
CHAPTER 6

VISUAL RESOURCES

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6.1 EXISTING SETTING

Regional Landscape Setting

The project site is within the *Horseshoe Bar/Penryn Community Plan* area in the unincorporated Placer County community of Penryn and northwest of Interstate 80 (I-80). The regional landscape is characterized by rolling hills, oak woodlands, and grasslands cut by natural and artificial drainages. The project area supports rural residential development, typically on large lots, some residential agriculture activities (mostly fruit orchards and livestock grazing), and limited commercial and public/institutional uses.

Local Landscape Setting

The project site and surrounding areas are shown in the aerial photograph in *Figure 3-2* in **CHAPTER 3 PROJECT DESCRIPTION**. Photographs representing the existing conditions of the project site are shown in *Figure 6-1*. Additional photographs of the project site are presented in **CHAPTER 5 BIOLOGICAL RESOURCES**. The project site is presently undeveloped and is characterized by generally level topography sloping gently to the south and west. Vegetation onsite consists primarily of oak woodland and annual grassland communities. Dense vegetation, including riparian scrub and oak woodland, is associated with the two drainages bisecting the property north to south, one near the eastern boundary of the site and another more central to the property. The site was historically planted with orchards and untended remnant orchard trees remain in some places onsite. Elevation onsite ranges from ± 480 feet at the northwest corner (adjacent to Taylor Road) to ± 460 feet along the southern site boundary.

As shown in *Figure 6-1*, views to the interior of the site from Penryn Road are nearly entirely obstructed by dense vegetation that occurs in association with the onsite drainage swale nearest Penryn Road. Views to the site from Taylor Road are also obstructed by vegetation, existing structures, natural topography, and an elevated cut-bank along Taylor Road north of the site. A small area of fencing and landscaping associated with the property to the south encroach on the project site. No other structures presently exist on the project site.

The ± 15.1 -acre project site is bounded on the east by Penryn Road, on the north and west by large lot rural residential uses, and on the south by vacant land and a church. Residences to the north and west are at slightly higher elevations than the project site. The site has approximately 495 feet of frontage along Penryn Road and the northwest corner of the project site abuts Taylor Road, with approximately 60 feet of frontage. Parcels surrounding the project site are two acres or larger in size, except for a ± 0.4 -acre residential parcel adjacent to the northwest corner of the site. The Hope Lutheran Church property, which contains a church and accessory structures, is located immediately south of the project site. The parcel across Penryn Road east of the site includes undeveloped land zoned for commercial uses and a realty and mortgage office. The office is not visible from Penryn Road. A hay and feed store and commercial tree nursery operation are located on a parcel on the east side of Penryn Road southeast of the project site.



a. View to the north along Penryn Road

b. View of the site from the east side of Penryn Road.



c. View of the site from the south.

d. View to the north from central portion of site.



Photo Dates: January 30, 2007 & July 23, 2009.

Figure 6-1

SITE PHOTOS
Orchard at Penryn
Placer County, CA

Sensitive Receptors: Key Viewpoints and Viewer Sensitivity

Sensitive receptors are those viewers who would be most sensitive to changes in the character of the project site. Individuals may have high sensitivity to visual changes if they have frequent or lengthy exposure to the view, are familiar with the existing condition of the site, or have a unique view to the site. Sensitive receptors are often represented by residents of adjacent parcels with views to a project site or people having a unique view of the site from public land. In the case of the proposed project, viewers most sensitive to changes in the project site would include residents in the existing homes north and west of the site and members of the church to the south of the project site.

The proposed project would also be visible to motorists passing the site, with greatest visibility afforded from Penryn Road. Views of the site available to motorists traveling Taylor Road are largely obstructed by vegetation and topography, which allow for only momentary views of the project site from this roadway. Views to the site from moving automobiles would be brief, and therefore passing motorists would be expected to be less sensitive to changes in views to the site than neighboring residents who are subject to views of the site for a longer duration of time. The project site is not visible from roadways carrying higher traffic volumes, such as Sierra College Boulevard, I-80, or State Route 193.

Key Viewpoint 1: View from Parcels on East Side of Penryn Road

As noted above, views to the interior of the project site from parcels east, southeast, and northeast of the project site along the east side of Penryn Road are presently nearly entirely obstructed by dense riparian scrub vegetation associated with the drainage swale on the east side of the property. An approximately four-foot roadway cutbank along the west side of Penryn Road further limits views into the site from the level of the roadway. Parcels directly across Penryn Road east of the project site, including APN 043-060-054 and -055 are at a slightly higher elevation than the project site. No existing buildings occur on these parcels in locations that would afford views of the project site. The commercial buildings on the east side of Penryn Road southeast of the project site are at a slightly lower elevation than parcels to the north and have a view of the dense vegetation growing on the east side of the project site. Viewer exposure and sensitivity to changes on the project site from parcels east of Penryn Road is low.

Key Viewpoint 2: View from Penryn Road

This view is largely the same as that described for Key Viewpoint 1. As shown in *Figure 6-1*, views of the project site from Penryn Road are characterized by dense riparian scrub vegetation associated with the drainage running along the eastern boundary of the project site. This dense riparian vegetation effectively screens any views to the interior of the project site from Penryn Road. An approximately four-foot high roadway cutbank along the west side of Penryn Road further limits views to the interior of the site from the elevation of the roadway. Viewer exposure and sensitivity to changes on the project site from Penryn Road is moderate.

Key Viewpoint 3: View from Hope Lutheran Church

Presently, views to the interior of the project site from the Hope Lutheran Church property south of the project site are partially obstructed by an approximately six-foot wooden fence running along the northern boundary of the church parcel. Rolling grassland and taller oak trees and shrubs in a generally natural condition are visible beyond the fence, looking north.

The view northwest from the church property is characterized by near-distant, dense riparian scrub that largely obstructs views farther into the interior of the site to the northwest. Viewer exposure and sensitivity to changes on the project site from the church property is high.

Key Viewpoint 4: View from Adjoining Residences West of the Project Site

Views to the interior of the project site from adjoining parcels west of the site are generally characterized by open grassland sloping away toward dense trees and shrubs associated with the drainage swale bisecting the central portion of the project site. This vegetation constrains views further east through the project site. Grassland, shrub, and tree vegetation growing on the project site is characteristic of vegetation on undeveloped portions of surrounding properties in this rural area. Viewer exposure and sensitivity to changes on the project site from residences west of the site is high.

Key Viewpoint 5: View from Adjoining Residences North of the Project Site

Views to the interior of the project site from adjoining parcels north of the project site are generally characterized by open grassland in the western and eastern portions of the site and dense trees and shrubs in the central portion of the site and along the site's eastern boundary. Viewer exposure and sensitivity to changes on the project site from residences north of the site is high.

Key Viewpoint 6: View from Taylor Road and Residences North of Taylor Road

The project site is largely obscured from view from Taylor Road by a substantial cutbank along the southwest side of the roadway where the site abuts the road. Momentary glimpses into the site are possible from portions of the roadway north of the site, across adjacent parcels, and provide glimpses of grassland and dense riparian scrub vegetation in the interior of the site. Some scrub vegetation and trees exist on parcels north of the project site, making the precise site boundaries indistinct as viewed from the roadway in the current condition. Several residences on the north side of Taylor Road are at higher elevation than the project site, which increases visibility of the site. Viewer exposure and sensitivity to changes on the project site from Taylor Road is low, while viewer exposure and sensitivity to changes on the project site from residences on the north side of Taylor Road is high.

Other Viewpoints Considered

The view looking south from the intersection of Penryn Road and Taylor Road was evaluated since this is a location where motorists may stop, increasing the duration of visual exposure to the project area. Evaluation of views to the site from this location determined that no direct view of the site is available from this location due to topography and dense vegetation that obstruct views to the project site. Therefore, this viewpoint is not considered further in this analysis.

6.2 REGULATORY SETTING

Federal Regulations

The Federal Highway Administration recognizes some roadways as having particular scenic qualities. These roadways are designated under the National Scenic Byways Program. No

designated National Scenic Byways occur in the vicinity of the project site. The project site is not visible from a designated National Scenic Byway (USDOT 2010).

State

The California State Department of Transportation (Caltrans) identifies a state system of eligible and designated scenic highways which, if designated, are subject to various land use controls within the highway corridor intended to preserve their scenic quality. The project site is not visible from any State-eligible or formally designated scenic highways (Caltrans 2007).

Local

Placer County General Plan

The project's consistency with relevant policies of the *Placer County General Plan* is evaluated in the Policy Consistency Analysis contained in Appendix B to this Draft EIR. The intent of the General Plan with respect to visual resources is summarized in the following goal:

Goal 1.K: To protect the visual and scenic resources of Placer County as important quality-of-life amenities for county residents and a principal asset in the promotion of recreation and tourism.

Horseshoe Bar/Penryn Community Plan

The project site is subject to the goals and policies of the *Horseshoe Bar/Penryn Community Plan*. The Community Plan provides 19 General Community Goals which are applicable to the entire Plan area, while resource-specific goals and policies are provided in each of the Community Plan elements. The General Community Goals relevant to the analysis of impacts to visual resources include:

- ❖ Protect and preserve the unique character of the community. In the rural areas, maintain the identity of the plan area as a scenic, tranquil, rural-residential community compatible with the area's physical constraints and natural features.
- ❖ Conserve and protect, as valuable assets of the community and the county, the natural and cultural resources, the natural environment, and open space of the area.
- ❖ Preserve the community's outstanding visual and aesthetic features including significant vistas, oak woodlands, native grasslands, stream and riparian zones, wetland areas, and wildlife habitats.
- ❖ While it is a goal of this plan to preserve the natural land forms, natural vegetation, and natural resources of the area as much as possible; it is recognized that the development of land can result in the loss of naturally occurring amenities. Where this development is allowed to occur, adherence to the community design guidelines contained herein will assist in mitigating such impacts.

The Community Design Element of the Community Plan states, "Retention of the rural character of the area by minimizing the environmental impact of new development is a primary goal of this Plan." This element provides specific goals and guidelines for site development with the intent of enhancing the community's appearance and function. The applicable Community Design Element goals are listed below while Appendix B of this Draft EIR provides

an evaluation of the project's consistency with applicable Community Plan policies that support these goals.

Goal IV.B.1 Protect and preserve the unique character of the community. Maintain the identity of the plan area as a scenic, tranquil, rural residential community compatible with the area's physical constraints and natural features.

Goal IV.B.8 Provide for subdivision design and development patterns which maximize the potential for pedestrian interface and non-auto transportation alternatives. Residential developments should be designed to encourage human interaction, bicycle and pedestrian circulation, and the creation of a neighborhood identity as opposed to isolated, walled-off sub-communities which do not foster these qualities.

As described in CHAPTER 3 PROJECT DESCRIPTION and CHAPTER 4 LAND USE, the project site is within the Penryn Parkway (PP) land use designation applied by the *Horseshoe Bar/Penryn Community Plan*. The PP designation is applied to approximately 166 acres within the Community Plan area and allows for commercial and multi-family land uses. The Community Plan identifies special development policies that apply to the area assigned this land use designation. These policies require landscaped corridors along Penryn and Taylor roads, restrict building heights to two stories, encourage building design to reflect the area's history, encourage shared driveways, and require clustering of multi-family residences. The project's consistency with those policies is evaluated in Appendix B to this Draft EIR. In addition, parcels designated PP are subject to the County's Design Review process.

Placer County Design Guidelines

The project site is designated with the Design Scenic Corridor combining zone district. The purpose of this combining zone district is to provide special regulations to protect and enhance the aesthetic character of lands and buildings within public view; protect historic buildings; minimize adverse impacts of conflicting land uses; enhance tourism through the protection of lands and buildings having unique aesthetic characteristics; and provide special project review procedures for lands and uses which by their nature require special attention to landscaping, circulation, and/or energy conservation. This intent is met through the County's Design Review process, which is established under the *Placer County Design Guidelines*. The Design Guidelines also provide specific design criteria/guidelines for development in the County, including multi-family residential projects. Through the Design Review process, the County considers the aesthetic effects of the following project components:

- ❖ Grading and Drainage
- ❖ Lighting
- ❖ Parking and Circulation Areas
- ❖ Signs
- ❖ Exterior building alterations
- ❖ Painting
- ❖ Fences and Walls
- ❖ Landscaping

The Guidelines recommend design techniques that minimize potential aesthetic impacts and promote visual consistency with existing uses. The Guidelines seek to promote a unifying architectural quality while allowing for variety and diversity; maintain existing visual character for various communities; protect natural features; improve design in freeway commercial zones; encourage significant landscape corridors along major roadways; encourage development at a

pedestrian scale and providing for pedestrian circulation; achieve a high degree of architectural, functional, and environmental quality; and maximize energy efficiency.

6.3 IMPACTS

Significance Criteria

The analysis in the Initial Study found that the project would have no impact related to the following criteria:

- ❖ Cause a substantial adverse effect on a scenic vista
- ❖ Substantially damage scenic resources along a scenic highway

The analysis in the Initial Study found that the project would have a less than significant impact related to the following criteria with implementation of mitigation measures identified in the Initial Study. Those mitigation measures are included in **CHAPTER 16 MITIGATION MONITORING AND REPORTING PROGRAM**.

- ❖ Create a new source of substantial lighting or glare.

The analysis below evaluates the potential for the project to result in significant land use impacts related to the following criterion:

- ❖ Substantially degrade the existing visual character or quality of the site and its surroundings.

Impacts

IMPACT 6.1: Substantially Degrade Existing Visual Character or Quality

SIGNIFICANCE BEFORE MITIGATION: ***SIGNIFICANT***

Mitigation Measures

Proposed: Mitigation Measures 6.1a and 6.1b

Significance with Proposed Mitigation: Significant

Recommended: Mitigation Measures 6.1c and 6.1d

SIGNIFICANCE AFTER MITIGATION: ***SIGNIFICANT AND UNAVOIDABLE***

This analysis considers the following factors in evaluating whether the project would create a significant effect: a) the existing scenic quality and character of the project area (landscape attributes); b) the level of viewer exposure and concern with visual change (viewer sensitivity); and c) the level of actual change to existing visual character and quality caused by the project as seen by a given viewer group. The existing scenic quality and character of the area and the overall visual sensitivity of each key viewpoint were described in Section 6.1. The changes to the visual character of the project site and vicinity are discussed below.

Site Features and Access

The proposed project would replace shrubs, trees, and grassland that generally reflect a natural condition on the ±15.1-acre site with a multi-family residential development consisting of 30 two-story buildings, a one-story recreation center/office building, and associated parking, activity areas, retaining walls, and landscaping.

The site plan is shown in *Figure 3-3* in **CHAPTER 3 PROJECT DESCRIPTION**. Consistent with the parkway design concept and the PP development policies, a single entrance would be provided to the site from Penryn Road. In addition, a single exit-only access to Taylor Road would also be provided. The gated entrance to the project site would be visible from Penryn Road, while the gated exit-only driveway would be visible from Taylor Road.

Proposed building elevations are shown in *Figure 6-2*. Buildings around the perimeter of the site would be oriented with the front facing the property boundary and garages facing the interior of the site. Buildings would be just below 30 feet tall, while incidental structures such as chimneys and vent stacks may be up to 34 feet high. The Placer County Zoning Ordinance establishes a 36 foot height limit for Residential Multi-Family zone district (Section 17.48.010) and a 30 foot height limit for the Neighborhood Commercial zone district (Section 17.30.010). *Mitigation Measure 6.1a* stipulates that no buildings within the Orchard at Penryn project site would exceed 30 feet in height, except that architectural features may reach a maximum of 34.5 feet, as allowed in Zoning Ordinance Section 17.54.020. Partially-covered patios would be provided at most entrances; patios would be defined with a four-foot tall decorative railing. Other building features include architectural asphalt shingles; decorative shutters, wood corbels, and trim; a combination of stucco and horizontal fiber cement siding; vinyl windows; and metal roll-up garage doors. The recreation building in the central portion of the site would have a height of approximately 21 feet, not including the decorative chimney cap. Materials and design would be similar to the residential buildings.

Building Setbacks

As indicated in *Mitigation Measure 6.1a*, the proposed project would exceed the County's minimum building setback requirements. Section 17.48.010 of the Placer County Code defines the minimum setbacks for multi-family residential development and Section 17.30.010 defines the minimum setbacks required in the Neighborhood Commercial (C1) district, as shown in *Table 6.1*.

The proposed site plan provides a minimum 15-foot side setback along the southern and northern property boundaries and a minimum 30-foot rear setback from the western property boundary. As required by the *Horseshoe Bar/Penryn Community Plan*, the project would maintain a 30-foot wide landscape corridor along the site's Penryn Road frontage. While the County's Zoning Ordinance requires a minimum setback of ten feet from the edge of the highway easement along Penryn Road, the proposed structures along Penryn Road will be located a minimum of 40 feet from the edge of the highway easement.



REAR ELEVATION TRI PLEX 'A' ELEVATION



FRONT ELEVATION TRI PLEX 'A' ELEVATION



RIGHT SIDE ELEVATION TRI PLEX 'A' ELEVATION



RIGHT & LEFT SIDE ELEVATION SIX PLEX 'A' ELEVATION
LEFT SIDE ELEVATION TRIPLEX 'A' ELEVATION

Tri-Plex Elevation



FRONT ELEVATION SIX PLEX 'A' ELEVATION



REAR ELEVATION SIX PLEX 'A' ELEVATION

Six-Plex Elevation

Note: Elevations shown are representative of building elevations proposed. Plans showing detailed elevations for each structure proposed are available upon request from the Placer County Planning Department.



Not To Scale

Data Source: The ConAm Group

Figure 6-2
BUILDING ELEVATIONS
Orchard at Penryn
Placer County, CA

Table 6.1
Required Building Setbacks

Location	Minimum Depth
Residential Multi-Family Zone	
Front	12 ½ feet for any portion of a structure, but no less than twenty (20) feet to the face (vehicle entrance) of any garage or carport
Side	5 feet for any single-story structure and 7 ½ feet for any structure that is two stories or higher
Rear	10 feet
Neighborhood Commercial Zone	
Front	10 feet for structures 5 feet for signs
Side	0 feet for commercial 5 feet for residential uses or abutting a residential zone district
Rear	0 feet for commercial 5 feet for residential uses 10 feet when abutting a residential zone district

Topography and Retaining Walls

The grading plan is shown in *Figure 10-3* in **CHAPTER 10 GEOLOGY AND SOILS**; retaining walls are indicated on the Site Plan in *Figure 3-3*. Ground level in the northeast portion of the project site would be raised slightly (approximately three to four feet), and a retaining wall would be constructed along ±120 feet of the northern property boundary in this quadrant. An existing rock outcropping in this area would be preserved in open space. A retaining wall would be constructed south and east of the rocks.

In the southeast and central portions of the site, finished ground elevations would be generally the same as existing conditions. A retaining wall would be constructed along the southern property boundary, extending west from the edge of the landscape easement along Penryn Road to just west of the eastern drainage swale on the project site. A detention basin would be constructed in the area of the central drainage swale near the southern property boundary. The northern portion of the central drainage swale, associated oak woodland habitat, and the adjacent seasonal wetland and riparian habitat would be preserved in open space.

In the southwestern quadrant of the site, finished ground elevations along the southern property boundary would be generally two to three feet higher than existing conditions. A retaining wall would be constructed along ±120 feet of the southern boundary. An existing hill in the southwest quadrant of the site would be removed, with finished ground elevations as much as ten feet lower than existing conditions. A retaining wall would be constructed along ±200 feet of the western property boundary. When viewed from the west, this wall would be below grade.

In the northwestern quadrant of the project site, an existing rock outcropping area would be preserved as open space. A retaining wall would be constructed south of a portion of this outcropping. Another retaining wall would be constructed along ± 75 feet of the northern property boundary east of the outcropping. Finished ground elevations in this quadrant would be generally the same as existing conditions.

Landscaping and Fencing

Soil removal for site remediation purposes would remove all vegetation from ± 7.11 acres of the project site, or nearly half of the site. Approximately one acre in the center of the site would be preserved as open space. Grading and construction of the proposed project would remove the existing vegetation from most of the remainder of the site. Grading would be limited in areas around many of the existing rock outcroppings, which would preserve some of the existing vegetation onsite.

Landscaping would include a variety of trees and shrubs along all property boundaries, as shown in *Figure 6-3 Landscaping Plan*. Tree plantings would include a mixture of 15-gallon, 24-inch box, and 36-inch box trees, in a variety of species. Interior live oak trees would be planted in and around the open space areas; other tree species in the proposed planting list include sycamore, deodar cedar, eastern redbud, Japanese maple, fern pine, and other ornamental species. Black maples would line the main road that traverses the project site from east to west. As noted above, the project would establish a 30-foot landscape easement along the site's Penryn Road frontage. This area would be landscaped with trees, shrubs, and ground cover. When mature, the project landscaping would partially screen views to the interior of the project site from offsite areas. Implementation of the proposed Landscaping Plan as required by *Mitigation Measure 6.1b* would reduce the potentially significant impacts of the project.

Fencing would be placed around the perimeter of the project site. Fencing would comply with applicable County requirements and design guidelines. It would have a maximum height of six feet and be an open wrought iron (or similar material) design. This fencing would be compatible with existing residential land uses in the vicinity.

Effects at Key Viewpoints 2 and 6

Views from Taylor Road and Penryn Road represent the primary viewshed to the project site available to the general public. As identified in the discussion of Key Viewpoints 2 and 6 above, views to the interior of the site from Taylor Road and Penryn Road are largely obstructed by existing vegetation or topography and are typically of short viewing duration due to viewing obstructions, speed of travel, and length of road frontage along the project parcel. The proposed buildings would be set back from the eastern property boundary by a minimum of 50 feet and set back from Taylor Road by approximately 90 feet. Landscaping would be provided in these setback areas.

In the present condition, existing residential and commercial development in the area is visible in numerous places to motorists traveling either Taylor Road or Penryn Road. Higher intensity commercial development, which is consistent with the PP land use designation applied to the area, exists less than one-quarter mile south of the project site at the Penryn Road/Boyington Road intersection.



Data Source: Land Architecture, Inc.

Figure 6-3
LANDSCAPE PLAN
Orchard at Penryn
 Placer County, CA

Sensitivity of those viewing the site from passing automobiles to changes in the project site condition is considered moderate to low. Views of the project structures from Taylor Road would be almost entirely screened by topography and landscaping. Views of project structures from Penryn Road would be partly shielded by the landscaping. Since the project would be generally consistent with existing high intensity development just south of the site along Penryn Road, the proposed project's impacts to the visual character of the area as experienced from Viewpoints 2 and 6 would be less than significant.

Effects at Key Viewpoints 1, 3, 4, and 5

Views of the project site from Viewpoint 1 (which represents parcels east of the site) are characterized by dense riparian scrub vegetation associated with the drainage running along the eastern boundary of the site. Views to the interior of the site from Viewpoint 1 are largely obstructed by this dense vegetation. Views to the interior of the project site from Viewpoints 3, 4, and 5 (which represent views from surrounding parcels north, south, and west of the project site) are generally characterized by oak woodland, open grassland, and dense trees and shrubs associated with the vegetation associated with the onsite drainages. Views of the site from Viewpoints 1, 3, 4, and 5 would be of relatively long duration when compared with views from roadways. The project site, in its existing condition, is a primary visual component contributing to the rural character of the area. Viewer sensitivity to changes in the existing character of the site is considered high for adjacent and surrounding parcels, particularly residential parcels west and north of the site, which are at a higher elevation than the project site. For adjacent and surrounding parcels, the proposed removal of vegetation from the majority of the site as a result of site remediation and project construction is considered a significant adverse impact to the existing rural character and quality of the area.

As required under the Design Corridor (Dc) zoning designation applicable to the project site, *Mitigation Measure 6.1b* calls for the proposed project design to be reviewed and approved by the Placer County Design/Site Review Committee. This measure would ensure that the project design is consistent with design policies, goals, and standards contained in the *Placer County General Plan*, *Horseshoe Bar/Penryn Community Plan* (including policies unique to the PP land use designation), the *Placer County Design Guidelines*, and the County's adopted *Landscape Guidelines*. Through the Design Review process, the County would ensure that the project is consistent with ongoing and future development in the surrounding area.

While *Mitigation Measures 6.1b* and *6.1c* would reduce impacts to the existing rural character and quality of the site and the site's surroundings, the proposed removal of most existing vegetation and the eastern drainage swale from the project site represents a substantial visual contrast with the existing conditions. Impacts to the existing character and quality of the site and its surroundings would remain significant and unavoidable following implementation of mitigation measures.

Temporary Construction Impacts

Soil removal for site remediation purposes would temporarily remove all vegetation from ±7.11 acres of the project site, or nearly half of the site. Grading and construction of the proposed project would remove the existing vegetation from most of the remainder of the site. Construction of the project would require onsite vehicle use and parking, stockpiling of materials, and other temporary impacts to the aesthetic quality of the site. Since construction

period impacts to the aesthetic quality of the area would be temporary, these impacts are considered less than significant. However, *Mitigation Measure 6.1d* is provided to further reduce temporary impacts associated with construction phase impacts to the visual character and quality of the project site and its surroundings, by requiring material stockpiles and vehicle parking areas to be located onsite as far as possible from surrounding residences.

6.4 MITIGATION MEASURES

Substantially Degrade Existing Visual Character or Quality

Proposed Mitigation

Mitigation Measure 6.1a: All buildings constructed onsite shall have a maximum height of 30 feet. Architectural features shall have a maximum height of 34.5 feet. As required by the *Horseshoe Bar/Penryn Community Plan*, the project shall maintain a 30-foot wide landscape corridor along the site's Penryn Road frontage. All buildings shall be set back from the northern and southern property lines by a minimum of 15 feet. All buildings shall be set back from the edge of the highway easement along Penryn Road by a minimum of 40 feet.

Mitigation Measure 6.1b: The project shall implement the proposed Landscaping Plan to provide visual screening of the project site and project structures from surrounding residential development. As required by the *Horseshoe Bar/Penryn Community Plan*, the project would maintain a 30-foot wide landscape corridor along the site's Penryn Road frontage. Rather than complete screening of the proposed project, the objective of vegetative screening is to reduce the visual contrast from open space and rural residential development on adjacent properties to the developed condition of the proposed project. Screening shall be provided through a combination of fencing, shrubs, and trees. Fencing shall be consistent with adopted Design Guidelines. Vegetation shall be selected with an emphasis on native species, as feasible, that will provide appropriate screening of the project site.

Recommended Mitigation

Mitigation Measure 6.1c: Prior to submittal of the Improvement Plans for the project, the applicant shall submit to the Planning Services Division a Design/Site Agreement Application to be reviewed and approved by the Design/Site Committee for the project. The review shall be conducted consistent with and in consideration of the design criteria for multi-family residential development contained in the *Placer County Design Guidelines*. Design Review shall include consideration of: architectural colors, materials, and textures; landscaping and irrigation; entry features and signs; exterior lighting; pedestrian and vehicular circulation; recreational facilities, fences and walls; all open space amenities; tree removal and replacement; and removal of riparian vegetation. The review shall ensure that the project is consistent with development policies contained in the Community Design Element of the *Horseshoe Bar/Penryn Community Plan*, including those specific to the Penryn Parkway land use designation.

Mitigation Measure 6.1d: Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area.

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