

CHAPTER 15
VISUAL RESOURCES

15.0 VISUAL RESOURCES

The visual assessment includes an inventory of viewer and landscape setting characteristics and a description of potential effects of the project on visual resources within the study area. The primary visual resource issues are the degree of visible changes to the characteristic landscapes within local and regional views from communities, rural residences and travel routes.

15.1 EXISTING CONDITIONS

15.1.1 Regional Landscape Character

The study area lies in the foothills of the Sierra Nevada Mountains in the southwest portion of Placer County, north central California. The terrain ranges from gently rolling grasslands to steep ridges. Ridge lines and drainage patterns throughout this area are accented by oak woodlands and scattered riparian vegetation, which provides a strong contrast to the surrounding, rolling grasslands.

Residential, commercial, public and industrial development is present throughout the regional surroundings of the project. In some areas the rural character historically associated with ranching and agricultural operations in Placer County has been replaced by suburban and urban development. Urban development in Rocklin, Roseville, Lincoln and other portions of the County has substantially altered the landscape. Isolated natural areas remain between developments, thereby increasing the aesthetic value of remaining contiguous open space.

The scenery of lands directly adjacent to the proposed project site, such as the Penryn community, are comprised of rural residential development and agricultural patterning dissected by riparian corridors and rolling terrain. The architecture in this area is highly diverse, in style, orientation and arrangement, however single story, unobtrusive, ranch style homes are typical within the Penryn community. Some of the local rural residential development is located along ridge tops and ridgeline within the study area; for example, residential development is present along Ridge Road, to the northeast of the proposed project site.

No areas of uncommon scenic quality have been identified in the regional surrounding of the proposed project. In addition, the Placer County General Plan does not identify any roadways in the vicinity of the proposed project as scenic, requiring special considerations for adjacent development, rights of way landscaping or signage restrictions.

15.1.2 Local Study Area Landscape Character

The project site boundaries are generally defined by Sierra College Boulevard to the west, SR 193 to the north, the Union Pacific Railroad to the south, and a communication tower to the east. Photos of the project site from adjacent communities are provided in Figures 15-1a through 15-1c. The project site is largely undeveloped, with the exception of the 300-foot-high communication tower located at the far eastern boundary of the property. An occupied single-family house and several barn/structures are located on the NAPOTS in the northwest portion of the site. The landscape character of the project site consists of gently rolling hills and abrupt slope transitions to the top of relatively flat ridges (Figure 15-2). Slope gradients on the side of these ridges range from 25 to 60 percent, as shown in Figure 10-6. Grasslands characterize the flat ridge tops and the gently rolling terrain within the project site. Oak woodlands are extensive along the ridge slopes, valleys and drainages, including the Caperton Canal. The project site is surrounded by rural residential and agricultural land uses.

15.1.3 Summary of Viewing Conditions

The dominant terrain characteristics within the project site include ten narrow ridges along the northeast portion of the project site. Two broad and relatively flat-topped ridges extend along the southern part of the project site, shown in Figure 15-2. The northwestern portion of the site consists of gently rolling hills.

The abrupt change in elevation from the gently rolling terrain to the ridge tops will result in views up to the project site from surrounding observation points. In contrast the gently rolling topography at the northwest portion of the study area allows for relatively open views to the project site (see Figure 15-3). The ridge slopes and valleys along the project site are dominated by oak woodland.

A higher density of oak woodland extends along the Caperton Canal at the top of the north-facing slopes, forming a riparian habitat. This live oak, ravine riparian area in conjunction with local terrain provides screening along the tops of these ridges.

Off-site views to the project site are often confined, with screening potential provided by both terrain and vegetation. The local terrain characteristics result in views up to much of the proposed development site. The most open, expansive views to the project site are along the northwestern portion of the site along Sierra College Boulevard, SR 193, and surrounding rural residences. The southeastern facing ridge edge of the project site is relatively open to views from the Penryn Community. The central and southeastern portion of the project site is primarily grassland with minimal tree and shrub cover.

15.1.4 Specific Landscape and Viewshed Zones

The project site can be divided into six zones that share similar landform, vegetative and viewshed characteristics. These zones are illustrated on Figure 15-4.

Zone 1 – The meadows zone is open to views from the surrounding rural residences due to local terrain and vegetative characteristics. The rolling terrain in the meadows ranges from approximately 290 feet to 490 feet in elevation over a distance of approximately one mile, with slopes of 10 percent or less (see Figure 10-6). The terrain in this area is characterized by gently rolling hills that transition into the steep ridges that surround much of the project site. Vegetation is limited to grassland and widely dispersed oaks along local drainages.

Zone 2 – The northwest ridge zone is higher in elevation than much of the surrounding rural residences and adjacent roadways. This condition allows primarily for views up to the top of this ridge. The steep terrain around the west ridge ranges from 390 feet to 790 feet in elevation over a distance of approximately 1,600 feet, ranging from 20 to 50 percent slopes. The steep side slopes along the ridge, transition into a relatively flat area at the top with 10 percent and under slopes. Vegetation is dense along the ridge edge and side slopes, with a mixture of live and blue oak averaging 32 feet in height. The horizon line along the ridge is comprised of relatively uniform oaks with intermittent taller pine trees.

Zone 3 – The northeast ridge zone is also higher in elevation than much of the surrounding rural residences and roadways, also allowing for inferior views to the tops of these ridges. The steep terrain around the north ridges ranges from 390 feet to 990 feet in elevation over a distance of approximately 2,000 feet, averaging 20 to 50 percent slopes. The steep side slopes along the ridges, transition into a relatively flat area at the top with 10 percent and under slopes. Vegetation is dense along the ridge edge and side slopes, with a mixture of live and blue oak, some over 40 feet in height. The oak woodlands in this zone are somewhat denser and taller than most of the vegetation in the other zones.



1 View southeast from Twin Ponds Lane south of SR 193



2 View northeast from Indian Oaks Drive and Sierra College Boulevard



3 View east from Twelve Bridges Road, west of Sierra College Boulevard



CHARACTERISTIC PHOTOS OF THE PROJECT AREA

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FIGURE 15-1a



4 View north from the intersection of English Colony Way & Butler Road



5 View north from the Penryn Elementary School on English Colony Way



6 View northwest from Gold Rush Way



CHARACTERISTIC PHOTOS OF THE PROJECT AREA

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FIGURE 15-1b



7 View north from Frontier Court



8 View northwest from Church Street



9 View southwest from Leta Court, near Bullard Drive



CHARACTERISTIC PHOTOS OF THE PROJECT AREA

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FIGURE 15-1c

Bickford Ranch Study Area Elevation Range Map

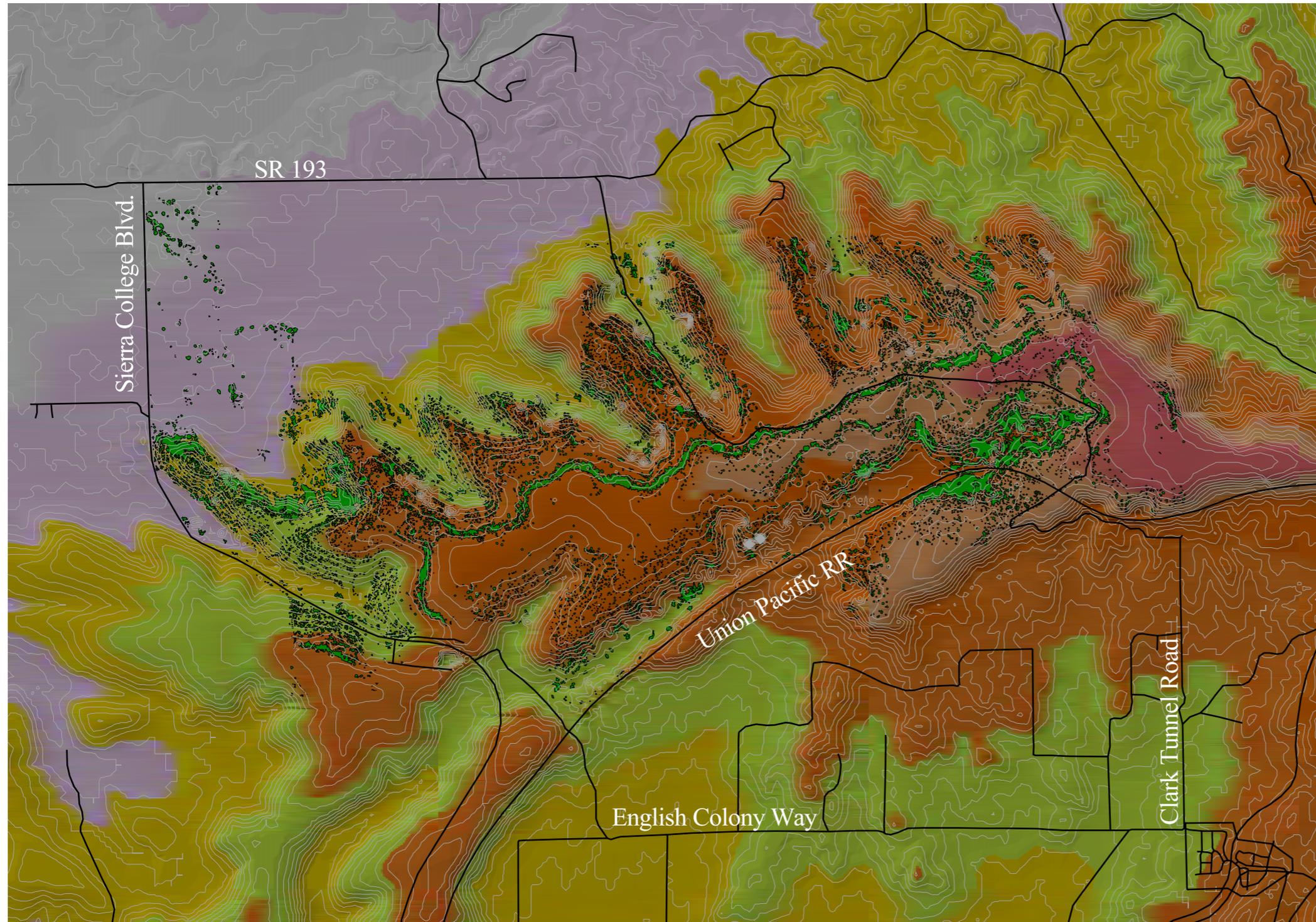
BICKFORD
RANCH

Legend

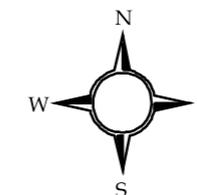
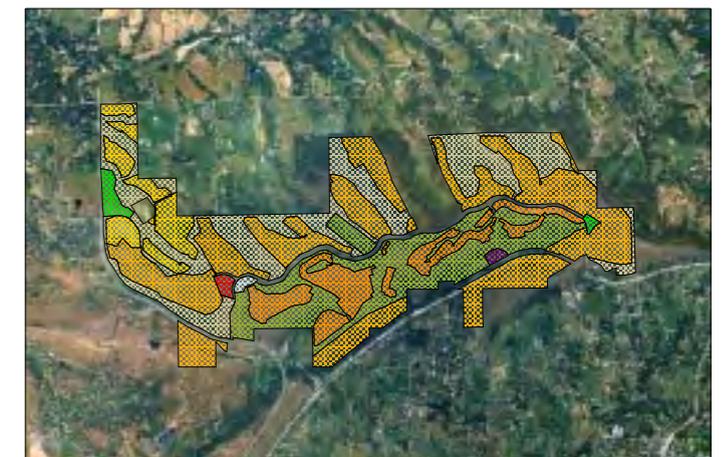
-  Existing Roads
-  20 Foot Interpolated Contours
-  Local Tree Cover

**Local Project Topography
Elevation Range in Feet**

-  185 - 286
-  286 - 386
-  386 - 487
-  487 - 587
-  587 - 688
-  688 - 788
-  788 - 889
-  889 - 989
-  989 - 1372



Aerial View of Study Area with Planned
Development Overlay



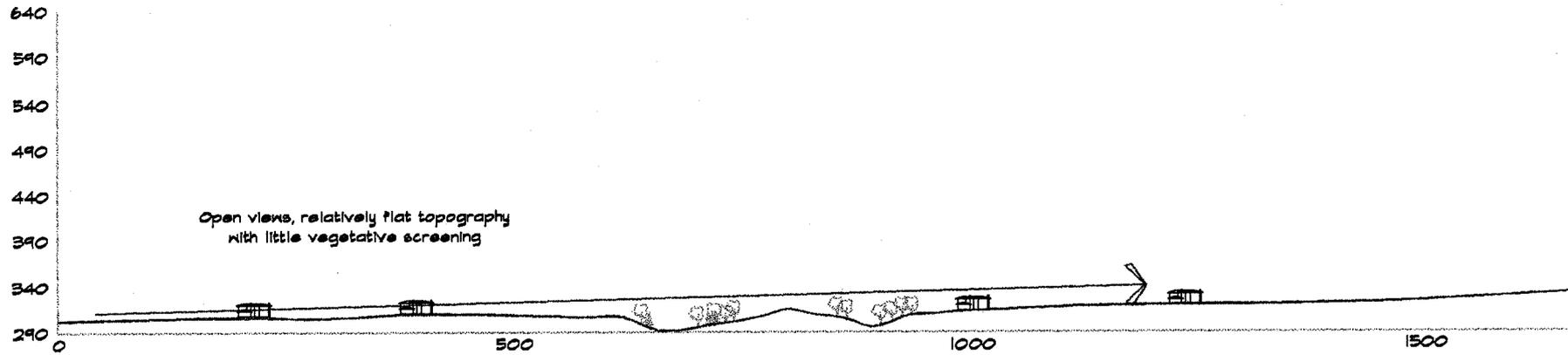
ELEVATION RANGE MAP

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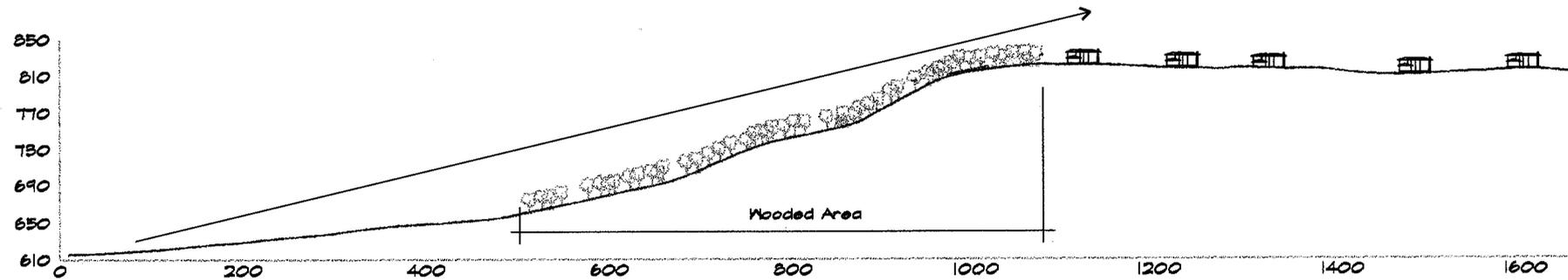
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FIGURE 15-2



Open & Parallel Views
 Characteristic of the northeast portion of the Study Area



Screened & Upward Views
 Characteristic of the south and northwest portion of the Study Area



**TYPICAL VIEWING CONDITION
 CROSS SECTIONS**

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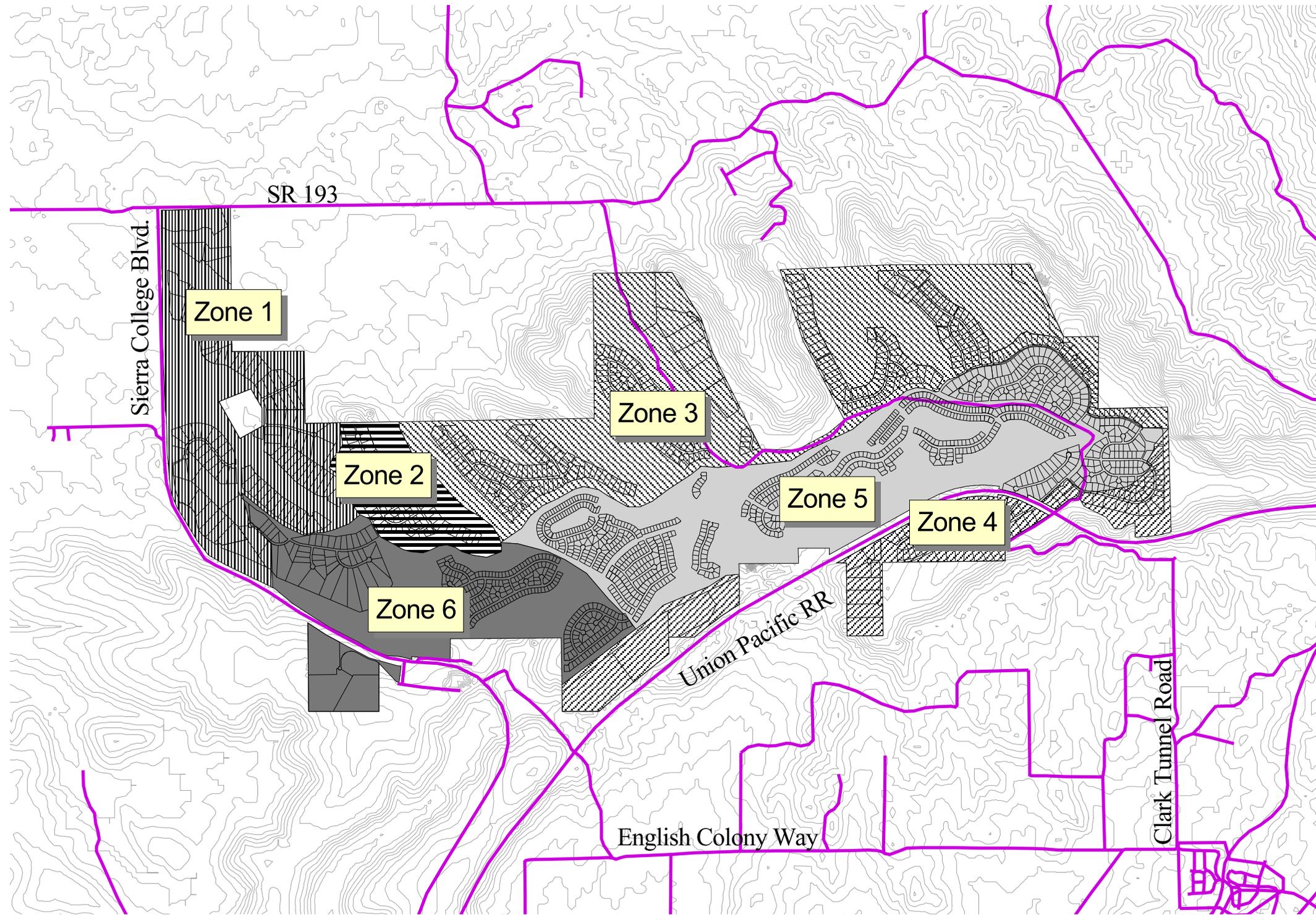
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FIGURE 15-3

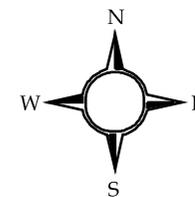
Bickford Ranch Project Specific Landscape & Viewshed Zones

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LEGEND

-  Zone 1
-  Zone 2
-  Zone 3
-  Zone 4
-  Zone 5
-  Zone 6
-  Existing Roads



SPECIFIC LANDSCAPE & VIEWSHED ZONES

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Placer County, California



Zone 4 – The southeast facing ridge edge is relatively open to views from the community of Penryn due to a scarcity of existing vegetation in this zone. Views from the community of Penryn and local roads to this zone are also upward due to local terrain characteristics. The side slopes along this zone average approximately 20 percent, which transition into a relatively flat area at the top with 10 percent and under slopes. Vegetation in this zone is primarily grassland with isolated oaks in select locations.

Zone 5 – The “Heritage Ridge” zone consists of a flat broad top of a major northeast to southwest tending ridge located in the center of the project site. Views to this area are limited from surrounding residences and roadways due to the elevation of this area from 690 feet to 950 feet, which is higher than much of the local terrain. Terrain in this area is approximately 10 percent slope and under. Annual grassland is the dominant vegetation in this zone. Small, decomposed granite boulders are scattered throughout this zone, which is unique to the top of this central ridgeline.

Zone 6 – The west ridge zone is higher in elevation than the adjacent Sierra College Boulevard, and is located along a relatively confined valley. Views from existing residential development are limited to the project site due to local terrain characteristics. The terrain in this zone ranges from 490 feet to 690 feet in elevation over a distance of approximately 1,000 feet, with slopes ranging from 10 to 30 percent. Vegetation in this zone includes areas of open oak woodland on the side slopes with dense Oak Forest along the edge of the ridge. Currently, to the west of the project site, construction of the Twelve Bridges development is underway. However, because of local terrain characteristics between these two sites, the Bickford Ranch project site is largely screened from this area. The entry road to the Twelve Bridges development provides parallel views into Zone 6.

15.1.5 Viewer Sensitivity

Viewer sensitivity to potential changes in the scenic quality of the study area is reflected in viewer characteristics such as type, volume, duration, distance and local screening.

Existing viewers within the study area include residents of the single-family homes located in the Penryn community, as well as those residences located along SR 193 and west of Sierra College Boulevard. Views from these locations are considered to be highly sensitive, frequent, and of long duration. The oak woodland vegetation that surrounds many of these residences, however, forms a dense screen, which greatly minimizes the extent of views from these locations.

Existing off-site viewers also include travelers on highways and minor destination roads. SR 193 and Sierra College Boulevard are the two roadways closest to the project site, both with open, relatively unrestricted views into the northwest portion of project site. Views from SR 193 and Sierra College Boulevard are considered to be of moderate/high sensitivity and of moderate duration.

Although formalized viewer input has not been solicited specifically related to aesthetics, local community response to the Notice of Preparation of the Draft Environmental Impact Report illustrated concerns pertaining to the quality of living in the surrounding rural communities. Specifically, the responses sent to the Placer County Planning Commission Members documented concerns for the rural character of setting and potential conflicts with the proposed development, altered viewsheds, increased light and glare, building heights, lot sizes, and loss of trees. A summary of anticipated view sensitivity is shown in Table 15-1.

**Table 15-1
Local Viewer Sensitivity**

Key Observation Points	Volume	View Duration	Local Screening	Sensitivity
Travel Routes/Trails				
SR 193	Medium/Low	Short/Moderate	Open	Moderate/High
Interstate 80	High	Short	Filtered	Low
Sierra College Boulevard	Medium	Short/Moderate	Open	Moderate/High
English Colony Way	Low	Short/Moderate	Filtered	Moderate
Recreation Use Area				
Twelve Bridges Recreation	Low	Moderate	Screened	Moderate
Other				
Subdivisions	Concentrated	Long	Filtered	High
Rural Residences	Dispersed	Long	Filtered	High

15.2 REGULATORY SETTING

Placer County’s General Plan contains policies governing development within Placer County. The policies relating to visual resources are identified in the General Plan Consistency discussion in Section 15.3.

15.3 IMPACTS

This section identifies and discusses the environmental impacts resulting from the proposed project, and suggests mitigation measures to reduce the level of impact. A detailed discussion of mitigation measures is included in Section 15.4.

Potential significant impacts associated with visual quality have been evaluated using the following criteria:

- conflict with the goals and policies of the Placer County General Plan;
- substantially altered viewsheds, relative to viewer sensitivity and extent of project influence; and
- reduction in scenic quality due to high contrast with existing conditions or elimination of unique landscape features.

Impact levels defined for visual resources are driven by visibility from sensitive viewers and estimated project/setting contrast levels. Significant visual impacts are those impacts that, following the application of recommended mitigation, would still result in strong project/setting contrast, substantially alter sensitive viewsheds, or are not consistent with the Placer County General Plan.

15.3.1 Methodology

The following project characteristics have the greatest potential to affect or contrast with existing landscape character and viewer sensitivity:

- construction of 1,950 dwelling units on lots ranging from 10 acres to 5,000 square feet, with residential densities ranging from 0.2 to 4.9 dwelling units per net acre (the project's overall density average is approximately 1 unit per acre);
- removal of existing oak woodland and riparian vegetation. Clearing that would occur on ridges would potentially open views to proposed development located on ridge tops, ridgelines, and slopes, and altering vegetative patterns on the project site;
- construction of dwelling units and other structures along ridgelines in combination with vegetation clearing;
- construction of dwelling units and other structures on steep slopes in combination with vegetation clearing;
- substantial grading within the Heritage Ridge area, the golf course, the village commercial site and the recreation site;
- reduction in open space;
- construction of interior streets and infrastructure that would visually subdivide an existing expansive visual character and create a developed, organized character; and,
- development of buildings, fences, walls signage, lighting structures, utility equipment, and a water storage tank.

The visual resource analysis conducted for this project included preparation of a series of accurately scaled photo visualizations illustrating the appearance of the proposed project within the landscape setting (see Figures 15-5 through 15-9). These photo visualizations are illustrations that represent the scale and massing of the proposed project but do not represent a high level of architectural detail. In addition, the photo visualization from Indian Oaks and Sierra College Boulevard was produced to analyze the effects of ridgeline development; the Meadows area depicted generally identifies the proposed land use categories but does not include facilities to be constructed within the park and fire station site, and does not provide a lot by lot depiction of the planned residential land uses. The photo visualization methodology is described in Appendix G. A field analysis was conducted on March 16 and 17, 1999 to confirm the accuracy of the visual analysis and visualization process and to address the issue of potential skylining of development above the treeline along ridges. The field analysis findings generally support the analysis and the photo visualizations. The information gathered during the field analysis was used as a guide by the Applicant in preparing the development standards and proposed mitigation measures. These development standards include specific lots with height restrictions, color restrictions, lighting restrictions, tree removal restrictions in select locations, and augmented landscape backdrop in select locations.

Project components such as tree clearing and grading plans were provided as tentative plans, which are subject to change. The houses in the Meadows and Ridges were placed in the center of building envelopes provided by the Applicant. The building envelopes in the Ridges would be recorded on final maps and reflected in the County's Development Notebook and the owner of the lot would be required to construct only within the building envelope as recorded. Removal of healthy trees outside the building envelope would be prohibited.

Photo visualization locations were chosen in coordination with the Placer County Planning Department. A total of five photo visualization locations were selected on the basis that they represent a "typical" viewing condition from the surrounding communities. The first photo visualization (Figure 15-5)

location is from Sierra College Boulevard and Indian Oaks Drive, which illustrates the open, extensive views to Zones 1 and 2 along Sierra College Boulevard in combination with the proposed rural residential Meadows development. The proposed landscaping illustrated in this photo visualization represents the vegetation types specified in the specific plan at approximately 3 to 5 years after installation. For purposes of photo visualization production, it was assumed that most vegetation would be planted as 5-gallon container sized plants. The second photo visualization (Figure 15-6) illustrates the potential views to the “Ridge” development within Zones 5 and 6 from the intersection of Sierra College Boulevard and English Colony Way. This location was chosen due to the volume of local community traffic that passes through this intersection. The third photo visualization (Figure 15-7) is from Frontier Court, and although this photo visualization is not from a heavily traveled road it represents a typical viewing condition from within the Penryn community to proposed development within Zone 4. The fourth photo visualization (Figure 15-8) is from SR 193 and Walters Ranch Road, and represents the typical viewing condition from the northern portion of the project area to the proposed “Ridge” development within Zone 3. The fifth photo visualization (Figure 15-9) is from Twelve Bridge Road looking east and slightly north, and represents views to Zones 5 and 6 from existing and future viewers traveling from the Twelve Bridges area to Sierra College Boulevard. This viewpoint was chosen in part due to the higher elevation in this location, which allows for a better vantage point toward the proposed project site.

Additionally, viewshed models were generated with ArcView using a combination of surveyed two-foot contours (within the project site) spliced into the regional landscape represented by 40-foot USGS contours. The analysis also included site visits in September 1998, in which the project site and surrounding communities were visited and photographed for purposes of baseline characterization. These tasks aided in determining the extent of visual influence of the proposed project, the potential for project/setting contrast, and ultimately the potential resulting impacts from development of the proposed project. Assumptions pertaining to the appearance of project components within the existing setting and factors in visual contrast are defined below.

Project Visibility/Distance Zones

The appearance of features in the landscape varies with the viewing distance and the project type. The land seen from existing viewers in the study area were divided into three distance zones: (1) foreground, (2) middleground, and (3) background. The specific distance thresholds for the project were delineated based on how dominant the proposed project would appear within the landscape setting, and where the levels of dominance would begin to change. The distance at which detail can be perceived determines foreground distance zone. For purposes of this analysis the foreground extends from 0 to 0.25 miles. The middleground distance zones extends from the foreground zone to one mile from the observer and background distance zones extend from one to five miles from the observer.

Visual Contrast

Visual contrast is a measure of the degree of perceptible change to the form, line, color and texture of the landscape as a result of project construction and operation. The assessment focused on the visual contrast between the setting and the proposed project within visually sensitive areas. The contrast levels (strong, moderate, and weak) and types of visual contrast that could result from proposed project components are defined below.

- Strong – strong contrast occurs where project activities would attract attention and dominate the landscape setting.
- Moderate – moderate contrast occurs where project activities are noticeable and start to dominate the setting.



EXISTING CONDITIONS



PHOTO VISUALIZATION



Key Map



EXISTING CONDITIONS



PHOTO VISUALIZATION

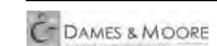


Key Map

PHOTO VISUALIZATIONS

VIEW EAST FROM SIERRA COLLEGE BOULEVARD & ENGLISH COLONY WAY

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EXISTING CONDITIONS



PHOTO VISUALIZATION



Key Map

PHOTO VISUALIZATIONS
VIEW NORTH FROM FRONTIER COURT

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EXISTING CONDITIONS



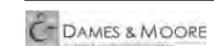
PHOTO VISUALIZATION



Key Map

PHOTO VISUALIZATIONS
VIEW SOUTHEAST FROM WALTERS RANCH ROAD

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EXISTING CONDITIONS



PHOTO VISUALIZATION



Key Map

PHOTO VISUALIZATIONS

VIEW EAST FROM TWELVE BRIDGES ROAD, WEST OF SIERRA COLLEGE BLVD.
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FIGURE 15-9

- Weak – weak contrast occurs where project activities would be noticeable but would not attract attention, and would be subordinate to the setting.

Major components of the analysis include the addition of structural elements into the landscape, vegetation and landform modifications. Landform contrast results from changes in the landform patterns, the exposure of soils and other disturbances noticeable as uncharacteristic in the natural landscape. Vegetation contrast results from clearing trees, shrubs, and grasses, and is primarily related to the density and height of vegetation cleared. Structure contrast results from the introduction of project facilities and is primarily related to scale, shape and color of the object. Structure contrast from presence of the proposed project facilities (buildings, light poles, fences, etc.) in the landscape is the most dominant factor in overall visual contrast.

15.3.2 Visual Impacts

IMPACT V-1:	Alteration of viewsheds within the study area from rural residences, residences in adjacent subdivision, and travel routes
SIGNIFICANCE:	Significant
MITIGATION	
Proposed:	Mitigation Measures V-A (Provide transition areas and buffers between residential development and natural open space); V-B (Implement sensitive grading techniques to blend with natural setting); V-C (Minimize grading within Meadows and Ridges developments); V-D (Apply selected lot restrictions); V-E (Retain hill at the intersection of SR 193 and Sierra College Boulevard); V-I (For all lots containing slopes of 30 percent or greater, record on final map and reflect in the development notebook for such lots a slope easement at the 30 percent slope starting point. No building envelopes or structures shall be permitted on the portion of the lot where slopes are 30 percent or greater); V-J (For all lots containing slopes of 30 percent or greater, structures and building envelopes shall be prohibited on those portions of the lot where slopes are 30 percent or greater); V-K (For all lots containing slopes of 30 percent or greater, prohibit development on those portions of the lot where slopes are 30 percent or greater); and G-B (Prepare and implement a grading and erosion control plan)
Significance After Proposed Mitigation:	Significant for views to Zone 1 and Zone 6; Less Than Significant for views to Zones 2 through 5
Recommended:	Mitigation Measure V-H (Apply selected lot restrictions to other areas of concern)
RESIDUAL SIGNIFICANCE:	Significant for views to Zone 1 and Zone 6; Less Than Significant for views to Zones 2 through 5

Views from the northwest portion of the study area

Zone 1

Views are provided to the proposed project from highly sensitive rural residents, as well as from moderately sensitive travel routes. These views are the most open and expansive at the northwest portion of the project, where the rural residential “Meadows” development would occur under the proposed project (see Figure 15-10, Visibility Map 1). Views from SR 193, Sierra College Boulevard, and rural residences located to the north and to the west of the project site would have foreground views to the “Meadows” rural residential development and middleground views to portions of the proposed “Ridge” development (see Figure 15-11, Visibility Map 2). However, local topography provides a visual buffer from the intersection of SR 193 and Sierra College Boulevard. Although the existing terrain in this location provides screening to an isolated location, this intersection is heavily traveled and this terrain should be retained to provide screening of the proposed development. Foreground views of the “Meadows” development would constitute a significant change to the viewsheds at the northwest portion of the project from sensitive viewers.

Zone 2

Views from Sierra College Boulevard, and adjacent rural residences would have middleground views to the ridge development within Zone 2. Development proposed along this ridge would be partially visible through the remaining oak tree canopy (see Figure 15-6). However, due to the structure height restrictions, color restrictions, and tree removal restrictions within this zone, these structures would be visually subordinate to the landscape character and would not constitute a significant change to the viewsheds in this area.

Views from the northeast portion of the study area

Zone 3

Due to terrain and vegetative characteristics of the narrow ridges within Zone 3, it is unlikely that proposed development along these ridges would be visible from either SR 193 or adjacent rural residences (see Figure 15-9). The steep side slopes of these ridges in combination with the relatively flat tops results in inferior viewing conditions from surrounding vantage points. In addition the dense oak woodland to remain on the side slopes and ridge edges in this zone will provide a visual buffer, screening the proposed structures. The proposed development in this zone would not be visually evident and therefore would not constitute a significant change to the viewsheds in this area.

Views from the southern portion of the study area

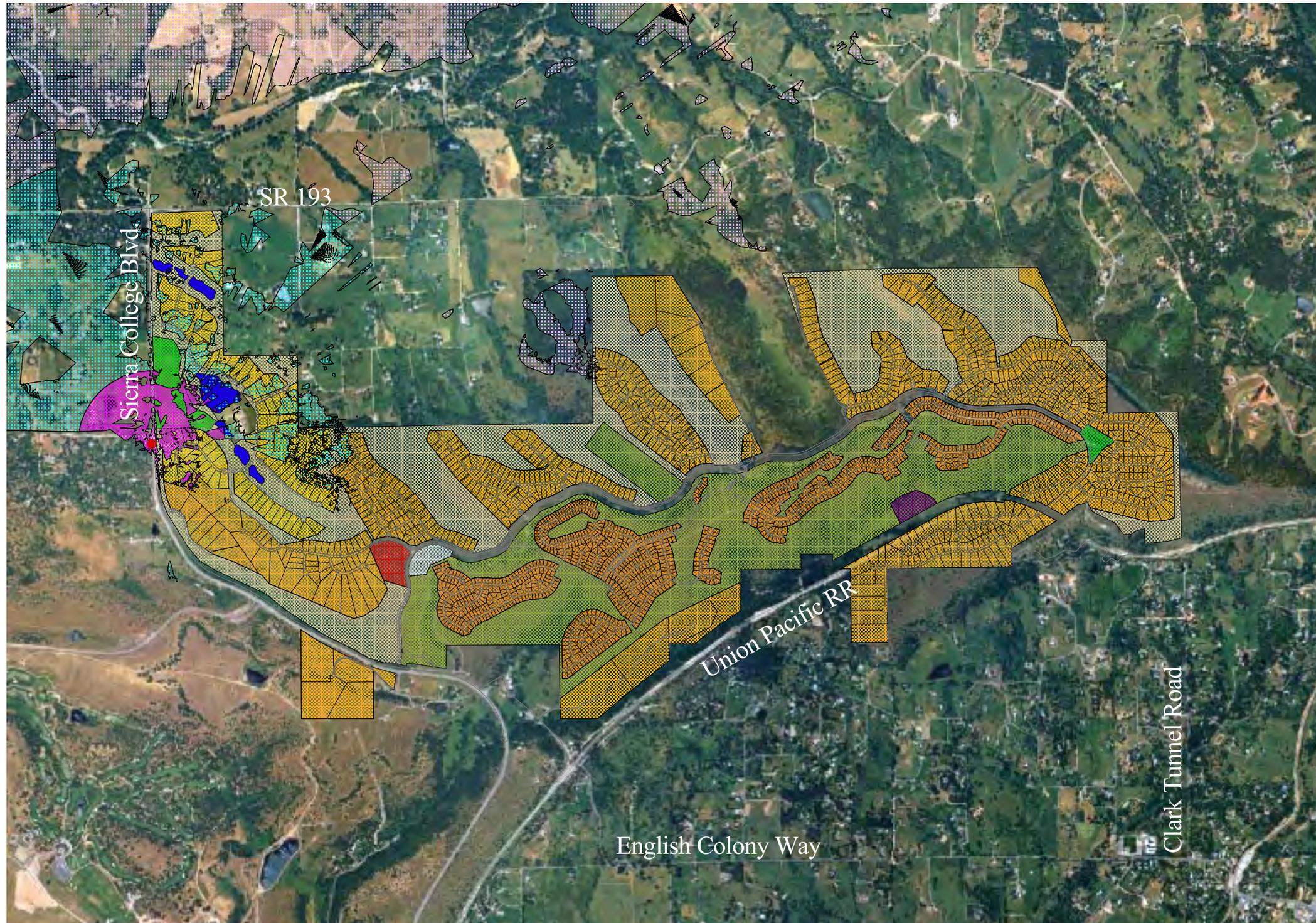
Views from the Penryn community range from foreground to background views, and are highly variable due to setting characteristics (see Figures 15-12 and 15-13, Visibility Maps 3 and 4). Many viewers are screened by local topographic changes (undulating hills) and adjacent vegetation. There are, however, select areas of open views to the ridgeline at the southern end of the project site. Within these open views to the project boundary, the potential exists for increased visibility to the project components and skylining of structures.

Zone 4

Proposed development within Zone 4 would be visible to select vantage points within the Penryn community. Although views within the Penryn community to this area are typically inferior in

Bickford Ranch Project Visibility Map 1

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[R A N C H]



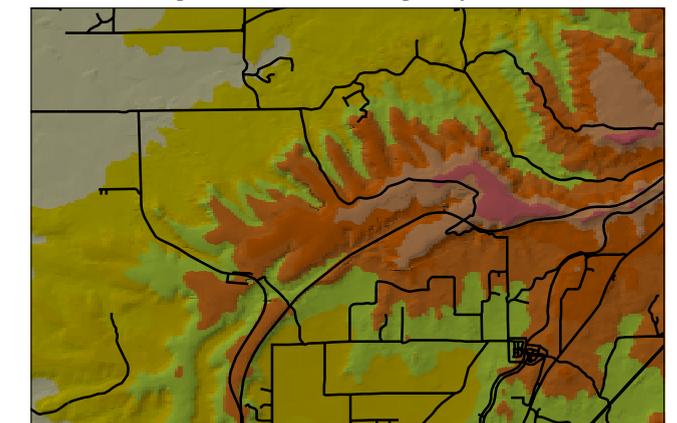
Legend

- Viewpoint Location - Sierra College Blvd. & Indian Oaks Drive
- █ Foreground Visibility from Sierra College Blvd. & Indian Oaks Drive
- █ Middleground Visibility from Sierra College Blvd. & Indian Oaks Drive
- █ Background Visibility from Sierra College Blvd. & Indian Oaks Drive
- Lot Boundaries
- Proposed Roads
- █ Lakes

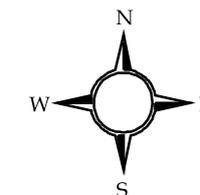
Proposed Projects Development

- █ Golf Course
- █ Park
- █ Heritage Ridge Residential Development
- █ Ridge Residential Development
- █ Meadows Residential Development
- █ Natural Open Space
- █ Commercial
- █ Community Recreation Center
- █ Placer County Water Authority

Regional Elevation Range Key



Viewshed from Sierra College Blvd. & Indian Oaks Drive



VISIBILITY MAP 1

1999
Job No. 21305-002-038

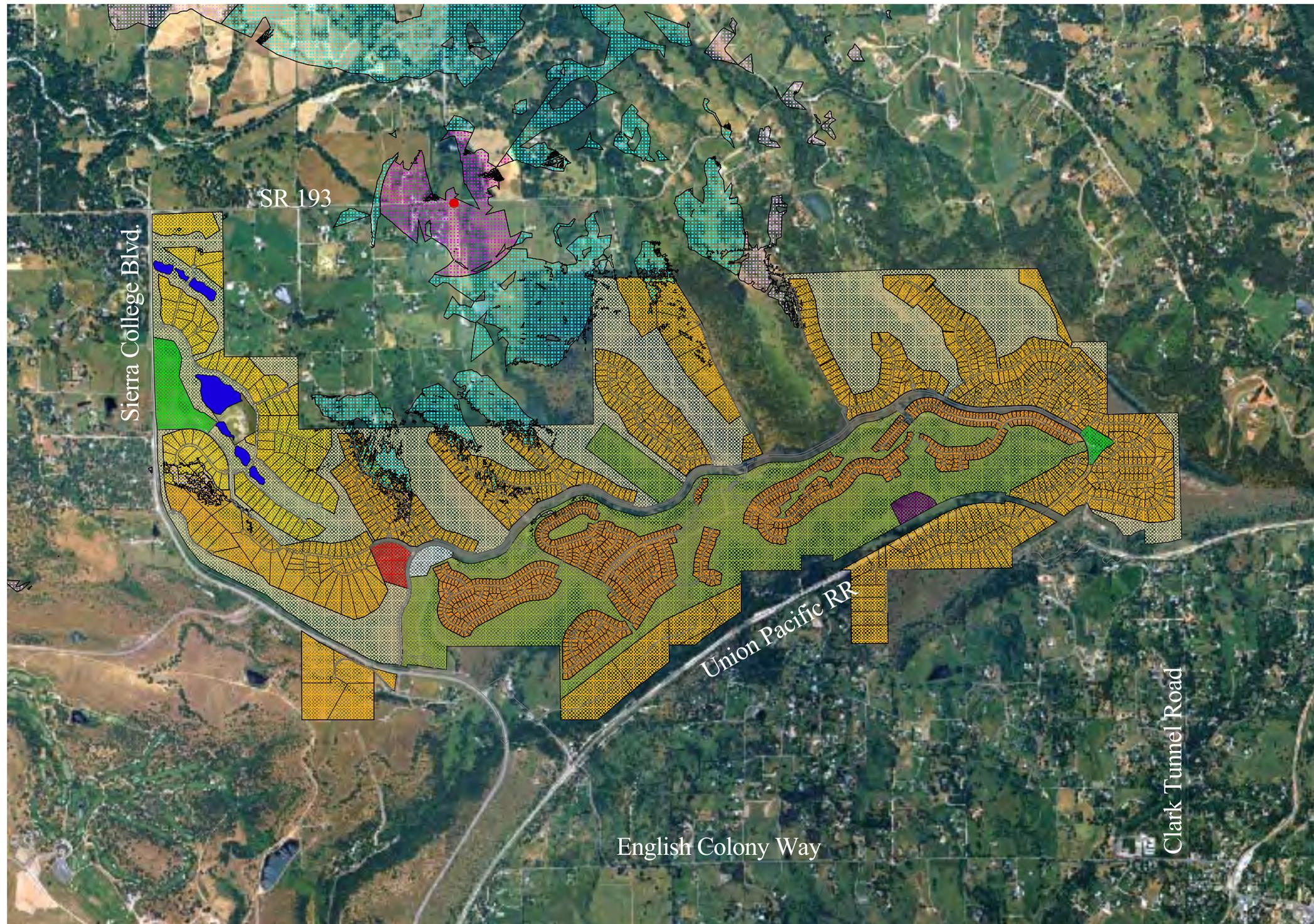
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FIGURE 15-10

Bickford Ranch Project Visibility Map 2

BICKFORD
R A N C H



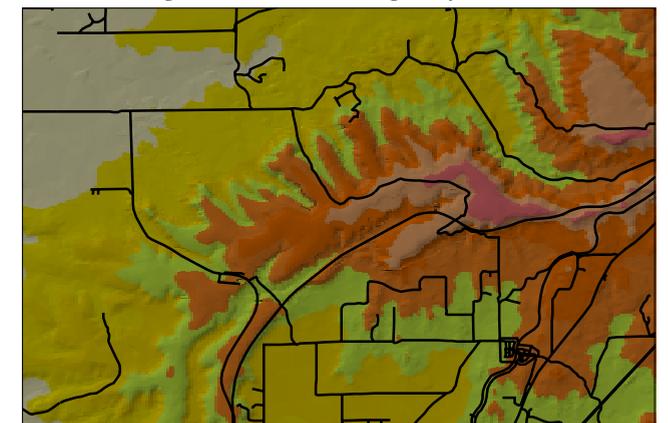
Legend

- Viewpoint Location - SR 193 near Walters Ranch Road
- █ Foreground Visibility from SR 193 near Walters Ranch Road
- █ Middleground Visibility from SR 193 near Walters Ranch Road
- █ Background Visibility from SR 193 near Walters Ranch Road
- Lot Boundaries
- Proposed Roads
- █ Lakes

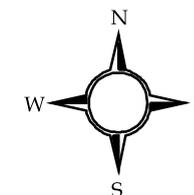
Proposed Projects Development

- █ Golf Course
- █ Park
- █ Heritage Ridge Residential Development
- █ Ridge Residential Development
- █ Meadows Residential Development
- █ Natural Open Space
- █ Commercial
- █ Community Recreation Center
- █ Placer County Water Authority

Regional Elevation Range Key



Viewshed from SR 193 near Walters Ranch Road



VISIBILITY MAP 2

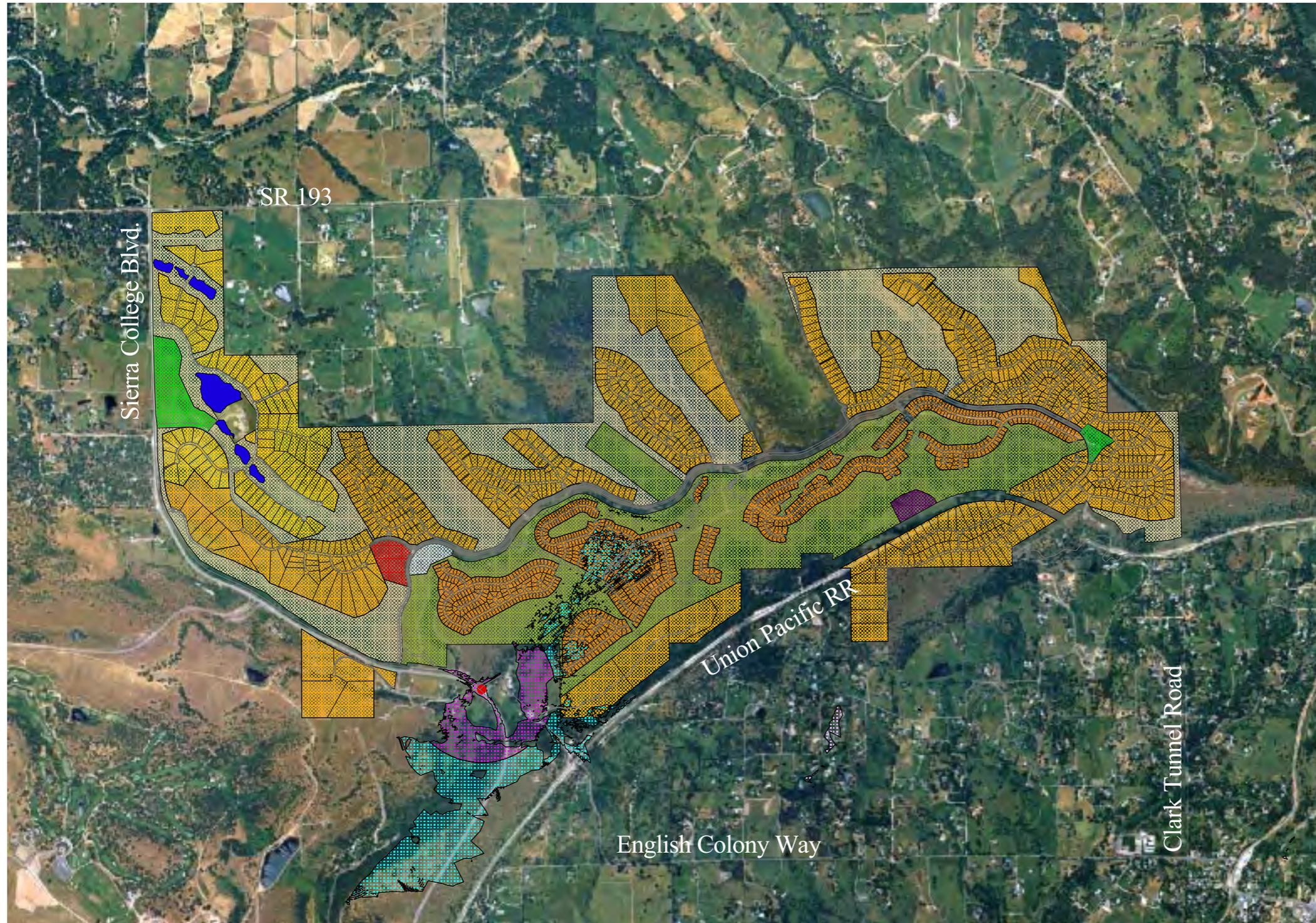
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FIGURE 15-11

Bickford Ranch Project Visibility Map 3



BICKFORD
R A N C H

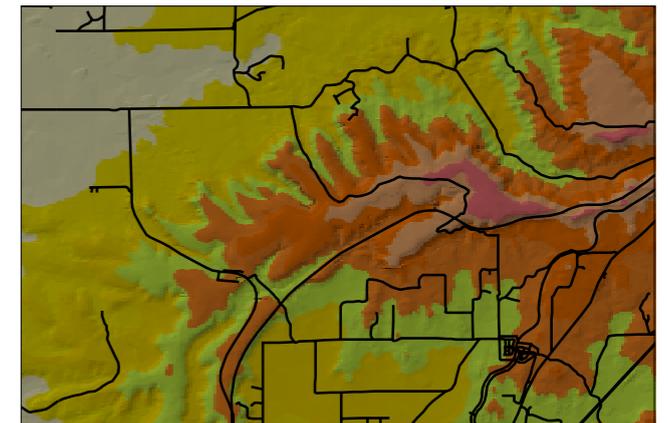
Legend

- Viewpoint Location - Sierra College Blvd. & English Colony Way
- █ Foreground Visibility from Sierra College Blvd. & English Colony Way
- █ Middleground Visibility from Sierra College Blvd. & English Colony Way
- █ Background Visibility from Sierra College Blvd. & English Colony Way
- Lot Boundaries
- Proposed Roads
- █ Lakes

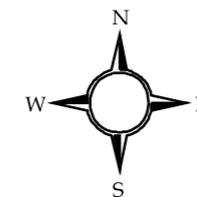
Proposed Projects Development

- █ Golf Course
- █ Park
- █ Heritage Ridge Residential Development
- █ Ridge Residential Development
- █ Meadows Residential Development
- █ Natural Open Space
- █ Commercial
- █ Community Recreation Center
- █ Placer County Water Authority

Regional Elevation Range Key



Viewshed from Sierra College Blvd. & English Colony Way



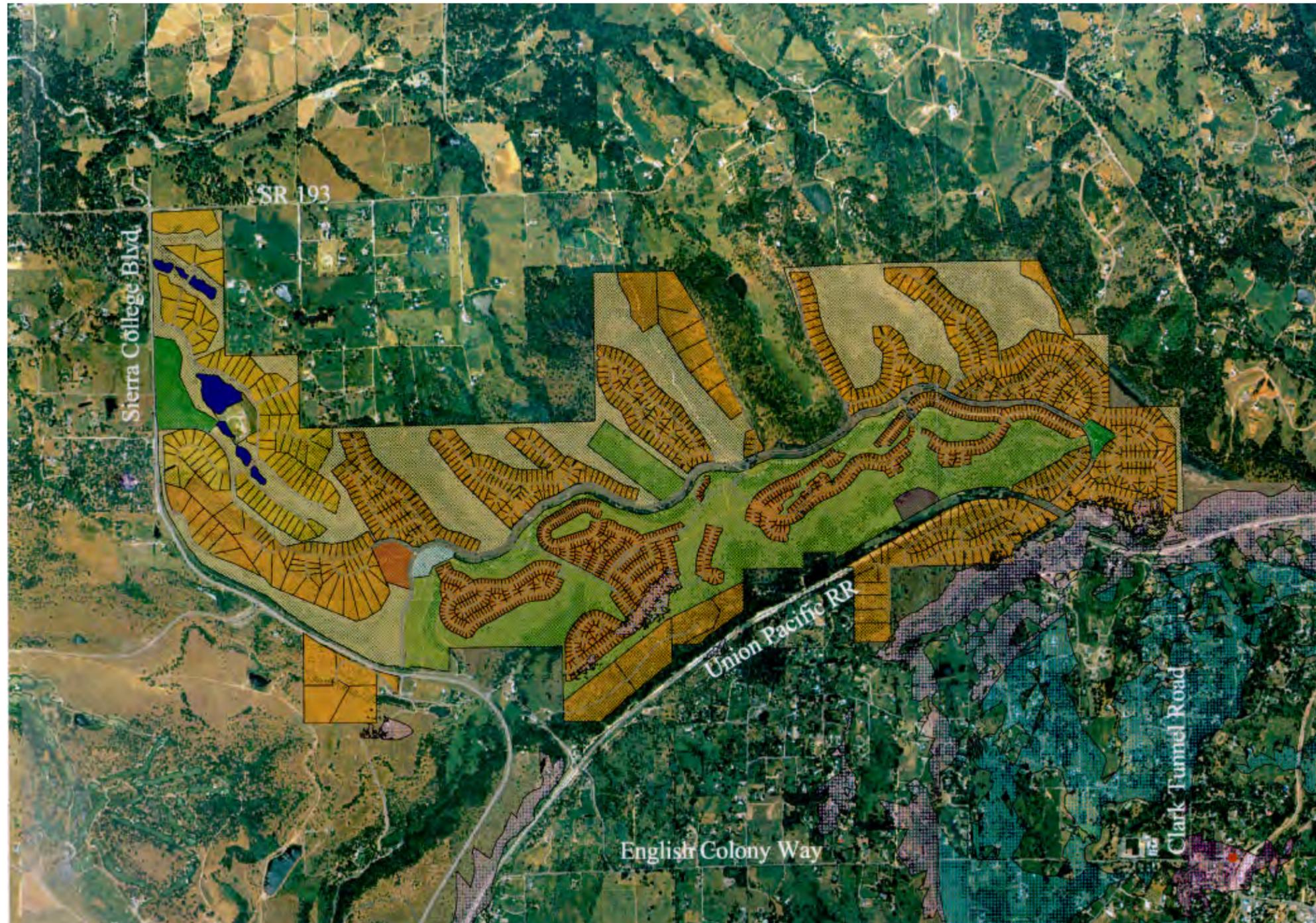
VISIBILITY MAP 3

1999
Job No. 21305-002-038

Bickford Ranch Specific Plan EIR
Placer County, California



Bickford Ranch Project Visibility Map 4



BICKFORD
[R A N C H]

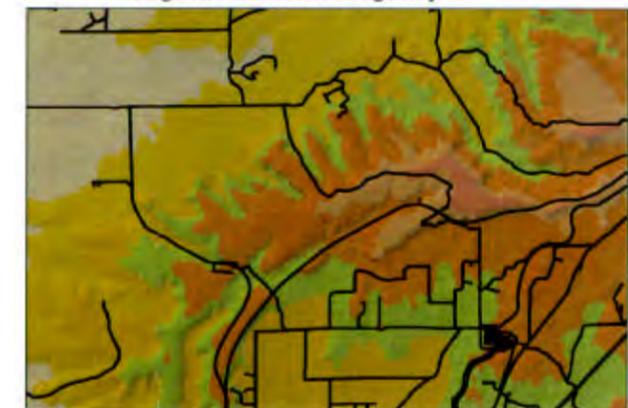
Legend

- Viewpoint Location - Penryn
- █ Foreground Visibility from Penryn
- █ Middleground Visibility from Penryn
- █ Background Visibility from Penryn
- Lot Boundaries
- Proposed Roads
- █ Lakes

Proposed Projects Development

- █ Golf Course
- █ Park
- █ Heritage Ridge Residential Development
- █ Ridge Residential Development
- █ Meadows Residential Development
- █ Natural Open Space
- █ Commercial
- █ Community Recreation Center
- █ Placer County Water Authority

Regional Elevation Range Key



Viewshed from Penryn



VISIBILITY MAP 4

1999 Bickford Ranch Specific Plan EIR
Job No. 21305-002-038 Placer County, California



FIGURE 15-13

orientation, development of an open ridge edge within middleground views from rural residences would likely result in significant change to local viewsheds prior to mitigation. However, due to the structure height restrictions, color restrictions, and augmented landscaping within this zone, these structures would be visually subordinate to the landscape character and would not constitute a significant change to the viewsheds in this area (see Figure 15-8).

Zone 5

Views to Zone 5 from surrounding rural residences and roadways are limited. However, in select locations, proposed development would be visible and silhouette against the skyline (see Figure 15-7). Views from Sierra College Boulevard and English Colony Way provide for views to proposed development located at the southwest end of Zone 5. These structures have the potential to dominate this ridge prior to mitigation. Because of proposed mitigation measures that will be applied within Zone 5, such as height restrictions on structures, and restrictions on the colors of roofing and exterior trim and walls, exterior lighting height structure profile, and the height of accessory structures, these structures would become visually subordinate to the landscape character and would not constitute a significant change to the viewsheds in this area.

Zone 6

Views to proposed development within this zone would be visible within foreground distance zones from portions of Sierra College Boulevard, English Colony Way, and Twelve Bridges Road. Views from these roadways are relatively confined due to the terrain characteristics in this area; however, open oak woodland and areas of grassland allow for relatively uninhibited views to the proposed development (see Figure 5-10). Foreground views of the development in this zone would constitute a significant change to the viewsheds along the west portion of the project from sensitive viewers. Proposed mitigation measures that will be applied within zone 6, such as restrictions on the colors of roofing and exterior trim and walls, will aid in reducing the contrast of this development and reduce visual impacts within this setting.



IMPACT V-2:

Reduction in visual quality within the study area, resulting in strong project/setting contrast

SIGNIFICANCE:

Significant

MITIGATION

Proposed:

Mitigation Measures V-A (Provide transition areas and buffers between residential development and natural open space); V-B (Implement sensitive grading techniques to blend with natural setting); V-C (Minimize grading within Meadows and Ridges developments); V-D (Apply selected lot restrictions); V-I (For all lots containing slopes of 30 percent or greater, record on final map and reflect in the development notebook for such lots a slope easement at the 30 percent slope starting point. No building envelopes or structures shall be permitted on the portion of the lot where slopes are 30 percent or greater); V-J (For all lots containing slopes of 30 percent or greater, structures and building envelopes shall be prohibited on those portions of the lot where slopes are 30 percent or greater); V-K (For all lots containing slopes of 30 percent or greater, prohibit development on those portions

**Significance After
Proposed Mitigation:
Recommended:**

of the lot where slopes are 30 percent or greater); and G-B (Prepare and implement a grading and erosion control plan)

Significant
Mitigation Measure V-H (Apply selected lot restrictions to other areas of concern)

RESIDUAL SIGNIFICANCE:

Significant

Development of the proposed project would substantially alter the rural character of the project site. Although approximately 25 percent of the project site would be retained in natural open space, 1 percent as parkland, and 18 percent in golf course development, the majority would be converted to suburban uses. These land uses are to include residential and commercial uses of varying types and densities, as well as roadways, lighting, utilities and infrastructure.

The change in rural landscape character would be unavoidable with the implementation of the proposed project. Several components of the proposed project would result in strong contrast to the landscape setting within highly sensitive viewsheds. Views from SR 193, Sierra College Boulevard and adjacent rural residences would have foreground views to the meadows rural residential development as well as middleground views to medium density residential development located on the ridges and within Heritage Ridge and slopes at the west portion of the project site. Development of the Meadows and Ridges areas would alter the line, form, color and texture of the existing setting primarily through removal of vegetation and addition of structural elements into a predominately undeveloped setting.

Development along ridgelines also has the potential to result in strong contrast within foreground and middleground views from sensitive viewpoints at all sides of the development. However, in many areas designated for select mitigation, such as structure height restrictions, color restrictions, and tree removal restrictions within this zone, these structures would be visually subordinate to the landscape character from surrounding vantage points. Select other locations may also require additional mitigation as listed above.

The resulting project/setting contrast is considered significant due to the importance of views in the assessment of the rural landscape and intrusion of foreign lines, forms, color and textures into this natural, predominantly undeveloped setting.

The anticipated development character is defined by the development standards created for the proposed project. Although the Development Standards and Design Guidelines would be beneficial in directing the scale and consistency of architecture, as well as the configuration of site improvements and the use of landscaping, the inherent rural character would still be irreversibly altered.



**IMPACT V-3:
SIGNIFICANCE:
MITIGATION**

Increase in night lighting in the project vicinity
Potentially Significant

Proposed:

Mitigation Measures V-F (Implement lighting standards outlined in Design Guidelines) and V-L (Revise Lighting Design Guidelines)

Recommended:

None

RESIDUAL SIGNIFICANCE:

Potentially Significant

The introduction of artificial lighting would alter the existing nighttime views to the project site and would result in significant impacts. The commercial center, streets, and parking lots would produce more extensive lighting than residential security lighting that would spot the nighttime landscape. Artificial lighting from project development would change the rural landscape and, in abundance, illuminate the night sky and reduce the visibility to celestial features. The proposed project requires limiting the overall number of lights to the minimum number required for safety, and requires shielding of exterior lights. High pressure and low-pressure sodium lights are planned along all public and private streets as well as parking areas.

The Applicant's Design Guidelines include a variety of specifications designed to reduce effects of night lighting. Although the Design Guidelines have incorporated lighting mitigation measures, it is uncertain whether increased night lighting introduced by 1,950 homes could be fully mitigated. Therefore, this is still considered a potentially significant impact.



IMPACT V-4:	Increase in glare in the project vicinity
SIGNIFICANCE:	Significant
MITIGATION	
Proposed:	Mitigation Measures V-G (Implement Architectural Standards resulting in reduction in glare) and V-L (Revise Lighting Design Guidelines)
Recommended:	None
RESIDUAL SIGNIFICANCE:	Potentially Significant

Intense light reflection from pavement, vehicles, and building materials with reflective surfaces such as glass and polished metal results in glare. Glare can be evident during the daylight hours depending upon the direction and intensity of sunlight, as well as during the nighttime hours due to artificial lighting. Glare is usually more intense in commercial and business areas, in areas where glass and pavement constitute a large portion of the structures and development.

The proposed development standards and Architectural Standards contain policies intended to minimize glare by encouraging the use of muted, earth tone colors on building exteriors, and by discouraging the use of reflective or brightly colored materials. The development standards and Architectural Standards also contain appropriate recommended design measures that should be implemented to reduce glare impacts. These proposed design guidelines and policies would reduce any glare by minimizing reflective surfaces, and by restricting the use of glass surfaces. Although implementation of these mitigation measures would reduce glare, construction of this development would still result in potentially significant impacts.

15.3.3 General Plan Consistency

The Placer County General Plan policies addressing visual resources are identified below, and a determination of the proposed project's consistency is made. The proposed project is consistent with Placer County's visual resources policies, except for policies 1.K.1, 1.K.6.d, and 1.O.3 identified below.

Land Use

1.D.2 The County shall require new commercial development to be designed to minimize the visual impact of parking areas on public roadways.

Consistent.

The Bickford Ranch Design Guidelines includes a conceptual site plan for the Village Commercial Center. It indicates that landscaping and an outdoor plaza and fountain will be on the perimeter of the commercial site.

- 1.D.11 The County shall require that existing and new downtowns/village centers and development within them be designed to integrate open spaces into the urban fabric where possible, especially taking advantage of any natural amenities such as creeks, hillsides, and scenic views.

Consistent.

The conceptual design for the Village Center areas includes the use of native vegetation and partial retention of the on-site canal system as natural features.

Visual and Scenic Resources

- 1.K.1 The County shall require that new development in scenic areas (e.g., river canyons, lake watersheds, scenic highway corridors, ridgelines and steep slopes) is planned and designed in a manner which employs design, construction, and maintenance techniques that:

- a. Avoids locating structures along ridgelines and steep slopes;
- b. Incorporates design and screening measures to minimize the visibility of structures and graded areas;
- c. Maintains the character and visual quality of the area.

Inconsistent. See Impact V-5 below.

- 1.K.2 The County shall require that new development in scenic areas be designed to utilize natural landforms and vegetation for screening structures, access roads, building foundations, and cut and fill slopes.

Consistent.

The design utilizes the natural landforms and vegetation to screen ridgetop and ridge development, as shown in the visual simulations, by retaining vegetation on the ridge edges to screen interior lots. Where development would require grading or cuts and fills to a building foundation on lots with slopes of 30 percent or greater, mitigation measures have been identified to limit alteration of existing landforms and vegetation to a specified building envelope.

- 1.K.3 The County shall require that new development in rural areas incorporates landscaping that provides a transition between the vegetation in developed areas and adjacent open space or undeveloped areas.

Consistent.

Site Development and Grading Guidelines proposed by the Applicant includes the following language

- 1.K.4 The County shall require that new development incorporates sound soil conservation practices and minimizes land alterations. Land alterations should comply with the following guidelines:

1. Limit cuts and fills;
2. Limit grading to the smallest practical area of land;
3. Limit land exposure to the shortest practical amount of time;
4. Replant graded areas to ensure establishment of plant cover before the next rainy season; and
5. Create grading contours that blend with the natural contours on site or with contours on property immediately adjacent to the area of development.

Consistent.

Proposed land alterations activities within the project site will comply with Placer County Grading Ordinance and approved grading plans.

- 1.K.5 The County shall require that new roads, parking, and utilities be designed to minimize visual impacts. Unless limited by geological or engineering constraints, utilities should be installed underground and roadways and parking areas should be designed to fit the natural terrain.

Consistent.

Utilities will be undergrounded and new roads are planned to conform to the natural terrain to the extent possible. Improvement construction will utilize the conclusions in the geotechnical analysis.

- 1.K.6 The County shall require that new development on hillsides employ design, construction, and maintenance techniques that:
- a. Ensure that development near or on portions of hillsides do not cause or worsen natural hazards such as erosion, sedimentation, fire, or water quality concerns;
 - b. Include erosion and sediment control measures including temporary vegetation sufficient to stabilize disturbed areas;
 - c. Minimize risk to life and property from slope failure, landslides, and flooding; and
 - d. Maintain the character and visual quality of the hillside.

Inconsistent (1.K.6.d only).

The proposed project is consistent with items a, b, and c of this policy. The Applicant will comply with the conclusions of a site-specific geotechnical investigation and the provisions of the Placer County Grading Ordinance for all grading, drainage and improvements construction. A grading and erosion control plan will be prepared and implemented.

The proposed project is inconsistent with item d. of this policy. See Impact V-5 below.

Development Form and Design

- 1.O.1 The County shall require all new development to be designed in compliance with applicable provisions of the *Placer County Design Guidelines Manual*.

Consistent.

The Bickford Ranch Design Guidelines will be used to implement design features of the proposed project. These Guidelines are consistent with the *Placer County Design Guidelines Manual*.

- 1.O.2 The County shall require that *specific plans* include design guidelines for all types of development within the area covered by the plan.

Consistent.

The proposed project includes the Bickford Ranch Design Guidelines.

- 1.O.3 The County shall require that all new development be designed to be compatible with the scale and character of the area. Structures, especially those outside of village, urban, and commercial centers, should be designed and located so that:

- a. They do not silhouette against the sky above ridgelines or hilltops;
- b. Roof lines and vertical architectural features blend with and do not detract from the natural background or ridge outline;
- c. They fit the natural terrain; and
- d. They utilize building materials, colors, and textures that blend with the natural landscape (e.g., avoid high contrasts).

Inconsistent. See Impact V-5 below.

- 1.O.4 The County shall require that new rural and suburban development be designed to preserve and maintain the rural character and quality of the county.

Consistent.

The proposed project has incorporated a variety of buffers on the perimeter of the project site to protect the rural character of surrounding areas. These include larger lot sizes, natural open space areas, open space easements within specific lots, wetlands preservation easements within specific lots, recreational uses and the use of roadways along the perimeter.

- 1.O.5 The County shall require that new development at entrances to rural communities be designed to include elements such as signage, landscaping, and appropriate architectural detailing to help establish distinct identities for such communities.

Consistent.

The Bickford Ranch Design Guidelines will be used to implement design features of the proposed project. These Guidelines are consistent with the *Placer County Design Guidelines Manual*.

- 1.O.9 The County shall discourage the use of outdoor lighting that shines unnecessarily onto adjacent properties or into the night sky.

Consistent.

Section 16 of the Bickford Ranch Design Guidelines described lighting guidelines for the development. Shielding and downward-directed lighting is proposed.

1.O.10 The County shall require that in downtowns/village centers the tallest buildings be clustered in the core area and that building heights transition down to the scale of buildings in the surrounding area.

Consistent.

The Village Center area is located at the intersection of Bickford Ranch Road and Lower Ranch Road on Boulder Ridge. The proposed building elevations have yet to be determined but the scale and size of the buildings shown on the site plan appear to be compatible with surrounding features.

IMPACT V-5:

Inconsistency with Placer County General Plan policies 1.K.1, 1.K.6.d, and 1.O.3 requiring that new development be designed to be compatible with the scale and character of the area, avoid locating structures along ridgelines and steep slopes, and minimize visibility

SIGNIFICANCE:

Significant

MITIGATION

Proposed:

Mitigation Measures V-A (Provide transition areas and buffers between residential development and natural open space); V-B (Implement sensitive grading techniques to blend with natural setting); V-C (Minimize grading within Meadows and Ridges development); and V-D (Apply selected lot restrictions); V-I (For all lots containing slopes of 30 percent or greater, record on final map and reflect in the development notebook for such lots a slope easement at the 30 percent slope starting point. No building envelopes or structures shall be permitted on the portion of the lot where slopes are 30 percent or greater)); V-J (For all lots containing slopes of 30 percent or greater, structures and building envelopes shall be prohibited on those portions of the lot where slopes are 30 percent or greater)); and V-K (For all lots containing slopes of 30 percent or greater, prohibit development on those portions of the lot where slopes are 30 percent or greater)

Recommended:

RESIDUAL SIGNIFICANCE:

V-H (Apply selected lot restrictions to other areas of concern)
Less Than Significant

The specific policies outlined in the Placer County General Plan provide guidance for proposed development and represent a commitment by the County to protect visual resources. County policy 1.K.1, relating to visual and scenic resource protection, requires avoidance of locating structures on steep slopes or along ridgelines. County policy 1.K.6 requires that design, construction, and maintenance techniques be employed to (among other items) maintain the character and visual quality of hillsides. Similarly, policy 1.O.3 relates to the development form and design, requiring that structures not silhouette against the sky above the ridgelines or hilltops. Although the impacts to scenic quality are considered significant (see Impact V-2) because the development of the proposed project would substantially alter the rural character of the project site, the proposed mitigation measures meet the intent of County policies related to maintain the scenic quality. The Applicant has proposed structure height, color, and tree removal restrictions in select visually sensitive locations. These and other proposed mitigation measures will to a large extent reduce the contrast to the project setting by repeating the line, form, colors and textures found in the natural environment and reducing visibility to a majority of the development to occur on this site.

Ridgelines

The proposed developments of greatest concern are those abutting ridgelines, straddling ridge edges and located on steep slopes. Approximately 42 percent of the ridge edge present within the project site would be developed (abutted or crossed) by residential or commercial development. The remaining 52 percent of the ridge edge would be preserved in natural open space, parkland and golf course development. Dwelling units could be sited along ridgelines, ridge edges, ridge tops and steep slopes and would be visually evident to surrounding viewers. Development standard restrictions, such as structure height restrictions, color restrictions, and tree removal restrictions, that have been proposed in selected locations, contribute considerably to the preservation of views to the project site. However, other locations within the project site may require further mitigation to become compliant with Placer County General Plan Policies, due to the potential for skylining above the ridgelines, where visible from sensitive viewpoints.

The proposed project would comprise 1,955 acres, of which approximately 25 percent would be retained in natural open space along the perimeter of the project site. The proposed plan places most of the proposed development, especially higher density development, well beyond the ridgelines, where it would not be visible from surrounding viewers along SR 193 or the Penryn Community due to the inferior viewing condition produced by local terrain. As stated previously in the methodology section, the photo visualization locations were selected on the basis that they represent "typical" viewing conditions from the surrounding communities. Although these photo visualization provide illustrations of select views to portions of the proposed project, they do not address the project site comprehensively. As visual mitigation, height restrictions were created for select lots. The lots identified for height restrictions were based on the five photo visualization viewpoints. These height restrictions are documented in the revised development standards and apply only to those lot identified on Ridges 6, 7, 8, 16, and Heritage Ridge 25 (H25). For H21, H22, H23, and H24, the Applicant has added provisions in the development standards to restrict the height of the structures in those select areas of visibility in Zone 5 and to restrict the colors of roofing and exterior trim and walls, exterior lighting, glass glare, height, structure profile, and the height of accessory structures. However, visibility may exist to other portions of the project site .

Lots that straddle the ridgeline but where topographic or vegetative features would shield structures and prevent skylining would not violate the intent of these policies. However, where structures on ridgeline lots would be skylined, this would be inconsistent with County policies. These conditions should be mitigated through structure height restrictions, building color restrictions, and tree removal restrictions.

Steep Slopes

Steep topography characterizes much of the project site, including the southern slopes of Boulder Ridge, and the slopes of the secondary ridges to the north of Boulder Ridge. While the distribution of residential and open space areas has been designed to utilize the more level portions of the project site for the denser residential developments, steep slopes affect areas of the medium to low density portions of the project. These areas include portions of the Ridges residential area on the south side of Boulder Ridge and on some of the secondary ridges on the north side of Boulder Ridge, and southern portions of the Meadows residential area where lots intersect the lower slopes of adjacent ridges.

The County considers that this policy applies to lots where slopes are greater than 30 percent (Clark, 1999). Approximately 62 lots within the proposed project contain areas of slopes greater than 30 percent which occupy 10% or more of the lot area. In most cases, these steep slopes occupy less than half of the lot area and are located toward the rear of the lot, allowing for suitable location of a construction envelope on slopes of less than 30 percent. If suitable construction envelopes within these lots are recorded on the Tentative Map for the project, and development prohibited outside the construction envelopes,

inconsistency with the County's policy would be avoided. Construction should not be permitted on lots where a suitable construction envelope cannot be recorded.

The following numbers of lots in the Meadows and Ridges residential areas would potentially be affected by steep slopes:

**Table 15-2
Lots with Slopes Greater than 30 Percent**

Residential Area	Number of Lots With Slopes Greater than 30 Percent^(1,2)
Meadows	
M-2	0
M-3	6
M-4	0
Ridges	
R-6	10
R-7	6
R-8	2
R-9	0
R-10	7
R-11	5
R-12	9
R-13	0
R-14	2
R-15	0
R-16	0
R-17	3
R-18	8
R-19	5
Totals	63

Notes:

¹ Based on Study Area Slope Map prepared by Dames & Moore (Revised Figure 10-6, Modified Study Area Slope Map—see Appendix A of this FEIR)

² Approximately 10 percent of lot area or greater

³ Based on Preliminary On-Site Driveway Plan, Hayes Land Planning Consultants, 1998 and Modified Master Lotting Plan, Hayes Land Planning Consultants, 2000.

The Applicant has proposed structure height, color, and tree removal restrictions in select locations to meet the intent of this policy. However, this does not apply to all areas of visual concern. These restrictions should be applied more comprehensively. While the Applicant's proposed mitigation measures will contribute considerably to reducing potential project/setting contrast by addressing structure silhouetting, colors, screening, et cetera, these mitigation measures are not applied comprehensively across the project area, but rather in select locations of high visual sensitivity. Although the Applicant proposes that these mitigation measures be specifically applied to the most sensitive locations of concern to the County, and not comprehensively across the entire project site, the County

should retain the right to request that these mitigation measures be applied at other select locations, at the County's discretion.

With implementation of the recommended mitigation measures, the proposed project would not be inconsistent with policies 1.K.1, 1.K.6.d, and 1.O.3 and this impact would be less than significant.

15.4 MITIGATION MEASURES

Mitigation Measure V-A: Provide transition areas and buffers between residential development and natural open space

Mitigation Measure V-A applies to Impacts V-1, V-2, and V-5.

The Applicant proposes to create transition and buffer areas between proposed residence and natural open space areas. Transition areas include those situations where the grading activities will create a transition slope between residential areas or between development and natural open space. Sloped transition areas between rear residential areas will be used as a landscaped extension of the natural landscape.

Mitigation Measure V-B: Implement sensitive grading techniques to blend with natural setting

Mitigation Measure V-B applies to Impacts V-1, V-2, V-5, and G-1.

The Applicant proposes to implement sensitive grading techniques. These techniques include limiting grading areas, performing sensitive grading around existing oak trees (including the construction of retaining walls where necessary); blending cut and fill slopes into the natural terrain; rounding and feathering graded slopes into existing terrain to avoid an artificially contoured appearance; planting or otherwise protecting re-contoured slopes from the effects of water runoff and wind erosion within 90 days of completion of grading; setting street elevations as close to the existing natural grade as possible; constructing raised stepped or pier and grade foundations for dwellings located on steep slopes; and contour-grading with variable slopes in transition areas between residences and natural open space.

Mitigation Measure V-C: Minimize grading within Meadows and Ridges developments

Mitigation Measure V-C applies to Impacts V-1, V-2, V-5, and G-1.

The Applicant proposes to limit grading to create flat useable open space within the Meadows and Ridges areas. Contouring for non-graded lots may be by means of pads or partial pads created within a predominantly non-graded area. Padding will be accomplished to have minimal impact on natural vegetation.

Mitigation Measure V-D: Apply selected lot restrictions

Mitigation Measure V-D applies to Impacts V-1, V-2, and V-5.

The Applicant proposes to restrict the height of structures on select lots, based on Effective Height Analysis. In addition, in these selected locations the Applicant proposes to restrict the colors of roofing and exterior trim and walls, exterior lighting height, tree removal, structure profile, and the height of accessory structures. In these locations, all glass above 20 feet in height shall be low reflectivity, and where insufficient tree cover exists native vegetation will be planted for screening in time to reach the "effective height" prior to construction.

For select areas of visibility in Zone 5, the Applicant proposes to restrict the height of the structures and to restrict the colors of roofing and exterior trim and walls, exterior lighting height, structure profile, and the height of accessory structures. In these locations, all glass above 20 feet in height shall be low reflectivity. For Zone 6, the Applicant proposes to restrict the colors of roofing and exterior trim and walls of the structures and accessory structures.

Mitigation Measure V-E: Retain hill at the intersection of SR 193 and Sierra College Boulevard

Mitigation Measure V-E applies to Impact V-1.

Retention of local topography in this area will provide a visual buffer to much of the meadows development from this intersection. Although this topography provides a visual buffer in only an isolated location, it screens views from the intersection of two heavily traveled roads.

Mitigation Measure V-F: Implement lighting standards outlined in Design Guidelines

Mitigation Measure V-F applies to Impact V-3.

The Applicant proposes a variety of measures to reduce the effect of night lighting. These measures include the following:

- Site and building lighting will be implemented in such a way as to minimize glare on public right-of-ways and to adjacent residences. Additionally, lighting will be installed in such a manner so as to reduce the effect of ambient lighting and “light pollution”
- Exterior lighting shall be shielded or recessed to minimize direct glare and reflections. Lighting that represents movement, flashed, blinks, or is of unusually high intensity or brightness shall be prohibited.
- Nighttime light sources will be extensively landscaped and trees that have large canopies will be planted around them to reduce long-range visibility of night lighting, to serve as a visual buffer between streets and light sources, and to reduce light and glare exchange between these two areas.
- All lighting fixtures will be of appropriate scale and intensity for the use intended as determined by the design review committee created by the Specific Plan and approved by the Placer County Planning Department.
- Bright colored or flashing lights shall not be allowed.
- Street lighting shall conform to the standards and design criteria established by the Placer County Public Works Department to minimize nuisance ambient light, while meeting safety requirements.
- All streetlights will use high or low-pressure sodium lamp bulbs and conform the County standards.
- Street lighting will be directionally shaded to reduce off-site light and glare.
- Within residential areas, lighting will occur only at intersections, cul-de-sacs or significant curves in the streets.

Mitigation Measure V-G: Implement Architectural Standards resulting in reduction in glare

Mitigation Measure V-G applies to Impact V-4.

The Applicant proposes a variety of measures to reduce glare. These measures include the following:

- Architecturally incompatible materials and finishes, such as vinyl or aluminum siding or T-111 plywood siding, will not be approved.
- Exterior exposed metals such as aluminum or steel doors, windows, screens, rooftop and other metal will be anodized in a color or provided with a factory-approved color.
- Highly reflective glass is prohibited for use in windows, glazed doors, skylights, or other exterior applications.
- Bickford Ranch's residential streets will be designed as narrow as possible in order to retain a rural character and will generally conform to Placer County's Road Standards. Residential streets will be constructed within rights-of-way ranging from 40-122 feet in width, with pavement sections varying from 22-56 feet in width.

Mitigation Measure V-H: Apply selected lot restrictions to other areas of concern

Mitigation Measure V-H applies to Impacts V-1 and V-5.

The Applicant's proposed Mitigation Measure V-D provides for structure height restrictions, color restrictions, and tree removal restrictions within certain portions of the Plan Area. However, select other locations may also require that this mitigation be applied, in order to reduce the visual impacts of hillside development. The County may, at its discretion, require lot restrictions to other areas of concern that it may identify.

Mitigation Measure V-I: For all lots containing slopes of 30 percent or greater, record on final map and reflect in the development notebook for such lots a slope easement at the 30 percent slope starting point. No building envelopes or structures shall be permitted on the portion of the lot where slopes are 30 percent or greater.

Mitigation Measure V-I applies to Impacts V-1, V-2, and V-5.

The Applicant will record construction envelopes (developable portions of the lot with slopes less than 30 percent) on the Tentative Map.

Mitigation Measure V-J: For all lots containing slopes of 30 percent or greater, structures and building envelopes shall be prohibited on those portions of the lot where slopes are 30 percent or greater.

Mitigation Measure V-J applies to Impacts V-1, V-2, and V-5.

On lots with recorded construction envelopes, the Applicant will prohibit structures outside of the recorded building envelope.

Mitigation Measure V-K: For all lots containing slopes of 30 percent or greater, prohibit development on those portions of the lot where slopes are 30 percent or greater.

Mitigation Measure V-K applies to Impacts V-1, V-2, and V-5.

The Applicant will prohibit development on all lots with a 30 percent slope or greater that have no recorded construction envelope.

Mitigation Measure V-L: Revise Lighting Design Guidelines

Mitigation Measure V-L applies to Impacts V-3 and V-4.

The Applicant shall move the Lighting Guidelines to the project's Development Standards, and revise the language to explicitly add the following:

- Project Development Standards and Design Guidelines will be implemented to achieve consistency with the recommended standards of the Illuminating Engineering Society (IES) (San Juan Capistrano General Plan).
- The IESNA Lighting Handbook, 9th Edition, is incorporated by reference as the applicable standard for project roadway lighting under the Project Development Standards.
- In general, direct glare shall not be observable (outside the originating property limits) at an angle greater than 85 degrees from the nadir of the vertical axis of the light source.
- Cut-off luminaires, shields, visors, recessed lights or other devices to direct and control obtrusive light shall be used; luminaire mounting to minimize incidence of direct glare in the observer's normal field of view; and minimum luminaire brightness consistent with the function of the lighting.
- Where lighting for security purposes is desired or needed, motion sensor-activated lights shall be used to augment area illumination, rather than continuous lighting.
- Directional, shielded lighting shall be used which eliminates all direct glare or obtrusive light and restricts upwardly directed light only to the features being illuminated.
- The Applicant will specify recommended luminance/illuminance values for roadways as recommended in Table 2 of IESNA/ANSI RP-8.
- Street and area-lighting, including lighting for sports activities, parking lots, and vehicle sales lots, shall minimize or eliminate, where feasible, direct upward light emission more than 0.2fc 30 feet beyond the property (above 90 degrees from the nadir).
- Lighting systems that project light upward shall eliminate light that does not illuminate the target area, such as on project entry signs. No spill light shall be allowed to go beyond or above the sign.
- Outdoor lighting shall be turned off after use unless needed for safety and security.
- In general, IESNA recommendations for lighting intensity levels (as found in RP-33, RP-8, RP-2, DG-5, RP-20, and other specific recommendations) will be observed, where recommendations are available.
- Full Cut-Off (FCO) luminaires shall be used for all street lighting, thus minimizing potential direct glare and light pollution. Dropped dish (ovate) refractors shall NOT be used in roadway

luminaires. Only FCO luminaires with flat lenses or other recessed and shielded design shall be permitted.

Other Mitigation Measures: Mitigation Measure G-B, Prepare and implement a grading and erosion control plan, is discussed in Chapter 10.