

9 VISUAL RESOURCES

This section describes the existing visual setting of the project site and vicinity and evaluates the potential for implementation of the proposed Placer County Government Center Master Plan Update Project (PCGC Master Plan Update or proposed project) to result in substantial adverse changes to the site's visual character and resources. The impacts of the PCGC Master Plan Update are evaluated at a programmatic level while impacts of the proposed Health and Human Services building north of Richardson Drive between B Avenue and C Avenue and Multifamily Residential project located at 1st Street and B Avenue are evaluated at a project-level.

The physical attractiveness of a development project contributes significantly to the quality of a community. Changes in the aesthetics or visual character of an area can have a social and psychological impact on residents as well as passersby. Onsite and surrounding viewsheds, as conveyed through the spatial relationships between structures, nearby open spaces, and the adjacent land uses, can enhance or diminish the quality of life for community members. These considerations, along with the use of colors, textures, patterns, and landscaping, collectively create an aesthetic element.

The purpose of this visual resources analysis is to describe the landscape within and surrounding the PCGC campus, determine characteristics of the project area that are aesthetically valuable to the viewing public, and assess the sensitivity of the landscape to visual changes that may result from implementation of the proposed project.

9.1 EXISTING CONDITIONS

The PCGC is a primarily urban land use located in a transition zone between urban development along State Route (SR) 49 and rural residential development along the western boundary of the project area.

The PCGC property current carries both Mixed Use and Open Space land use designations. Existing zoning designations include Open Space (O), Office Professional (OP), Commercial Planned Development (CPD), and Heavy Commercial (C3). The areas zoned OP, CPD, and C3 also carry the Design Scenic Corridor (Dc) zoning overlay, which “provide[s] special regulations to protect and enhance the aesthetic character of lands and buildings within the public view; to protect historic buildings; [and] to minimize any adverse impacts of conflicting land uses...” (County of Placer 2002). Specifically, the -Dc overlay throughout PCGC requires that no construction or demolition may occur in the project area without Design Review approval.

In recognition of the need to protect the North Auburn area's historic and natural resources during rapid growth along the SR 49 corridor, as well as the opportunities for commercial redevelopment in this area, Placer County adopted the North Auburn Special District Design Guidelines (County of Placer 2003a) to establish long range goals and guidelines for continuing development in North

Auburn. During preparation of the design guidelines, the Finance Administration Building, constructed at PCGC in 2000, was one of the three “most commonly cited examples of good design” (County of Placer 2003b). In 2004, the County approved the DeWitt Government Center Facility Plan (2003 – 2010), which identified a plan to modernize and expand the government center. Under this plan, the County constructed the Community Development Resource Center and Auburn Justice Center buildings in accordance with the North Auburn Development Strategy and Design Guidelines. Figure 9-1 displays photographs of these three buildings.

The North Auburn Design Guidelines locates PCGC campus and adjacent land to the north and east within the “Core” design area, which also includes the area between Bell Road and Luther Road. The Design Guidelines state “the Core should become a village in North Auburn and be developed with very formal high-density mixed-use projects and have an ‘urban feeling’ with grander buildings, town-center type streetscape” (County of Placer 2003a).

Exterior Viewsheds

The PCGC campus is accessed from Bell Road on the north and Atwood Road on the south. As shown in Figure 3-2 in Chapter 3, Project Description, the project site’s eastern boundary runs generally parallel to 1st Street, southwest of the businesses on Professional Drive and west of the property leased to Home Depot, the Les Schwab Tire Center, and the residential neighborhood on Cottage Drive. No roads traverse the western boundary of the project site. Expansive views of the site are available from Bell Road and Atwood Road while the western ends of Masters Court and Willow Creek Drive provide views of the eastern portion of the site. Additionally, filtered views of the site’s southeastern corner are available from Cottage Drive and the portion of the site southeast of the Willow Creek Drive/1st Street roundabout is visible as a background feature from SR 49 at the Willow Creek Drive intersection. At its closest point to SR 49, the PCGC Master Plan Update project site is approximately 500 feet west of the state highway.

The tree and lawn areas between Bell Road and A Avenue dominate views of the PCGC campus from the north. The northern portion of the site can also be viewed from the rural residential land uses adjacent to the western boundary of the site, accessed from Wilson Drive off of Bell Road. A small lawn area between these residences and Richardson Drive provides a visual buffer from the existing buildings adjacent to Richardson Drive.

The western portion of the PCGC campus does not extend to Bell Road. In this area, there are residential land uses located north of the campus, accessed from Olympic Way and Corinthian Lane. A mini-storage facility is present east of the homes on Corinthian Lane. Existing trees and riparian vegetation along the northern boundary of the PCGC campus, west of the new Animal Services building, serves as a visual buffer between these residential uses and the emergency

shelter facilities located west of the open water pond. The southwest corner of the site supports blue oak woodland habitat.

Between the Main Jail and the eastern project boundary, existing development is within 100 feet of Atwood Road. Lawn areas are maintained between the existing development and the roadway. Medium density residential development and office-professional land uses exist south of the project area. West of the jail, Atwood Road is lined on both sides by oak trees, providing a physical transition from urban to rural development. Rural residential land uses exist south and west of the project site in this area. Views of the PCGC campus from Atwood Road primarily consist of oak woodland vegetation in the west, the Main Jail near Richardson Drive, and landscape areas and storage warehouse type buildings in the east.

East of the project area, land uses are primarily urban, including the Home Depot store site, medium density residential, commercial, and office land uses. A residential neighborhood along Cottage Drive exists between the Atwood Fire Station, near eastern PCGC campus boundary, and SR 49.

Key Exterior Viewpoints

The following key viewpoints were selected to document existing views of the PCGC campus from publically-accessible offsite locations. Each viewpoint is identified on the map in Figure 9-2 and representative photographs from each viewpoint are provided in Figures 9-3A and 9-3B.

Key Viewpoint 1 (Bell Road looking south): This viewpoint is representative of the views from the office and residential land uses located along Bell Road, from which the PCGC campus is visible to the south. The foreground views consist of open space that includes trees and open grasslands, parking lots and County buildings. Background views consist of treetops and building roofs.

Key Viewpoint 2 (southerly views towards Multifamily Residential project): This viewpoint reflects the views from Bell Road south towards the proposed Multifamily Residential project located at 1st Street and B Avenue.

Key Viewpoint 3 (westerly views towards Multifamily Residential project): This viewpoint is representative of the views towards the proposed Multifamily Residential project located at 1st Street and B Avenue from the offices on Professional Drive.

Key Viewpoint 4 (from neighborhood on Cottage Drive): This viewpoint is representative of the views from the single-family residences along Cottage Drive. The only barrier between this neighborhood and the PCGC campus is an open chain-link fence. This

portion of the campus is vacant. Uphill views of trees and groundcover are available through the fence.

Key Viewpoint 5 (Atwood Road at 1st Street): This viewpoint is representative of views from the residential land uses located on the southern side of Atwood Road around 1st Street. The view is looking northerly along 1st Street towards the PCGC campus. The foreground views consist of a typical four-way signalized intersection surrounded by landscaped vegetation at all four corners. The background views consist of a mixture of grassland and trees along with sporadic views of County buildings, fencing, and stored machinery.

Key Viewpoint 6 (Atwood Road at Bean Road): This viewpoint is representative of views from the residential land uses located on the southern side of Atwood Road around Bean Road. The foreground views consist of white and red fencing in front of County buildings and large machinery. The fencing is surrounded by landscaped vegetation, including trees and manicured grass.

Key Viewpoint 7 (Atwood Road at Richardson Drive): This viewpoint is representative of the views from the residential land uses located near the intersection of Richardson Drive and Atwood Road. The view is looking uphill towards the PCGC campus. The foreground views consist of a typical signalized four-way intersection surrounded by landscaped vegetation at all four corners. The background views consist of a mixture of grassland and trees along with sporadic views of the roofs of County buildings.

Key Viewpoint 8 (Atwood Road looking north, east of Richardson Drive): This viewpoint is representative of the views from Atwood Road looking north towards the undeveloped land in the southwest corner of the PCGC campus. The only barrier is a barbed-wire fence. Through the fence, there are uphill views of grassland interspersed with mature oak trees.

Interior Viewsheds

The aesthetic character of the PCGC campus is shaped by a mixture of developed and undeveloped land, government and commercial land uses, buildings originally constructed in the early 1940s, and new development (e.g., Finance Administration Building, Juvenile Detention Center, the Main Jail and Auburn Justice Center, Community Development Resource Center building, the Women’s Emergency Shelter and The Gathering Inn and Yolo Community Care and Continuum facilities, and the Animal Services Center building).

The older buildings were constructed as a military medical hospital, known as DeWitt General Hospital. Many of these original buildings are one-story brick structures 30 feet wide by 300 feet long, arranged in parallel rows that originally contained between five and eight buildings. Frequently, these buildings are referred to as “barracks-style” due to their similarity to institutional housing units, and some were originally intended as enlisted men’s barracks but they were soon converted into patient wards (refer to Chapter 8, Cultural Resources). Courtyard spaces that are 40 feet wide separate each building. Figure 9-4 presents photographs of some of the original buildings constructed on-site.

The campus has undergone substantial changes over time, including demolition of many of the 1940s-era buildings, improvements to retained buildings, and new construction. New structures added to the site consist of warehouse-type buildings, including the vehicle maintenance garage and storage facilities, in the southern portion of the site, east of Richardson Drive and the Main Jail, Juvenile Detention Center, Auburn Justice Center, Finance Administration Building, and Community Development Resource Center buildings in the central portion of the PCGC campus.

Despite these changes, the National Park Service has determined that the general atmosphere and period architecture has remained intact in a portion of the campus. In 2016, the National Park Services designated a 63-acre portion of the PCGC campus as the DeWitt General Hospital Historic District (NPS 2015), as discussed in Chapter 8, Cultural Resources. Although a portion of the campus has been designated as the DeWitt General Hospital Historic District, none of the individual buildings within the PCGC campus are considered eligible for listing as discrete historic resources.

Key Interior Viewpoints

The following key viewpoints were selected to document existing views of the PCGC campus from publically-accessible locations within the project site. Each viewpoint is identified on the map in Figure 9-5 and representative photographs from each viewpoint are provided in Figures 9-6A and 9-6B.

Key Viewpoint 9 (From Home Depot, looking south): This viewpoint is representative of views along Willow Creek Drive facing south. The foreground consists of a drainage ditch between the road and much higher grassland while the background consists of mixed woodland. It is possible to see the commercial uses along SR 49 but views of the homes located on Cottage Drive are screened by topography and vegetation.

Key Viewpoint 10 (roundabout looking south): This viewpoint is representative of the southerly views from the existing Willow Creek Drive/1st Street roundabout. There is a slight rise in ground elevation to the south along 1st Street. The foreground views consist mainly of the street pavement bookended by two detention basins on either side of

1st Street and a mix of grassland and trees on the eastern side. The background views consist of mainly trees interspersed with the roofs of County buildings.

Key Viewpoint 11 (roundabout looking west): This viewpoint is representative of the westerly views along F Street from the Willow Creek Drive/1st Street roundabout. To the southwest the view consists of an asphalt parking lot in the foreground and the two-story, vacant gymnasium (building 410, built in 1942) in the background. To the northwest, the view consists of manicured landscaping in the foreground and the original 1940s barracks-style hospital buildings in the background.

Key Viewpoint 12 (roundabout looking north): This viewpoint is representative of the northerly views from the Willow Creek Drive/1st Street roundabout. There is a slight rise in ground elevation to the north along 1st Street. The northwesterly view consists of a parking lot and manicured landscaping in the foreground and the original 1940s barracks-style hospital buildings in the background. The northeasterly view consists of manicured landscaping in the foreground and the commercial/office uses on Professional Drive and Willow Creek Drive in the background.

Key Viewpoint 13 (roundabout looking east): This viewpoint is representative of the easterly views from the Willow Creek Drive/1st Street roundabout. The views consist of downhill views facing east on Willow Creek Drive. The northeastern views consist of the Home Depot store in the foreground and other commercial land uses in the background. The southeasterly views consist of a Nevada Irrigation District canal surrounded by grassland and trees.

Key Viewpoint 14 (B Avenue and Richardson Drive): This viewpoint captures southeasterly views from the intersection of B Avenue and Richardson Drive. The foreground consists of manicured landscaping, trees, and a parking lot. The midground consists of open grassland and the background consists of the original 1940s barracks-style hospital buildings.

Key Viewpoint 15 (on C Avenue, looking north, towards proposed Health and Human Services building): The viewpoint is representative of the northerly views along C Avenue. The views consist of parking spaces interspersed with trees in front of the original 1940s barracks-style hospital buildings.

Key Viewpoint 16 (on B Street, looking south, towards proposed Health and Human Services building): The viewpoint is representative of the southerly views along B Street. The views consist of the road in the foreground, the original 1940s barracks-style hospital buildings in the midground and the tops of trees in the background.

Key Viewpoint 17 (northerly view towards Multifamily Residential project): This viewpoint is representative of the northerly views from the bridge at the eastern end of C Avenue, in the paved area adjacent to 1st Street, looking into the proposed Multifamily Residential project site. The views include the paved area, gravel and weedy groundcover in the foreground, sparse trees within the Multifamily Residential project site in the midground, and County buildings on the west side of 1st Street in the background.

Key Viewpoint 18 (easterly views towards Multifamily Residential project): This viewpoint reflects views from 1st Street at the eastern end of B Avenue, looking east towards the proposed Multifamily Residential project site. Views include the Nevada Irrigation District canal in the foreground, weedy groundcover in the midground, and blue oak woodland habitat in the background. Office buildings located on Bell Road and Professional Drive are visible behind the trees.

Light and Glare

The two factors that determine the amount of light that an object receives are the luminous intensity (brightness) of a light source and the distance between the light source and the receptor area. An increase in luminous intensity (measured in footcandles, where a footcandle is the amount of light given by one candle flame at a distance of one foot) increases the illumination of an area. However, as the distance from the light source increases, illumination decreases. The most prominent light sources at the PCGC campus are lighting at the jail and juvenile detention facility. Streetlights along Richardson Drive and other project roadways also create limited night light within the study area.

9.2 REGULATORY FRAMEWORK

Federal and State Regulations

There are no federal or state plans or policies governing aesthetics and visual resources that are relevant to the proposed project.

Local Regulations

Auburn/Bowman Community Plan

The project area is located within the jurisdiction of the Auburn/Bowman Community Plan, which encourages the preservation of those unique features and characteristics that define the Auburn/Bowman community. The following goals and policies, which can be found in the

Community Design Element of the Auburn/Bowman Community Plan, are applicable to the proposed project.

- Goals III.B.2**
- c. Maintain compatibility between neighboring land uses.
 - i. Assure that all buildings sites and residences are developed in a manner minimizing disturbance and maximizing preservation of natural beauty and open space.
 - l. Provide for the grouping or clustering of residential buildings where this type of development will maximize the opportunity to preserve significant natural resources, natural beauty, or open space without generally increasing the intensity of development otherwise possible.

Goal III.C.2.a Encourage new development in the Auburn/Bowman area to contribute to the creation of a mixed-use, compact, readily identifiable foothill town while maintaining the existing rural character of the area outside urban boundaries.

Goal III.C.2.d Encourage the development of Industrial, Commercial, and Residential projects, which complement the rural nature of the area.

Goal III.C.2.e Encourage compatibility with neighboring land uses.

Goal III.C.2.j Preserve the natural land forms, natural vegetation, and natural resources of the area as much as possible. It is recognized that development of commercial, industrial, and higher density residential uses can result in the loss of naturally occurring amenities. Where this is allowed to occur, adherence to a set of community design guidelines should assist in mitigating such impacts.

Policy C.3.a.1 Where appropriate, natural features should be retained as buffers between different, potentially incompatible uses as well as serving to preserve the rural character of the area. Maintain the heavily vegetated corridors that exist along circulation routes to preserve their rural nature and their perceived value as natural buffers. Where natural features are not available, landscaped buffer yards should be provided to minimize the adverse effects of higher intensity uses.

Policy C.3.a.3 Landscaping should be used to reduce the visual impact of all structures, including solid fences. Natural vegetation should dominate where possible. Where existing vegetation is inadequate, the use of native plant materials is encouraged. Landscaping

materials should provide an informal character and smooth transition between buildings, parking lots adjoining roadways and open areas.

Policy C.3.a.5 Commercial and residential site layouts should be designed with the intent to encourage human interactions, and to be compatible with the surrounding environment, versus designs which solely accommodate automobile usage; pedestrian walkways should be provided between commercial and residential areas.

Policy C.3.a.6 Sites shall be designed and developed to provide safe, convenient, pleasant access for pedestrians, bicyclists, and motorists as well as equestrians in some areas.

Policy C.3.a.8 Where possible, preserve native trees and support the use of native and/or drought tolerant plant materials in all revegetation/landscaping projects.

Policy C.3.a.9 Structures of historic or architectural significance shall be identified and documented, and efforts shall be made to preserve them and use them as a focal point of community design.

Policy C.3.a.10 Protect the scenic corridors of I-80, Highway 49, Bell Road, Dry Creek Road, Mt. Vernon Road, and Christian Valley Road to preserve existing vistas of the American River Canyon, the Sierra Nevada Mountain Range and other local views, which are important to maintaining the community's identity from inappropriate development. These scenic corridors are special areas of concern for protecting hillside and ridgelines. Although it is acknowledged that commercial, industrial, and multi-family projects may have intensive development impacts, projects in these scenic corridors should be designed to minimize disturbance to significant hillsides and ridgeline areas. Each project site will be reviewed on a case-by-case basis during the development review process to determine if special design elements need to be incorporated into the project.

Policy C.3.a.11 Encourage and utilize existing programs for protection and enhancement of scenic corridors, including but not limited to, design review, sign control, scenic setbacks, density limitations, planned unit developments, grading and tree removal standards, open space easements, and land conservation contracts.

Policy C.3.a.12 New utility lines should be installed underground to ensure minimum disruption to the environment and as little disturbance as possible to vegetation, particularly in scenic corridors. Existing utility should be undergrounded as funding becomes available based on the existing Department of Public Works’ program for such projects.

Policy C.3.a.13 The use of aesthetic design considerations shall be encouraged for road construction, reconstruction, or maintenance of all designated scenic highways.

Policy C.3.a.16 Buildings located outside of the major commercial and industrial areas should be of a size and scale conducive to maintaining the rural atmosphere of the Auburn/Bowman area. The architectural scale of non-residential buildings, as differentiated from size, should be more similar to that of residential buildings than that of monumental buildings. Non-residential buildings should generally be of small or moderate size and, where groups of buildings are used, connected by plazas, terraces, porches, arcades, canopies or roofs, to provide a pleasant environment as well as safety and shelter for pedestrians.

In major commercial and industrial areas it is recognized that large buildings will be constructed that are not residential in size or scale. In these areas compliance with adopted Design Guidelines will assist in minimizing such project’s impacts on the community.

- Goals IV.B.4.a**
1. Preserve outstanding areas of native vegetation and trees, natural topographic features, wildlife habitats and corridors, and riparian corridors.
 2. Conserve significant grassland and wooded areas as essential economic, natural, and aesthetic resources.
 3. Protect, restore, and enhance threatened and endangered species and the habitat which supports those species.

Goal IV.C.1.b Protect the natural beauty and minimize disturbance of natural terrain and vegetation.

Policy B.4.b.8 Encourage landowners and developers to preserve the integrity of existing terrain and native vegetation in visually sensitive areas such as hillsides, ridges and along important transportation corridors and designated scenic highways.

- Goal IV.C.1.c:** Protect open areas and greenbelts throughout the planning area for use and enjoyment by residents and visitors.
- Goal IV.C.1.f:** Provide open space to shape and guide development and to enhance community identity.
- Goal IV.C.1.g:** Conserve visual resources of the community, including important vistas and wooded areas.
- Policy C.2.c** Preserve and enhance natural land forms, native vegetation, and natural resources as open space to the maximum extent feasible.
- Policy C.2.f** In the design and construction of new development, preserve the following types of areas and features as open space to the maximum extent feasible: high erosion hazard areas; areas subject to landslide or with severe slope stability problems; areas with high fire risk; scenic and trail corridors; streams and other areas subject to flooding from a 100-year storm; streamside vegetation; wetlands; significant stands of vegetation; wildlife corridors, and; any areas of special ecological significance.
- Policy C.2.j** Protect the scenic corridor of I-80, Highway 49, Bell Road, Mt. Vernon Road, Dry Creek Road, and Christian Valley Road to preserve existing scenic vistas of the American River Canyon, the Sierra Nevada Mountain Range, and other local views.
- Policy C.2.k** Encourage and utilize existing County programs for protection and enhancement of scenic corridors and routes, including but not limited to: design review, sign control, landscaping and mounding, undergrounding utilities, scenic setbacks, density limitations, planned unit developments, grading and tree removal standards, open space easements, land conservation contracts, and anti-litter, beautification and cleanup programs.
- Policy C.2.n** Conserve visual resources of the community, including important vistas, wooded areas, and in particular riparian habitats and natural drainage channels, which are important in providing high quality water resources and low cost natural flood control, and are important open space areas.

Placer County General Plan

The Land Use section of the Placer County General Plan contains the following policies regarding aesthetics and visual resources that are applicable to the proposed project.

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.

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

Policy 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:

- a. Limit cuts and fills;
- b. Limit grading to the smallest practical area of land;
- c. Limit land exposure to the shortest practical amount of time;
- d. Replant graded areas to ensure establishment of plant cover before the next rainy season; and
- e. Create grading contours that blend with the natural contours onsite or with contours on property immediately adjacent to the area of development.

Policy 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.

Goal 1.O To promote and enhance the quality and aesthetics of development in Placer County.

Policy 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.

Policy 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).

Policy 1.O.6 Historically or architecturally significant buildings should be preserved and not be substantially changed in exterior appearance in ways that diminish their historical character, unless doing so is necessary to avoid or mitigate hazards, and other means of mitigation are infeasible. Such structures should be preserved and used as focal points of community design.

Policy 1.O.7 The County shall require that mixed-use areas include community focal points to serve as gathering and/or destination points. Examples of focal points include civic centers, parks, fountains, monuments, and street vistas. On-site natural features, such as wetlands and streams, can also function as focal points.

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

Goal 6.D To preserve and protect the valuable vegetation resources of Placer County.

Policy 6.D.1 The County shall encourage landowners and developers to preserve the integrity of existing terrain and natural vegetation in visually-sensitive areas such as hillsides, ridges, and along important transportation corridors.

Policy 6.D.2 The County shall require developers to use native and compatible non-native species, especially drought-resistant species, to the extent possible in fulfilling landscaping requirements imposed as conditions of discretionary permits or for project mitigation.

Policy 6.D.10 The County shall encourage the planting of native trees, shrubs, and grasslands in order to preserve the visual integrity of the landscape, provide habitat conditions suitable for native wildlife, and ensure that a maximum number and variety of well-adapted plants are maintained.

Policy 6.D.12 The County shall support the retention of heavily vegetated corridors, consistent with Fire Safe Practices, along circulation corridors to preserve their rural character.

Placer County Design Guidelines Manual

As discussed in Section 9.1, the Placer County Design Guidelines Manual includes design guidance specific to the North Auburn area (County of Placer 2003a). The guidelines provide direction to architects and developers regarding the architectural styles and forms that will help maintain the existing community character. The County evaluates the degree to which a project complies with the Design Guidelines as part of the improvement plan review process.

Within the PCGC campus, all of the land currently zoned office-professional, commercial planned development, heavy commercial, and industrial development also includes the Design Scenic Corridor (Dc) zoning overlay designation. This indicates that development in these areas is subject to the County's design guidelines and the County's Design Review process. The design guidelines address all aspects of building materials and colors, building entries, landscaping, walls/fences, signage, site access, building location, parking, bicycle and pedestrian access, and energy conservation.

PCGC Master Plan Update Development Standards and Design Guidelines

As discussed in Chapter 3, Project Description, the proposed PCGC Master Plan Update includes adoption of site-specific Development Standards (County of Placer 2018a) and Design Guidelines (County of Placer 2018b). The Development Standards regulate land uses, setbacks, building form and scale, circulation and parking standards, and signage and lighting standards that would be applied to all development throughout the PCGC Master Plan Update planning area. The Design Guidelines provide direction regarding architectural character, building materials, and landscaping for new development within the project site (County of Placer 2018a and 2018b). The proposed PCGC Master Plan Update Design Guidelines define a set of core values for the PCGC campus, including creating a strong campus identity, promoting a sense of community, using buildings and landscaping to define the campus' thematic areas within a unifying campus context, and ensuring sustainability.

Within the Government Services Thematic Areas, the proposed PCGC Master Plan Update Design Guidelines direct that new development should contribute to creating a clearly defined campus

that supports pedestrian movement through the campus by defining walkways and courtyards. The Design Guidelines also direct that buildings should reflect the character of the Community Development Resource Center, the Animal Services Center, the Finance Administration Building, and the Auburn Justice Center. Key concepts in these designs include the proportion of the buildings, use of massing strategies to reduce the apparent size of large buildings, and incorporate of elements at the ground level that relate to the human scale; use of brick as the primary cladding material and appropriate use of other materials; and strong presence of roof lines. Within the Mixed Use Thematic Area, the proposed PCGC Master Plan Update Design Guidelines identify the County's intent to create a dynamic atmosphere with a variety of uses. Separate Design Guidelines are provided for buildings that would only house residential uses and for buildings that would contain mixed uses. In both types of buildings, locating the primary façade on the setback lines, ensuring that buildings fronting on a common street are of similar scale and that buildings on corner sites relate in scale to both streets, and having easily identifiable building entries that are covered with canopies or pergolas are encouraged.

Within the Multifamily Residential Thematic Area, the proposed PCGC Master Plan Update Design Guidelines note that the residential uses within the plan area will help support commercial activities and activate the public spaces within all land use areas. The design intent for this area includes creating a strong built edge along streets, supporting pedestrian activity, and achieving continuity in the area with buildings of similar scale and well-defined building entries.

Within the Community Thematic Area, the proposed PCGC Master Plan Update Design Guidelines direct that buildings should create a direct relationship with the community green, locating the primary façade on the setback lines, ensuring that buildings on corner sites relate in scale to both streets, having easily identifiable building entries that are covered with canopies or pergolas and that include strong formal gestures, and that windows relate to the human scale.

Within the DeWitt Heritage Thematic Area, the proposed PCGC Master Plan Update Design Guidelines direct that building massing and materials should reflect the existing historic buildings, including consideration of building slopes and overhangs as well as the size and location of windows.

Within the Corporation Yard Thematic Area, the proposed PCGC Master Plan Update Design Guidelines identify the central functions of this area as a maintenance hub, staging area, and storage for equipment and materials. The Design Guidelines recommend screening the entire perimeter of the Corporation Yard with a combination of fencing and vegetation; and direct that massing of any new buildings replicate the massing of the existing structures, many of which are identified as contributing features to the DeWitt General Hospital historic district (NPS 2015).

9.3 PROJECT IMPACTS

Significance Criteria

The significance criteria used to evaluate the project impacts to aesthetics are based on Appendix G of the CEQA Guidelines. According to Appendix G of the CEQA Guidelines, a significant impact related to aesthetics would occur if the project would:

- Have a substantial adverse effect on a scenic vista.
- Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway.
- Substantially degrade the existing visual character or quality of the site and its surroundings.
- Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

Impact Analysis

| Impact 9-1 | Would the project have a substantial adverse effect on a scenic vista? | | |
|---------------------------------------|--|---|--|
| | <i>PCGC Master Plan Update</i> | <i>Health and Human Services Building</i> | <i>Multifamily Residential Project</i> |
| Level of Significance: | Less than Significant | No Impact | No Impact |
| Mitigation Measures: | None required | None required | None required |
| Significance after Mitigation: | Less than Significant | No Impact | No Impact |

PCGC Master Plan Update

A scenic vista is generally defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. The PCGC Master Plan Update project site is not identified as a scenic vista and is not a feature in any scenic vistas in the vicinity. However Bell Road is identified as a scenic corridor in the Auburn/Bowman Community Plan and both Bell Road and Atwood Road are important connector roads to the Placer Wine Trail wineries. Additionally Atwood Road provides access, via Mount Vernon, to Hidden Falls Recreation Area for people in and north of the North Auburn area. Existing views of the PCGC campus from Bell Road are shown in Key Viewpoints 1, 2, and 3, on Figure 9-3A and existing views of the campus from Atwood Road are shown in Key Viewpoints 5, 6, 7, and 8, on Figure 93-B. While most of the PCGC campus already supports developed land uses, the addition of development along Bell Road and Atwood Road as well as the intensification of development densities in portions of the project site could alter the aesthetics of the Bell Road scenic corridor and along Atwood Road.

However, the speed limit on Atwood Road transitions from 35 miles per hour (mph) between SR 49 and Richardson Drive to 45 mph between Richardson Drive and Mount Vernon Road; and the speed limit along Bell Road is 40 mph. At these rates of travel, the views of the PCGC campus are less vivid, and therefore viewers are less sensitive to change. Additionally, the PCGC campus serves as a transition zone from the commercial uses near SR 49 to the rural residential uses west of the campus. The land uses proposed under the PCGC Master Plan Update are similar to existing land uses within the campus and to land uses on adjacent properties. The proposed land use plan preserves the gradient of land use intensity, with greater intensity close to the existing highly developed areas near SR 49, and less intensity near the residential uses west of the project site.

The proposed PCGC Master Plan Update Design Guidelines include landscape design guidelines and strategies to create a strong campus identity. This includes preserving existing trees and developing a healthy urban forest canopy throughout the campus. The landscape design guidelines identify six landscaping zones within the project site. The areas adjacent to Bell Road and Atwood Road would be part of the Streetscape Landscape Zone. In this zone, transportation-oriented streetscapes are directed to incorporate “simple plant palettes that emphasize an urban tree canopy with low maintenance ground covers and shrubs,” with an emphasis on preserving existing mature trees and planting new trees. Implementation of these guidelines would ensure that there is visual buffering of the views of new construction within the PCGC campus as seen from Atwood Road and Bell Road, the scenic qualities of these existing views are maintained, and the transitional context of the PCGC campus is retained. As part of the County’s standard process for reviewing project plans prior to issuance of grading and building permits, the Improvement Plans for each future construction project undertaken as part of implementation of the PCGC Master Plan Update would be reviewed by the County’s Design/Site Review Committee to ensure consistency with the PCGC Master Plan Update Design Guidelines. Therefore, implementation of the PCGC Master Plan Update would result in a **less than significant** impact to the existing scenic views along Atwood Road and Bell Road.

Health and Human Services Building

The proposed Health and Human Services building site currently supports a large grass area, a small paved area along Richardson Drive, and three barracks-style hospital buildings fronting on B and C avenues. This site is shown in Key Viewpoints 14, 15, and 16, on Figure 9-5A. The large grass area at this site previously supported additional barracks-style hospital buildings. There are street trees planted at regular intervals around the perimeter of this area, but there are no defined pedestrian paths, shrubs or other ornamental plantings because this grass area was not developed as a planned landscape feature and it does not contribute to the scenic qualities of the project site. Views of the existing buildings in this site are available from Richardson Drive, B Avenue, and C Avenue. The views are of the western façade of Building 106, which consists of a long, relatively unarticulated wall with windows only on the northern portion, and an elevated walkway accessed by stairs and a ramp

that juts out to the west along B Avenue. The site of the proposed Health and Human Services building does not provide any scenic vistas or views and construction of this project would have **no impact** associated with loss of scenic views.

Multifamily Residential Project

The site of the proposed Multifamily Residential project at 1st Street and B Avenue is currently an undeveloped area with sparse trees and little undergrowth. Along the 1st Street frontage, the site includes the Ophir canal and a small paved parking lot access from 1st Street by two small bridge structures. This site is shown in Key Viewpoints 2 and 3 on Figure 9-3A A and Key Viewpoints 17 and 18 on Figure 9-6B. The deteriorating parking lot would be replaced with the proposed buildings and a new parking lot. The project site sits adjacent to Bell Road, across from residential land uses to the northwest as well as office uses to the north, northeast, and east. The DeWitt Chapel, which is building 118, is located on the opposite side of 1st Street from the Multifamily Residential project site. This project site is relatively narrow and surrounded on all sides by existing development. The proposed Multifamily Residential project would mirror the intensity of the existing land uses that surround it. The existing sparse tree cover does not provide substantial scenic value and this site does not provide any scenic vistas or views. Therefore, development of the Multifamily Residential project at this location would result in **no impact** associated with the loss of scenic views.

Impact 9-2

| | Would the project substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? | | |
|---------------------------------------|---|---|--|
| | <i>PCGC Master Plan Update</i> | <i>Health and Human Services Building</i> | <i>Multifamily Residential Project</i> |
| Level of Significance: | Less than Significant | No Impact | Less than Significant |
| Mitigation Measure: | None required | None required | None required |
| Significance after Mitigation: | Less than Significant | No Impact | Less than Significant |

PCGC Master Plan Update

SR 49 is considered eligible for a scenic highway designation (Caltrans 2017). The easternmost portion of the PCGC campus is visible from Willow Creek Drive at its intersection with SR 49, however travelers on SR 49 can only see this portion of the site while moving through the intersection. Thus, the views of the PCGC campus from SR 49 are of very limited duration. Further, the existing commercial development between SR 49 and the PCGC campus are predominant in these views, and the portion of the PCGC campus that is visible contains annual grassland habitat with no trees or rock outcroppings that are visible from SR 49. The proposed

PCGC Master Plan Update project site does not contain any scenic resources, including historic buildings, that are visible from SR 49.

Scenic resources present within other portions of the PCGC campus site include areas of annual grasslands, ornamental landscaping, mature trees in the developed portion of the campus, and the oak woodland habitat along Atwood Road in the western portion of the campus. The photographs of Key Viewpoints 9 through 18 on Figures 9-6A and 9-6B provide representative views of the scenic resources within the campus.

Approximately 3 acres of the oak woodland habitat is proposed to be developed with multifamily residential uses; the remainder of the oak woodland would be protected in an open space zone district. Some mature trees throughout the campus would be removed to allow for construction of other proposed land uses.

As discussed above, the proposed PCGC Master Plan Update Design Guidelines are intended to ensure that development onsite creates a strong campus identity and sense of community. The landscape design guidelines and strategies included in the proposed PCGC Master Plan Update Design Guidelines encourage preserving existing trees, developing a healthy urban forest canopy throughout the campus, use clustered plantings to provide a more natural appearance, incorporate native plants, and provide transitions between the different landscape zones and thematic districts within the campus. Implementation of these guidelines would ensure that mature trees lost due to development are replaced and that visual screening of the multifamily residential development in the southwestern corner is provided. As part of the County's standard process for reviewing project plans prior to issuance of grading and building permits, the Improvement Plans for each future construction project undertaken as part of implementation of the PCGC Master Plan Update would be reviewed by the County's Design/Site Review Committee to ensure consistency with the PCGC Master Plan Update Design Guidelines. Therefore, implementation of the PCGC Master Plan Update would result in a **less than significant** impact due to the loss of scenic resources.

Health and Human Services Building

As discussed in Impact 9-1, the site proposed for the Health and Human Services building currently supports a large grass area, a small paved area along Richardson Drive, and three barracks-style hospital buildings fronting on B Avenue. This site is not visible from SR 49. There are street trees planted at regular intervals around the perimeter of this site, but there are no scenic resources interior to the site. As discussed above, any street trees that are removed to accommodate construction of the Health and Human Services building would be replaced by new landscaping, consistent with the landscaping guidelines included in the proposed PCGC Master Plan Update Design Guidelines. As part of the County's standard process for reviewing project plans prior to issuance of grading and building permits, the Improvement Plans for the Health and Human Services building would be

reviewed by the County’s Design/Site Review Committee to ensure consistency with the PCGC Master Plan Update Design Guidelines. Therefore, construction of the Health and Human Services building would have **no impact** associated with loss of scenic resources.

Multifamily Residential Project

As discussed in Impact 9-1, the site proposed for the Multifamily Residential project at 1st Street and B Avenue currently supports a small parking lot and sparse trees with little undergrowth. This site is not visible from SR 49. Construction of the Multifamily Residential project would require removal of the majority of the trees onsite. As discussed above, landscaping for the site would be included in project construction, consistent with the landscaping guidelines included in the proposed PCGC Master Plan Update Design Guidelines. As part of the County’s standard process for reviewing project plans prior to issuance of grading and building permits, the Improvement Plans for the Multifamily Residential project would be reviewed by the County’s Design/Site Review Committee to ensure consistency with the PCGC Master Plan Update Design Guidelines. The project would alter views of the site from Bell Road and the adjacent offices on Professional Drive, but the project design and landscaping would be consistent with the proposed design guidelines, which would ensure a high-quality aesthetic. Therefore, construction of the Multifamily Residential project would have a **less than significant** impact associated with loss of scenic resources.

| Impact 9-3 | Would the project substantially degrade the existing visual character or quality of the site and its surroundings? | | |
|---------------------------------------|---|---|--|
| | <i>PCGC Master Plan Update</i> | <i>Health and Human Services Building</i> | <i>Multifamily Residential Project</i> |
| Level of Significance: | Less than Significant | Less than Significant | Less than Significant |
| Mitigation Measures: | None required | None required | None required |
| Significance after Mitigation: | Less than Significant | Less than Significant | Less than Significant |

PCGC Master Plan Update

As shown on Figure 3-2 in Chapter 3, Project Description, the project site is surrounded by development on all four sides, with urban uses to the east, suburban uses to the south and north, and rural residential uses to the west. The PCGC campus serves as a transition zone between the commercial uses along SR 49 and the more rural areas to the west.

The land uses and site layout anticipated under the proposed PCGC Master Plan Update reflect the intensity of adjacent land uses on each side of the PCGC campus. The eastern portion of the campus is proposed for more intense mixed-use development, the central portion is proposed to

continue to support a government office campus setting, and the western portion is proposed to support a small residential development and open space.

Although the proposed PCGC Master Plan Update includes modifications to zoning designations across the PCGC property, the Design Scenic Corridor (Dc) zoning overlay designation would remain in place for all of the property except the area in the open space zone district. Under this zoning overlay, Design Review approval must be obtained prior to commencement of any construction or demolition. Design Review approval would entail ensuring that each individual project within the overall PCGC Master Plan Update complies with setbacks, building height limitations, architectural guidelines for building styles, lot coverage, street design, and landscaping. Requirements to limit a building's mass and to provide appropriate setbacks would be used to maintain a human scale along the streetscapes to promote pedestrian comfort and aesthetic compatibility with the area. As part of the County's Design Review process for reviewing each future construction project undertaken as part of implementation of the PCGC Master Plan Update, each project's Improvement Plans would be reviewed by the County's Design/Site Review Committee to ensure consistency with the PCGC Master Plan Update Design Guidelines. Therefore, implementation of the PCGC Master Plan Update would result in a **less than significant** impact due to degradation of the existing visual character of the PCGC campus.

Health and Human Services Project

As discussed in Impact 9-1, the proposed Health and Human Services building site currently supports a large grass area, a small paved area along Richardson Drive, and three barracks-style hospital buildings fronting on B Avenue. This site is shown in Key Viewpoints 14, 15, and 16, on Figure 9-6B. There are street trees planted at regular intervals around the perimeter of this area, but there are no defined pedestrian paths, shrubs or other ornamental plantings. Views of the site include the western façade of Building 106, which consists of a long, relatively unarticulated wall with windows only on the northern portion, and an elevated walkway accessed by stairs and a ramp that juts out to the west along B Avenue. The proposed Health and Human Services building would demolish three existing buildings and construct a three-story government office building, parking lot, and landscaping. This would substantially change the existing views of the project site.

As discussed above, the Health and Human Services building would be subject to Design Review approval. The Improvement Plans for this project would be reviewed by the County's Design/Site Review Committee to ensure consistency with the PCGC Master Plan Update Design Guidelines, and would be reviewed by the County's Development Review Committee to ensure consistency with the PCGC Master Plan Update Development Standards, including setbacks, building height limitations, architectural guidelines for building styles, lot coverage, street design, and landscaping. This would ensure that the Health and Human Services building and associated site improvements maintain aesthetic compatibility with other portions of the PCGC campus, including the

Finance and Administration Building to the north and the Auburn Justice Center to the southwest. Therefore, while the project would change the existing views at Key Viewpoints 14, 15, and 16, the change would not adversely affect the existing visual character of the PCGC campus and this impact would remain **less than significant**.

Multifamily Residential Project

As discussed in Impact 9-1, the site proposed for the Multifamily Residential project at 1st Street and B Avenue currently supports a small parking lot and sparse trees with little undergrowth. Construction of the Multifamily Residential would require removal of the majority of the trees onsite and would construct four three-story residential buildings, a parking lot, and associated landscaping and site improvements (including a detention basin). Additionally, an NID canal passes along the southwestern portion of the project site, which would be encased in accordance with NID requirements. This would substantially change the existing views in Key Viewpoints 2, 3, 17, and 18 by replacing the vacant site with an urban housing development.

As discussed above, the Multifamily Residential project would be subject to Design Review approval. The Improvement Plans for this project would be reviewed by the County’s Design/Site Review Committee to ensure consistency with the PCGC Master Plan Update Design Guidelines, and would be reviewed by the County’s Development Review Committee to ensure consistency with the PCGC Master Plan Update Development Standards, including setbacks, building height limitations, architectural guidelines for building styles, lot coverage, street design, and landscaping. This would ensure that the Multifamily Residential project and associated site improvements maintain aesthetic compatibility with other portions of the PCGC campus, including the DeWitt Chapel to the west, as well as surrounding offsite land uses. Therefore, while the project would change the existing views at Key Viewpoints 2, 3, 17, and 18, the change would not adversely affect the existing visual character of the PCGC campus or its surroundings and this impact would remain **less than significant**.

| Impact 9-4 | Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | | |
|---------------------------------------|---|---|--|
| | <i>PCGC Master Plan Update</i> | <i>Health and Human Services Building</i> | <i>Multifamily Residential Project</i> |
| Level of Significance: | Less than Significant | Less than Significant | Less than Significant |
| Mitigation Measure: | None required | None required | None required |
| Significance after Mitigation: | Less than Significant | Less than Significant | Less than Significant |

PCGC Master Plan Update

Lighting is necessary to provide proper site visibility, guide movement at and around the site, provide security, emphasize signs, and enhance architectural and landscape features. Site lighting design considerations include mounting heights, light color, and shielding to focus lighting and to avoid glare. Implementation of the proposed PCGC Master Plan Update could result in increased light and glare affecting surrounding properties and affecting safety on adjacent roadways through the addition of building lights, parking lot lights, car headlights, and any reflective building materials, including windows. Outdoor lighting sources create the greatest potential for light and glare impacts on adjacent properties. Removal of vegetation and trees, which can act as a natural shield, would also increase the potential for outdoor lighting to shine on adjacent property.

Direct glare is caused by a light source such as a light fixture or the sun. Sources of glare can also be surfaces that, after being illuminated by direct lighting or other indirect sources, have measurable luminance and, in turn, become light sources themselves. Potential sources of light and glare at nighttime would be lights and structural building features made of glass, metallic, painted surfaces, and vehicles accessing the site. Light would be emitted from government buildings, commercial uses, residences, parks, and all of the associated infrastructure and roads during non-daylight hours.

As discussed previously, the proposed PCGC Master Plan Update includes adoption of the PCGC Master Plan Update Design Guidelines (County of Placer 2018b), which provide direction related to building materials and design that would help to reduce light and glare impacts, and include specific direction related to site lighting. The guidance related to building materials and design includes recommendations that windows be in proportion with the pedestrian scale, do not use highly reflective material, and are recessed within the building façade and/or have an overhang to limit direct solar exposure. The design guidelines also call for use of non-reflective building materials that are compatible with existing buildings on the campus, including brick, plaster and standing seam metal roofs. Lighting guidelines are provided in Section 17 of the proposed Design Guidelines and include recommendations for continuous lighting patterns along pedestrian walkways, design streetscape lighting to avoid light trespass, glare and skyglow. They also

provide that accent lighting of building entries and features is permitted but discourage lighting of an entire building or façade or major portion thereof and use of blinking, flashing or changing intensity displays (except for temporary holiday lighting). Parking lot lighting is recommended to have a maximum pole height of 25 feet and an average light level of 3 footcandles for areas with cars and 0.5 footcandles for areas accessed by service and utility vehicles.

As described previously, the Design Review process for each future construction project undertaken as part of implementation of the PCGC Master Plan Update would include review of each project’s Improvement Plans to ensure that each individual project meets the intent of these design guidelines and is consistent with the applicable development standards. Therefore, implementation of the proposed PCGC Master Plan Update would result in a **less than significant** impact associated with creating a substantial source of light and glare.

Health and Human Services Building

The Health and Human Services Building would be constructed consistent with the proposed PCGC Master Plan Update Development Standards and the PCGC Master Plan Update Design Guidelines as described previously. The County would ensure the project meets the intent of the design guidelines through the Design Review process. Therefore, the Health and Human Services Building would result in a **less than significant** impact associated with creating a substantial source of light and glare.

Multifamily Residential Project

The Multifamily Residential project located at 1st Street and B Avenue would be constructed consistent with the proposed PCGC Master Plan Update Development Standards and the PCGC Master Plan Update Design Guidelines as described previously. The County would ensure the project meets the intent of the design guidelines through the Design Review process. Therefore, the Multifamily Residential project would result in a **less than significant** impact associated with creating a substantial source of light and glare.

| Impact 9-5 | Would the project make a considerable contribution to loss of scenic vistas, loss of scenic resources, changes in visual character, or creation of substantial sources of light and glare in the cumulative scenario? | | |
|---------------------------------------|---|---|--|
| | <i>PCGC Master Plan Update</i> | <i>Health and Human Services Building</i> | <i>Multifamily Residential Project</i> |
| Level of Significance: | No Impact | No Impact | No Impact |
| Mitigation Measure: | None required | None required | None required |
| Significance after Mitigation: | No Impact | No Impact | No Impact |

The geographic region in which cumulative impacts to visual resources are considered is the portion of the North Auburn area west of SR 49 and adjacent to Atwood Road and Bell Road. This is the area in which views of the PCGC campus are commonly available. This includes consideration of residents located west of the campus who may travel east on Atwood Road and Bell Road and therefore would be exposed to views of the campus on a regular basis. Other reasonably foreseeable projects in this area include the Atwood 80 and Hidden Creek (Atwood 20) residential developments west of the PCGC campus, as listed in Table 5-1 in Chapter 5, Land Use.

Although development is expected to occur east of SR 49 in the cumulative scenario, the reasonably foreseeable projects in that area consist of expansions and intensifications of the commercial corridor. The visual effects of those projects would not combine with those of the proposed PCGC Master Plan Update due to the physical separation between the sites and the differences in the existing visual environment. The commercial corridor along SR 49 is already characterized by extensive suburban commercial land uses, which is a strong contrast to the transitional nature of the PCGC campus.

The approved but not yet constructed residential developments considered in this cumulative analysis would convert undeveloped parcels into rural residential subdivisions. This would increase the development intensity in the area but would maintain the rural character. Thus there would be a less than significant cumulative impact. Therefore there would not be a significant cumulative impact to which the proposed PCGC Master Plan Update, including the Health and Human Services building and the Multifamily Residential project, could contribute and the project would have **no impact** associated with contributing to significant cumulative visual resource impacts.

9.5 MITIGATION MEASURES

No mitigation measures are required.

9.6 REFERENCES CITED

- Caltrans (California Department of Transportation). 2017. California Scenic Highway Mapping System, Placer County. Accessed September 19, 2017. http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm.
- County of Placer. 2003a. *Placer County Design Guidelines Manual*. Section E Special District Guidelines; subsection 1. North Auburn. September 24, 2003
- County of Placer. 2003b. *DeWitt Government Center Facility Plan EIR*. Prepared for Placer County Department of Facility Services. Prepared by North Fork Associates. December 2003.
- County of Placer. 2018a. *Placer County Government Center Master Plan Update Development Standards*. Prepared by Williams + Paddon. November 16, 2018.
- County of Placer. 2018b. *Placer County Government Center Master Plan Update – Design Guidelines*. Prepared by Williams + Paddon. November 16, 2018.
- United States Department of the Interior National Park Service (NPS) 2015. National Register of Historic Places Registration Form: DeWitt General Hospital. December 31. 2015



Auburn Justice Center



Finance Administration Building



Community Resource Development Center

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 Plan Area Boundary
1 Key Viewpoint

SOURCE: USDA 2016; Placer County 2016



FIGURE 9-2
Key Exterior Viewpoints
 Placer County Government Center Master Plan Update

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Key Viewpoint 1 (Bell Road looking south)



Key Viewpoint 2 (southerly views towards Multifamily Residential project)



Key Viewpoint 4 (from neighborhood on Cottage Drive)



Key Viewpoint 3 (westerly views towards Multifamily Residential project)

FIGURE 9-3A

Photographs of Key Viewpoints 1-4

Placer County Government Center Master Plan Update

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Key Viewpoint 5 (Atwood Road at 1st Street)



Key Viewpoint 6 (Atwood Road at Bean Road)



Key Viewpoint 7 (Atwood Road at Richardson Drive)



Key Viewpoint 8 (Atwood Road looking north, east of Richardson Drive)

FIGURE 9-3B

Photographs of Key Viewpoints 5-8
Placer County Government Center Master Plan Update

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 Plan Area Boundary
 Key Viewpoint

SOURCE: USDA 2016, Placer County 2016



FIGURE 9-5
Key Interior Viewpoints
 Placer County Government Center Master Plan Update

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Key Viewpoint 9 (From Home Depot, looking south)



Key Viewpoint 10 (roundabout looking south)



Key Viewpoint 11 (roundabout looking west)



Key Viewpoint 12 (roundabout looking north)



Key Viewpoint 13 (roundabout looking east)

SOURCE: Dudek 2017

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Key Viewpoint 14 (B Avenue and Richardson Drive)



Key Viewpoint 15 (on C Street, looking north, towards proposed HHS)



Key Viewpoint 16 (on B Street, looking south, towards proposed HHS)



Key Viewpoint 17 (northerly view towards Multifamily Residential project)



Key Viewpoint 18 (easterly view towards Multifamily Residential project)

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