

## 4.1 AESTHETICS

This chapter describes the aesthetic and visual resources within the project site and surrounding vicinity and discusses the potential aesthetic impacts that could result from implementation of the proposed project. The primary visual and aesthetic concerns are the general changes in land use and visual character within the project site; potential impacts to existing views from adjacent properties; and visual compatibility of the proposed project with the surrounding area. Visual impacts were evaluated using a combination of a site reconnaissance, review of photo documentation and aerial photographs, use of visual simulations, and a review of existing policy documents (e.g., Granite Bay Community Plan [GBCP] and Placer County General Plan).

There were multiple comments received during the NOP public comment period regarding aesthetics. Comments were submitted from residents of Granite Bay and two citizen groups. The comments expressed concern about the intensity of the proposed project, the change to the rural nature of the County island area, potentially affected public and private views, and the proposed project's compatibility with the surrounding neighborhood. Comments were also received regarding nighttime lighting impacts from the parking areas. Comments received on the NOP are included in Appendix A of this Draft EIR and addressed in this analysis.

### 4.1.1 ENVIRONMENTAL SETTING

#### VISUAL IMAGE

Visual images dominate an observer's impressions of a region. To understand how a visual image influences an observer's impressions, the aesthetic value of an area must first be defined. Aesthetic value is a measure of visual character and scenic quality combined with a viewer's response to the area. Viewer response is a combination of viewer exposure and viewer sensitivity. Viewer exposure to a viewshed varies with the number of viewers, the number of views seen, the distance of the views, and the viewing duration. Viewer sensitivity also is related to the extent of the public's concern for particular visual resources.

Both natural and artificial landscape features contribute to perceived visual images and the aesthetic value of a view. Aesthetic value is influenced by geologic, hydrologic, botanical, wildlife, recreational and urban features. Visual images and their perceived visual quality can vary significantly seasonally and even hourly as weather, light, shadow, and as the elements that compose the resource change.

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## REGIONAL SETTING

Regionally, the proposed project is in the community of Granite Bay in an island of unincorporated land in southern Placer County approximately 22 miles northeast of downtown Sacramento. Local communities include the Placer County Granite Bay Community, the City of Roseville, and the County of Sacramento. The unincorporated County island is surrounded by the City of Roseville on the east, north and west, and is within the City of Roseville sphere of influence (SOI). South of the unincorporated County island is the unincorporated area of Sacramento County.

The built environment surrounding the unincorporated County island consists of mostly suburban residential uses that are more densely developed than the typical rural residential uses immediately surrounding most of the project site. Farther from the County island, development is suburban in nature and includes a mixture of high- and low-density residential development neighborhoods, schools, parks, roadways, and some undeveloped areas with open space, native trees, and natural and modified drainages and creeks.

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## LOCAL AREA VISUAL SETTING

The approximately 9-acre project site is in a transitional area of southern Placer County and is bounded by Sierra College Boulevard to the east and medium density residential, Old Auburn Road and medium-density residential to the south, low density residential to the west, and low density residential to the north. These areas are characterized by residential developments finished in a variety of exteriors, scattered outbuildings, and are generally located on lots varying from approximately one to three acres. To the south, across Old Auburn Road, the homes are on large lots but are suburban in character. Across Sierra College Boulevard to the east is a single large estate style home and to the northeast are additional single family suburban homes at a medium density. Please see **Figure 4.1-1: Surrounding Land Uses**, which shows an aerial view of the site and surrounding vicinity.



Source: Google Earth, 2018

**FIGURE 4.1-1:** Surrounding Land Use and Jurisdictions

Placer Retirement Residence  
Placer County

**PROJECT SITE VISUAL SETTING**

The project site is undeveloped and is characterized by annual grassland, weedy, ruderal vegetation with some riparian habitat bordering the southerly and easterly project area adjacent to Old Auburn Road and Sierra College Boulevard. Views from Old Auburn Road are largely obstructed by the thick riparian vegetation and existing trees. Existing trees within the Linda Creek Treelake Tributary along Old Auburn Road and within the unnamed tributary along Sierra College Boulevard act as a visual screen between the project site and travelers on these roads. The trees and vegetative cover also obstruct views from the project site toward these roadways and areas beyond. The vegetation thins along the northerly portion of Sierra College Boulevard and views of the interior of the project site become available. There are currently 167 trees located onsite; of which 160 are native consisting of six different species. The majority of the trees are native oak trees (147 trees), including 75 interior live oak trees, 45 valley oak trees, and 27 blue oak trees.

The existing terrain of the project site is gently rolling topography, with non-native grasses and some isolated native and non-native trees. The majority of the site drains to the south toward Old Auburn Road. The elevation at the northern border ranges from 215 feet to 220 feet above mean sea level (MSL), and the southern portion of the site ranges in elevation from 195 to 200 feet MSL.

Views of the project site from homes to the south and east are almost completely blocked by the vegetation on the project site as well as by additional tall trees, landscaping, and homes in the adjacent areas. The single estate home to the east of the project across Sierra College Boulevard has partial views of the project site from within the property, however, the views from the home itself are obscured by existing trees on that property and the sheer distance between the two sites.

To the north is Haskell Way, which is a short private spur road that provides access to three residences north of the project site. The project site is visible from these residences. A fourth single residence, with access off Sierra College Boulevard, is directly adjacent to the northeast corner of the project site and has direct views of the project site.

There is no public or private roadway immediately to the west of the project site from which views of the proposed project would be available. The nearest roadway in this direction is Dearwester Lane. Views from Dearwester Lane to the project site are blocked by intervening residential units and landscaping. Between Dearwester and the project site is a private driveway with access from Old Auburn Road. This private drive serves approximately 3 residential homes. The views of the project site from these residences are only partially obscured by intervening

trees. A single residence is adjacent to the western project boundary near the southwest corner of the site. Although in immediate proximity, views from this location to the project site are largely unavailable due to thick vegetation both on that property and on the project site.

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#### MAJOR TRANSPORTATION CORRIDORS

Interstate 80 (I-80) provides an east-west connection through the Sacramento region between San Francisco on the west and Reno and points east and is approximately 2.5 miles northwest of the project site. The two major local transportation routes include East Roseville Parkway and Sierra College Boulevard. Sierra College Boulevard intersects East Roseville Parkway to the north. East Roseville Parkway serves as main access to I-80 via Taylor Road. Old Auburn Road intersects Sierra College Boulevard at the southeast corner of the project site and intersects South Cirby Way to the west. The GBCP does not designate either Old Auburn Road or Sierra College Boulevard as scenic roadways.

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#### SCENIC VISTAS

A scenic vista is a view of natural environmental, historic, and/or architectural features possessing visual and aesthetic qualities of value to the community. Per the GBCP, the term “vista” generally implies a strong individual feature framed by its surroundings. There are no designated scenic vistas in the Granite Bay community in the vicinity of the project site. The GBCP does not designate specific areas or vistas as scenic.

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#### LIGHT AND GLARE

Lighting nuisances can generally be categorized by the following:

- Glare – Intense light that shines directly, or is reflected from a surface into a person’s eyes;
- “Skyglow”/Nighttime Illumination – Artificial lighting from urbanized sources that alters the urban landscape in sufficient quantity to cause excessive lighting of the nighttime sky and reduction of visibility of stars and other astronomical features; and
- “Spillover” Lighting – Artificial lighting that spills over onto adjacent properties, which could interrupt sleeping patterns or cause other nuisances to neighboring residents.

The effect produced by indirect light sources is commonly referred to as “glare.” Daytime glare is typically caused by the reflection of sunlight or artificial light from highly polished surfaces, such as window glass or reflective materials. Daytime glare generation is common in urban areas and is typically associated with mid- to high-rise buildings with exterior façades that are largely

or entirely comprised of highly reflective glass or mirror-like materials from which the sun can reflect, particularly following sunrise and prior to sunset. Daytime glare generation is typically related to sun angles, although glare resulting from reflected sunlight can occur regularly at certain times of the year. Glare generated in primarily residential areas typically occurs when the sun reflects off of residential windows; however, this type of reflection and glare tends to be on a lower scale than glare caused by mirrored mid-rise buildings, for example, simply due to the relatively small size of residential windows.

Glare can also be produced during evening and nighttime hours by artificial light directed toward a light-sensitive land use. Typically, this type of nighttime glare results from unshielded light sources or light sources that are directed upward. The nighttime sky in southern Placer County is affected by existing residential development, streetlights, and lighted commercial and parking areas. I-80 and Highway 65 to the north also contribute significant sources of light from traffic flows. Due to the location of the project site at the southwestern edge of the more rural residential Granite Bay Community area, nighttime lighting and “skyglow” is less pronounced than in other more urban areas of the County.

Larger lot single-family homes are located adjacent to the project site and do not generate significant amounts of nighttime lighting. Further to the north, south, east, and west, there is denser residential development located on smaller lots, as well as commercial development, major roadways (Sierra College Boulevard and East Roseville Parkway), and other uses that generate higher levels of nighttime lighting from street and exterior lighting.

#### **4.1.2 REGULATORY FRAMEWORK**

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##### **FEDERAL POLICIES AND REGULATIONS**

There are no federal regulations that pertain to aesthetic or visual resources for the proposed project.

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##### **STATE POLICIES AND REGULATIONS**

According to the California State Scenic Highway Program, there are no State-designated scenic highways within or adjacent to the project<sup>1</sup>.

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<sup>1</sup> California Department of Transportation website, California Scenic Highway Mapping System, [http://www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/index.htm](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm), Accessed September 13, 2017.

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## LOCAL AND REGIONAL POLICIES AND REGULATIONS

**Placer County Design Guidelines.** The Placer County Design Guidelines as they pertain to western Placer County are intended to make the area more cohesive and attractive to visitors and residents. The overall goal of the plan is stated as, “to promote visual environments and communities of western Placer County which are of high aesthetic quality, offer variety in developing community design images reflective of community heritage, and in some cases maintain an overall rural continuity, while in others to identify an appropriate urban design theme.” Within the guidelines are objectives that encourage compatibility, infill development, efficient circulation, well placed and quality commercial and industrial development, and multi and single family residential. These guidelines also recognize the unique environmental and architectural nuances of each special districts such as Granite Bay. Development of the proposed project would be subject to review and approval by the County to ensure compliance with these guidelines.

**Placer County General Plan.** The Placer County General Plan (General Plan) addresses the quality of the County’s physical environment in both the public and private realms. It establishes goals, design policies, and action statements to guide future growth and enhance existing development. Within the framework of a General Plan, Community Plans such as the Granite Bay Community Plan focus on a particular community within the overall area covered by the General Plan. These community plans are an integral part of the overall General Plan and must be consistent with the General Plan. Accordingly, to facilitate consistency, the Granite Bay Community Plan builds upon the goals and policies of each element of the General Plan. The policies that are included within the Granite Bay Community Plan should be regarded as refinements of the broader General Plan goals and policies that have been customized to meet the community’s specific needs or unique circumstances. The Granite Bay Community Plan is discussed below for context.

*Table 4.1-1: General Plan Goals and Policies – Aesthetics* presents a consistency analysis of the goals and polices of the Placer County General Plan that are relevant to aesthetics.

**Granite Bay Community Plan.** The GBCP is a long-range planning document designed to guide development in a manner that enhances the quality of life in the Granite Bay community and to give clear direction as to how physical development and land-use decisions should take place in Granite Bay. The GBCP describes both existing and future development within Granite Bay and offers an organized approach for integrating old and new developments in accordance with the principles of “sustainable development.” As defined by the plan, sustainable development is growth that efficiently uses land resources, provides a safe and attractive environment, and is environmentally sensitive and economically viable while preserving those significant qualities that define Granite Bay as a unique and desirable community. The primary purpose of the GBCP

is to direct the future use and development of land within the GBCP area in a manner that preserves the character and independent identity of the community.

*Table 4.1-2: Granite Bay Community Plan Goals and Policies – Aesthetics* presents a consistency analysis of the goals and polices of the Granite Bay Community Plan that are relevant to aesthetics.

Table 4.1-1: General Plan Goals and Policies – Aesthetics

General Plan Goals and Policies	Consistency Determination	Analysis
<p><b>GP Goal 1.K:</b> 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.</p>	<p>Consistent</p>	<p>The project is consistent with this goal. The proposed project is appropriately sited on 8.9-acre lot on the corner of two main thoroughfares in the County Island area of the Granite Bay Community Plan. The larger lot provides the project the opportunity to provide a project with increased property line setbacks above what is required. The setbacks in the RA-B-100 zone district are 30 feet from side and rear property lines and 50 feet from the front property lines. The proposed project would locate the building 222 feet from Old Auburn Road, 144 feet from Sierra College Boulevard, 74 feet from the west side property line and 85 feet from the north side property line. As the property has two fronts, there is no “rear” property line. The increased setbacks help protect the visual and scenic resources of the area because the project design avoids impacts to the most sensitive habitats onsite and minimizes impacts on mature trees along the perimeter of the site (except as required to meet County roadway improvement standards) to retain the natural beauty and open space that is currently viewed from the adjacent streets. Furthermore, the increased setbacks eliminate the need for sound walls, fencing, or perimeter safety walls along Sierra College Boulevard. The absence of walls helps to retain the rural character of the neighborhood by not creating a walled off property and maintaining the visual character of the property along the street frontages. These setbacks include landscape buffering which provide a visual buffer between the project and surrounding areas. No scenic resources would be impacted by the proposed project.</p> <p>The proposed building is consistent with the building height requirements for the RA zone. The proposed project has been designed such that the proposed building and associated driveways and parking areas are set into the existing slope to minimize the appearance of the building’s height compared to how the height of the building would appear if it was set on the existing grade. Setting the building into the slope reduces the overall visibility of the building and enables more of the existing and proposed landscaping along the project perimeter to screen the building. Figure 4.1-6 through</p>

**Table 4.1-1: General Plan Goals and Policies – Aesthetics**

General Plan Goals and Policies	Consistency Determination	Analysis
		<p>Figures 4.1-8 illustrate how the proposed grading for the project lowers the finished grade elevation and minimizes the visibility of any manufactured slopes.</p>
<p><b>GP Policy 1.K.3:</b> The County shall require that new development in rural areas be designed to utilize natural landforms and vegetation for screening structures, access roads, building foundations and cut and fill slopes.</p>	<p>Consistent</p>	<p>The project is consistent with this policy. Please see discussion for Goal 1.K above. The project has been designed to develop the areas that do not have any sensitive habitats and preserve the areas that do. This also avoids impacts to wetland and riparian habitats located in the southwest corner of the site (except as required to meet County roadway improvement standards). The preservation of the existing riparian habitat along the frontages of Old Auburn Road and Sierra College Boulevard help to maintain the rural character of the area because the views along the property frontage would not substantially change from the existing condition. The existing mature trees would provide visual screening of the proposed development. The project includes a sensitive grading plan that incorporates the natural slope of the property into the project design. As such, the proposed project has contoured manufactured slopes that tie into the existing ground surface on the property and the use of retaining walls has been minimized over the entire property. The project design would partially set the proposed building into the existing slope which would lower the building foundation elevation of the building to minimize the visual appearance of the building’s mass and scale. As such, the pad elevation for the proposed building would be approximately 16 feet below the existing grade near the northern property line. Proposed Landscaping, and existing mature trees, would be located along Old Auburn Road and Sierra College Boulevard to shield views of the proposed building from the public traveled ways. Areas within the extended building setback would be landscaped with evergreen and deciduous trees that would be used to shield views of the proposed building. Figures 4.1-2 through 4.1-8 illustrate the screening and building design features would preserve the rural character of the project site.</p>
<p><b>GP Policy 1.K.4:</b> The County shall require</p>	<p>Consistent</p>	<p>The project is consistent with this policy. Land alteration as a result of project grading</p>

Table 4.1-1: General Plan Goals and Policies – Aesthetics

General Plan Goals and Policies	Consistency Determination	Analysis
<p>that new development incorporates sound soil conservation practices and minimizes land alterations. Land alterations should comply with the following guidelines:</p> <ol style="list-style-type: none"> <li>a. Limit cuts and fills;</li> <li>b. Limit grading to the smallest practical area of land;</li> <li>c. Limit land exposure to the shortest practical amount of time;</li> <li>d. Replant graded areas to ensure establishment of plant cover before the next rainy season;</li> <li>e. Create grading contours that blend with the natural contours on site or with contours on property immediately adjacent to the area of development; and,</li> <li>f. Provide and maintain site-specific construction Best Management Practices (BMPs).</li> </ol>		<p>would have negligible long-term visual effects. Grading has been designed to minimize the creation and visibility of manufactured slopes on the project site by blending cut slopes into the existing terrain and respecting the existing graded contours onsite.</p> <ol style="list-style-type: none"> <li>a) The proposed grading plan limits the amount of cut and fill slopes on site. The project does involve some cut area as the proposed building, drive aisles, and parking areas would be set into the existing slope. The project would export excess fill material which would reduce the need for large manufactured fill slopes on the southern portion of the site. Setting the proposed building into the existing slope lowers the elevation of the building foundation but also allows the graded area to avoid the sensitive riparian and wetland habitats along the eastern and southern perimeter of the site.</li> <li>b) The graded area has been limited to what is necessary for the proposed development and within the area onsite that does not have sensitive habitat. The proposed project would avoid the sensitive riparian and wetland areas of the site (except as required to meet County roadway improvement standards).</li> <li>c) Land exposure would be limited to the construction phase of the project. During construction the project would be required to implement construction BMPs to prevent erosion and minimize dust as required per section 15.48.630 of the Placer County Code which would be reviewed and enforced as part of the Grading and Improvement Plan approval process.</li> <li>d) The proposed project includes a robust landscape plan (Figure 3-7 in Chapter 3) for the project site and implementation of the landscape plan would occur at the earliest practical time to establish the landscaping for the proposed project. Any interim planting would be done consistent with construction erosion control and water quality plans approved by the County prior to the approval of Improvement Plans for the project.</li> </ol>

**Table 4.1-1: General Plan Goals and Policies – Aesthetics**

General Plan Goals and Policies	Consistency Determination	Analysis
		<p>e) The proposed grading for the site has been designed with a sensitivity for the existing topography of the project site. The proposed grading sets the proposed development area slightly into the existing slope which minimizes the need for retaining walls on the uphill side and minimized the need for large or extensive manufactured slopes on the downhill side. The proposed graded slopes have been designed such that they blend with the existing contours of the property and that hard or sharp edges of the manufactured slopes are minimized or avoided. The grading has been designed such the that building pad and parking footprint avoid the sensitive riparian and wetland habitats. The project design also retains as many of the existing mature trees onsite as practicable.</p> <p>f) Prior to the initiation of grading activities, a Stormwater Pollution Prevention Plan (SWPPP) would be prepared as required by the California Construction Stormwater Permit (discussed in more detail in Chapter 4.6, Hydrology and Water Quality). The SWPPP would include site specific BMPs based on the proposed construction activities for the project. Typical construction BMPs designed to minimize erosion include: minimizing vegetation removal, soil binders, use of fiber rolls and sandbags, and hydroseeding.</p> <p>Potential visual impacts of exposed soil would be temporary and restored by the applicant proposed re-seeding and revegetation measures. The project would comply with applicable requirements of the Placer County Code related to grading (Section 15.48.630), which requires the preparation of an Erosion Control Plan.</p>
<p><b>GP Policy 1.K.5:</b> 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</p>	<p>Consistent</p>	<p>The project is consistent with this policy. Views of the proposed internal parking area would be minimized through the proposed grading and use of landscaping. The project does involve some cut area as the proposed building, drive aisles, and parking areas would be set into the existing slope. As shown in Figures 3-5 and 3-6, the parking areas would be slightly elevated from Old Auburn Road and Sierra College Boulevard which</p>

Table 4.1-1: General Plan Goals and Policies – Aesthetics

General Plan Goals and Policies	Consistency Determination	Analysis
underground, and roadways and parking areas should be designed to conform to the natural terrain.		would help screen the parking surface from view and minimize the visual impact of the viewing the parking area from Old Auburn Road and Sierra College Boulevard. Additionally, the project includes a landscape plan that would plant native and ornamental vegetation around the perimeter and within the parking areas as well as along the driveway that would further screen parking areas and driveways. All utilities for the project site would be installed underground per County standards.
<b>GP Goal 1.O:</b> To promote and enhance the quality and aesthetics of development in Placer County.	Consistent	<p>The project is consistent with this goal. The proposed project has been designed as a high-quality development that enhances the quality and aesthetics of the built environment through sensitive habitat onsite, minimizing grading, and building design. The aesthetics of the proposed development are enhanced with the preservation of sensitive habitats and as many of the existing mature trees as practicable. The project site includes a robust landscape design that supplements the existing native and mature vegetation and provides additional screening and ornamental vegetation throughout the project site to create an extensive vegetative cover.</p> <p>The proposed building design has been developed to meet the design criteria of the Granite Bay Community Plan. Renderings of the proposed building are shown in Figures 3-4 through 3-6 in Chapter 3, Project Description. The building design includes appropriate massing and architectural design treatment (wall and roof articulation, doors, fenestration, masonry detailing, character lighting). Coloring for the building includes the use earth tones or natural finishes which blend with the surrounding natural landscape.</p>
<b>GP Policy 1.O.1:</b> Except as otherwise provided in the Design Guidelines of an approved specific Plan, the County shall require all new development to be designed	Consistent	The project is consistent with this policy. The proposed project has been designed and would be constructed in compliance with the <i>Placer County Design Guidelines Manual</i> . As described above, the project has been designed with respect to the project site's specific characteristics and conditions. The development areas have been located to best take advantage of the site's natural topography, drainage, existing vegetation,

**Table 4.1-1: General Plan Goals and Policies – Aesthetics**

General Plan Goals and Policies	Consistency Determination	Analysis
<p>in compliance with applicable provisions of the <i>Placer County Design Guidelines Manual</i>.</p>		<p>and related natural features (e.g., mature trees). Consistent with the design guidelines the project site plan provides:</p> <ul style="list-style-type: none"> <li>• A consistent internal design image: The project includes a comprehensive and cohesive landscape plan;</li> <li>• A maximum amount of open space: Approximately 58 percent of the site is either landscape area or natural open space;</li> <li>• Enhancing the landscaping of vehicular corridors by exceeding minimum landscape standards: The existing natural vegetation along Old Auburn Road and Sierra College Boulevard would be left in place (except as required to meet County roadway improvement standards);</li> </ul> <p>Being compatible with the context of existing, well designed, residential development:</p> <ul style="list-style-type: none"> <li>• The project is compatible with existing development through its sensitive grading and landscape design.</li> <li>• The project provides extended building setbacks far beyond what is required by zoning requirements,</li> <li>• The project provides a compact building footprint complemented by outdoor amenity areas for residents of the proposed project.</li> </ul>
<p><b>GP Policy 1.O.3:</b> The County shall require 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:</p>	<p>Consistent</p>	<p>The project is consistent with this policy.</p> <ol style="list-style-type: none"> <li>a. The project is not located on a site that has steep slopes or near a ridgeline or hilltop, and as such, would not silhouette against the sky above ridgelines or hilltops.</li> <li>b. The building design includes appropriate massing and architectural design treatment (wall and roof articulation, doors, fenestration, masonry detailing, character lighting) such that it blends with the rural character of the area;</li> </ol>

Table 4.1-1: General Plan Goals and Policies – Aesthetics

General Plan Goals and Policies	Consistency Determination	Analysis
<ul style="list-style-type: none"> <li>a. They do not silhouette against the sky above ridgelines or hilltops;</li> <li>b. Rooflines and vertical architecture features blend with and do not detract from the natural background or ridge outline;</li> <li>c. They fit the natural terrain; and</li> <li>d. They utilize building materials, colors, and textures that blend with the natural landscape (e.g., avoid high contrasts)</li> </ul>		<p>refer to conceptual renderings of the proposed buildings in Figures 3-4 through 3-6 in Chapter 3, Project Description. The project is not located next to or below a ridgeline.</p> <ul style="list-style-type: none"> <li>c. The proposed project fits the natural terrain and has been designed to set the proposed development area slightly into the existing slope which minimizes the need for retaining walls on the uphill side and minimized the need for large or extensive manufactured slopes on the downhill side. The proposed graded slopes have been designed such that they blend with the existing contours of the property and that hard or sharp edges of the manufactured slopes are minimized or avoided. The grading has been designed such the that building pad and parking footprint avoid the sensitive riparian and wetland habitats.</li> <li>d. Coloring for the building includes the use earth tones or natural finishes which blend with the surrounding natural landscape. Per the Placer County design guidelines, sharply contrasting colors such as primary colors would be discouraged and avoided.</li> </ul>
<p><b>GP Policy 1.O.4:</b> The County shall require that new rural and suburban development be designed to preserve and maintain the rural character and quality of the County.</p>	Consistent	<p>The project is consistent with this policy. Uses within the County Island of unincorporated Placer County include houses on large lots, small lots, scattered outbuildings, and vacant lots and open space. The proposed project would be compatible with the scale and character of the area, including large, multi-story homes on smaller lots to the south, through the use of natural building materials and a landscape buffer of trees and shrubs which would help minimize the visibility of rooflines and vertical architecture associated with the proposed project. The proposed project would maintain the rural character and quality of the County by developing the proposed project with large building setbacks landscape screening, and natural building materials.</p>

**Table 4.1-1: General Plan Goals and Policies – Aesthetics**

General Plan Goals and Policies	Consistency Determination	Analysis
		<p>As a residential care home, the proposed project retains the rural character of the area and represents a sustainable development through the low number of traffic trips generated by this type of use. The project would result in less than 10 trips during the morning peak hour and 25 trips in the afternoon peak hour. By not generating a significant amount of new traffic on the surrounding roadways, the project helps contribute to the sustainable development goals of the Granite Bay Community Plan. Similar to other parcels in the existing area, the project would have one entry driveway off of Old Auburn Road.</p>
<p><b>GP Policy 1.O.9:</b> The County shall discourage the use of outdoor lighting that shines unnecessarily onto adjacent properties or into the night sky.</p>	<p>Consistent</p>	<p>The project is consistent with this policy. The proposed project would include exterior lighting and indoor lighting associated with the residential care home. The outdoor lighting would be required to be the fully cut-off, fully shielded style in order to direct light downward and to avoid spillage onto adjacent properties and light pollution. The lighting specifications would be checked by the County during the building permit review process. A photometric study prepared for the project, shown in Figure 4.1-22: Photometric Study, demonstrates that due to the setback distance, vegetative screening, and varying elevations onsite, no light trespass across the property lines would occur.</p>

Table 4.1-2: Granite Bay Community Plan Goals and Policies – Aesthetics

Granite Bay Community Plan Goals and Policies	Consistency Determination	Analysis
<p><b>GBCP Community Design Goal 4.1.1:</b> Protect and preserve the unique rural character of the community and maintain the identity of Granite Bay as a scenic, tranquil, family-oriented rural/residential community compatible with the area's physical constraints and natural features.</p>	<p>Consistent</p>	<p>The proposed project would be consistent with the overlying themes and each of the policies and goals of the Granite Bay Community Plan and would be designed to minimize the differences with surrounding properties through the use of increased setbacks, sensitive grading design, preservation of natural resources, landscaping, low impact design for surface water runoff, a low traffic generating use, and architectural quality and character. The project preserves the unique rural character in the following ways:</p> <ul style="list-style-type: none"> <li>• The project site is larger than any of the parcels immediately surrounding the site. The large lot size allows for increased setbacks which provide both physical and visual buffers from adjacent properties;</li> <li>• No soundwalls or fencing along the perimeter of the property are required or proposed which help retain the rural feel of the adjacent properties;</li> <li>• As a residential care home for seniors the project provides a mix of housing opportunities for the residents of Granite Bay providing opportunities for family members to continue to live within the same community;</li> <li>• The residential care home is a land use that is not anticipated to generate a significant amount of noise such as late-night activities, sporting events, special events, concerts, or amplified music;</li> <li>• The project has been designed to incorporate the preservation of the Linda Creek Treelake Tributary and associated riparian habitat (except as required to meet County roadway improvement standards).</li> <li>• The project proposes to retain as many of the existing mature trees on the project site as possible to maintain the rural character of the area and to provide a visual screen of the proposed development. Replacement trees and other landscaping would be planted in areas where trees are removed and in common and open space areas.</li> </ul>

**Table 4.1-2: Granite Bay Community Plan Goals and Policies – Aesthetics**

Granite Bay Community Plan Goals and Policies	Consistency Determination	Analysis
		<ul style="list-style-type: none"> <li>• Outdoor lighting would be limited to what is required for safety and security for the project. Outdoor lighting fixtures would be required to be fully shielded in order to direct light downward and to avoid light trespass onto adjacent properties and light pollution.</li> <li>• The project proposes a maximum amount of open space; approximately 58 percent of the site is either landscape area or natural open space); and,</li> <li>• The proposed project retains the transitional character of the area and represents a sustainable development through the low number of traffic trips generated by this type of use.</li> </ul>
<p><b>GBCP Community Design Goal 4.1.3:</b> Ensure that development complements the natural setting and reinforces the rural and natural identity of Granite Bay.</p>	<p>Consistent</p>	<p>The County Island area of the Granite Bay Community Plan is an area with a transitional land use pattern even though it is designated as rural residential in the community plan. The project site is not within a designated scenic area. The island area has single family residential development in the south and is surrounded by higher density residential development within the City of Roseville adjacent to the island areas. The project site is located on a corner property at the intersection of the two main thoroughfares through the Granite Bay Community and specifically the unincorporated island area of the Community Plan. The Woodbridge residential development is located to the south directly across from Old Auburn Road from the project site.</p> <p>The proposed project fits the natural setting and has been designed to set the proposed development area slightly into the existing slope which minimizes the need for retaining walls on the uphill side and minimizes the need for large or extensive manufactured slopes on the downhill side. The proposed graded slopes have been designed such that they blend with the existing contours of the property and that hard or sharp edges of the manufactured slopes are minimized or avoided. The grading has been designed such that the building pad and parking footprint avoid the sensitive</p>

Table 4.1-2: Granite Bay Community Plan Goals and Policies – Aesthetics

Granite Bay Community Plan Goals and Policies	Consistency Determination	Analysis
		<p>riparian and wetland habitats (except as required to meet County roadway improvement standards.</p> <p>The preservation of the existing riparian habitat along the frontages of Old Auburn Road and Sierra College Boulevard help to maintain the rural character of the area because the views along the property frontage would not substantially change from the existing condition. The existing mature trees would provide visual screening of the proposed development. Within this setback are landscape areas between the proposed project and the existing residential areas to the north and west. The landscaping (both proposed and existing) would create a visual barrier and shield the building and rooflines from view. Provision of landscaping in the setback areas along Old Auburn Road and Sierra College Boulevard would reinforce the natural state of the surrounding area.</p>
<p><b>GBCP Community Design Goal 4.1.8:</b> Encourage high quality designs which are attractive, safe, functionally efficient, committed to sustainable practices by incorporating energy efficient technology, and are consistent with the community character.</p>	<p>Consistent</p>	<p>The project is consistent with this goal. The building facade would provide common residential design features such as pitched roof lines, concrete roof shingles, gables, eaves, window trim, columns with a stone base, varied earth tone colors, and other Craftsman-style architectural elements. These features provide visual relief with regard to the mass of the building that would be compatible with the existing community character. Although the proposed building would be larger than the surrounding development, the building design would incorporate natural building materials such as wood or stone accents that would be similar the materials that could be used in a single family residential development.</p> <p>The project incorporates energy efficient features including 100% LED exterior lighting, 100% LED interior lighting, low flow plumbing fixtures, high-efficiency water heating and HVAC systems, Low E Argon windows. Additionally, the building would be required to meet the Title 24 building code requirements that require energy efficient building techniques and materials to be used during construction.</p>

**Table 4.1-2: Granite Bay Community Plan Goals and Policies – Aesthetics**

Granite Bay Community Plan Goals and Policies	Consistency Determination	Analysis
<p><b>GBCP Community Design Policy 4.2.1:</b> Implement the design standards in this section to meet the specific goals of this Community Plan.</p>	<p>Consistent</p>	<p>The project is consistent with this policy. The proposed project would implement the applicable goals in the GBCP such as having a design that complements the natural setting, incorporates large setbacks, incorporates materials that blend with the natural surroundings, and maintains the area’s scenic feel.</p> <p>The project would implement the following applicable Site Principles from Section 4.2.1 of the Granite Bay Community Plan:</p> <ul style="list-style-type: none"> <li>• Provide satisfactory access for automobiles, pedestrians, cyclists and persons with disabilities.</li> <li>• Encourage the use of architectural elements such as canopies, towers, patios, arcades and cornices which enliven the building exteriors and street frontage and promote visual diversity.</li> <li>• Encourage increased setbacks and/or buffers where commercial areas abut residential zones</li> <li>• Every effort shall be made to design projects so that noise-generating uses are buffered from adjoining residential uses.</li> <li>• All mechanical equipment shall be screened from public view.</li> <li>• All trash enclosures and storage areas shall be as unobtrusive as possible.</li> <li>• All storm water runoff shall be diverted around trash storage areas to minimize contact with pollutants.</li> <li>• Trash and loading areas shall be located a sufficient distance from residential lots to avoid creating a nuisance.</li> <li>• Trash containers shall not be allowed to leak and must remain covered when</li> </ul>

Table 4.1-2: Granite Bay Community Plan Goals and Policies – Aesthetics

Granite Bay Community Plan Goals and Policies	Consistency Determination	Analysis
		<p>not in use.</p> <ul style="list-style-type: none"> <li>• Planting and fencing shall be used to create a buffer between residences and service areas.</li> <li>• Walkways shall accommodate the passage of persons with a wide range of abilities.</li> <li>• Increase the amount of evapotranspiration and infiltration where possible to reduce the burden on storm water infrastructure and to enhance the opportunity for ground water recharge such as designing permeable paving solutions or bioswales where appropriate and feasible.</li> <li>• Retain storm water volume on-site to reduce the occurrence of flash-runoff from large paved surfaces and to optimize using water on-site for landscaping instead of relying on irrigation.</li> </ul> <p>The project would implement the following applicable Design Principles from Section 4.2.1 of the Granite Bay Community Plan:</p> <ul style="list-style-type: none"> <li>• Establish a high quality of design with a variety of appropriate architectural details. Brick as an accent and concrete shingle roofing is encouraged.</li> <li>• Appropriate massing and architectural design treatment (wall/roof articulation, doors, fenestration, masonry detailing, character lighting) shall be provided to avoid uninteresting expanses of roof and wall facades.</li> <li>• The use of plain concrete block, glass curtain wall, vinyl siding, metal siding, or industrial-looking ribbed precise wall panels is strongly discouraged.</li> <li>• Complementary architecture treatment of individual buildings is required through recurring design elements such as wall finish/material/color.</li> </ul>

**Table 4.1-2: Granite Bay Community Plan Goals and Policies – Aesthetics**

Granite Bay Community Plan Goals and Policies	Consistency Determination	Analysis
		<ul style="list-style-type: none"> <li>• Developments are to use earth tones or natural finishes which blend with the surrounding natural landscape. Primary colors, even for trim, are discouraged.</li> <li>• Utilize a simple palette of complementary colors.</li> <li>• Coordinate a palette of compatible materials.</li> <li>• Accent colors may be used for trim and should be used sparingly.</li> </ul>
<p><b>GBCP Community Design Policy 4.2.5:</b> Preserve the heavily vegetated areas that exist along circulation corridors to protect the Plan area’s rural nature.</p>	<p>Consistent</p>	<p>The project is consistent with this policy. The project proposes to avoid removing the existing vegetation along Old Auburn Road and Sierra College Boulevard to the maximum extent practicable depending on the roadway frontage improvements that are required for the project. The Modified Frontage Improvements would best implement this Policy because it would preserve most of the existing mature trees in the southern portion of the site. If the Full Frontage Improvement option is approved, a total of 105 trees would be impacted, which is an additional 37 trees, most of which are native oaks, along the project frontage of Old Auburn Road.</p> <p>The removal of trees associated with the Full Frontage Improvements would remove most of the existing vegetative screening along Old Auburn road that the existing trees currently provide and result in significant visual impacts. Removal of these trees would require replacement or other mitigation measures as required by the Placer County Landscape Design Guidelines and the Placer County Tree Preservation Ordinance. The proposed site plan could accommodate additional trees to be planted throughout the project site, including the north side of the Linda Creek Tree Lake Tributary opposite Old Auburn Road which could replace the vegetative screening of the removed trees.</p>
<p><b>GBCP Community Design Policy 4.2.6:</b> Require the dedication of sufficient road right-of-way as</p>	<p>Consistent</p>	<p>The project is consistent with this policy. The project proposes two roadway frontage improvement options. The Full Frontage Improvement option (discussed in detail</p>

Table 4.1-2: Granite Bay Community Plan Goals and Policies – Aesthetics

Granite Bay Community Plan Goals and Policies	Consistency Determination	Analysis
outlined in the Circulation chapter of the Plan but consider street designs which are safe, may be more rural in character, and have less impact on the environment.		below) requires the roadway dedication and improvements required in the GBCP, and the Modified Frontage Improvement option would require less roadway dedication and improvements, while still meeting the street design requirements and would avoid impacts to the Linda Creek Treelake Tributary. The Modified Frontage Improvement option would have less impact on the environment because it would allow for the needed roadway improvements to be constructed, but it would avoid the riparian habitat with the mature trees along Old Auburn Road. Specific to visual impacts, the preserved mature trees with the Modified Frontage Improvement option would screen the proposed building when the building is completed compared to newly planted trees. Newly planted trees would require time to mature to grow larger canopies that would provide the most screening of the proposed building.
<b>GBCP Community Design Policy 4.2.7:</b> Require development/projects to comply with the Placer County Landscape Guidelines, Placer County Design Guidelines, Rural Design Guidelines and the specific design standards herein, where applicable.	Consistent	The project is consistent with this policy. The proposed project would include landscaping along Old Auburn Road and Sierra College Boulevard (both proposed landscaping and existing vegetation to remain) for the full length of the project frontage along these roadways. In addition, the proposed project would incorporate large building setbacks from the property boundaries to shield views of the proposed project site from surrounding existing and future residential areas. The landscaped areas would be planted with a mix of trees and shrubs intended to provide visual screening of the proposed development. The proposed landscaping would be required to comply with the State’s Water Efficient Landscape Ordinance for native species and drought tolerant plants to minimize irrigation requirements.
<b>GBCP Policy 4.2.8:</b> Where possible, preserve native trees and support the use of native, drought tolerant plant materials in all revegetation/landscaping projects. Landscapes	Consistent	The project is consistent with this policy. Although the proposed project would remove trees on the project site (105 trees would be impacted with the Full Frontage Improvements option and 68 trees would be impacted with the Modified Frontage Improvements option), the proposed project would plant low- to medium-water consumption plants and new trees consistent with Mitigation Measure BIO-2 in

**Table 4.1-2: Granite Bay Community Plan Goals and Policies – Aesthetics**

Granite Bay Community Plan Goals and Policies	Consistency Determination	Analysis
<p>should be designed to help lower on-going maintenance efforts and costs.</p>		<p>Chapter 4.3 in the landscape areas and along the internal development areas.</p>
<p><b>GBCP Policy 4.2.11:</b> To the maximum extent possible, all structures, including residences, should complement and blend in with the natural setting of the project area, and to this end the following principles should be adhered to:</p> <ul style="list-style-type: none"> <li>a. The visual impact of the structure shall be mitigated either through reduction of building bulk, increased setbacks, or screened by incorporating additional landscaping. In general, hillside structures shall be designed to step down the natural hillside in order to achieve a lower building profile.</li> <li>b. Structures may be located in existing tree covered areas to the extent possible and still be consistent with slope, geologic and related conditions, and the need to preserve natural terrain and locally unique or especially wooded areas.</li> </ul>	<p>Consistent</p>	<p>The project is consistent with this policy. As shown in Figures 3-4 through 3-6, the proposed project would include a three-story building with a building facade that includes an articulated surface, varying building materials and colors, building step-backs among the stories, gabled rooflines, concrete shingle roof, and other architectural features to soften the visual appearance of the building bulk.</p> <p>To help reduce the visual impact of the building, the pad elevation of the building would be set into the existing slope to reduce the lower the building profile as shown in Figures 4.1-6 through 4.1-8. Additionally, the building has an extended building setback from the property boundaries and landscaped areas with screening vegetation (both proposed and existing) to further reduce the visibility of the project adjacent properties and public rights-of-way.</p>
<p><b>GBCP Policy 4.2.12:</b> Encourage use of natural materials (i.e. wood siding and field stone). Exterior colors shall blend with the surrounding natural landscape. The use of "earth tones" or</p>	<p>Consistent</p>	<p>The proposed project includes designs that would blend with the natural surroundings. Neutral colors, natural materials such as wood and stone accents, and wood fencing would be used.</p>

Table 4.1-2: Granite Bay Community Plan Goals and Policies – Aesthetics

Granite Bay Community Plan Goals and Policies	Consistency Determination	Analysis
natural finishes which blend with the natural background is encouraged.		
<p><b>GBCP Policy 4.2.13:</b> Landscaping shall be used to reduce visual impact of all structures and sound walls. Natural vegetation should dominate where possible. The use of native plant materials is encouraged. Landscaping plants and raw materials provide an informal character and smooth transition between buildings, parking lots, adjacent roadways, and open areas.</p>	Consistent	<p>The project site would be screened by landscaping on all sides of the project site. The southern and eastern boundaries along Old Auburn Road and Sierra College Boulevard would be heavily landscaped with trees, shrubs, and groundcover. Under the Modified Frontage Improvements Option, the project would impact 37 fewer trees and natural vegetation in these areas. Under the Full Frontage Improvement option, a total of 105 trees would be impacted. No sound walls along either Old Auburn Road and Sierra College Boulevard are required or proposed. Increased building setbacks shown in Figure 3-3 allow for landscaped vegetative buffers along the property boundaries to reduce visual impacts of the proposed project when viewed from private properties to the north and west of the project site. This buffer would consist of trees that would shield views of the building and rooflines. Where new landscaping is proposed, native drought-tolerant plant species would be planted.</p>

### 4.1.3 POTENTIAL IMPACTS AND MITIGATION MEASURES

#### Significance Criteria

Based on criteria derived from Appendix G of the CEQA Guidelines, an impact to aesthetics is considered significant if the proposed 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; or
- Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

No impacts are anticipated with respect to the following significance criteria based on the proposed project's location:

- Have a substantial adverse effect on a scenic vista.

The proposed project would be located along two roadway corridors: Sierra College Boulevard to the east and Old Auburn Road to the south. While the roadway corridors feature scenic vistas in various locations, the portion of the corridors in the vicinity of the project site, are not visually distinct or sensitive and are not designated scenic corridors. The Granite Bay Community Plan does not designate either roadway as a scenic road. Therefore, the proposed project has no impact on scenic vistas.

- Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway.

The project site contains 167 trees onsite, 160 of which are native. The trees to be removed as part of the development are typical for the surrounding area and are not significant or unique. With the Modified Frontage Improvements option, the removed trees would be isolated to the southwest corner and the interior of the project site with a total of 68 trees impacted. With the Full Frontage Improvements option, an additional 37 trees, along Old Auburn Road would be removed to account for the road widening.

However, mitigation for the loss of trees onsite is required under the County's Tree Preservation Ordinance.

The project site does not contain any significant rock outcroppings. Additionally, the project site does not contain any historic resources. There are no other potentially scenic resources on the project site.

While there are four eligible state scenic highways within Placer County, there are no officially-designated state scenic highways near or adjacent to the project site. Therefore, due to the project site's location, the project would have no impact on scenic resources within a state scenic highway.

## CHANGES IN VISUAL CHARACTER

### **Significance Criteria 4.1-1: Would the project substantially degrade the visual character or quality of the site and its surroundings? (Less Than Significant Impact)**

The proposed project is subject to the Placer County Design Guidelines and would be built with an architectural style that would be consistent with the goals and policies of the GBCP (see Table 4.1-1 and 4.1-2). Accordingly, the proposed project would include variation in textures and use attractive materials similar to those found in other structures in the area. The use of landscaping to screen the structure and building design using structural articulation and variation in roof lines would visually break up the overall massing of the observable portions of the building and create greater visual variety. Renderings of the proposed architecture and site layout from various viewpoints are shown in **Figure 4.1-2: Conceptual Rendering – View from Sierra College Boulevard, Figure 4.1-3 Conceptual Rendering – View from Old Auburn Road, Figure 4.1-4: Conceptual Rendering – Northeast Aerial, and Figure 4.1-5: Conceptual Rendering – Southeast Aerial.** These figures show the project from different angles and illustrate the proposed setbacks from the property boundaries. The project site has incorporated the following building setbacks into the project design:

Property Boundary	Proposed Setback	Required Setback
Eastern property line - Sierra College Boulevard	222 feet	50 Feet
Southern property line - Old Auburn Road	144 Feet	50 Feet
Western property line	75 Feet	30 Feet
Northern property line	85 Feet	30 Feet



Source: Lenity Architecture, Inc., 2018

**FIGURE 4.1-2:** Conceptual Rendering - View from Sierra College Blvd.  
Placer Retirement Residence  
*Placer County*



Source: Lenity Architecture, Inc., 2018

**FIGURE 4.1-3:** Conceptual Rendering - View from Old Auburn Road  
Placer Retirement Residence  
*Placer County*



Source: Lenity Architecture, Inc., 2018

**FIGURE 4.1-4:** Conceptual Rendering - Northeast Aerial  
Placer Retirement Residence  
*Placer County*



Source: Lenity Architecture, Inc., 2018

**FIGURE 4.1-5:** Conceptual Rendering - Southeast Aerial  
Placer Retirement Residence  
*Placer County*

In addition, the proposed project would result in the planting of additional trees throughout the project site consistent with Mitigation Measures BIO-2 in Chapter 4.3. Recessing the building from Old Auburn Road and Sierra College Boulevard provides an opportunity to use the trees and plantings to increase the existing vegetated visual screening around the proposed building. Figure 3-10, illustrates the proposed landscaping for the project; generally shown at approximately 10 years of growth. Through the use of landscaping, architectural features, and placement of the building within the site, the proposed project would provide a visual transition from the higher density residential uses south of the site to the lower density residential areas on other surrounding properties. Figures 3-5 and 3-6 show landscaped renderings of the project site from Old Auburn Road and Sierra College Boulevard.

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## PROJECT IMPACTS

### *Short-Term (Construction) Impacts.*

Construction-related activities generally involve three stages: demolition and removal of existing structures (if needed); site grading; and construction of new structures, infrastructure systems and roadways. Construction impacts are generally temporary and short-term in nature. Project construction is anticipated to be approximately 16-18 months. Construction would require grading (cut and fill), trenching, and the use and storage of construction equipment and building materials.

The existing contours and elevations of the site require deeper grading on the northern portion of the site which would result in a pad elevation 16 feet below the existing grade and is closer to the level of the existing roadways. This would allow for the structure to be constructed lower on the site. The manufactured slopes surrounding the structure would be contoured and revegetated to reduce visual conflicts.

Construction would include the installation of temporary security fencing and Best Management Practices such as silt fencing used for erosion control. The duration and intensity of proposed project construction would vary with each phase of construction. Most of the heavy grading equipment would be staged onsite only for the period needed to complete the grading. Fewer pieces of heavy equipment would be needed while the structures and project facilities are constructed.

Views of the project site for travelers on Old Auburn Boulevard, Sierra College Boulevard, Haskell Way, and adjacent residences would be altered during construction of the proposed project. Construction activities would result in short-term, temporary changes to the visual character of the project site. Views would change as trees are removed and surfaces are graded. Soils could

be stockpiled, and equipment for grading activities, including drilling or piling, pouring concrete, and paving, could be staged and visible. In addition, construction debris, construction equipment and materials, construction worker and truck traffic, etc., would become more visible to travelers along Old Auburn Road and Sierra College Boulevard as the vegetative cover is thinned. Upon completion of construction, these short-term visual impacts would cease, and potential impacts are considered **less than significant** due to the temporary nature of the impact.

*Long-Term (Operational) Impacts of the Residential Care Home Building.*

Upon completion of construction, the residential care home would be a new building in the visual environment and would permanently change the visual character of the project site as it would change from an undeveloped site to a developed site. Visual simulations of the project looking into the site from Sierra College Boulevard and Old Auburn Road are presented below under each roadway frontage option. However, the following design features have been incorporated into the project design to minimize the project's visibility from adjacent roadways:

- The proposed structure would have a building footprint of approximately 50,885 square feet (approximately 1.16 acres) or 13.0% of the site.
- The project site would be graded to have the building pad elevation of the site at approximately 205 feet which is approximately 10 to 15 feet lower than existing grade within the building envelope. The lower elevation building pad would reduce the project's profile from offsite viewpoints because it would be at an elevation similar to street level and more of the proposed building would be screened by the canopies of the existing and proposed trees. Cross sections of the proposed grading are shown in **Figure 4.1-6: Elevation Cross Section from Old Auburn Road**, **Figure 4.1-7: Cross Section near Haskell Way**, and **Figure 4.1-8: Elevation Cross Section from Sierra College Boulevard**. These cross sections show how the proposed building height would compare with existing and future development on adjacent properties once the building is developed on the proposed finished grade elevation of 205 feet above mean sea level.
- The project would have substantial building setbacks (as shown in Figure 3-3 in Chapter 3, Project Description) from all property boundaries. From the interior side property boundaries, the setback is more than double what is required under the RA zoning. From Old Auburn Road and Sierra College Boulevard, the project exceeds the required setback by a multiple of 4 and 3 times, respectively.
- Although the massing of the building would be greater than the surrounding residential areas, the footprint of the residential care home would visually appear to be relatively

small compared to the overall area of the site and the increased setbacks mitigate any visual impacts.

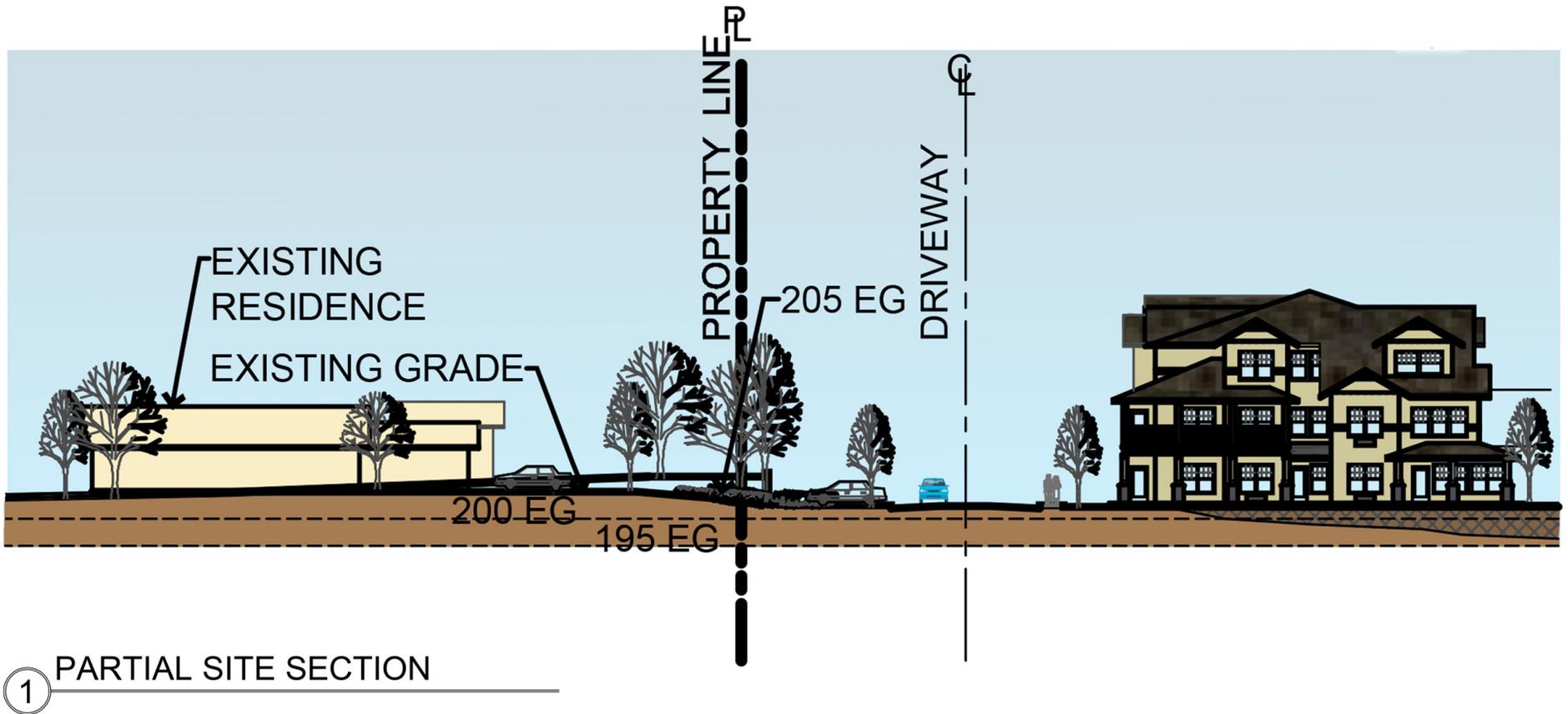
- The proposed project also would be constructed at an angle to the Old Auburn Road and Sierra College Boulevard intersection which would maximize the screening effect of the retained and planted vegetation, and the distance to the structure would visually buffer the new built structures from the adjacent roadways and surrounding residential uses.
- Within the setback area, the proposed project includes driveways, sidewalks, garages, parking lots, a multi-use trail, gardens, and patio areas. These areas would not contain structures of substantial size or visual prominence.

The building facade would include features such as an articulated surface, varying building materials and colors, building step-backs among the stories, gabled rooflines, and other architectural features to soften the visual appearance of the building. While the project would change the visual character and quality of the site when compared to its current undeveloped state, the project includes design features such as increased building setbacks, a lowered building floor elevation, compact building footprint (a 13.9% building coverage where 35% is allowed), high quality design, landscaping, tree preservation and replacement. The project is consistent with the building height, minimum lot size, and building coverage requirements of the proposed RA zone. As discussed in Tables 4.1-1 and 4.1-2 the project is consistent with the goals and policies of the Placer County General Plan and the Granite Bay Community Plan. The project would change the visual characteristics of the site, but these changes would not substantially degrade the visual quality of the site or its surroundings for the reasons stated above. Therefore, with regard to the building component of the project, potential visual and aesthetic impacts are considered **less than significant** and no mitigation measures are required.

#### Option 1: Full Frontage Improvements – (Significant and Unavoidable)

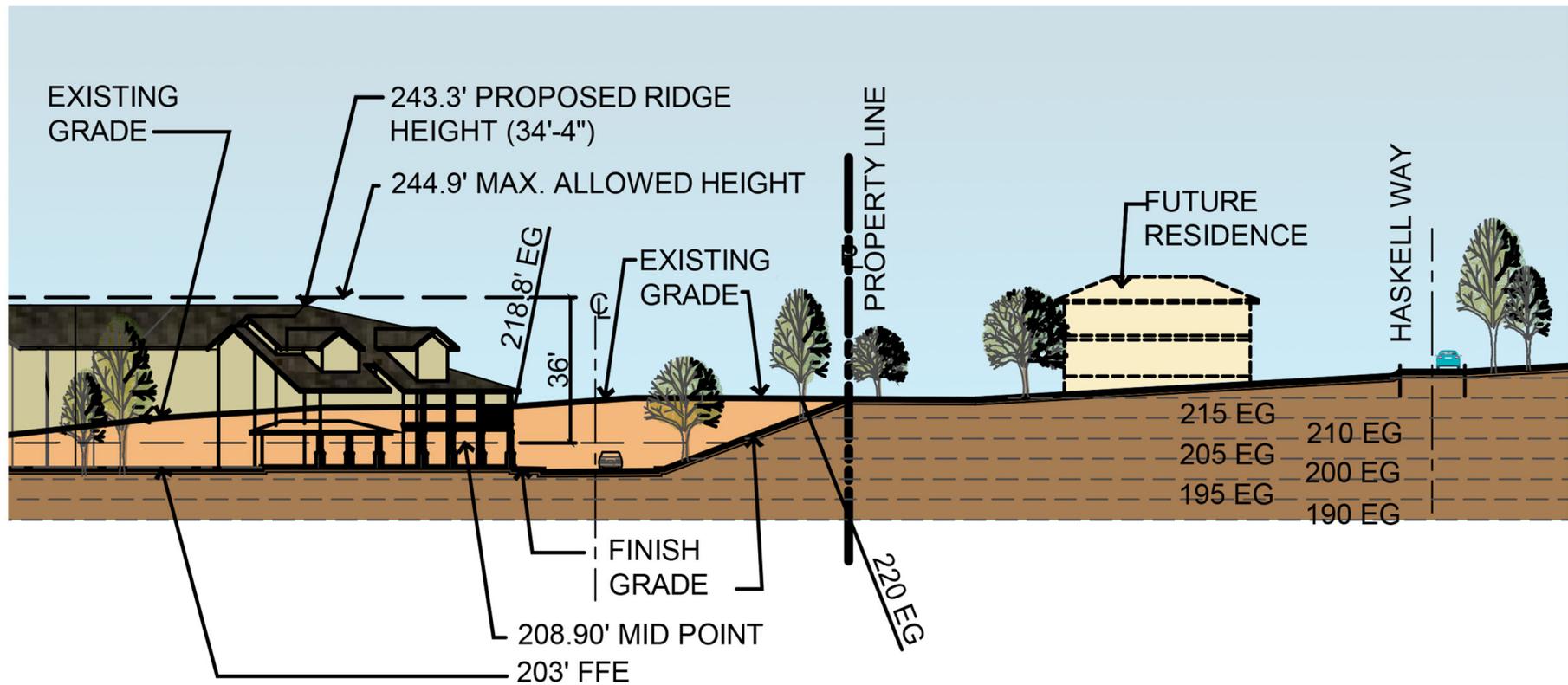
Under the Full Frontage Improvements option, development of the residential care home would occur within the same project footprint as described above, with the exception of improvements to Old Auburn Road within the Linda Creek Treelake Tributary.

Construction of the improvements for the new westbound lane for Old Auburn Road would impact an additional 37 existing trees adjacent to the existing roadway and within the Linda Creek Treelake Tributary compared to the Modified Frontage Improvements option. Removal of these trees would eliminate an additional 37 mature trees of the existing vegetated visual screen. Visual simulations of the project under this option are shown in **Figure 4.1-9: Option 1 Visual Simulation – View from Old Auburn Road Looking Northeast, Figure 4.1-10: Option 1 Visual**



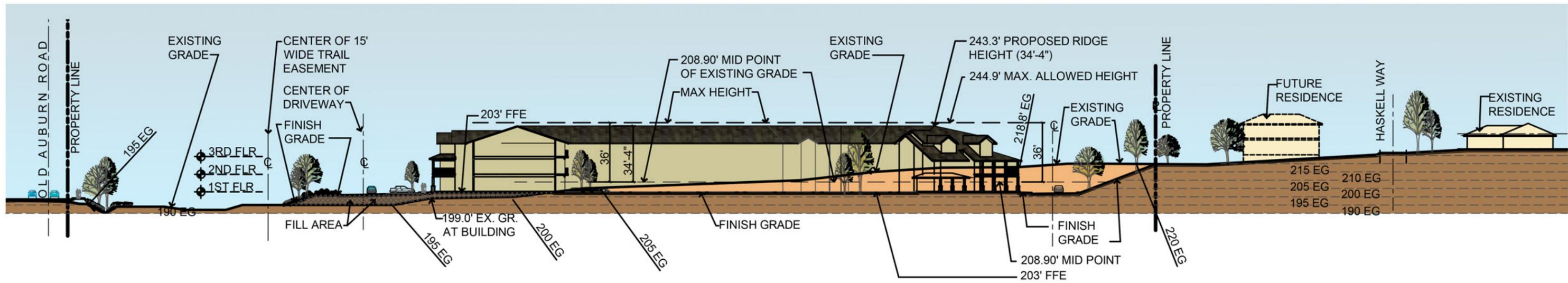
Source: Lenity Architecture, Inc., 2018

**FIGURE 4.1-6:** Elevation Cross Section from Old Auburn Road  
 Placer Retirement Residence  
 Placer County



Source: Lenity Architecture, Inc., 2018

**FIGURE 4.1-7:** Elevation Cross Section near Haskell Way  
 Placer Retirement Residence  
 Placer County



Source: Lenity Architecture, Inc., 2018

**FIGURE 4.1-8:** Elevation Cross Section from Sierra College Boulevard  
 Placer Retirement Residence  
 Placer County

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**Simulation - View from Old Auburn Road Looking North, Figure 4.1-11: Option 1 Visual Simulation – View from Old Auburn Road/Sierra College Boulevard, Figure 4.1-12: Option 1 Visual Simulation – View from Sierra College Boulevard Looking West, Figure 4.1.13: Option 1 Visual Simulation – View from Sierra College Boulevard Looking Southwest, and Figure 4.1.14: Option 1 Visual Simulation – View from Haskell Way Looking South.**

As viewed from Old Auburn Road, the proposed frontage improvements under this option would remove a substantial number of existing trees that currently screen the interior of the site from Old Auburn Road. With the Full Frontage Improvements option, most of the building structure is visible from the Old Auburn Road along the project frontage and at the Old Auburn Road/Sierra College Boulevard intersection with very little visual relief provided by the vegetation, particularly in the first 10 years of landscape planting. This option would also remove an additional 12 trees offsite (for a total of 37 trees) along the Old Auburn Road frontage to the west of the property line to accommodate the required full frontage improvements. The removal of this number of trees would substantially detract from the existing character of this segment of Old Auburn Road and would result in accentuated visual impacts and site visibility from the existing house located on the adjacent property. Option 1 would also result in visual changes to the Linda Creek Treelake Tributary. Construction of the roadway improvements would involve filling the southerly reach of the tributary to facilitate construction of the new westbound lane of Old Auburn Road. As such potential visual impacts would be greater when compared to the Modified Frontage Roadway Improvements.

The existing trees along Sierra College Boulevard and along the northern property line would remain and would be supplemented by the proposed landscaping. These views would be the same under either frontage option.

Impacts to the Linda Creek Treelake Tributary would require the mitigation measures described in Chapter 4.3 of this EIR to be implemented. These mitigation measures would include revegetation and bank stabilization within the northerly reach of the Linda Creek Treelake Tributary that would be adjacent to the new northern alignment of Old Auburn Road. Grading and revegetation would be completed to the extent feasible to return this portion of the tributary to an appearance of a native landscape. Construction impacts would occur over a finite, relatively short period of time, and changes in the visual character and quality of the site would be less than significant once construction and revegetation is completed.

Operational impacts associated with the Full Frontage Improvements option would be greater than the Modified Frontage Roadway Improvements. Travelers on Old Auburn Road would be



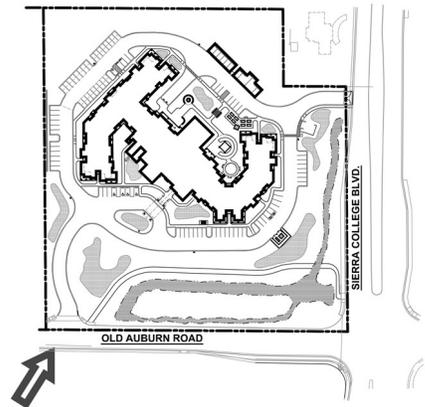
Existing Vegetation



Landscaping Trees at Planting



Landscaping Trees at 10 Years



Source: Lenity Architecture, Inc., 2018

**FIGURE 4.1-9:** Option 1 Visual Simulation – View from Old Auburn Road Looking Northeast  
Placer Retirement Residence  
Placer County



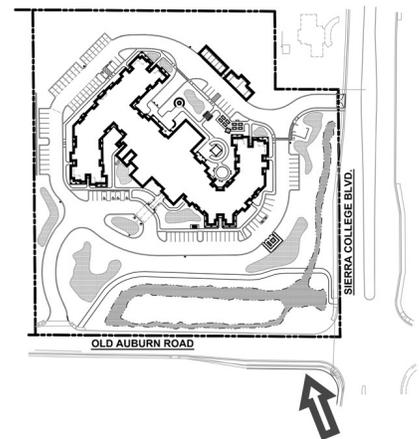
Existing Vegetation



Landscaping Trees at Planting



Landscaping Trees at 10 Years



Source: Lenity Architecture, Inc., 2018

**FIGURE 4.1-10:** Option 1 Visual Simulation – View from Old Auburn Road Looking North  
 Placer Retirement Residence  
 Placer County



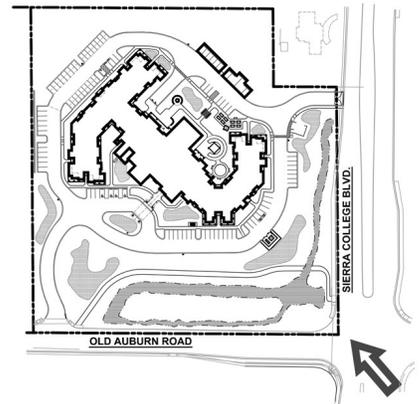
Existing Vegetation



Landscaping Trees at Planting



Landscaping Trees at 10 Years



Source: Lenity Architecture, Inc., 2018

**FIGURE 4.1-11:** Option 1 Visual Simulation – View from Old Auburn Road/Sierra College Boulevard  
 Placer Retirement Residence  
 Placer County



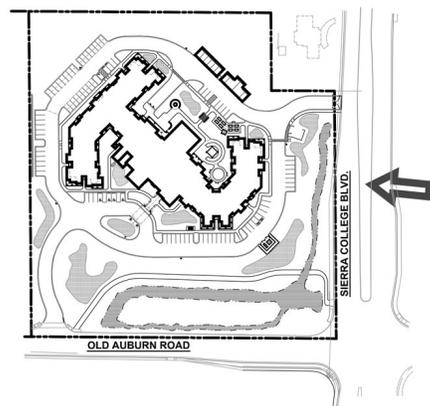
Existing Vegetation



Landscaping Trees at Planting



Landscaping Trees at 10 Years



Source: Lenity Architecture, Inc., 2018

**FIGURE 4.1-12:** Option 1 Visual Simulation – View from Sierra College Boulevard Looking West  
Placer Retirement Residence  
Placer County



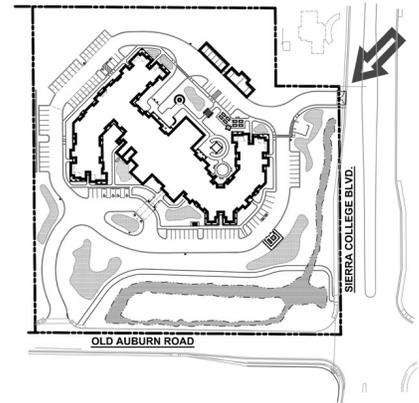
Existing Vegetation



Landscaping Trees at Planting



Landscaping Trees at 10 Years



Source: Lenity Architecture, Inc., 2018

**FIGURE 4.1-13:** Option 1 Visual Simulation – View from Sierra College Boulevard Looking Southwest  
Placer Retirement Residence  
Placer County



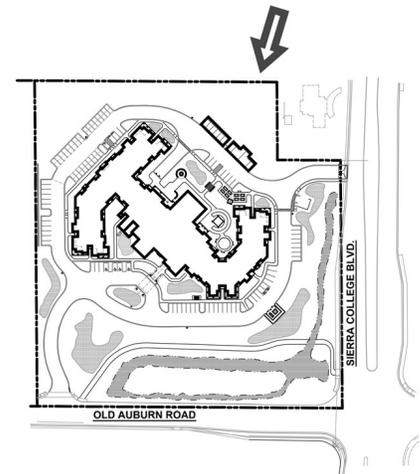
Existing Vegetation



Landscaping Trees at Planting



Landscaping Trees at 10 Years



Source: Lenity Architecture, Inc., 2018

**FIGURE 4.1-14:** Option 1 Visual Simulation - View from Haskell Way Looking South  
Placer Retirement Residence  
Placer County

incrementally closer to the proposed development and the loss of the existing tree screening would result in greater exposure of the building when looking into the project site. As the trees and vegetation mature over time, views of the building would become increasingly screened, but significant sections of the building would still be visible.

Although the design features proposed would help to offset visual impacts to the extent feasible, the severity of impacts associated with the roadway improvements would result in a long-term degradation of the visual environment. Because visual impacts for the project as a whole would be significant under this option, impacts associated with the Full Frontage Improvements would be **significant and unavoidable**.

Option 2: Modified Frontage Improvements (the Proposed Project) – (Less Than Significant Impact)

Under the Modified Frontage Improvements, development of the project would occur within the same project footprint as described above and all impacts and conclusions associated with the building itself would remain the same.

The Modified Frontage Improvements would impact approximately 68 trees of the total 167 trees onsite through direct removal or indirect encroachment during construction. These trees would be removed from the southwestern corner of the project site where the project entry driveway is proposed. Approximately 30 trees in this same area would remain. As discussed above these trees act as a visual screen and obscure views toward the interior of the project site. As observed from travelers on Old Auburn Road and Sierra College Boulevard the preservation of most of the trees would minimize the visual changes to the environment. Visual simulations of the project under this option are shown in **Figure 4.1-15: Option 2 Visual Simulation – View from Old Auburn Road Looking Northeast, Figure 4.1-16: Option 2 Visual Simulation - View from Old Auburn Road Looking North, Figure 4.1-17: Option 2 Visual Simulation – View from Old Auburn Road at Sierra College Boulevard, Figure 4.1-18: Option 2 Visual Simulation – View from Old Auburn Road/Sierra College Boulevard Looking Northwest, Figure 4.1-19: Option 1 Visual Simulation – View from Sierra College Boulevard Looking West, Figure 4.1.20: Option 1 Visual Simulation – View from Sierra College Boulevard Looking Southwest, and Figure 4.1.21: Option 1 Visual Simulation – View from Haskell Way Looking South.**

This option would have less of an impact on the environment because it would allow for the needed roadway improvements to be constructed, but it would avoid the riparian habitat with the mature trees along Old Auburn Road (and associated visual impacts of tree removal). These mature trees would help screen the proposed building when the building is completed compared



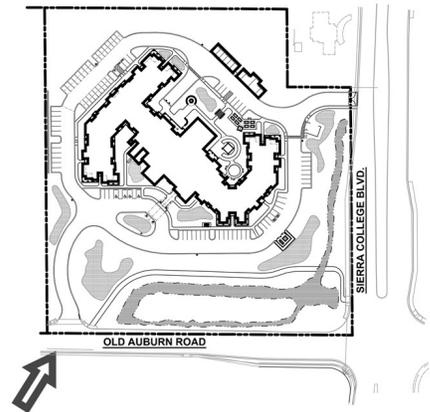
Existing Vegetation



Landscaping Trees at Planting



Landscaping Trees at 10 Years



Source: Lenity Architecture, Inc., 2018

**FIGURE 4.1-15:** Option 2 Visual Simulation - Old Auburn Road looking Northeast  
Placer Retirement Residence  
Placer County



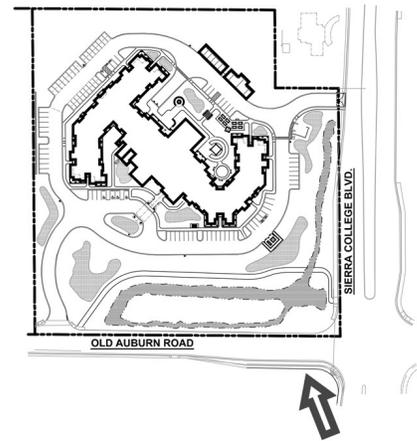
Existing Vegetation



Landscaping Trees at Planting



Landscaping Trees at 10 Years



Source: Lenity Architecture, Inc., 2018

**FIGURE 4.1-16:** Option 2 Visual Simulation - Old Auburn Road Looking North  
 Placer Retirement Residence  
 Placer County



Existing Vegetation



Landscaping Trees at Planting



Landscaping Trees at 10 Years



Source: Lenity Architecture, Inc., 2018

**FIGURE 4.1-17:** Option 2 Visual Simulation - Old Auburn Road at Sierra College Boulevard  
 Placer Retirement Residence  
 Placer County



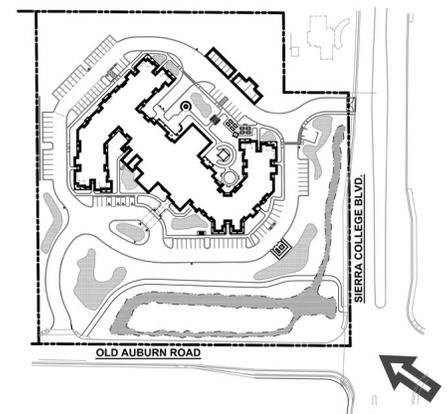
Existing Vegetation



Landscaping Trees at Planting



Landscaping Trees at 10 Years



Source: Lenity Architecture, Inc., 2018

**FIGURE 4.1-18:** Option 2 Visual Simulation - Old Auburn Road/Sierra College Boulevard Intersection Looking Northwest  
Placer Retirement Residence  
Placer County



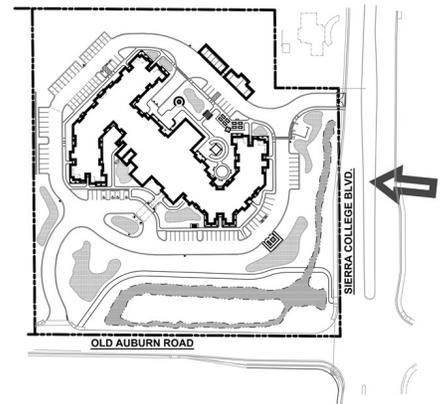
Existing Vegetation



Landscaping Trees at Planting



Landscaping Trees at 10 Years



Source: Lenity Architecture, Inc., 2018

**FIGURE 4.1-19:** Option 2 Visual Simulation - Sierra College Boulevard Looking West  
Placer Retirement Residence  
Placer County



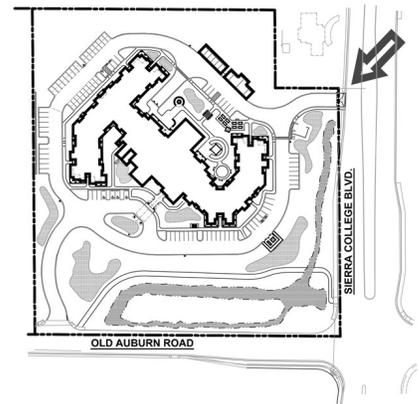
Existing Vegetation



Landscaping Trees at Planting



Landscaping Trees at 10 Years



Source: Lenity Architecture, Inc., 2018

**FIGURE 4.1-20:** Option 2 Visual Simulation - Sierra College Boulevard Looking Southwest  
 Placer Retirement Residence  
 Placer County



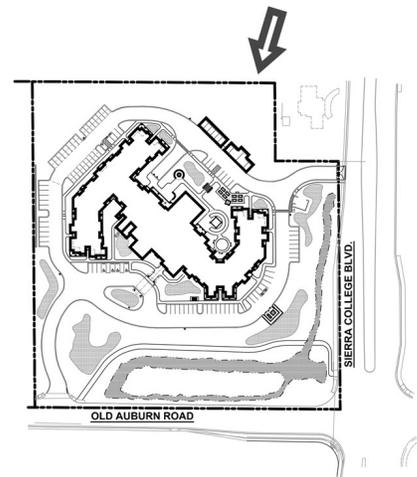
Existing Vegetation



Landscaping Trees at Planting



Landscaping Trees at 10 Years



Source: Lenity Architecture, Inc., 2018

**FIGURE 4.1-21:** Option 2 Visual Simulation - View from Haskell Way Looking South  
Placer Retirement Residence  
Placer County

to newly planted trees. Newly planted trees would require time – several years - to mature to grow larger canopies that would provide the most screening of the proposed building. Overall, the proposed building would be much less visible from Old Auburn Road because the existing trees would remain in place. These existing trees would be in place at the start of the project and screen much of the construction activities from view as well. This option would not require the removal of any offsite trees along Old Auburn Road west of the project site. The mature vegetation would preserve the rural feel of the Old Auburn Frontage because the existing line of trees and riparian habitat would remain in place. Because Modified Frontage Improvements would retain the existing trees that contribute to the rural character of this street segment and provide natural screening for the proposed building (consistent with County and GBCP policy), potential impacts are considered to be **less than significant**.

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#### LIGHT AND GLARE

**Significance Criteria 4.1-2: The project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. (Less Than Significant Impact with Mitigation Incorporated).**

This analysis assesses the impact of nighttime lighting sources that would result from the proposed project. Proposed outdoor lighting would be used for security purposes, street lighting and wayfinding.

Nighttime illumination of outdoor areas can affect people in several ways. For instance, where intense lighting is viewed against a dark background, the contrast attracts the attention of the viewer and could be considered distracting. Under low light conditions, the human eye adjusts to the brightest light within the field of view. If the range of light intensity to which the eye is exposed is large, the eye would be relatively insensitive to the more dimly lighted areas within the field of view. In addition, increased illumination can affect the suitability of sleeping areas, use of outdoor areas at natural light levels, and privacy. The degree of impact is typically related to the degree of change from the illumination levels that exist or to which people have become accustomed.

Glare is caused by materials with highly reflective surfaces, such as window glass, reflective surfaces, or highly polished materials. Unwanted glare is typically caused by the reflection of sunlight or artificial light from these highly polished surfaces, such as window glass or reflective materials, toward receptors. Window glass or any metallic materials from the proposed building could reflect sunlight, potentially creating a new source of glare. However, due to the residential nature of the structure, the size of the windows would be minimal. This would minimize the significant glare issues which arise when large mirrored or reflective surfaces are used as a

decorative feature, such as those large surfaces that exist on some office and commercial buildings. The preservation of existing trees and placement of the new trees would block most of the glare that generate from the project site. In addition, as the trees mature and grow taller, they would continue to reduce both light and glare. Consistent with the Granite Bay Community Plan Community Design Guidelines, the proposed project would utilize earth tones and be designed to blend with the natural landscape.

The primary source of lighting from the proposed project would come from the exterior of the structure and lighting for the parking areas. Thirty-seven, 14-foot tall light poles would be installed throughout the parking and circulation areas. Outdoor lighting would be used for security purposes and to light outdoor walkways. The parking lot would consist of one main circular roadway illuminated around the proposed structure and garages, carports, and open stalls would require lighting for safety and wayfinding. Lights in these areas would be designed to promote pedestrian comfort and safety. A photometric study prepared for the project, shown in **Figure 4.1-22: Photometric Rendering**, demonstrates that due to the setback distance, vegetative screening, and varying elevations onsite, no light trespass across the property lines would occur. Nonetheless, illumination from the project site would constitute a new light source in the area and could contribute to local and regional nighttime light pollution. With the implementation of Mitigation Measure VIS-1, potential impacts are considered to be **less than significant**.

### **Mitigation Measure**

**Mitigation Measure VIS-1: Outdoor Lighting.** Prior to the approval of final Improvement Plans, the applicant shall submit to the satisfaction of the Environmental Review Committee, a lighting plan (separate or as part of the improvement plans) that demonstrates that all outdoor lighting installed as part of the proposed project is limited to the minimum amount needed for public safety, is high efficiency, and is shielded and directed downward to limit upward and sideways spillover and protect the night sky, which also would minimize light effects on the adjacent neighboring properties. All exterior lighting shall be mounted within applicable height limitations and would not exceed maximum allowable lumens. All light standards shall be finished in a color that would blend into the landscape and prevent glare (i.e., black, bronze, or dark bronze). The Improvement Plans shall show the location of all outdoor lighting in compliance with this mitigation measure.

Under the Full Frontage Improvements option, impacts would be the same as discussed above because the frontage improvements do not involve reflective materials. Impacts related to glare would be **less than significant**.



Source: Lenity Architecture, Inc., 2018

**FIGURE 4.1-22:** Photometric Rendering  
 Placer Retirement Residence  
 Placer County

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## Option 2: Modified Frontage Improvements (the Proposed Project) – (Less Than Significant Impact)

Impacts under the Modified Frontage Improvements option would be the same as discussed above because the frontage improvements do not involve reflective materials. Impacts related to glare would be **less than significant**.

### **4.1.4 CUMULATIVE IMPACTS**

Chapter 5.5 of this EIR provides a list of related projects and other possible development in the area determined as having a direct potential to interact with the proposed project (to the extent that a significant cumulative effect could occur) are identified in *Table 5-1: Cumulative Projects*. **Figure 5-1: Cumulative Projects Map** identifies the location of the cumulative projects.

Because construction impacts are generally site-specific and temporary in nature, the geographic context for the cumulative analysis of visual construction-related impacts is limited to projects in the immediate vicinity that could be seen together with the proposed project, assuming that construction activities were to be concurrent. This area includes the unincorporated County island and areas within the Placer County Granite Bay Community Plan area, as well as the surrounding southeastern portion of the City of Roseville. Construction of the Park at Granite Bay project, located north of Haskell Way, could potentially occur concurrently with construction of the proposed project, however the distance between the two sites (with the homes along Haskell Way in between) and differences in topography would make it difficult to see both sites at the same time. The Ovation Senior Living project located approximately 0.2 mile to the south of the project site and the Roseville Congregate Facility 0.7 mile to the west of the project site are far enough away with intervening topography and structures that the construction activities would not be seen at the same time if all three projects happened to be under construction concurrently.

Construction activities at the proposed project site and The Park project site may be seen concurrently if viewed from a location along Haskell Way and Sierra College Boulevard between the sites. However, construction activities associated with the development of these projects would not substantially degrade the visual character or quality of the area or its surroundings as construction would be temporary. Impacts viewed together would be no worse than the project impacts individually. Further, most construction equipment, outside of a highly urbanized environment, is not tall or wide enough to physically interfere with views.

During various stages of construction, materials storage areas or areas associated with construction debris piles could be located on both project sites. Exposed trenches, roadway

bedding (soil and gravel), spoils/debris piles, and possibly steel plates would be visible during construction of utility infrastructure improvements. During construction activities, the project sites may not be screened, and neighboring uses as well as passersby would potentially see construction equipment and activities. However, due to the distance between project sites analyzed for the cumulative condition, the presence of intervening structures between the project sites, and the temporary nature of construction activities, construction activities would not cause an adverse change in visual character. As concluded above, construction-related impacts viewed together would be no worse than the project impacts individually. Therefore, the cumulative construction impacts would be less than cumulatively considerable and **less than significant**.

Regarding the built project; the project would change the visual character and quality of the site when compared to its current undeveloped state. However, the proposed project is consistent with the goals and policies of the Granite Bay Community Plan and has been designed to minimize its visibility from offsite viewpoints under the Option 2: Modified Frontage Improvements option. While other approved and proposed development projects within the Granite Bay area would contribute to the incremental change in the existing visual landscape; the projects are located in different areas of Granite Bay and do not constitute a significant concentration of development that would adversely affect a change in the Granite Bay Community Plan area any more than the projects individually. While there are similar types of development proposed less than a mile from the proposed project site (shown in Figure 5-1 in Chapter 5 of this EIR), the architectural styles, functions, and sizes of the proposed developments are varied and would not cumulatively contribute to a significant change in the character of the area. Impacts are considered site specific and would not combine to create a new significant impact beyond the impact of the projects individually. As such, potential impacts are considered to be less than cumulatively considerable and potential impacts are **less than significant**.

Under Option 1: Full Frontage Improvements would have significant cumulative effects because the project under this option would significantly change the visual character of the segment of Old Auburn Road at Sierra College Boulevard. As noted above, the removal of 37 additional trees along the project's Old Auburn frontage (including 12 trees offsite) and loss of wetland and riparian habitats would adversely change the character of this area. The building would be much more visually prominent with the loss of the natural screening vegetation that the existing trees provide. Therefore, the Full Frontage Improvements Option would contribute to a cumulatively considerable a cumulative visual impact when combined with the impacts of cumulative development and would be considered **significant and unavoidable**.

All new development, including the project, would be required to conform to the guidelines and policies contained in the Placer County Zoning Ordinance, the Placer County General Plan, the Granite Bay Community Plan design guidelines, as well as the Placer County Design Guidelines. Conforming to existing policy and regulations would result in implementation of lighting design and use of non-reflective building surfaces so as to avoid any adverse light and glare impacts on sensitive receptors. Light and glare effects are very site specific. When controlled by existing standards and regulations, the cumulative impact related to lighting and glare would be less than cumulatively considerable and **less than significant**.

#### 4.1.5 REFERENCES – AESTHETICS

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