

# Exhibit D

This page intentionally left blank.

**Pure Water Monterey Groundwater Replenishment Project**

**MONTEREY COUNTY USE PERMIT  
VISUAL ANALYSIS  
for the  
Advanced Water Treatment Facility**

**December 16, 2016**

**Submittal to:**  
Monterey County  
Resource Management Agency

**Prepared by:**  
Denise Duffy & Associates, Inc.  
947 Cass Street, Suite 5  
Monterey, CA 93940

**Prepared for:**  
Monterey Regional Water Pollution Control Agency  
In partnership with  
Monterey Peninsula Water Management District

*This Page Intentionally Left Blank*

## TABLE OF CONTENTS

1.0. INTRODUCTION .....	1
2.0. PWM/GWR PROJECT OVERVIEW .....	1
3.0. VISUAL ANALYSIS AND PURPOSE .....	2
4.0. PREVIOUS ANALYSIS .....	2
5.0. METHODOLOGY .....	2
6.0. RESULTS .....	3
7.0. CONCLUSION .....	3

## FIGURES

FIGURE 1. Membrane AOP Elevation Plan

FIGURE 2. Visual Analysis Pole

FIGURE 3. Picture Locations and Site Viewpoints

FIGURE 4. Field Reconnaissance Photos

FIGURE 5. Visual Analysis Photos

## APPENDIX

APPENDIX A. Monterey County Applicable Plan and Policies Relevant to Aesthetics and Scenic Resources  
for AWTF

*This Page Intentionally Left Blank*

## 1.0 INTRODUCTION

The information contained in this Visual Analysis is provided in support of the Pure Water Monterey Groundwater Replenishment Project (PWM/GWR Project) application to the County of Monterey to allow the construction and operation of an Advanced Water Treatment Facility (AWTF). The application consists of a Minor Amendment to an existing permit, Use Permit PLN060331.<sup>1</sup> Previously, the County of Monterey approved Use Permit PLN060331 to allow expanded capacity at the Regional Treatment Plant (RTP), which is owned and operated by the Monterey Regional Water Pollution Control Agency (MRWPCA). This application would amend the existing Use Permit PLN060331 to include the construction and operation of the AWTF, which is part of the previously approved PWM/GWR Project.

In addition to the application package, a design review was required as the project site is designated with a Design Overlay (“D”). Based on previous discussions with Monterey County RMA and the limited visual impacts of the AWTF, DD&A prepared the following visual analysis to document the proposed project’s potential visual effects.

## 2.0 PWM/GWR PROJECT OVERVIEW

This section includes a brief summary of the proposed project and project purpose. The PWM/GWR Project would collect source water and include new and improved treatment and conveyance facilities to create the following: 1) purified water for recharge of the Seaside Groundwater Basin, and 2) recycled water to augment the existing Castroville Seawater Intrusion Project’s (CSIP) agricultural irrigation supply. The PWM/GWR Project would recycle and reuse municipal wastewater, industrial wastewater, urban stormwater runoff, and surface water diversions. The PWM/GWR Project would be located within northern Monterey County and would include new facilities located within unincorporated areas of Monterey County and within the cities of Salinas, Marina, Seaside, Monterey, and Pacific Grove.

The primary objective of the PWM/GWR Project is to replenish the Seaside Groundwater Basin with 3,500 acre feet per year (AFY) of purified recycled water to replace a portion of the California American Water Company’s (CalAm’s) water supply as required by State Water Resources Control Board (SWRCB) orders. This would reduce withdrawals of water from the Carmel River alluvial aquifer.

Secondary objectives of the PWM/GWR Project include the following:

- Provide additional water to the RTP that could be used for crop irrigation through the Salinas Valley Reclamation Plant and CSIP system;
- Develop a drought reserve to allow the increased use of PWM/GWR Project source waters as crop irrigation within the area served by the CSIP during dry years;
- Assist in preventing seawater intrusion in the Seaside Groundwater Basin;
- Assist in diversifying Monterey County’s water supply portfolio.

---

<sup>1</sup> Use Permit PLN060331 was approved on August 8, 2007 and allowed for increased operational capacity of the RTP to full physical plant capacity. Specifically, the use permit allowed for an increase in capacity from 27 million gallons per day (mgd) to full capacity of 29.6 mgd. No physical changes were proposed at the RTP with the project (Monterey County Planning Commission PLN060331, August 8, 2007).

### 3.0 VISUAL ANALYSIS PURPOSE

The visual analysis is intended to provide a visual representation and analysis of the project in relation to County policies and regulations. In addition, the Visual Analysis is intended to assist in visualizing how the proposed project would be seen from common public viewing areas; in the case of the AWTF, from Del Monte Road and Highway 1.

### 4.0 PREVIOUS ANALYSIS

The PWM/GWR Project is an approved project with a certified Environmental Impact Report (EIR). As the California Environmental Quality Act (CEQA) lead agency, the MRWPCA approved the project and certified the Final EIR on October 8, 2015. The EIR assessed the current environmental conditions and evaluated the environmental effects associated with the construction and operation of all project components, including the AWTF and its aesthetic impacts.

Summarizing the existing environment outlined in the Final EIR, the proposed AWTF is located at the existing MRWPCA RTP within an urban and developed landscape. The existing RTP is characterized by large scale public utility/industrial-looking tanks and structures. The tallest structures on site of the AWTF would be less than 25 feet tall. The surrounding area is generally located in the agricultural landscape unit. The site is not located within a designated scenic vista or a scenic corridor as defined by the Monterey County General Plan, and does not contain any visual features that are visually unique, therefore the visual quality of the site is considered low. In addition, the site is not visible from any public roads, therefore the visual exposure of the site is low and the visual sensitivity is low due to the low visual quality of the site and the lack of visibility from any public roads.

In addition, the Final EIR included a policy analysis describing the state, regional, and local land use plans, policies, and regulations pertaining to aesthetics that are relevant to the PWM/GWR Project that were adopted for the purpose of avoiding or mitigating an environmental effect. Also included in the policy table is an analysis of project consistency with these plans, policies, and regulations. Where the analysis concludes the project would not conflict with the applicable plan, policy, or regulations, the finding and rationale are provided. Please see **Appendix A** for relevant policies that are applicable to the AWTF, it is important to note that all policies are consistent.

Furthermore, the Final EIR found the operational effects on the visual quality of sites and surrounding areas are less-than-significant. The proposed AWTF would include several structures all less than 25 feet in height and all new pipes and pumps would be underground. The design of the AWTF paired with the low visual quality and low exposure conditions of the area, results in the AWTF having a less-than-significant impact on the visual character of the area and its surroundings due to the low visual sensitivity of the area.

### 5.0 METHODOLOGY

Visual reconnaissance of the AWTF was conducted by DD&A, which included a field reconnaissance of the project area and a visual analysis. The following methodology and results are based on the results of the visual reconnaissance.

Initially, the field reconnaissance was performed which included visual inspection of the site and taking photos from roads that may have the potential to show views of the AWTF. These roads included Charles Benson Road, Del Monte Boulevard, and Crescent Avenue. These are the closest public roads in the vicinity of the facility.

Next the visual analysis was performed. The tallest building of the AWTF is Membrane AOP building which would be between 20-25 feet tall (see **Figure 1, Membrane AOP Elevation Plan**).

To perform a visual analysis of this building a 15ft PVC pipe pole with a 15ft red balloon tied to the top was raised at the location of the proposed Membrane AOP building (see **Figure 2, Visual Analysis Pole**). Common viewing areas from the Hwy 1 Overpass, Del Monte Overpass, Del Monte Road & Charles Benson Road intersection (public entrance to the AWTF), and Del Monte Road adjacent to the AWTF, were mapped (see **Figure 3, Picture Locations and Site Viewpoints**). In addition, the area of the Membrane AOP building was flagged in the empty lot where AWTF will be built.

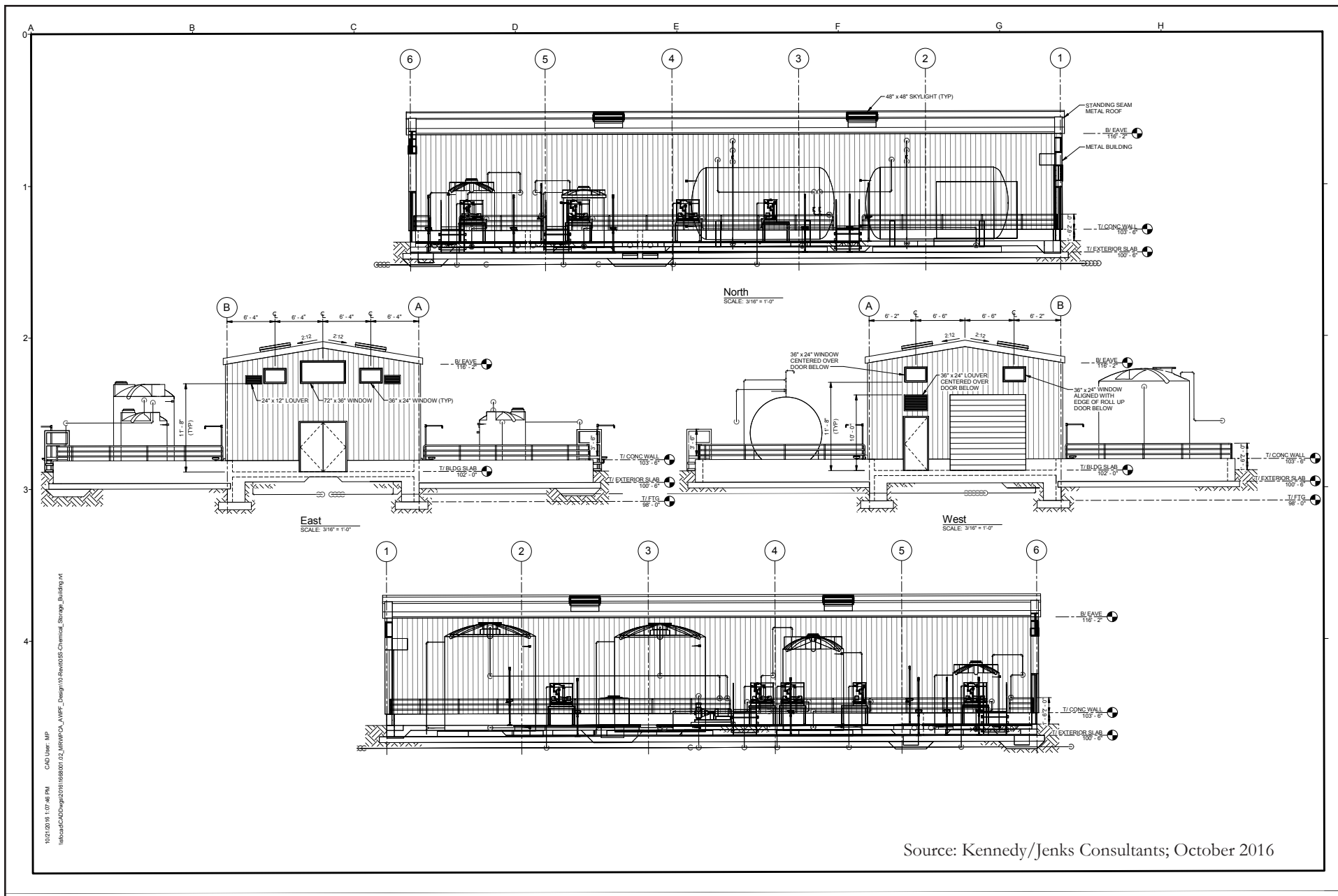
## 6.0 RESULTS

As shown in **Figure 4, Field Reconnaissance Photos**, the results of the field reconnaissance show the AWTF is not visible from Charles Benson Road. Views of the AWTF would be obstructed by the public facilities associated with the Monterey Waste Management District; these are primarily large compost piles which block any view of the AWTF. In addition, **Figure 4** shows the AWTF is not visible from Del Monte Boulevard or Crescent Avenue due to site topography and existing vegetation (i.e., cypress trees) on the west side of the Regional Treatment Plant (RTP). The results of the visual analysis are shown in **Figure 5, Visual Analysis Photos**. The AWTF would not be visible from any of the common viewing areas, including Del Monte Boulevard and Highway 1, due to distance, site topography, and existing vegetation (i.e., cypress trees) on the west side of the RTP.

## 7.0 CONCLUSION

In conclusion, the AWTF would not be seen from any common public viewing areas and would not result in an impact on the existing visual character of the site. In addition, the development of the AWTF would not be in violation of any County policies or regulations. Moreover, as discussed above, the analysis contained in the Final EIR determined that potential visual impacts with the AWTF would be less-than-significant.

*This Page Intentionally Left Blank*



# Membrane AOP Elevation Plan

PWM/GWR Advanced Water Treatment Facility  
Visual Analysis

Figure  
1



Visual Analysis Pole

PWM/GWR Advanced Water Treatment Facility  
Visual Analysis

Figure  
2



Picture Locations and Site Viewpoints

PWM/GWR Advanced Water Treatment Facility  
Visual Analysis

Figure  
3



Above: View facing AWTF from the eastern end of Charles Benson Road.

Left: View facing AWTF from the northern end of Crescent Avenue.



Above: View facing AWTF from the Del Monte Boulevard.

## Field Reconnaissance Photos

PWM/GWR Advanced Water Treatment Facility  
Visual Analysis

Figure

4



View of AWTF from Del Monte Road adjacent AWTF (Point B)



View of AWTF from Del Monte Road exiting AWTF (Point C)



View of AWTF from Del Monte Overpass (Point D)



View of AWTF from Hwy 1 Overpass (Point E)

## Visual Analysis Photos

PWM/GWR Advanced Water Treatment Facility  
Visual Analysis

Figure  
5

*This Page Intentionally Left Blank*

**Appendix A**  
**Monterey County Applicable Plan and Policies Relevant to Aesthetics and Scenic Resources for**  
**AWTF**

*This Page Intentionally Left Blank*

**Table 1**  
**Monterey County Applicable Plan and Policies Relevant to Aesthetics and Scenic Resources for AWTf**

Applicable Plan	Resource Topic	Specific Policy, or Program	Project Consistency with Policies and Programs
Monterey County General Plan	Conservation and Open Space	<b>Policy OS-1.2:</b> Development in designated visually sensitive areas shall be subordinate to the natural features of the area.	<b>Consistent:</b> The Proposed Project pipeline components would be located underground and would not be visible. The other Proposed Project components, including the facilities to be constructed at the Diversion and Storage sites (Salinas Treatment Facility, Salinas Pump Station, Reclamation Ditch, Tembladero Slough and Blanco Drain Pump Station and Pipeline) would be low profile in appearance, would not be visible from public viewpoints, and/or would not be located in designated visually sensitive areas.
Monterey County General Plan	Conservation and Open Space	<b>Policy OS-1.9:</b> Development that protects and enhances the County's scenic qualities shall be encouraged. All Routine and Ongoing Agricultural Activities are exempt from the viewshed policies of this plan, except as noted in Policy OS-1.12.	<b>Consistent:</b> The Proposed Project would not eliminate, obstruct, or alter scenic views or affect scenic qualities within the unincorporated portion of the county.
Monterey County General Plan	Public Services	<b>Policy PS-13.2:</b> All new utility lines shall be placed underground, unless determined not to be feasible by the Director of the Resource Management Agency.	<b>Consistent:</b> The Proposed Project pipelines would be located underground. Any needed utility lines would be underground.
Greater Monterey Peninsula Area Plan	Area Development/ Transportation	<b>Policy GMP-3.3:</b> The Greater Monterey Peninsula Scenic Highway Corridors and Visual Sensitivity Map (Figure 14) shall be used to designate visually "sensitive" and "highly sensitive" areas generally visible from designated Scenic Highways. The following policies shall apply to areas that have one of these designations: Part e: New development to be located in areas mapped as "sensitive" or "highly sensitive" and which would be visible from a designated scenic route shall maintain the visual character of the area. In order to adequately mitigate the visual impacts of development in such areas, the following shall be required: 1. Development shall be rendered compatible with the visual character of the area using appropriate siting, design, materials, and landscaping; 2. Development shall maintain no less than a 100-foot setback from the scenic route right-of-way; 3. The impact of any earth movement associated with the development shall be mitigated in such a manner that permanent scarring is not created; 4. Tree removal shall be minimized; 5. Landscape screening and restoration shall consist of locally native plant and tree species consistent with surrounding native vegetation; 6. Architectural review of projects shall be required to ensure visual compatibility of the development with the surrounding area; and 7. New development in open grassland areas shall minimize its impact on the uninterrupted viewshed.	<b>Consistent:</b> The only Proposed Project facilities that would be within visually sensitive areas as defined in the GMP Area Plan (west of Highway 1) would be underground pipelines that would not be visible after construction.
Greater Monterey Peninsula Area Plan	Conservation/ Open space	<b>Policy GMP-3.4:</b> Plant materials shall be used to integrate manmade and natural environments, to screen or soften the visual impact of new development, and to provide diversity in developed areas.	<b>Consistent:</b> The project would not locate above-ground facilities near any natural environments within the Greater Monterey Peninsula Area Plan.
Greater Salinas Area Plan	Conservation/ Open Space	<b>Policy GS-3.2:</b> Native plant materials should be used to integrate the man-made environment with the natural environment and to screen or soften the visual impact of new development.	<b>Consistent:</b> The project would not locate above-ground facilities near any natural environments within the Greater Monterey Salinas Area Plan.

*This Page Intentionally Left Blank*