

## 4.14 AESTHETICS

### 4.14.1 INTRODUCTION

This section of the Environmental Impact Report (EIR) evaluates the potential changes to the existing visual characteristics of the project site that could result from future development of the Amoruso Ranch Specific Plan (ARSP or Proposed Project) project site. The analysis focuses on the potential loss of visual resources, effects on views, compatibility with the visual characteristics of surrounding uses, and the likelihood that sensitive receptors would be disturbed by light and glare generated or reflected by new structures within the vicinity of the project site. Information contained in this section is based on review of existing documentation, including:

- *Placer County General Plan*, as amended in May 2013 (Placer County, 2013a)
- *City of Roseville General Plan 2025*, as amended June 2015 (City of Roseville, 2015a)
- *City of Roseville Community Design Guidelines*, 2008 (City of Roseville, 2008a)
- *Creekview Specific Plan Final EIR*, April 2011 (City of Roseville, 2011a)
- *Draft Amoruso Ranch Specific Plan*, February 2016 (City of Roseville, 2016)

The documents listed above are available for review during normal business hours at:

**City of Roseville Permit Center**

311 Vernon Street  
Roseville, CA 95678

In response to the Notice of Preparation (NOP; **Appendix C**), the City did not receive any comments pertaining to aesthetics and views. Refer to **Appendix C** of this EIR to view the comments received on the Proposed Project in response to the NOP.

### 4.14.2 ENVIRONMENTAL SETTING

#### Regional Visual Resources

The west side of the City of Roseville (City) is generally regarded as a transitional zone between the flat, open terrain of the Central Valley to the west and the foothills of the Sierra Nevada Mountains to the east. The region consists of rolling topography with gentle slopes; the area typically drains from east to west.

The dominant visual feature to the west is non-native grasslands, which are dry and earth-tone in color most of the year (from June through early spring). Vernal pools are a visual component of the grassland habitat during early spring until early summer. The flower production in and around the vernal pools provides some color contrast on a seasonal basis.

Development has become a prominent feature of the landscape character in the vicinity and is evident throughout the region, reflecting a variety of residential, commercial, and industrial land uses. Development in some areas of the region has completely eliminated the historically rural character associated with regional ranching and agricultural operations. In many locations, development has

segmented the remaining natural areas, thereby heightening the aesthetic value of remaining contiguous open space.

Long-range views within the region include views of the Sierra Nevada, Sutter Buttes, and the Coast Range. No prominent landscape features or areas of unique scenic quality have been identified in the vicinity of the project site. The most prominent man-made features are the Toad Hill Ranches residential subdivision to the north, urban development in the West Roseville Specific Plan (WRSP) to the southeast, Roseville Energy Park (REP) to the south, the Pleasant Grove Wastewater Treatment Plant (PGWWTP) located to the south, and the Placer County Regional Landfill operation northeast of the project site.

### **Project Site Visual Resources**

The project site encompasses 694.4 acres of land, north and west of the City of Roseville corporate boundaries. Within the project site, the topography generally consists of rolling terrain generally trending west and south. The majority of the project site is characterized by wide expanses of flat to rolling grasslands. The northeast portion of the project site includes a small ranch house, associated out buildings, and previously irrigated cropland. Minor drainages flow in a radial pattern from a slight rise in the northeast quadrant of the property. The Urban Reserve area is comprised of approximately 20 acres that contain grasslands and University Creek. An aerial photograph of the project site is provided as **Figure 2-3**. With little topographical variation, the site maintains lengthy views in all directions.

#### ***Views of the Project Site***

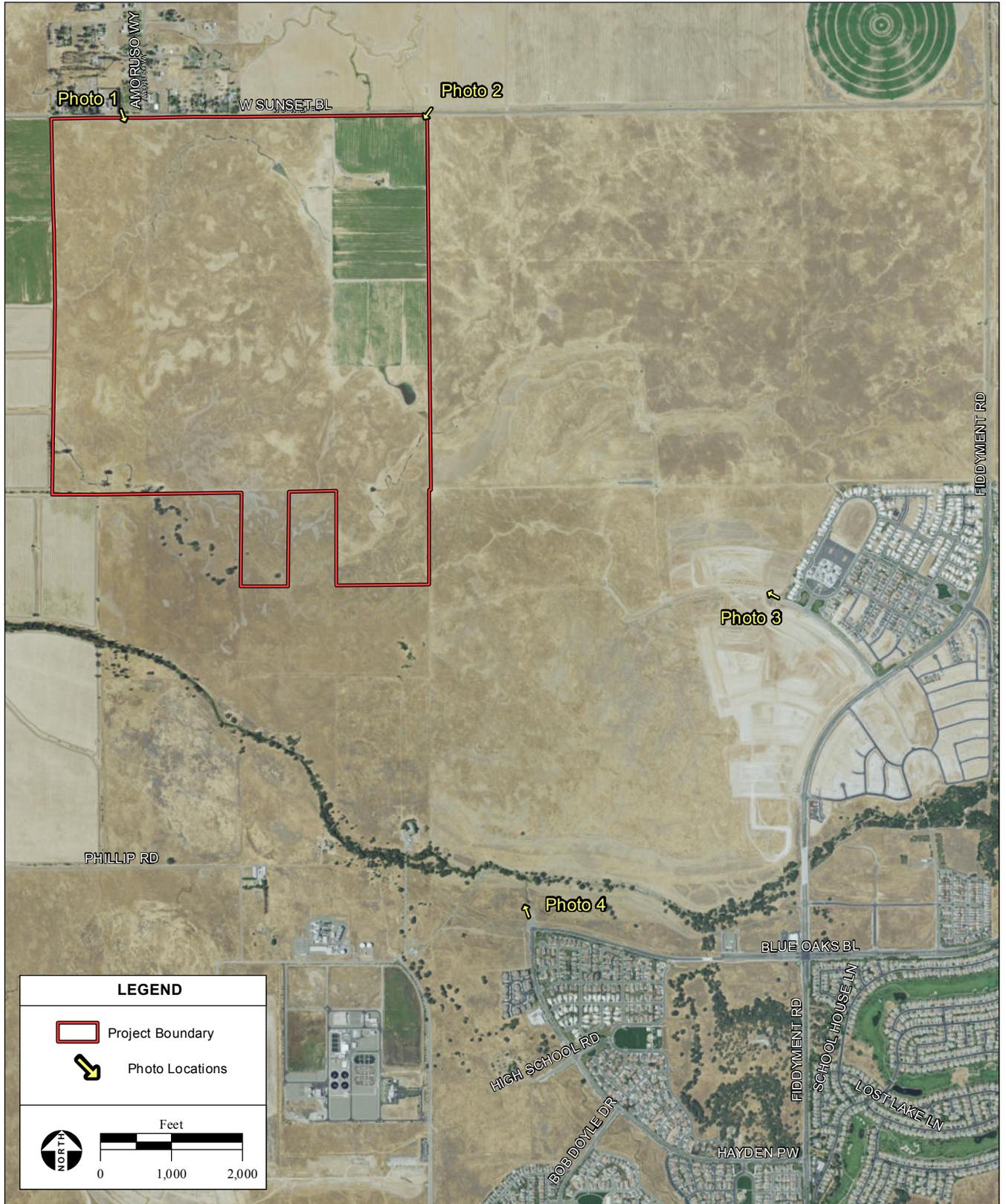
The project site is visible from existing residential properties within the Toad Hill Ranches to the north, as well as from Sunset Boulevard West, a rural paved road that runs along the northern boundary of the project site. The project site is also visible from the Fiddymont Ranch portion of the WRSP Area, southeast of the project site. **Figure 4.14-1a** and **4.14-1b** illustrate views of the project site from existing sensitive receptors. These viewpoints are described below.

#### ***Viewshed A – Toad Hill Ranches***

Viewshed A is located within the Toad Hill Ranches along Amoruso Road, just north of the project site and Sunset Boulevard West (**Figure 4.1-2, Photo 1**). This viewpoint is experienced by travelers on Amoruso Road and the residents of the Toad Hill Ranches. Approximately 12 houses in the Toad Hill Ranches border the site and have unobstructed views of the project site when looking south. Views of the project site are dominated by open undeveloped lands.

#### ***Viewshed B – Sunset Boulevard West***

Viewshed B is located in the northeastern corner of the project site (**Figure 4.14-1b, Photo 2**) and is experienced by travelers on Sunset Boulevard West. Views of the project site consist of the residence and barn that currently occupy the northeastern portion of the project site in the foreground and open undeveloped lands in the background. The entire project site is visible and unobstructed from Viewshed B.



SOURCE: Placer County, 7/2013; USDA aerial photograph, 2014; AES, 8/17/2015

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**Figure 4.14-1a**  
Views of the Project Site - Photograph Locations



**PHOTO 1:** View of project site facing southeast on Amoruso Way.



**PHOTO 2:** View of project site facing southwest on Sunset Boulevard West.



**PHOTO 3:** View of project site facing northwest on North Hayden Parkway.



**PHOTO 4:** View of project site facing northwest on Blue Oaks Boulevard.

***Viewshed C – North Hayden Parkway***

Viewshed C is located east of the southern boundary of the project site at the end of North Hayden Parkway near Fiddymment Road (**Figure 4.14-1b, Photo 3**). This viewshed is experienced by residential development included in the Fiddymment Ranch portion of the WRSP Area. The westernmost residences in this development have unobstructed views of the site. Vehicles traveling northbound along Fiddymment Road also have views of the site to the northwest, until they reach the Fiddymment Road/North Hayden Parkway intersection. Views of the project site consist of open undeveloped lands in the foreground and background, with the Toad Hill Ranches in the distance.

***Viewshed D – Blue Oaks Boulevard***

Viewshed D is located southeast of the project site, near the western end of Blue Oaks Boulevard (**Figure 4.14-1b, Photo 4**). This viewshed is experienced by residential development included in the Fiddymment Ranch portion of the WRSP Area. Pleasant Grove Creek and a line of trees lie between the residential development and the project site, providing partial screening of the project site; however, the project site is visible in the distance through the trees. Views of the project site consist of open undeveloped lands. The Creekview Specific Plan (CSP) Area lies in the foreground and development of the approved CSP will likely block views of the project site from the residential developments at Viewshed D.

***Views from the Project Site***

Views from within the project site are shown on **Figure 4.14-2**. From within the project site, views to the south consist of the CSP Area, which is currently undeveloped open space (**Figure 4.14-2, Photo 1**). Views to the west are open and include flat grasslands and the Pleasant Grove Creek riparian corridor (**Figure 4.14-2, Photo 2**). Views to the north include the Toad Hill Ranches (**Figure 4.14-2, Photo 3**). East of the project site, on a clear day, long-range views include views of the Sierra Foothills and Sierra Nevada mountain range, in the distance (**Figure 4.14-2, Photo 4**). In the foreground views to the east include open area with gently rolling grassland. Southeast of the project site is the partially-developed Fiddymment portion of the WRSP Area. The Placer County Regional Landfill is visible to the northeast.

**4.14.3 REGULATORY SETTING****Federal**

There are no specific federal regulations pertaining to visual quality or aesthetics.

**State**

The California State Department of Transportation (Caltrans) identifies a state system of eligible and designated scenic highways that, if designated, are subject to various controls intended to preserve their scenic quality. There are no state-eligible or designated scenic highways within the viewshed of the Proposed Project (Caltrans, 2013).



**PHOTO 1:** View looking south from the northern central portion of the project site.



**PHOTO 2:** View looking west from the northern central portion of the project site.



**PHOTO 3:** View looking north from the northern central portion of the project site.



**PHOTO 4:** View looking east from the northeastern portion of the project site.

## Local

### ***City of Roseville General Plan***

The City's General Plan contains goals and policies for enhancement and protection of visual quality. The following policies are directly applicable to the visual characteristics of new development.

### ***City of Roseville General Plan Policies***

#### Land Use Element – Community Design Goals

- Goal 1** Achieve a consistent level of high quality aesthetic and functional design through the development of, and adherence to, superior design concepts and principles as defined in the Communitywide Design Guidelines.
- Goal 3** Encourage the planning and building of a city which sensitively integrates open space and natural resources, and promotes compatibility within and between natural and the urban environment.

#### Land Use Element – Community Design Policies

- Policy 1** Through the design review process, apply design standards that promote the use of high quality building materials, architectural and site designs, landscaping signage and amenities.
- Policy 2** Continue to develop and apply design standards that result in efficient site and building design standards that result in efficient site and building designs, pedestrian friendly projects that stimulate the use of alternative modes of transportation and the establishment of a functional relationship between adjacent developments.
- Policy 3** Encourage designs that strike a balance between the incorporation of aesthetic and development requirements, and the economic considerations associated with development.
- Policy 4** Promote flexibility in the design review process to achieve design objectives, and encourage projects with innovative, unique, and creative architectural style and design.
- Policy 5** Encourage, promote, and support art in public spaces and programs to enhance the design of the City.
- Policy 6:** Through the design review process, encourage site and building designs that are in scale and compatible with adjacent development with respect to height, bulk, form, mass, and community character.
- Policy 7** Encourage project designs that place a high priority and value on open space, and the preservation, enhancement and incorporation of natural resources and other features including consideration of topography, vegetation, wetlands and water courses.

- Policy 8** Encourage and promote the preservation of historic and/or unique culturally and architecturally significant buildings, features, and visual environments.
- Policy 9** The location and preservation of native oak trees and oak woodlands shall be a primary factor in determining site design, building location, grading, construction and landscaping and in establishing the character of projects through their use as a unifying element in both new and existing development.

### ***Amoruso Ranch Specific Plan Design Guidelines***

The ARSP Design Guidelines specify design treatments within the project site, such as landscaping, architecture, signage, lighting, and other treatments that reduce potential visual incompatibilities. The Design Guidelines are included as Appendix B to the ARSP (City of Roseville, 2016).

### ***City of Roseville Community Design Guidelines***

The Community Design Visioning Committee (CDVC) was appointed by the City Council to review existing design policies and guidelines and to make recommendations for modifications so that the City's vision for project design aligns with the community's expectations. The City Council approved the CDVC's recommendations in the Community Design Guidelines adopted in March 2008. The City's Community Design Guidelines, which specify site layout and design, architectural treatments, and specific exterior materials and lighting guidelines, ensure that design is taken into consideration at the time development is proposed.

### **Design Goals**

- Foster project designs that create and enhance a sense of identity and place.
- To promote site designs that preserve, enhance, and incorporate the natural features of a site as an element within the overall design.
- Ensuring project designs that are attractive and safe for customers, yield a variety of retail and business opportunities, and contribute to creating active gathering places for the community.
- Creating projects of superior architectural and visual interest, while recognizing the need for balance between form, function, and economic limitations.
- Incorporate environmentally sustainable features into project design.
- Consider and respond to the relationship and context of adjacent projects.
- Natural topography should be integrated into site design to the extent feasible.
- Foster project designs that create and enhance a sense of community and neighborhood.
- Create and promote usable public spaces.
- Being respectful of, and creating designs that reinforce, the relationship between public and private space.
- Create neighborhoods of superior architectural and visual interest.
- Ensure community longevity by designing projects that will endure over time.

## 4.14.4 IMPACTS

### Method of Analysis

The value attached to changes in visual character is largely subjective. This EIR does not seek to assign a judgment of “good” or “bad” to a proposed change; rather, it identifies any “substantial adverse effect,” as defined below, as a significant environmental impact. A description of the project site has been constructed from site visits and site photographs. The City’s General Plan and other applicable planning documents were reviewed to determine what visual elements have been deemed valuable by the community. Analysis focuses on the manner in which development could alter the visual elements or features that exist in or near the project site.

This analysis assumes that development within the project site will comply with the City’s General Plan policies, Improvement Standards, and Design Standards; therefore, such policies and standards are not specifically identified as mitigation.

The determination of which changes to the visual environment cross a threshold of “substantial adverse effect” or degradation is based on the criteria described in the following methodology summary. Following professionally accepted practice in visual analysis, visual impacts are defined as a consequence of three primary factors:

- The existing scenic quality of an area;
- The level of viewer exposure and concern with visual change; and
- The level of actual visual change caused by the project as seen by a given viewer group.

The overall visual sensitivity of each location is first established based on existing visual quality, viewer exposure, and viewer concern. These factors are then considered together with the level of expected visual change or contrast, and significance. Visual change is an overall measure of contrast in basic visual attributes such as form, line, color, and texture as a result of the Proposed Project. Scenic view obstruction refers to the degree to which the project would block or intrude upon scenic view corridors, especially those recognized in public policies. Thus, a substantial adverse effect can occur when viewers with high levels of overall visual sensitivity (i.e., high viewer concern and visual exposure, in settings of high existing visual quality) encounter high levels of visual change (contrast) or scenic view obstruction as a result of the Proposed Project.

### Thresholds of Significance

Criteria for determining the significance of impacts to visual resources have been developed based on Appendix G of the California Environmental Quality Act (CEQA) *Guidelines* and relevant agency thresholds. Impacts associated with aesthetics would be considered significant if the Proposed Project would:

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

- Create a new source of substantial light or glare which would adversely affect day or nighttime views on adjacent and nearby residences or public uses.

**Impacts**

<b>IMPACT 4.14-1</b>	<b>ALTERATION OF THE VISUAL CHARACTER OF THE SITE AND VICINITY</b>
<b>Applicable Policies and Regulations</b>	Roseville General Plan Policies Roseville Community Design Guidelines ARSP Design Guidelines
<b>Significance with Policies and Regulations</b>	Significant
<b>Mitigation Measures</b>	None Available
<b>Significance After Mitigation</b>	Significant and Unavoidable

Development of the project site would convert approximately 481 acres<sup>1</sup> of currently undeveloped grassland to urban uses. The introduction of residences, commercial uses, and infrastructure in an area that is presently undeveloped would change the existing visual character of the area. Potential impacts associated with the project site are discussed below.

The visual character of the project site is dominated by open, rolling grasslands, and is visible from a variety of short- and long-range viewpoints. The project site abuts the Al Johnson Wildlife Area to the west, open space areas to the east, the Toad Hill Ranches residential subdivision to the northwest, and open space areas to the northeast (**Figures 1-1** and **2-2**). The area to the south of the project site is currently undeveloped, but is anticipated to be developed with residential and commercial uses in the future (approved CSP). Development of the Proposed Project would extend the urban edge of the City. Although the Proposed Project development would be visually compatible with approved development to the south, it would substantially and permanently alter the existing visual character of the project site by constructing an extensive roadway network, houses, commercial uses, and other urban facilities into an undeveloped area.

The Proposed Project would convert approximately 481 acres of the 694.4-acre project site into urban uses. Approximately 144 acres would remain as open space and 20 acres would remain as Urban Reserve. Conversion of the majority of the site to urban uses would represent a significant and unavoidable impact for which there are no feasible mitigation measures that would reduce the impacts to a less-than-significant level. Because a majority of the grasslands on the site would be developed, the character of the drainage corridors would change from meandering rural streams to open space corridors in open space preserves within an urban landscape. The permanently designated open space area in the Proposed Project does provide open space linkages between the WRSP, CSP, and Al Johnson Wildlife

<sup>1</sup> Includes areas within the 694.4-acre project site proposed for development, not including the 48.9-acre Placer Parkway, 20-acre Urban Reserve parcel, and 144.2 acres of open space.

Area. Underground utility distribution to the majority of the project site is proposed as a part of the Proposed Project; however, one overhead 60 kV electrical line extension is proposed along the east side of the proposed Westbrook Boulevard and south of proposed "Road A" (**Figures 2-8, 2-10 and 2-16**). **Figure 2-21** illustrates proposed improvements within the Sunset Boulevard West ROW. Back-yard fences abutting the Sunset right-of-way would be screened by a 10-foot landscaped buffer and residential uses would be set back 20 feet from edge of property to reduce the visual impact experienced by travelers on Sunset Boulevard West and from the residential uses within the Toad Hill Ranches.

As described in **Section 2.9**, the Proposed Project would require an additional 2 million gallons of storage at the Westside Tank and Pump Station facility, bringing the total capacity to 12 million gallons. Potential aesthetic effects are evaluated in **Impact 4.12.1-7**. As concluded therein, although the size of the tanks would be slightly larger, there would be a fence surrounding the tanks a 20-foot-wide landscape corridor along the west side of Philip Road. Once the trees along Phillip Road mature, the tank would become less visible, resulting in a **less-than-significant** impact. Additionally, as described in **Section 2.9**, the Proposed Project would require an additional 0.2 million gallons of reservoir capacity at the recycled water storage tank in the. As concluded within **Impact 4.12.2-1**, the development footprint for the storage tank and pumping facilities analyzed within the *CSP Final EIR* is of sufficient size to accommodate the additional 0.2 mg of tank capacity as a result of the ARSP recycled water demands; therefore, no additional impacts beyond those previously analyzed would occur.

Development in the Urban Reserve parcel is anticipated to include one residential unit, although no specific development plans exist for this parcel at this time. Therefore, visual resources on the Urban Reserve parcel are anticipated to remain largely unchanged.

A brief discussion of the anticipated changes to each of the viewsheds described in **Section 4.14.2** is provided below:

**Viewshed A:** As shown in **Figure 4.14-1b**, Photo 1, views of the project site from Viewshed A consist of open undeveloped land. Several houses along Sunset Boulevard West near Amoruso Road are situated facing the project site, though most have a fence or landscape in the front yard, providing partial screening of the project site. This viewshed would have a substantial visual change from open undeveloped land to urban development with a prominent view of landscaping and backyard fences along Sunset Boulevard West.

**Viewshed B:** As shown in **Figure 4.14-1b**, Photo 2, views of the project site from Viewshed B consist of the existing residence and barn on the project site, as well as open undeveloped lands. This viewshed would have a substantial visual change from open rural lands to urban development with a prominent view of landscaping along Sunset Boulevard West.

**Viewshed C:** As shown in **Figure 4.14-1b**, Photo 3, views of the project site from Viewshed C consist of open undeveloped lands and the Toad Hill Ranches in the distance. The Proposed Project would bring views of urban development closer to the viewpoint. This viewshed would have a substantial visual change from open rural lands to urban development.

**Viewshed D:** As shown in **Figure 4.14-1b**, Photo 4, views of the project site from Viewshed D consist of Pleasant Grove Creek in the foreground and open undeveloped lands in the background. The Proposed Project would bring views of urban development closer to the viewpoint, although much of the project site may be blocked from view at this viewshed by development of the CSP. This viewshed would have a substantial visual change from open rural lands to urban development.

The City’s General Plan Policies for Community Design serve to promote the visual compatibility of developments through the application of community design standards. Specifically, Policy 6 requires site and building designs that are in scale and compatible with adjacent development. In addition, the ARSP Design Guidelines include specific landscape buffer and screening requirements for utilities, loading areas, and mechanical units. Implementation of the General Plan Policies and the ARSP Design Guidelines would help reduce the significant impacts, but not to less-than-significant levels. The visual alteration of the project site would be **significant and unavoidable**.

IMPACT 4.14-2	NEW SOURCES OF LIGHT AND GLARE
<b>Applicable Policies and Regulations</b>	Roseville Community Design Guidelines ARSP Design Guidelines
<b>Significance with Policies and Regulations</b>	Significant
<b>Mitigation Measures</b>	MM 4.14-1 Sight Lighting to Minimize Nuisance MM 4.14-2 Low Glare Materials for New Development MM 4.14-3 Avoid Light Spill Over into University Creek and Open Space Areas
<b>Significance After Mitigation</b>	Significant and Unavoidable

Introduction of artificial light into a rural area contributes to the change in character of that area from rural to urban. In addition, lighting can be an annoyance if it spills into backyards or homes, because it can interfere with sleeping or other activities. Development of the project site would create light from urban development such as residences and commercial uses, as well as recreational facilities, streetlights, and vehicles. This would increase the ambient nighttime illumination level and result in a substantial change in the amount of light generated in the project site. This would also alter nighttime views to the site, which is currently unlighted but would become views of a developed, lit environment.

The project site is currently undeveloped and contains no light sources with the exception of light from the existing residential unit in the northeastern portion of the site. Development of the Proposed Project site would result in a substantial change in the amount of light generated on the project site and would alter nighttime views of the project site. There would be light from residences, businesses, recreational facilities, streetlights, and vehicles, all of which would increase the ambient nighttime illumination level.

The City's Community Design Guidelines specify that "cut-off" light fixtures must be used on new exterior lighting. These fixtures are screened to direct light into specific areas and prevent it from spilling into areas where it is not required. For example, with cut-off fixtures, a security light can be directed entirely toward the parking area and "cut off" at the fence line. The Proposed Project specifies that cut-offs and shields may be used as necessary to minimize impacts on residences from commercial areas and street lighting.

While neighborhood parks are typically not lighted for nighttime sporting events, but rather only have security lighting for ease of police surveillance, Parcel AR-62 is expected to have lighted athletic fields and other high use areas. In addition, Parcel AR-66 may also be lighted for nighttime sporting and/or entertainment events. Security lights in neighborhood parks would be 100 watts. In order to ensure impacts associated with exterior building lights, park lights, and street lights would be reduced, **Mitigation Measure 4.14-1** requires siting of light-producing uses to minimize impacts on adjacent sensitive uses and shielding of light fixtures. Low-glare materials would be utilized for new buildings to reduce glare impacts as required by **Mitigation Measure 4.14-2**. To ensure lighting would not adversely affect wildlife in open space areas and along University Creek, **Mitigation Measure 4.14-3** would reduce light impacts on nearby open space through design measures and light direction and placement. Further, the Roseville Parks and Recreation Department uses energy efficient low emitting diodes (LED) lights which produce less light spill over.

Although proper site design and timing restrictions are likely to reduce light impacts to a large degree, if a level of lighting appropriate for competitive-level sporting event is necessary, it may not be feasible to significantly reduce the amount of light. Additionally, because construction of sports facilities associated with the school would be under the jurisdiction of the Roseville City School District (RCSD), implementation of the ARSP Design Guidelines and mitigation measures would be at the discretion of the school district. The City can encourage but cannot compel the school district to implement these measures.

Due to its current open grassland character, the project site is not currently a source of daytime glare. Glare is caused by light reflection from pavement, vehicles, and building materials such as reflective glass and polished surfaces. During daylight hours, the amount of existing glare depends on the intensity and direction of sunlight; at night, artificial lighting can generate glare; particularly in commercial and business/professional areas. Windows comprise a large portion of building surfaces, creating potential for glare that would increase with the use of reflective coatings and reflective building materials. The problem is most noticeable with large buildings that have reflective surfaces. Residential and small commercial buildings are not generally considered sources of substantial glare. Daytime glare could result from commercial and office buildings associated with the Proposed Project. **Mitigation Measure 4.14-2** would ensure that low-glare materials would be used for development of new large-scale buildings associated with the Proposed Project.

**Mitigation Measure 4.14-1** through **4.14-3**, the City's Community Design Guidelines, and the ARSP Design Guidelines provide effective methods to reduce light and glare impacts. Nevertheless, the overall change in the level of light and glare on the project site would remain **significant and unavoidable** because the area currently lacks light and glare sources and would still be visibly changed in the context of nighttime lighting and daytime glare.

IMPACT 4.14-3	DEGRADATION OF SCENIC RESOURCES AND SCENIC VISTAS
<b>Applicable Policies and Regulations</b>	None Applicable
<b>Significance with Policies and Regulations</b>	Significant
<b>Mitigation Measures</b>	Compliance with the City's General Plan, Community Design Guidelines, and the ARSP Design Guidelines
<b>Significance After Mitigation</b>	Significant and Unavoidable

There are no designated scenic roads, resources, or vistas within or adjacent to the project site. The project site is not a designated scenic area in the City or County General Plans. Long-range views include the Sierra Nevada Mountains to the east, while short-range views include views of the adjacent residential areas within the City, rural residential housing to the north and undeveloped areas to the west. Development within this area would change scenic resources and scenic vistas.

The Proposed Project would result in large-scale development projects that could impair views of the Sierra Nevada Mountains from within the project site by placing buildings within view corridors. While views of the mountains to the east and the rural grasslands to the west are not designated scenic resources, they are a significant part of the visual landscape. The Proposed Project includes open space areas that provide view corridors from within the site, but views would still be obstructed by surrounding development. While these views are not designated scenic vistas, development of the Proposed Project would nonetheless change existing view corridors, which is considered a **significant** impact.

Mitigation is not available to reduce this impact. However, all Proposed Project development would be required to comply with the City's Design Guidelines, General Plan policies, and ARSP Design Guidelines, all of which are intended to reduce aesthetic impacts. This impact would remain **significant and unavoidable**, even with compliance with these policies.

IMPACT 4.14-4	CUMULATIVE AESTHETIC IMPACTS
<b>Applicable Policies and Regulations</b>	City of Roseville General Plan City of Roseville Community Design Guidelines ARSP Design Guidelines
<b>Significance with Policies and Regulations</b>	Significant
<b>Mitigation Measures</b>	MM 4.14-1 Site Lighting to Minimize Nuisance MM 4.14-2 Low Glare Materials for New Development MM 4.14-3 Avoid Light Spill Over into University Creek and Open Space Areas
<b>Significance After Mitigation</b>	Significant and Unavoidable

Cumulative development in southwest Placer County has resulted in the conversion of a primarily rural landscape to urban development, thereby permanently altering the visual character of the area, both during daytime and at night. This trend is anticipated to continue, which could result in a significant cumulative aesthetics impact. In combination with existing, approved and proposed development in the project vicinity, including but not limited to the construction of Placer Parkway, buildout of the Creekview, West Roseville, and Sierra Vista Specific Plans within the City, the Placer Ranch area, and Sunset Industrial Area, a large area would be urbanized. The Proposed Project would have a **significant** contribution to the loss of open space and would introduce new sources of light and glare.

Although development in the City of Roseville would be required to meet the City's Community Design Guidelines, ensuring that proposed development would be visually compatible with surrounding development, it would nonetheless permanently and substantially alter the environment, causing a cumulative aesthetic impact. The project's contribution to this impact is considered cumulatively considerable. With the implementation of mitigation measures recommended below, the impact would remain **significant and unavoidable**.

#### 4.14.5 MITIGATION MEASURES

##### MM 4.14-1 Site Lighting to Minimize Nuisance (Impacts 4.14-2 and 4.14-4)

Light producing uses, such as ball fields, within the project site shall be located and oriented to minimize visual impacts on adjacent residential areas. Lighting shall be shielded and designed to distribute light in the most effective and efficient manner, using the minimum amount of light to achieve the necessary illumination for the use. Light poles shall be designed using either 100 watt or LED light bulbs, and shall use the best technology that maximizes glare and spillage reduction.

**MM 4.14-2 Low-Glare Materials for New Development (Impact 4.14-4)**

In order to reduce the effects of daytime glare from development of commercial or office uses within the project site, building developers shall utilize, when feasible, low-glare materials.

**MM 4.14-3 Avoid Light Spill Over into University Creek and Open Space Areas (Impacts 4.14-2 and 4.14-4)**

Outdoor lighting shall be placed, designed, and directed so as to avoid light spillover into the habitat of University Creek, Open Space Preserve Areas, and the Al Johnson Wildlife Area. These parcels include those immediately adjacent to the open space and shown on the Land Use Map as parcels, AR-3, AR-4, AR-7, AR-8, AR-11, AR-20, AR-24, AR-37, AR-56, AR-57, AR-60, AR-63, and the Urban Reserve parcel AR-110.