Site

Facultative ponds would be located on the Giacomazzi property and would occupy approximately 10-acres. Approximately 4-acres on the Branin property to the north would be occupied by appurtenant structures. Facultative ponds would be at grade level, most other components of the treatment plant would not exceed 20 feet in height, and the height of tallest treatment plant component would not exceed 35 feet in height. Access roads, buildings, and storage ponds would be constructed. Impacts would be the same as for Proposed Project 1.

Disposal Sites

Disposal sites are the same for all projects, and would occur on the Broderson and Tonini sites. Impacts would be the same as for Proposed Project 1.

Combined Project Effects

The combined effects from collection, treatment, and disposal would alter the visual character of the surrounding of the parcels. Therefore, there would be a significant impact.

Proposed Project 3

Collection System

The proposed collection system for this project would be a combination of gravity with facilities for pipelines, pump stations, blow-offs and clean-outs located entirely within roadway dedicated right-of-way and within the urban village reserve area. Impacts would be the same as discussed for Proposed Projects 1 and 2.

Treatment Plant Site

The treatment plant site consists of the Branin and Giacomazzi parcels. The Giacomazzi parcel is adjacent to the cemetery to the north and the Branin parcel is adjacent to the Giacomazzi parcel to the north. Both Giacomazzi and Branin are accessible from Sombrero Drive and an undedicated and unimproved access road adjoining the east property line of all three parcels. Seasonal storage of treated effluent would occur within an approximately 8-acre area with a capacity of approximately 46-acre- (Ac-Ft). Impacts would be same as for Proposed Projects 1 and 2.

Disposal Sites

Disposal sites would be same for all projects. Impacts would be same as for Proposed Projects 1 and 2.

Combined Project Effects

The combination of collection, treatment, and disposal activities would alter the visual character of the areas surrounding the proposed project parcels. Therefore, there would be a significant impact.

Proposed Project 4

Collection System

The proposed collection system for this project would be a combination of gravity with facilities for pipelines, pump stations, blow-offs and clean-outs located entirely within roadway dedicated right-of-way and within the urban village reserve area.

Treatment Plant Site

The treatment plant site consists of the Tonini parcel. The treatment site located less than a half-mile north of LOVR on the west side of Turri Road. Seasonal storage of treated effluent would occur within an approximately 8-acre area with a capacity of approximately 46-acre- (Ac-Ft). Exhibit 5.12-7 shows a simulation of treatment facilities as viewed from LOVR, approximately one mile away. Facilities would be visible, but barely noticeable at this distance. However, when viewed at closer distances by adjacent landowners the visual character of the site would be altered. Therefore, impacts would be significant.

Disposal Sites

Disposal sites would be the same for all proposed projects. Impacts would be same as for Proposed Projects 1, 2, and 3.

Combined Project Effects

Impacts would be the same as for Proposed Projects 1, 2, and 3.

Cumulative Impact Analysis

Proposed Projects 1 through 4

Development of Proposed Projects 1 through 4 would not substantially degrade the existing visual character or quality of the site and its surroundings. There are other related projects which have been or are being constructed within the greater cumulative project area, as detailed in Section 4.2 and Exhibit 4.2-1 in the Draft EIR. Based on a review of these projects, however, Proposed Projects 1 through 4 will not contribute to a cumulative impact to the existing visual character or quality of the site and its surroundings because a cumulative impact to the existing visual character or quality of the site and its surroundings will not occur.

Mitigation Measures

Project-Specific

Proposed Projects 1 through 4

- 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

Proposed Projects 1 through 4

No mitigation measures are required.

Level of Significance After Mitigation**Project-Specific***Proposed Projects 1 through 4*

Less than significant.

Cumulative

No impacts.

Light or Glare

5.12-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**Proposed Project 1***Collection System*

Proposed Project 1 utilizes a Septic Tank Effluent (STE) Collection System that is comprised of both septic tank effluent pumps (STEP) and septic tank effluent gravity (STEG) collection lines. This is referred to as a STEP/STEG system. With this system, old septic tanks will be taken out of use and new STEP/STEG tanks, together with effluent pumps and controls, will be installed at each connection. A total of 4,679 new STEP/STEG tanks, together with associated pumps and controls, will be installed. Proposed Project 1 will include the incorporation of approximately 51,688 linear feet of 6-, 8-, and 10-inch PVC force mains, 263,165 linear feet of pressure sewer collector, 630 isolation valves and air release valves, 240 flushing ports, and 1,000 linear feet of creek crossings. Development of the collection system would not require lighting. Therefore, no impacts from lighting would occur under Proposed Project 1.

Treatment Plant Site

Facultative ponds would be located on the Giacomazzi property and would occupy approximately 20-acres. Approximately 4-acres on the Branin property to the north would be occupied by appurtenant structures. Table 5.12-1 shows viewing distances from key observation points along Los LOVR (a potential designated Scenic Corridor Design Area) to the Cemetery, Giacomazzi, and Branin parcels. The treatment plant would require lighting and is located in an area with little or no lighting and would therefore affect nighttime views of the hills north of the community of Los Osos. There would be significant impacts.

Disposal Sites

Disposal options would be the same for all proposed projects, and would occur on the Tonini and Broderson parcels. Both parcels would require lighting. The Tonini parcel is located outside the community of Los Osos in an area with little or no nighttime lighting. The Broderson parcel is located adjacent to several residences at the end of Broderson Avenue. There is currently no lighting on the Morro Ecological Preserve. Therefore, there would be significant impacts.

Combined Project Effects

The combination of the collection, treatment, and disposal facilities would all require nighttime lighting on parcels that currently do not have lighting. Since lighting could affect nighttime views of the area there would be significant impacts.

Proposed Project 2

Collection System

The proposed collection system for this project would be a combination of gravity with facilities for pipelines, pump stations, blow-offs and clean-outs located entirely within roadway dedicated right-of-way and within the urban village reserve area. Nominal lighting would be required at the proposed pump stations under Proposed Project 2. Potential lighting impacts would be less than significant.

Treatment Plant Site

Facultative ponds would be located on the Giacomazzi property and would occupy approximately 10-acres. Approximately 4-acres on the Branin property to the north would be occupied by appurtenant structures. Impacts would be the same as for Proposed Projects 1.

Disposal Sites

Disposal sites would be the same as for Proposed Project 1, and impacts to day and nighttime views would be the same as for Proposed Projects 1.

Combined Project Effects

Impacts would be the same as for Proposed Projects 1.

Proposed Project 3

Collection System

The proposed collection system for this project would be a combination of gravity with facilities for pipelines, pump stations, blow-offs and clean-outs located entirely within roadway dedicated right-of-way and within the urban village reserve area. Impacts would be the same as discussed for Proposed Project 2.

Treatment Plant Site

The treatment plant site consists of the Branin and Giacomazzi parcels. The Giacomazzi parcel is adjacent to the cemetery to the north and the Branin parcel is adjacent to the Giacomazzi parcel to the north. Both Giacomazzi and Branin are accessible from Sombrero Drive and an undedicated and unimproved access road adjoining the east property line of all three parcels. Seasonal storage of treated effluent would occur within an approximately 8-acre area with a capacity of approximately 46-acre- (Ac-Ft). Impacts would be the same as discussed for Proposed Projects 1 and 2.

Disposal Sites

Disposal sites would be the same as for Proposed Projects 1 and 2, and impacts to day and nighttime views would be the same as for Proposed Projects 1 and 2.

Combined Project Effects

Impacts would be the same as discussed for Proposed Projects 1 and 2.

Proposed Project 4

Collection System

The proposed collection system for this project would be a combination of gravity with facilities for pipelines, pump stations, blow-offs and clean-outs located entirely within roadway dedicated right-of-way and within the urban village reserve area. Impacts would be the same as discussed for Proposed Projects 2 and 3.

Treatment Plant Site

The treatment plant site consists of the Tonini parcel. The treatment site located less than a half-mile north of LOVR on the west side of Turri Road. Seasonal storage of treated effluent would occur within an approximately 8-acre area with a capacity of approximately 46-acre- (Ac-Ft). Impacts would be the same as for Proposed Projects 1, 2, and 3.

Disposal Sites

Disposal sites would be the same as for Proposed Projects 1, 2, and 3. Impacts to day and nighttime views would be the same as for Proposed Projects 1, 2, and 3.

Combined Project Effects

Impacts would be same as for Proposed Projects 1, 2, and 3.

Cumulative Impact Analysis

Proposed Projects 1 through 4

Development of Proposed Projects 1 through 4 would create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. There are other related projects which have been or are being constructed within the greater cumulative project area, as detailed in Section 4.2 and Exhibit 4.2-1 in the Draft EIR. Based on a review of these projects, however, Proposed Projects 1 through 4 will not contribute to a cumulative impact on light and glare because a cumulative impact to light and glare will not occur.

Mitigation Measures

Project-Specific

Proposed Projects 1 through 4

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

Proposed Projects 1 through 4

No mitigation measures are required.

Level of Significance After Mitigation

Project-Specific

Proposed Projects 1 through 4

Less than significant.

Cumulative

Proposed Projects 1 through 4

No impact.

Effect on Designation of Scenic Corridor Design Area for LOVR

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

Project-Specific Impact Analysis

Proposed Project 1

Collection System

Proposed Project 1 utilizes a Septic Tank Effluent (STE) Collection System that is comprised of both septic tank effluent pumps (STEP) and septic tank effluent gravity (STEG) collection lines. This is referred to as a STEP/STEG system. With this system, old septic tanks will be taken out of use and new STEP/STEG tanks, together with effluent pumps and controls, will be installed at each connection. A total of 4,679 new STEP/STEG tanks, together with associated pumps and controls, will be installed. Proposed Project 1 will include the incorporation of approximately 51,688 linear feet of 6-, 8-, and 10-inch PVC force mains, 263,165 linear feet of pressure sewer collector, 630 isolation valves and air release valves, 240 flushing ports, and 1,000 linear feet of creek crossings. As stated in Estero Area Plan Update, Chapter 4, Section B, Policy 5, the primary intent of the scenic Backdrop and the Highway Corridor Design Area along LOVR is to protect highly scenic views from this heavily traveled road to the hillsides and ridges of the Irish Hills. Since the Irish Hills are on the south side of LOVR, and the Collection System would be located at the Broderon parcel in Los Osos, there would be no impacts to views of the Irish Hills. Therefore, impacts would be less than significant.

Treatment Plant Site

Facultative ponds would be located on the Giacomazzi property and would occupy approximately 20-acres. Approximately 4-acres on the Branin property to the north would be occupied by appurtenant structures. Table 5.12-1 shows viewing distances from key observation points along Los Osos Valley road (potential designated Scenic Corridor Design Area) to the Cemetery, Giacomazzi, and Branin parcels. As stated previously, the intent of the Scenic Corridor Design Area designation is to protect views of the Irish Hills, which are located on the south side of LOVR. Since the Giacomazzi parcel is located on the north side of LOVR there would be no significant impacts.

Disposal Sites

Disposal options would be the same for all proposed projects, and would occur on the Tonini and Broderon parcels. Both parcels would require lighting. The Tonini parcel is located outside the community of Los Osos, and the Broderon parcel is located adjacent to several residences at the end of Broderon Avenue. Constructing disposal sites on these parcels would not prevent or obstruct views of the Irish Hills. Therefore, there would be no significant impacts.

Combined Project Effects

The combination of the collection, treatment, and disposal facilities would occur on two parcels in the community of Los Osos, and on four AG zoned parcels would have less than significant impacts. Since none of the parcels are within the line of sight from LOVR to the Irish Hills, there would be no significant impacts.

Proposed Project 2

Collection System

The proposed collection system for this project would be a combination of gravity with facilities for pipelines, pump stations, blow-offs and clean-outs located entirely within roadway dedicated right-of-way and within the urban village reserve area. Impacts would be the same as discussed for Proposed Project 1.

Treatment Plant Site

Facultative ponds would be located on the Giacomazzi property and would occupy approximately 20-acres. Approximately four-acres on the Branin property to the north would be occupied by appurtenant structures. Impacts would be the same as for Proposed Projects 1.

Disposal Sites

Disposal sites would be the same as for Proposed Project 1, and impacts to day and nighttime views would be the same as for Proposed Projects 1.

Combined Project Effects

Impacts would be the same as for Proposed Projects 1.

Proposed Project 3

Collection System

The proposed collection system for this project would be a combination of gravity with facilities for pipelines, pump stations, blow-offs and clean-outs located entirely within roadway dedicated right-of-way and within the urban village reserve area. Impacts would be the same as discussed for Proposed Projects 1 and 2.

Treatment Plant Site

The treatment plant site consists of the Branin and Giacomazzi parcels. The Giacomazzi parcel is adjacent to the cemetery to the north and the Branin parcel is adjacent to the Giacomazzi parcel to the north. Both Giacomazzi and Branin are accessible from Sombrero Drive and an undedicated and

unimproved access road adjoining the east property line of all three parcels. Seasonal storage of treated effluent would occur within an approximately 8-acre area with a capacity of approximately 46-acre- (Ac-Ft). Impacts would be the same as discussed for Proposed Projects 1 and 2.

Disposal Sites

Disposal sites would be the same as for Proposed Projects 1 and 2, and impacts to potential designation of LOVR as a Scenic Corridor Design Area would be the same as for Proposed Projects 1 and 2.

Combined Project Effects

Impacts would be the same as discussed for Proposed Projects 1 and 2.

Proposed Project 4

Collection System

The proposed collection system for this project would be a combination of gravity with facilities for pipelines, pump stations, blow-offs and clean-outs located entirely within roadway dedicated right-of-way and within the urban village reserve area. Impacts would be the same as discussed for Proposed Projects 1, 2, and 3.

Treatment Plant Site

The treatment plant site consists of the Tonini parcel. The treatment site located less than a half-mile north of Los Osos Valley Road on the west side of Turri Road. Seasonal storage of treated effluent would occur within an approximately 8-acre area with a capacity of approximately 46-acre- (Ac-Ft). Impacts would be the same as for Proposed Projects 1, 2, and 3.

Disposal Sites

Disposal sites would be the same as for Proposed Projects 1, 2, and 3. Impacts to potential designation of LOVR as a Scenic Corridor Design Area would be the same as for Proposed Projects 1, 2, and 3.

Combined Project Effects

Impacts would be same as for Proposed Projects 1, 2, and 3.

Cumulative Impact Analysis

Proposed Projects 1 through 4

Development of Proposed Projects 1 through 4 would not affect designation of LOVR as a County Scenic Corridor Design Area. There are not any planned projects in the project vicinity that would change views of the Irish Hills. Additionally, there are other related projects which have been or are being constructed within the greater cumulative project area, as detailed in Section 4.2 and Exhibit 4.2-1 in the Draft EIR. However, based on a review of these projects, Proposed Projects 1 through 4 will not contribute to a cumulative impact on LOVR as a County Scenic Corridor Design Area because a cumulative impact to LOVR as a County Scenic Corridor Design Area will not occur.

Mitigation Measures**Project-Specific***Proposed Projects 1 through 4*

No mitigation measures are required.

Cumulative*Proposed Projects 1 through 4*

No mitigation measures are required.

Level of Significance After Mitigation**Project-Specific***Proposed Projects 1 through 4*

Less than significant impacts.

Cumulative*Proposed Projects 1 through 4*

No impact.

Visual Impacts to AG Zoned Parcels

5.12-F: **The project would locate structures that would disrupt views of AG zoned parcels from LOVR.**

Project-Specific Impact Analysis**Proposed Project 1***Collection System*

Proposed Project 1 utilizes a Septic Tank Effluent (STE) Collection System that is comprised of both septic tank effluent pumps (STEP) and septic tank effluent gravity (STEG) collection lines. This is referred to as a STEP/STEG system. With this system, old septic tanks will be taken out of use and new STEP/STEG tanks, together with effluent pumps and controls, will be installed at each connection. A total of 4,679 new STEP/STEG tanks, together with associated pumps and controls, will be installed. Proposed Project 1 will include the incorporation of approximately 51,688 linear feet of 6-, 8-, and 10-inch PVC force mains, 263,165 linear feet of pressure sewer collector, 630 isolation valves and air release valves, 240 flushing ports, and 1,000 linear feet of creek crossings. The Collection System would occur within the urban village boundary and would not adversely affect the views of AG (Agriculture) zoned parcels (Cemetery, Giacomazzi, Branin, or Tonini parcels). Therefore, impacts would be less than significant.

Treatment Plant Site

Facultative ponds would be located on the Giacomazzi property and would occupy approximately 20-acres. The oxidation ditch and headworks would be surrounded by concrete and would be fenced and lighted for security reasons. The distance from LOVR to the treatment facilities is approximately 0.4 to 0.6 miles, depending on whether the viewer is east or west of the direct line of sight for the Cemetery parcel (Exhibit 5.12-2). Approximately 4-acres on the Branin property to the north would be

occupied by appurtenant structures. Table 5.12-1 shows viewing distances from key observation points along LOVR (a potentially designated Scenic Corridor Design Area) to the Cemetery, Giacomazzi, and Branin parcels. As shown in Exhibits 5.12-6 and 5.12-7, project features would be visible at both foreground and background distances. However, this would change the views that currently exist from an undeveloped, agricultural setting to a developed setting. There would be significant impacts.

Disposal Sites

Disposal options would be the same for all proposed projects, and would occur on the Tonini and Broderson parcels. The Tonini parcel is located outside the community of Los Osos and disposal facilities would be located approximately between miles from LOVR, depending on whether the viewer is east or west of the direct line of sight for the Cemetery parcel (Exhibit 5.12-2). The Broderson parcel is located adjacent to several residences at the end of Broderson Avenue, but is located in an area not zone for Agriculture. Disposal infrastructure includes ponds and leachfields. The only features that would be evident would be fencing and lighting. However, this would change the views that currently exist from an undeveloped, agricultural setting to a developed setting. There would be significant impacts.

Combined Project Effects

As stated above, both the treatment, and disposal facilities would alter views from LOVR to AG zoned parcels. Impacts would be significant.

Proposed Project 2

Collection System

The proposed collection system for this project would be a combination of gravity with facilities for pipelines, pump stations, blow-offs and clean-outs located entirely within roadway dedicated right-of-way and within the urban village reserve area. Impacts would be the same as discussed for Proposed Project 1.

Treatment Plant Site

Facultative ponds, headworks, and clarifiers would be located on the Giacomazzi property and would occupy approximately 10-acres. Approximately 4-acres on the Branin property to the north would be occupied by appurtenant structures. Impacts would be the same as for Proposed Projects 1.

Disposal Sites

Disposal sites would be the same as for Proposed Project 1, and impacts to views of AG zoned parcels views would be the same as for Proposed Projects 1.

Combined Project Effects

Impacts would be the same as for Proposed Projects 1.

Proposed Project 3

Collection System

The proposed collection system for this project would be a combination of gravity with facilities for pipelines, pump stations, blow-offs and clean-outs located entirely within roadway dedicated right-of-way and within the urban village reserve area. Impacts would be the same as discussed for Proposed Projects 1 and 2.

Treatment Plant Site

The treatment plant site consists of the Branin and Giacomazzi parcels. The Giacomazzi parcel is adjacent to the cemetery to the north and the Branin parcel is adjacent to the Giacomazzi parcel to the north. Both Giacomazzi and Branin are accessible from Sombrero Drive and an undedicated and unimproved access road adjoining the east property line of all three parcels. Seasonal storage of treated effluent would occur within an approximately 8-acre area with a capacity of approximately 46-acre- (Ac-Ft). Impacts would be the same as discussed for Proposed Projects 1 and 2.

Disposal Sites

Disposal sites would be the same as for Proposed Projects 1 and 2, and impacts to views of AG zoned parcels from LOVR would be the same as for Proposed Projects 1 and 2.

Combined Project Effects

Impacts would be the same as discussed for Proposed Projects 1 and 2.

Proposed Project 4

Collection System

The proposed collection system for this project would be a combination of gravity with facilities for pipelines, pump stations, blow-offs and clean-outs located entirely within roadway dedicated right-of-way and within the urban village reserve area. Impacts would be the same as discussed for Proposed Projects 1, 2, and 3.

Treatment Plant Site

The treatment plant site consists of the Tonini parcel. The treatment site located less than a half-mile north of Los Osos Valley Road on the west side of Turri Road. Seasonal storage of treated effluent would occur within an approximately 8-acre area with a capacity of approximately 46-acre- (Ac-Ft). Impacts would be the same as for Proposed Projects 1, 2, and 3.

Disposal Sites

Disposal sites would be the same as for Proposed Projects 1, 2, and 3. Impacts to views of AG zoned parcels from LOVR would be the same as for Proposed Projects 1, 2, and 3.

Combined Project Effects

Impacts would be same as for Proposed Projects 1, 2, and 3.

Cumulative Impact Analysis

Cumulative impacts consider the effects of past, present, and reasonably foreseeable projects on views of AG zone parcels from LOVR. Since there is a moratorium on growth in the community of Los Osos, conditions of visual resources have remained largely unchanged since the moratorium on growth was imposed in 1988.

Proposed Projects 1 through 4

Development of Proposed Projects 1 through 4 would locate structures that would disrupt views of AG zoned parcels from LOVR. There are no planned projects in the project vicinity that would change conditions of visual resources on AG zoned parcels as viewed from LOVR. Additionally, there are other related projects that have been or are being constructed within the greater cumulative project area, as detailed in Section 4.2 and Exhibit 4.2-1 in the Draft EIR. However, based on a review of these projects, Proposed Projects 1 through 4 will not contribute to a cumulative impact on views of AG zoned parcels from LOVR because a cumulative impact to views of AG zoned parcels from LOVR will not occur.

Mitigation Measures

Project-Specific

Proposed Projects 1 through 4

- 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 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-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 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 Broderson site that will be disturbed by the installation of the disposal leach fields. 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

Proposed Projects 1 through 4

No mitigation measures are required.

Level of Significance After Mitigation

Project-Specific

Proposed Projects 1 through 4

Less than significant.

Cumulative

Proposed Projects 1 through 4

No impact.

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

5.12-G	The proposed projects would not conflict with local goals, policies and ordinances relating to visual resources.
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Project-Specific Impact Analysis

Proposed Projects 1 through 4

Table 5.3-3 provides a discussion of the project’s consistency with local goals, policies and ordinances relating to visual resources. Based on the consistency analysis in Table 5.12-2, Proposed Projects 1 through 4 would not conflict with local goals, policies and ordinances relating to visual resources; therefore Proposed Projects 1 through 4 would result in less than significant impacts.

Table 5.12-2: Consistency of the Proposed Projects with Goals, Policies, and Ordinances Regarding Visual Resources

Goals, Policies, and Ordinances	Proposed Project Consistency
	Proposed Project 1 through Proposed Project 4
San Luis Obispo County General Plan	
<p>OSP24 Scenic Corridors</p> <p>a. Through a public hearing process, establish designated scenic corridors along public roads and highways that have unique or outstanding scenic attributes, such as views of dominant hills, mountains, or canyons, views of significant stands of trees of wildflowers, or views of the Pacific Ocean, estuaries, lakes, or streams that parallel the road for a significant distance.</p> <p>b. The width of a scenic corridor shall not interfere with agricultural uses on private lands, as noted in AGP28.</p> <p>d. Study the roads and highways listed on pg. 3-81 of the General Plan and hold public hearings to determine if and where scenic corridors should be designated.</p>	<p>The Estero Area Plan 2004 designates a segment of Los Osos Valley Road from Clark Road and continuing east as a Scenic Corridor. The segment passes by the Tonini site and ends at Clark Road just east of the Cemetery, Giacomazzi, and Branin sites. In addition, the Irish Hills to the south of the Tonini site have been designated as a Scenic Backdrop. The proposed project would be required to comply with all applicable standards in Chapter 23.04 of the Coastal Zone Land Use Ordinance and Mitigation Measures AES-1 through AES-5 of the FEIR for the for the Los Osos Community Services District Wastewater Facilities Project which require conformance with County development standards, a landscaping plan, and a revegetation plan. These mitigation measures are provided in full in Section 5.12-3. The proposed project would comply with these design standards and measures and would therefore be consistent with this OSP24.</p>
<p>OSP25 Development and Land Divisions Within Scenic Corridors</p> <p>a. Proposed discretionary development and land divisions within scenic corridors shall address the protection of scenic vistas as follows:</p> <ol style="list-style-type: none"> 1. Balance the protection of the scenic resources with the protection of biological resources that may co-exist within the scenic corridor. 2. Locate structures, roads, and grading on portions of a site that minimize visual impact. Locate structures below prominent ridgelines and hilltops so they are not silhouetted against the sky. Encourage architectural/structural solutions that achieve in the least obtrusive manner the property owner’s desire to enjoy scenic views. 	<p>All proposed alternatives are located on the opposite side of Los Osos Valley Road than the Irish Hills Scenic Backdrop and would not adversely affect this scenic vista. Most project components would be at or near ground level and would not be silhouetted against the sky. Furthermore, the project would be required to submit a development plan to the County prior to project development which would ensure the requirements of this policy are met. Consistency with policies pertaining to biological resources is addressed in the Expanded Analysis Section 5.5. The project would be consistent with OSP25.</p>

Table 5.12-2 (Cont.): Consistency of the Proposed Projects with Goals, Policies, and Ordinances Regarding Visual Resources

Goals, Policies, and Ordinances	Proposed Project Consistency
	Proposed Project 1 through Proposed Project 4
<p>AGP30 Scenic Resources</p> <p>a. Designation of a scenic corridor through the public hearing process as described under OSP24, and its subsequent management as described in OSP25, shall not interfere with agricultural uses on private lands.</p> <p>b. In designated scenic corridors, new development requiring a discretionary permit and land divisions shall address the protection of scenic vistas as follows:</p> <ol style="list-style-type: none"> 1. Balance the protection of the scenic resources with the protection of agricultural resources and facilities. 2. When selecting locations for structures, access roads, or grading, the preferred locations will minimize visibility from the scenic corridor and be compatible with agricultural operations. 3. Use natural landforms and vegetation to screen development whenever possible. 4. In prominent locations, encourage structures that blend with the natural landscape or are traditional for agriculture. 	<p>The proposed project would remove some agricultural lands from production because of project development. However, the proposed wastewater treatment facilities are a permitted use within an area designated for agriculture. The proposed project will include mitigation measures to reduce potential visual impacts from Los Osos Valley Road, a scenic corridor, to less than significant. Therefore, the project would be consistent with AGP30b part 1.</p> <p>Project elements would primarily consist of ground level elements such as storage ponds, which would minimize visibility. Also, see the discussion in response to OSP24. The proposed project would be consistent with AGP30b parts 2-4.</p>
<p>Estero Area Plan, 2002</p>	
<p>Chapter 8, Planning Area Standards Office and Professional, Public Facilities</p> <p>The following standards apply only to lands within the Office and Professional, Public Facilities land use categories. (Applies to the Mid-Town parcel.)</p> <p>3. Environmental Mitigation: The land use/coastal development permit for development of a wastewater treatment plant and related facilities shall require implementation of</p>	<p>Refer to discussion in response to OSP24. The proposed project would be consistent with Chapter 8, Planning Area Standards.</p>

Table 5.12-2 (Cont.): Consistency of the Proposed Projects with Goals, Policies, and Ordinances Regarding Visual Resources

Goals, Policies, and Ordinances	Proposed Project Consistency
	Proposed Project 1 through Proposed Project 4
the mitigation measures as described in Mitigation Measures AES-1 through AES-5 on page 121, Part II of the Final Environmental Impact Report for the Los Osos Community Services District Wastewater Facilities Project (FEIR), SCH# 9911103, certified on March 1, 2001.	
<p>Chapter 4 Circulation Planning Area Circulation Programs Policy 4: Scenic Corridors.</p> <p>The county Engineering and Planning Departments should initiate a study of rural scenic corridors to explore alternative methods of protecting vistas along Highways 1, and 41, Los Osos Valley Road, Pecho Road, and South Bay Boulevard.</p>	Refer to discussion in response to OSP24. The proposed project would be consistent with Policy 4.
Estero Area Plan, 2004	
<p>Chapter 4, Land Use Policies and Programs</p> <p>Policy 5: Protect scenic views, especially those of the hillsides and ridges of the Irish Hills as seen from Los Osos Valley Road without interfering with agricultural production.</p>	The proposed project is not located in the Irish Hills Scenic Backdrop, therefore, would not interfere with scenic views of this area. The project would be required to comply with all applicable standards in Chapter 23.04 of the Coastal Zone Land Use Ordinance and Mitigation Measure AES-2 of the FEIR for the for the Los Osos Community Services District Wastewater Facilities Project which would minimize impacts to other scenic views from Los Osos Valley Road. The proposed project would interfere with agricultural production because it would be constructed on agricultural land, not because of implementing standards and mitigation measures to protect scenic views. The proposed project’s consistency with policies pertaining to agriculture are addressed in Table 5.12 8, Consistency of the Proposed Projects with Goals, Policies, and Ordinances Regarding Agriculture. The proposed project would be consistent with Chapter 4, Land Use Policies and Programs.
<p>Chapter 7 Planning Area Standards, Section III, Area Wide Standards; Excluding Los Osos</p> <p>The following standards throughout the Estero planning area excluding areas within the Los Osos Urban area. (Applies to Broderson parcel.)</p>	As required by AES -5 of the FEIR for the Los Osos Community Services District Wastewater Facilities Project, the project would be required to prepare a lighting plan that meets County design standards. This provision has been incorporated into Mitigation Measure 5.12-D-1. The project would be consistent with Chapter 7, Section III.

Table 5.12-2 (Cont.): Consistency of the Proposed Projects with Goals, Policies, and Ordinances Regarding Visual Resources

Goals, Policies, and Ordinances	Proposed Project Consistency
	Proposed Project 1 through Proposed Project 4
<p>H. Light and Glare. At the time of application for any land division, land use permit, or coastal development permit, except in the Agriculture land use category, the applicant shall provide details on any proposed exterior lighting, if applicable. 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.</p>	
<p>Chapter 7 Planning Area Standards, Section IV Rural Area Standards</p> <p>D. Highway 1 Scenic Corridor. Highway 1 in the rural portions of the Planning Area is a Scenic Corridor. All applicable standards in the Coastal Zone Land Use Ordinance apply (e.g., those in Chapter 23.04).</p>	<p>The proposed project is more than 2-miles from Highway 1 and would not impact views from this Highway. Furthermore, the project would comply with all applicable standards in Chapter 23.04 of the Coastal Zone Land Use Ordinance. The project would be consistent with Chapter 7 Section IV.</p>
<p>Local Coastal Plan</p> <p>Chapter 4 ENERGY & INDUSTRIAL DEVELOPMENT</p> <p>Policy 16: Siting within Viewsheds Transmission line rights-of-way shall be routed to minimize impacts on viewsheds in the coastal zone, especially in scenic rural areas, and to avoid locations in or adjacent to significant or unique habitat, recreational, or archaeological resources, whenever feasible. Scarring, grading, or other vegetation removal shall be minimized and disturbed areas shall revegetated with plants similar to those in the area. <i>[This policy shall be implemented as a standard.]</i></p>	<p>The proposed project does not include transmission line rights-of-way. Also, refer to the discussion in response to OSP24. The project would be consistent with Policy 16.</p>

Table 5.12-2 (Cont.): Consistency of the Proposed Projects with Goals, Policies, and Ordinances Regarding Visual Resources

Goals, Policies, and Ordinances	Proposed Project Consistency
	Proposed Project 1 through Proposed Project 4
<p>Chapter 4 Cont.</p> <p>Policy 17: Undergrounding Requirements Where above-ground transmission line placement would unavoidably affect views, undergrounding shall be required where it is technically and economically feasible unless it can be shown that other alternatives are less environmentally damaging. When above-ground facilities are necessary, design and color of the support towers shall be compatible with the surroundings to the extent safety and economic considerations allow. Above-ground pipeline or transmission facilities should be sited outside view corridors of scenic areas where alternate corridors are feasible.</p> <p>Where above-ground pipeline or transmission facilities must be sited within a scenic corridor, the pipelines and/or utility lines should not be located along the road right-of-way for continuous extended distances unless the alternative routes are technically or economically infeasible.</p> <p>Siting of transmission lines should avoid the crests of roadways to minimize their visibility on distant views. Lines should cross roadways at a downhill low elevation site or a curve in the road unless the alternative routes are technically or economically infeasible. <i>[This policy shall be implemented as a standard.]</i></p>	<p>Any utility lines required by the project would be placed underground. Sewer lines would be buried at an average depth of 8-feet and irrigation lines required for sprayfields would be buried approximately 2-feet below the surface. The project would be consistent with Policy 17.</p>
<p>Chapter 10 Cont.</p> <p>Policy 1: Protection of Visual and Scenic Resources Unique and attractive features of the landscape, including but not limited to unusual landforms, scenic vistas and sensitive habitats are to be preserved.</p>	<p>Refer to the response for OSP24 and Chapter 4, Land Use Policies and Programs, for a discussion regarding protection of scenic vistas. In addition, none of the proposed project location are within Sensitive Habitat Areas as defined in Figure 6-1 of the Coastal Plan Policies. The proposed project would be consistent with Policy 1.</p>

Table 5.12-2 (Cont.): Consistency of the Proposed Projects with Goals, Policies, and Ordinances Regarding Visual Resources

Goals, Policies, and Ordinances	Proposed Project Consistency
	Proposed Project 1 through Proposed Project 4
<p>Policy 2: Site Selection for New Development Permitted development shall be sited so as to protect views to and along the ocean and scenic coastal areas. Wherever possible, site selection for new development is to emphasize locations not visible from major public view corridors. In particular, new development should utilize slope created "pockets" to shield development and minimize visual intrusion.</p>	<p>The project would not be located along an ocean or coastal area but is located along a scenic corridor. Project elements would primarily consist of ground level elements—such as storage ponds—which would minimize visibility. In addition, see the discussion in response to OSP24. The project would be consistent with Policy 2.</p>
<p>Policy 4: New Development in Rural Areas New development shall be sited to minimize its visibility from public view corridors. Structures shall be designed (height, bulk, style) to be subordinate to, and blend with, the rural character of the area. New development which cannot be sited outside of public view corridors is to be screened utilizing native vegetation; however, such vegetation, when mature, must also be selected and sited in such a manner as to not obstruct major public views. New land divisions whose only building site would be on a highly visible slope or ridgetop shall be prohibited. <i>[This policy shall be implemented as a standard and pursuant to section 23.04.021 of the CZLUO.]</i></p>	<p>Project elements would primarily consist of ground level elements—such as storage ponds—which would minimize visibility. In addition, see the discussion in response to OSP24. The project would be consistent with Policy 4.</p>
<p>Chapter 10 Cont.</p> <p>Policy 5: Landform Alterations Grading, earthmoving, major vegetation removal and other landform alterations within public view corridors are to be minimized. Where feasible, contours of the finished surface are to blend with adjacent natural terrain to achieve a consistent grade and natural appearance. <i>[This policy shall be implemented as a standard and pursuant to section 23.05.034 of the CZLUO.]</i></p>	<p>No permanent substantial land alteration would occur as a result of the proposed project. Most elements of the project would be at or below ground level. Also see the discussion in response to OSP24. The project would be consistent with Policy 5.</p>

Table 5.12-2 (Cont.): Consistency of the Proposed Projects with Goals, Policies, and Ordinances Regarding Visual Resources

Goals, Policies, and Ordinances	Proposed Project Consistency
	Proposed Project 1 through Proposed Project 4
<p>Chapter 10 Cont.</p> <p>Policy 8: Utility Lines within View Corridors Where feasible, utility lines within public view corridors should be placed underground whenever their aboveground placement would inhibit or detract from ocean views. In all other cases, where feasible, they shall be placed in such a manner as to minimize their visibility from the road. <i>[This policy shall be implemented pursuant to section 23.08.284 of the CZLUO.]</i></p>	<p>Any utility lines required by the proposed project would be placed underground. The project would be consistent with Policy 8.</p>
<p>Coastal Zone Framework for Planning</p>	
<p>Chapter 5: Circulation Element</p> <p>C. Goals and Objectives for Circulation 8. Developing and enhancing a system of scenic roads and highways through areas of scenic beauty without imposing undue restrictions on private property, or unnecessarily restricting the placement of agricultural support facilities.</p>	<p>Refer to discussion in response to OSP24 and response to Chapter 7, Planning Area Standards. The proposed project would be consistent with Chapter 5, C-8.</p>
<p>Chapter 5 Cont.</p> <p>G. Scenic Highways 1. Identify scenic areas and features within view of state highways, city streets, and county roads in the open space plan and incorporate them into the applicable Land Use Element Area plan, designating them within sensitive resource areas. 2. Adopt programs and standards in the Land Use Element Area Plans to protect scenic quality of identified areas and to maintain views from designated scenic roads and highways. Provide special attention to the location, siting and</p>	<p>Refer to discussion in response to OSP24 and response to Chapter 7, Planning Area Standards. The proposed projects would be consistent with Chapter 5, G 1-4.</p>

Table 5.12-2 (Cont.): Consistency of the Proposed Projects with Goals, Policies, and Ordinances Regarding Visual Resources

Goals, Policies, and Ordinances	Proposed Project Consistency
	Proposed Project 1 through Proposed Project 4
<p>design of visible structures, access roads and outdoor advertising, while ensuring that there will not be undue restriction on private property or agricultural operations. Encourage area native plants in landscaping. Promote placing utilities underground where feasible.</p> <p>3. Ensure that the location, design and construction of each scenic road or highway blends into and complements the scenic corridor, by coordinating among involved agencies for the integrated design of the project.</p> <p>4. Promote special scenic treatment and design within scenic road and highway rights-of-way, to include highway directional signs, guardrails and fences, lighting, provisions of scenic outlooks, frontage roads, grading vegetation and highway structures.</p>	
Coastal Zone Land Use Ordinance	
<p>Applicable sections include the following: 23.03.186- Landscape plans, 23.04.021-Parcel size standards, 23.05.034-Grading standards, 23.05.064- Tree removal standards and 23.08.284-Communication facilities.</p>	
23.03.186- Landscape plans	The proposed project would require development of a preliminary landscape plan by a registered Landscape Architect prior to issuance of a land use permit. The Proposed Project is consistent with this ordinance.
23.04.021-Parcel size standards	The Proposed Project will meet any minimum parcel size standard for a public facility. Therefore, the Proposed Project is consistent with this requirement.
23.05.034-Grading standards	As part of the Proposed Project a grading plan will be developed prior to issuance of a grading permit. Therefore, the Proposed Project is consistent with this ordinance.
23.05.064- Tree removal standards	If it is necessary to remove any trees greater than 8 inches at 4 feet above grade during project construction, a Tree removal permit will be prepared and submitted during the time the Land Use Permit is submitted. Therefore, the Proposed Project would be consistent with this ordinance.

Cumulative Impact Analysis

Proposed Projects 1 through 4

Development of Proposed Projects 1 through 4 would not conflict with local goals, policies and ordinances relating to visual resources. There are other related projects which have been or are being constructed within the greater cumulative project area, as detailed in Section 4.2 and Exhibit 4.2-1 in the Draft EIR. Based on a review of these related projects as well as the above consistency analysis, a cumulative impact to local goals, policies and ordinances relating to visual resources will not occur, and Proposed Projects 1 through 4 will, therefore, not contribute to a cumulative impact.

Mitigation Measures

Project-Specific

Proposed Projects 1 through 4

No mitigation measures are required.

Cumulative

Proposed Projects 1 through 4

No mitigation measures are required.

Level of Significance After Mitigation

Project-Specific

Proposed Projects 1 through 4

Less than significant.

Cumulative

Proposed Projects 1 through 4

No impact.

