

## **SECTION 4.1**

---

# **AESTHETICS**

This section defines terms used to assess visual quality and describes the existing visual resources in the vicinity of the solar field site parcels that could potentially be affected by the construction and operation of the proposed Wistaria Ranch Solar Energy Center. This section also examines the potential for the proposed Project to degrade the existing visual character or quality of the solar field site parcels and surrounding areas through changes in the existing landscape. Key Observation Points (KOPs) are identified from which the proposed CUPs are analyzed. Potential effects are evaluated using photo simulations.

### DEFINITIONS AND TERMINOLOGY

The following definitions of key terms are provided to describe and assess potential visual impacts. These terms are based on prior EIRs prepared for other renewable projects in Imperial County (e.g. Campo Verde Solar Energy Project) (EGI 2012).

- **Key Observation Point (KOP).** A point along a travel route or an area where a view of the proposed Project would be visible.
- **Scenic Vista.** An area that is designated, signed, and accessible to the public for the express purposes of viewing and sightseeing as designated by a federal, state, or local agency.
- **Scenic Highway.** A section of public roadway that is designated as a scenic corridor by a federal, state, or local agency.
- **Sensitive Viewpoints.** Views from a public park, a recreational trail, and/or a culturally important site are considered to have a high visual sensitivity and are considered examples of sensitive viewpoints.
- **Sensitive Receptors.** Areas subject to high visibility by a large number of people are considered to be sensitive receptors. Residential viewers typically have extended viewing periods and are generally considered to have high visual sensitivity.
- **Viewshed.** The landscape that can be viewed free of obstruction under favorable atmospheric conditions from a viewpoint or along a transportation corridor.

#### 4.1.1 REGULATORY FRAMEWORK

##### A. STATE

###### Southern California Association of Governments

The Southern California Association of Governments (SCAG) Intergovernmental Review (IGR) section, part of the Environmental Planning Division of Planning and Policy, is responsible for performing consistency review of regionally significant local plans, projects, and programs. Regionally significant projects are required to be consistent with SCAG's adopted regional plans and policies. The IGR section does not include any policies regarding aesthetics, light or glare. Therefore, there are no policies that relate to the analysis of visual resources and the Project cannot be analyzed for consistency with SCAG's IGR section.

##### B. LOCAL

###### Imperial County General Plan

Two elements of the Imperial County General Plan discuss issues relevant to the analysis of visual resources. These include the Circulation and Scenic Highways Element and the Conservation and Open Space Element.

## 4.1 AESTHETICS

### *Circulation and Scenic Highways Element*

The Circulation and Scenic Highways Element of the Imperial County General Plan (Imperial County 2008c) identifies the transportation needs of the County and the various modes available to meet these needs. In addition, the Element provides a means of protecting and enhancing scenic resources within both rural and urban scenic highway corridors. There are no designated scenic highways in the Project area nor are any of the proposed CUP areas visible from any designated scenic highway. The portion of SR-78 from the junction with SR 86 to the San Diego County line is eligible for future Scenic Highway Designation in the Imperial County General Plan and California Scenic Highway Mapping System (State of California 2013). The area is considered scenic because of its desert characteristics and view of Salton Sea. However, this segment is approximately 30 miles to the north-northwest of the Project area and therefore, there are no views of the Project area from this segment because of terrain blocking views. The portion of Interstate 8 (I-8) from the junction with SR-98 west to the San Diego County line is also eligible for future Scenic Highway Designation in the Imperial County General Plan and California Scenic Highway Mapping System (State of California 2013). This segment is considered scenic due to the rocky and mountainous hillsides and dramatic views as the elevation decreases to the valley floor. However, this segment is located approximately 20 miles to the west of the Project area and views from this segment are obstructed by intervening terrain.

### *Conservation and Open Space Element*

The Conservation and Open Space Element of the Imperial County General Plan identifies plans and measures for the preservation and management of biological and cultural resources, soils, minerals, energy, regional aesthetics, air quality, and open space. **Table 4.1-1** analyzes the consistency of the proposed Project with the applicable goals and objectives relating to visual resources from the Imperial County General Plan. While this EIR analyzes the proposed Project's consistency with the General Plan pursuant to CEQA Guidelines Section 15125(d), and can be used as substantial evidence to support a finding of consistency required under laws other than CEQA, the Imperial County Board of Supervisors ultimately determines consistency with the General Plan.

**TABLE 4.1-1  
IMPERIAL COUNTY GENERAL PLAN CONSISTENCY ANALYSIS**

General Plan Goals and Objectives	Consistent with General Plan?	Analysis
<b>CONSERVATION AND OPEN SPACE POLICIES</b>		
<b>Preservation of Visual Resources</b>		
<b>Goal 7:</b> The aesthetic character of the region shall be protected and enhanced to provide a pleasing environment for residential, commercial, recreational, and tourist activity.	Yes	The Project is located in an area already characterized by a combination of agricultural uses as well as several other solar developments. It is not zoned residential, commercial, or recreational. The Project area does not possess any unique or outstanding visual qualities nor would it obstruct views of distant mountain ranges. There are no designated, protected viewing areas along the Juan Bautista de Anza National Historic trail that would have a view of

**TABLE 4.1-1  
IMPERIAL COUNTY GENERAL PLAN CONSISTENCY ANALYSIS**

General Plan Goals and Objectives	Consistent with General Plan?	Analysis
		<p>the Project site and therefore recreational activity is protected. Due to the predominance of renewable energy resources in Imperial County, a renewable energy summit is held annually that is attended by hundreds of people and includes tours of renewable energy development sites.</p> <p>Overhead utility infrastructure is currently visible along many roadways within the Project area and the proposed electric collector line corridor would increase the amount of utility structures in the area. Co-location of electrical infrastructure on the Mount Signal Solar Farm gen-tie would protect the aesthetic character of the region by avoiding the need to add additional structures to support electrical transmission from the Project to the IV Substation. The proposed Project would be well maintained and kept free from weeds. In addition landscaping and an entry monument will be maintained at the entrance to the O&amp;M building(s). Therefore, the proposed Project is considered consistent with this goal.</p>
<p><b>Objective 7.1</b> Encourage the preservation and enhancement of the natural beauty of the desert and mountain landscape.</p>	<p align="center">Yes</p>	<p>The Project area includes several overhead telephone and electrical lines. While the proposed electric collector line corridor and gen-tie line would introduce new features to the landscape, the existing transmission lines related to surrounding solar projects, as well as the Mount Signal Solar Farm gen-tie and associated supporting structures, are currently visible within the Project viewshed. While the proposed Project would introduce solar development on up to 17 CUPs, it would not alter existing views of the desert and mountains. Instead, the Project will share 230-kV</p>

## 4.1 AESTHETICS

**TABLE 4.1-1  
IMPERIAL COUNTY GENERAL PLAN CONSISTENCY ANALYSIS**

General Plan Goals and Objectives	Consistent with General Plan?	Analysis
		<p>structures with the Mount Signal Solar Project to connect to the ISECS switchyard. Project to facilitate the interconnection. From the ISECS switchyard, electricity from the Project will flow along the ISECS interconnection path to the IV Substation. Co-location of transmission facilities would reduce the amount of structures needed to convey electricity to the IV Substation and thereby preserve the desert landscape through avoiding the need to build additional structures. Finally, the Project was not located on desert lands in order to avoid impacts to the desert landscape. Instead, it was located on already disturbed agricultural lands. Therefore, the proposed Project is consistent with this objective.</p>
<b>LAND USE ELEMENT</b>		
<b>Regional Vision</b>		
<p><b>Goal 3:</b> Achieve balanced economic and residential growth while preserving the unique natural, scenic, and agricultural resources of Imperial County.</p>	<p>Yes</p>	<p>The proposed Project would temporarily convert land currently in agricultural production to develop a solar energy generation facility. As discussed under Goal 7 above, the solar field site parcels are not located in an area with outstanding visual quality or unique natural or scenic resources. The agricultural conversion would be temporary and the solar field site parcels would be reclaimed to pre-Project soil conditions at the end of CUP's operational life. In addition, the proposed Project would create construction and operation jobs thereby diversifying the economy of Imperial County. Finally, the Project sets aside lands for burrowing owl habitat, thus preserving agricultural lands that are attractive to the burrowing owl through conservation easements or short-term</p>

**TABLE 4.1-1  
IMPERIAL COUNTY GENERAL PLAN CONSISTENCY ANALYSIS**

General Plan Goals and Objectives	Consistent with General Plan?	Analysis
		cropping agreements while facilitating economic growth from the proposed Project. Therefore, the proposed Project is consistent with this Goal.
<b>Objective 3.4</b> Protect/improve the aesthetics of Imperial County and its communities.	Yes	The proposed Project is located in a southwestern Imperial County, an area characterized by agricultural fields and solar development. The solar field site parcels are currently used for agricultural purposes and do not contain any designated scenic features. The proposed Project would not obstruct views of distant mountain ranges or degrade any scenic vistas as none are visible in the Project area. The Project is consistent with the mixture of solar development and agriculture in this rural industrial area of the County. In addition, the Project proposes to co-locate transmission facilities with the Mount Signal Solar Farm. In doing so, the Project would avoid development of additional transmission infrastructure. In addition, the conversion of the solar field site parcels to a solar energy generation facility is a temporary use that would be reclaimed to pre-Project soil conditions at the end of each CUP's operational life. The Project would be well maintained and kept free from weeds, include landscaping and an entry monument at each O&M building, and maintain the current rural agricultural character along the perimeter of each CUP. Therefore, the proposed Project is considered consistent with Objective 3.4.

## 4.1.2 ENVIRONMENTAL SETTING

The visual setting includes privately owned agricultural land under the jurisdiction of Imperial County. The solar field site parcels are generally clustered in northern, central, and southern groupings. In total, 32 parcels that comprise the Full Build-out Scenario and all 17 CUPs total 2,793 acres.

## 4.1 AESTHETICS

---

### A. REGIONAL

Imperial County encompasses 4,597 square miles in the southeastern portion of California. The County is bordered by Riverside County on the north, the international border of Mexico on the south, San Diego County on the west and Arizona on the east. The length and breadth of the County provide for a variety of visual resources ranging from desert, sand hills, mountain ranges, and the Salton Sea (approximately 25 miles to the north of the northern-most solar field site parcels).

The desert includes several distinct areas that add beauty and contrast to the natural landscape. The barren desert landscape of the Yuha Desert, lower Borrego Valley, East Mesa, and Pilot Knob Mesa provide a dramatic contrast against the backdrop of the surrounding mountain ranges. The West Mesa area is a scenic desert bordered on the east by the Imperial Sand Dunes, the lower Borrego Valley, the East Mesa and Pilot Knob Mesa.

The eastern foothills of the Peninsular Range are located on the west side of the County. Mountains include the eastern foothills of the Peninsular Range on the west side of the County; the Santa Rosa Mountains in the northwestern most corner of the County; and the Chocolate Mountains in the northeastern portion of the County. The Superstition Mountains and Superstition Hills are visible from most areas of the County. Mount Signal, located along the International Border on the eastern edge of the Yuha Desert, west of Calexico, is visible from the entire Imperial Valley.

### B. SURROUNDING AREA

The solar field site parcels are generally bounded by Wahl Road on the north, Brockman and Rockwood Roads on the west, the U.S./Mexico border on the south, and Ferrell and Corda Roads on the east. Several paved rural roads and SR-98 aligns through the Project area. Agricultural fields and 21 rural residential structures surround the solar field site parcels. Dirt roads are located along the margins and also cross parcels throughout the solar field site parcels. The Centinela Solar Project and Calexico and Mount Signal Solar Farms Projects are adjacent to portions of the proposed Project. In addition, several proposed solar energy developments (Lyons Solar and Rockwood Solar) would also border portions of the Project site if approved and constructed.

Views of the surrounding area from roadways are obstructed by intervening agricultural fields, small outcroppings of trees along the edges of agricultural fields, and existing electrical transmission or distribution as well as overhead telephone lines. However, mountains are visible in the distant background from most vantage points along area roadways and from the agricultural fields.

The Project area is predominantly flat as most of the land has been leveled to facilitate irrigation. The elevation at the geographic center of the Project is approximately 13 feet below mean sea level (msl). Numerous canals, ditches and drains owned by the Imperial Irrigation District (IID) are located throughout the solar field site parcels and surrounding area providing irrigation water and drainage to the individual fields.

Based on the rural nature of the surrounding landscape and the very low density of homes, very little nighttime illumination is generated in this area of the County. The primary source of light and glare in the area is from motor vehicles traveling on surrounding roadways. Likewise at night, vehicle headlights on surrounding roadways generate light and glare. Warning lighting is also located on existing transmission lines throughout the region to alert aircraft of potential flight path hazards. Glare is generated during daytime hours from the sun's reflection off of cars and paved roadway surfaces.

### C. SOLAR ENERGY CENTER

The Project area is on private land in the unincorporated area of Imperial County approximately 5.5 miles west of the City of Calexico (refer to Figure 2.0-1 in Chapter 2.0, Project Description). The majority of the proposed solar field site parcels are currently used for agricultural production (alfalfa, sugar beet, oat, wheat, forage hay, sudangrass, and bermudagrass).

Like the surrounding area, the solar field site parcels where the CUPs are proposed are dominated by agricultural fields, earthen berms associated with the irrigation and drainage systems, and overhead power and telephone lines. SR-98 aligns directly through the central section of the Project area and is the major west-east arterial road in the area. Local roads (Brockman Road, Rockwood Road, Ferrell Road, Corda Road, Mandrapa Road, Kubler Road, George Road, Lyons Road, Wahl Road, Anza Road, and Preston Road) provide access to the existing agricultural fields that comprise the solar field site parcels. No residences are located on any of the solar field site parcels where the CUPs are proposed. Only 21 residential structures are adjacent to or in close proximity of the boundary of the solar field site parcels, making this portion of the County an extremely low density area.

The existing gen-tie structures constructed for the Mount Signal Solar Farm Project are immediately adjacent to the southern boundary of CUP-0036. The gen-tie structures are approximately 130 feet in height and extend west to the ISECS switchyard. The proposed Project would construct of a series of electrical collector lines to transmit electricity produced at each CUP (13-0036 thru 13-0052) to connect to the Mount Signal Solar Farm gen-tie line.

The existing setting for each CUPs is presented below.

#### **CUP 13-0036**

CUP 13-0036 includes four parcels totaling 190.61 acres that have historically been farmed as alfalfa, alfalfa seed and wheat. The CUP area is bounded by the Woodbine Canal and SR-98 on the north; the Greeson Drain and an unnamed dirt farm road on the south; the Woodbine Canal and Mandrapa Road on the east; and agricultural land on the west. Rockwood Road aligns north-south through the center of the CUP geographically separating the CUP into eastern and western parcels. One residence is located adjacent to the central portion of the eastern boundary and another residence is located approximately 410 feet from the western boundary of CUP 13-0036. Aside from the roads and canals, the entire CUP area is surrounded by agricultural land.

#### **CUP 13-0037**

CUP 13-0037 includes two parcels totaling 223.66 acres that have historically been farmed with wheat and sudangrass. The CUP area is bounded by the Wistaria Drain and an unnamed dirt farm road on the north; SR-98 on the south; agricultural land on the east; and Greeson Drain Number 2 on the west. The Greeson Drain also aligns diagonally from the northwest to the southeast through CUP 13-0037. An area with several homes and structures borders the southern boundary of the CUP area adjacent to SR-98. Aside from roads and drains and the Centinela Solar Energy Project to the west, the entire CUP area is surrounded by agricultural land.

#### **CUP 13-0038**

CUP 13-0038 consists of one 162.93 acre parcel that has historically been farmed as bermudagrass seed. The CUP area is bounded by Wistaria Lateral 5 and an unnamed dirt farm road on the north; Wistaria Lateral 4 and Kubler Road on the south; and an unnamed farm road on the east and Rockwood Road on the west. Aside from the roads and laterals, the CUP is also surrounded by farmland on all sides. A residence is located adjacent to the southwestern corner of the CUP area.

## **4.1 AESTHETICS**

---

### **CUP 13-0039**

CUP 13-0039 consists of two parcels totaling 161.2 acres that have historically been farmed as wheat, alfalfa, and alfalfa seed. The CUP area is bounded by Wistaria Lateral 5 and an unnamed dirt farm road on the north; Wistaria Lateral 4 and Kubler Road on the south; George Road on the east; and an unnamed dirt farm road on the west. Two residences border the southern boundary: one residence is located at the southeast corner of the CUP area while the other is located centrally along the southern border of CUP 13-0039. The CUP is also surrounded by farmland on all sides.

### **CUP 13-0040**

CUP 13-0040 consists of one 148.53 acre parcel that has historically been farmed as bermudagrass seed, sudangrass, and oat/sugar beet. The CUP area is bounded by Wistaria Lateral 6 and Preston Road on the north; Wistaria Lateral 5 and an unnamed dirt road on the south; an unnamed dirt road on the east; and the Wistaria Drain 5 and Rockwood Road on the west. CUP 13-0040 is also surrounded by agricultural land on all sides.

### **CUP 13-0041**

CUP 13-0041 consists of one 153.61 acre parcel that has historically been farmed as sudangrass, wheat, and alfalfa. The CUP area is bounded by Wistaria Lateral 6 and Preston Road on the north; Wistaria Drain 5 and an unnamed dirt farm road on the south; Rockwood Road and the Wistaria Drain 5 on the east; and an unnamed dirt farm road on the west. The CUP area is surrounded by agricultural land on all sides.

### **CUP 13-0042**

CUP 13-0042 consists of five parcels totaling 231.32 acres that have historically been farmed as onion seed, sudangrass, bermudagrass, and oats/sugar beets. The CUP area is bounded by Wistaria Lateral 6 and Preston Road on the north; Wistaria Lateral 5 and an unnamed dirt farm road on the south; an unnamed dirt farm road on the east; and IID operational discharge infrastructure, Brockman Road and Wistaria Lateral 6A on the west. The CUP is surrounded by farmland on all sides in addition to the Greeson Drain which aligns from the northeast to the southwest through the western-most portion of the CUP area. Several residential structures surround this CUP area, including one home/farm located at the southeastern tip of the CUP area, a grouping of five residential structures located along Brockman Road at the south-southwestern corner of the CUP area, and two residential structures located where Brockman Road intersects with the southeastern corner of parcel 052-170-014.

### **CUP 13-0043**

CUP 13-0043 consists of two parcels totaling 152.11 acres that have historically been farmed as alfalfa, and alfalfa seed/arugula/mizuna. The CUP area is bounded by the Wistaria Canal and Lyons Road on the north; Wistaria Lateral 6 and Preston Road on the south; the Wistaria Canal and George Road on the east; and Rockwood Road and the Wistaria Canal on the west. Aside from the roads and canals, the CUP is also surrounded by farmland on all sides.

### **CUP 13-0044**

CUP 13-0044 consists of one 79.82 acre parcel that has historically been farmed as Bermuda. The CUP area is bounded by an unnamed dirt farm road to the north; Wistaria Lateral 6 and Preston Road on the south; Rockwood Road and the Wistaria Canal on the east; and an unnamed dirt farm road on the west. Aside from the roads, canals and laterals, the CUP area is surrounded by agricultural land on all sides.

### **CUP 13-0045**

CUP 13-0044 consists of one 79.82 acre parcel that was farmed as forage hay in 2013. The CUP area is bounded by an unnamed dirt farm road to the north; Wistaria Lateral 6 and Preston Road on the south;

Rockwood Road and the Wistaria Canal on the east; and an unnamed dirt farm road on the west. Aside from the roads, canals and laterals, the CUP area is surrounded by agricultural land on all sides.

### **CUP 13-0046**

CUP 13-0046 consists of four parcels totaling 202.24 acres that have historically been farmed as wheat and forage hay. The CUP area is bounded by the New River on the north; the Wistaria Canal and Lyons Road on the south; an unnamed dirt farm road on the east and the New River to the northeast; and the Wistaria Canal and Rockwood Road on the west. Agricultural land borders most of the north and east and all of the west and south sides of the CUP area.

### **CUP 13-0047**

CUP 13-0047 consists of three parcels totaling 131.89 acres that have historically been farmed as wheat and forage hay. The CUP area is bounded by the New River on the north; Wahl Road on the south; New River on the east; and the Wistaria Canal on the west. Rockwood Road terminates at the southern border of the CUP. Agricultural land surrounds the CUP area on all sides.

### **CUP 13-0048**

CUP 13-0048 consists of one 160 acre parcel that has historically been farmed as wheat, corn seed and alfalfa. The CUP area is bounded by Wahl Road to the north; Wistaria Lateral 7 and Lyons Road on the south; the Wistaria Canal and Rockwood Road on the east; and an unnamed farm road on the west. The CUP area is surrounded by agricultural land on all sides.

### **CUP 13-0049**

CUP 13-0049 consists of two parcels totaling 159.9 acres that have historically been farmed as sugar beet and wheat. The CUP area is bounded by Wahl Road on the north; Wistaria Drain 7 and Lyons Road on the south; an unnamed farm road on the east; and Brockman Road on the west. Rockwood Road bisects the CUP area north-south. Agricultural land surrounds the CUP area on all sides.

### **CUP 13-0050**

CUP 13-0050 consists of one 123.54 acre parcel that has been historically farmed as alfalfa/alfalfa seed and wheat. The CUP area is bounded by Anza Road to the north; the All American Canal (Drain Number 12) and the U.S-Mexico Border on the south; the Woodbine Canal and Mandrapa Road on the east; and Rockwood Road on the west. The CUP area is surrounded by agricultural land on the north, east and west. However, some of these lands have been permitted for solar energy generation as part of the Mount Signal and Calexico Solar Farm Projects.

### **CUP 13-0051**

The CUP area is bounded by Anza Road to the north; the All American Canal (Drain Number 12) and the U.S-Mexico Border on the south; the Greeson Drain on the east; and the Woodbine Canal and Mandrapa Road on the west. The CUP area is surrounded by agricultural land on the north, east and west. However, some of the lands to the north have been permitted for solar energy generation as part of the Mount Signal and Calexico Solar Farm Projects.

### **CUP 13-0052**

CUP 13-0052 consists of one 194.05 acre parcel that has historically been farmed as alfalfa and bermudagrass seed. The CUP area is bounded by Wistaria Lateral 1 and Anza Road to the north; the All American Canal (Drain Number 11) and the U.S-Mexico Border on the south; Ferrell Road on the east; and the Greeson Drain on the west. The CUP area is surrounded by agricultural land on the north, east and

## 4.1 AESTHETICS

---

west. However, some of these lands have been permitted for solar energy generation as part of the Mount Signal and Calexico Solar Farm Projects.

### D. VIEWSHED

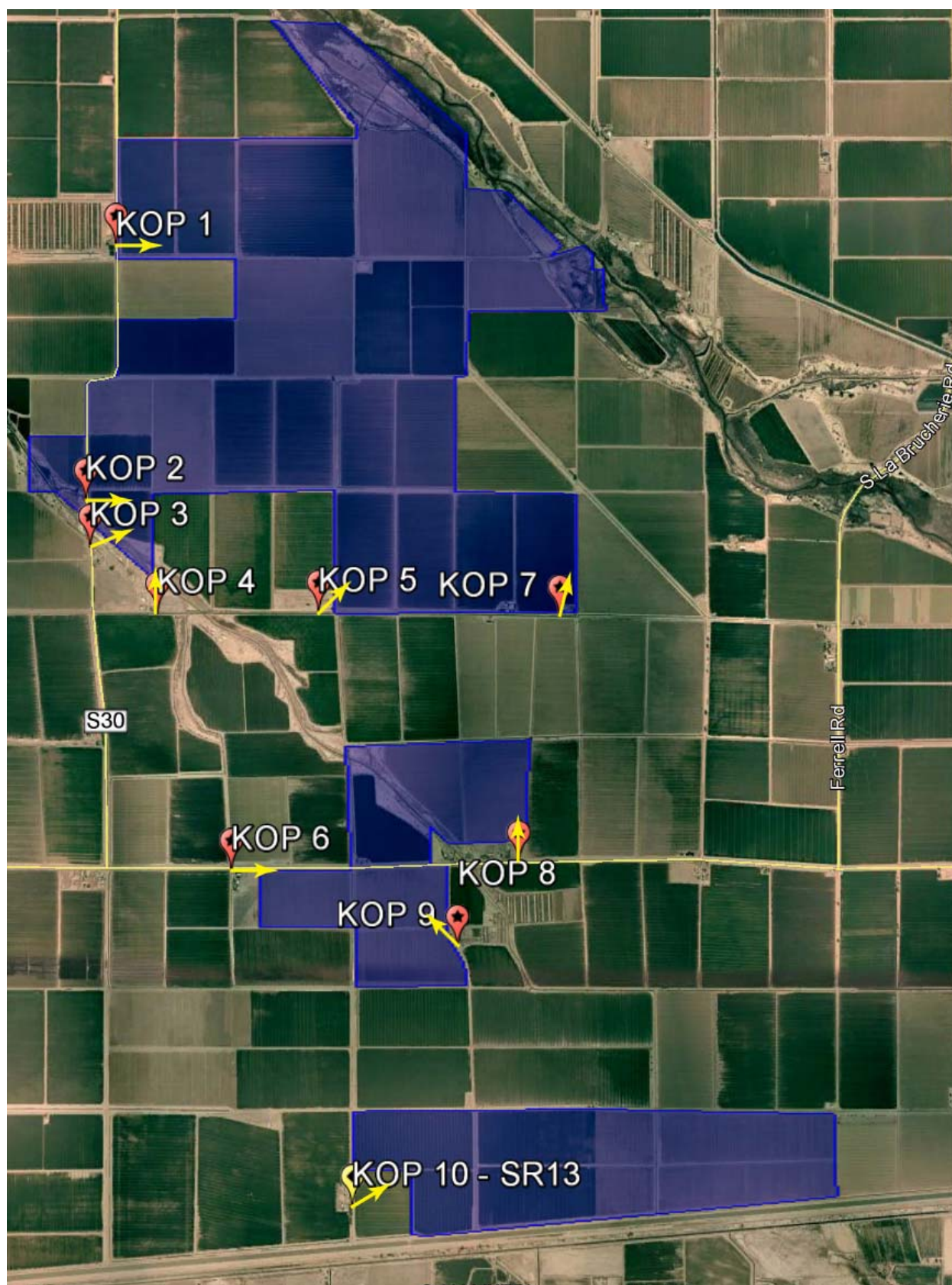
Existing views of the Project area are available from the surrounding areas, specifically from SR-98 as well as the other roads (Brockman Road, Kubler Road) that align through the solar field site parcels. Due to the flat topography of the solar field site parcels and the surrounding vicinity, the existing overhead power and telephone lines are the only readily visible feature from many viewpoints. No other unique topographical features are associated with any of the solar field site parcels. The viewshed is depicted from Key Observation Points (KOPs) determined based on consultation with Imperial County staff taking into consideration the views along public roads nearby residences proximate to the Project. The KOPs represent the view of a motorist on these roads looking toward the Project site. The KOPs do not represent an analysis of private view impacts from private residences. Private view impacts were assessed in **Appendix K** and found that there are not a large number of residences in the area that could generate a significant view impact for purposes of CEQA review. However, the Applicant used the private view impact analysis to inform its decisions on landscape screening of the Project site from certain residences, which are included as Applicant proposed Measures/Project Design Features included in **Table 2.0-9** in Chapter 2.0, Project Description.

#### **Key Observation Points (KOPs)**

To assess alteration of views associated with implementation of the proposed Project, ten KOPs were identified that are representative of views of the proposed Project area. **Figure 4.1-1** is a map showing the location of the KOPs. Photograph location coordinates for each KOP were verified using Google Earth. Each KOP was photographed at approximately 5 feet, 8 inches above the existing grade.

The Project proposes to use either thin film or crystalline PV technology modules mounted on either fixed-tilt frames or horizontal single-axis tracker systems. Alternatively, CPV systems mounted on a dual-axis tracking system may be used. PV modules mounted on fixed-tilt frames are an average height of 7 feet and 6 inches. Single-axis systems have an average height of approximately 6 feet and 5 inches above the ground surface (refer to Figure 2.0-23 in Chapter 2.0, Project Description). The CPV dual-axis tracking structures would be an average height of approximately 30 to 50 feet in height. Because the CPV dual-axis system would be the tallest of the three options, this technology represents a worst-case visual scenario. Therefore, to be conservative in assessing impacts, visual simulations of each KOP were modeled for CPV trackers to represent the worst-case visual impact.

For each KOP #1 thru #10 (**Figures 4.1-2a and 4.1-2b thru Figure 4.1-11**), existing views are depicted in the top photo and a visual simulation of the same view with the proposed Project is depicted in the bottom photo. The viewpoint from KOP #1 is especially close to the CUP. Thus, fixed-tilt units were also modeled for this KOP to show the difference between the fixed-tilt (shortest) and dual-axis (tallest) mounting options.



Source: Google Earth 2014, WWDC 2013.

**FIGURE 4.1-1  
KOP LOCATION MAP**

## 4.1 AESTHETICS

---

Descriptions of the KOPs are as follows:

**KOP #1:** View looking east toward CUP 13-0049 near the intersection of Brockman Road and Lyons Road. This location represents the view from the public road near two residences (905 and 907 Brockman Road, El Centro, CA 92243) on the west side of Brockman Road across from CUP 13-0049. This location is near the northwest corner of CUP 13-0049 (**Figure 4.1-1**) and features one simulation featuring the PV modules on the single-axis tracker (**Figure 4.1-2a**) and the CPV modules on the dual-axis trackers (**Figure 4.1-2b**).

**KOP #2:** View looking east toward CUP 13-0042 from the west side of Brockman Road (**Figure 4.1-3**). This location represents the view from the public road near two residences (691, 695 Brockman Road, Calexico CA, 92231-9717) in the central portion of the northern CUP cluster (**Figure 4.1-1**).

**KOP #3:** View looking east northeast toward CUP 13-0042 from the western side of Brockman Road (**Figure 4.1-4**). This location represents the view from the public road near a group of five residential structures (652, 648a, 648b, 644, and 640 Brockman Road, Calexico CA, 92231-9717). This location is across from CUP 13-0042 near the central portion of the northern CUP cluster (**Figure 4.1-1**).

**KOP #4:** View looking north toward the Project CUP 13-0042 from the south side of Kubler Road (**Figure 4.1-5**). This KOP shows a view from a public road near a farm/residential structure (1160 Kubler Road, Calexico CA, 92231-9749) located near the southwestern corner of CUP 13-0042 (**Figure 4.1-1**). The Project boundary is adjacent to the northern side the barn structure (not seen in the picture); however, the panels shown in simulation are located approximately 0.5 mile from the KOP.

**KOP #5:** View looking northeast toward CUP 13-0038 from the north side of Kubler Road (**Figures 4.1-6**). This view is located along the central portion of the southern boundary of the northern CUP cluster. This view is from the public road near the eastern boundary of a residential property (619 Rockwood Road, Calexico CA, 92231) adjacent to CUP 13-0038 (**Figures 4.1-6a** and **4.1-6b**).



**KOP #6:** This KOP is located from a public road adjacent to a residential property (1095 U.S. Highway 98, Calexico CA, 92231-9640) at the western most portion of the central CUP cluster (CUP 13-0036). This view is looking east through the residential site along SR-98, the major east-west arterial roadway through the Project area (**Figures 4.1-7a** and **4.1-7b**).

**KOP #7:** The view is from the public road near the eastern edge of a grouping of residences (865, 852 Kubler Road, Calexico CA, 92231-9749 and 603 George Road, Calexico CA, 92231-9794) to CUP 13-0039. This KOP is located at the southeastern corner of the northern CUP cluster looking north-northeast and shows the CPV modules at close proximity (**Figures 4.1-8a** and **4.1-8b**).

**KOP #8:** This KOP is located at the eastern boundary of the central CUP cluster. The view is looking north at CUP 13-0037 from a public road near a residential property that contains three residential structures (904, 874, and 876 West US Highway 98, Calexico CA, 92231) and at least one abandoned structure (**Figure 4.1-9a**).



**KOP #9:** This KOP is located along the southeastern boundary of the central CUP cluster at CUP 13-0036. View is looking northwest from the access road that fronts a residential property (903 US Highway 98, Calexico CA, 92231) adjacent to CUP 13-0036 across the Woodbine Canal (**Figures 4.1-10a**)

**KOP #10:** View looking northeast from Rockwood Road nearby a residential property (105 Rockwood Road, Calexico CA, 92231-9603) 800 feet away from the western boundary of the southern CUP cluster at CUP 13-0050 (**Figure 4.1-11a**).

Wistaria Solar Energy Facility		
Existing	Key Observation Point: 11/04/2013 • 8:24 AM • LAT: 32.716972° LONG: -115.637843°	#1
		
Proposed	Photo simulation of the proposed solar facility as seen looking east from Brockman Road	
 <p>Source: WWD&amp;C 2013.</p>		

**FIGURE 4.1-2A**  
**KOP #1 LOOKING EAST FROM BROCKMAN ROAD**  
**PV MODULES ON SINGLE-AXIS TRACKERS AT CUP 13-0049**

## 4.1 AESTHETICS

Wistaria Solar Energy Facility		
<b>Existing</b>	Key Observation Point: 11/04/2013 • 8:24 AM • LAT: 32.716972° LONG: -115.637843°	<b>#1</b>
		
<b>Proposed</b>	Photo simulation of the proposed solar facility as seen looking east from Brockman Road	
 <p>Source: WWD&amp;C 2013.</p>		

**FIGURE 4.1-2B**  
**KOP #1 LOOKING EAST FROM BROCKMAN ROAD**  
**CPV MODULES ON DUAL-AXIS TRACKERS AT CUP 13-0049**