

4.14 AESTHETICS

4.14.1 INTRODUCTION

This section describes potential impacts related to visual resources and aesthetic character in the Planning Area associated with the proposed General Plan Update. To provide context for the impact analysis, this section begins with an environmental setting describing the existing conditions in the Planning Area related to visual character. Next, the regulatory framework is described, which informs the selection of the significance thresholds used in the impact analysis. The regulatory framework also includes existing General Plan policies related to the impact analysis of this section. The section concludes with the applicable significance thresholds, the impacts of the proposed changes to adopted General Plan policies, recommended mitigation measures, and the significance conclusions.

As part of the impact analysis, Notice of Preparation (NOP) comments were reviewed to help guide the analysis, and any comments were integrated into the analysis. However, no NOP comments related to aesthetics were received.

4.14.2 ENVIRONMENTAL SETTING

The Planning Area is located along the eastern edge of the Sacramento Valley and the western Sierra Nevada foothills. Most of the Planning Area is urbanized. Industrial and commercial uses are concentrated along the I-80 and State Route (SR) 65 corridors and other major roadway corridors. Residential neighborhoods with open space corridors, parks, and schools occupy the remainder of the Planning Area to the west, east, and south. The western and northwestern portions of the Planning Area consist of undeveloped agricultural land.

The primary visual feature and visual amenity in the City is its interconnected network of open space, which is based around the streams that flow westward through the City out of the Sierra Nevada foothills. Most sections of the open space corridors include a system of multi-use pedestrian and bicycle trails.

Land use decisions in the City affect the visual character and quality from both public and private vantagepoints, including public plazas, commercial areas, shopping centers, pedestrian/bicycle trails, City “gateway” entrances, and private residences. The existing visual character in the City is partially based, among other qualifying factors, on General Plan goals and policies that are intended to (1) promote a land use pattern that provides access to open space and recreational amenities, (2) promote the City’s desire to distinguish Roseville from adjacent communities through high-quality development and design, and (3) establish visually distinctive gateways into the community.



Grazing Land in the Sierra Vista Specific Plan Area, North of Baseline Road (Google Earth 2019)

4.14.2.1 EXISTING VISUAL CHARACTER

Agricultural Land

Agricultural land is located north of Baseline Road, in the western and northwestern portions of the Planning Area. This area consists of row crops, grain crops, orchards, and grassland that supports livestock grazing. The land is generally flat and contains no significant land forms, offering a wide view of the surrounding area. The viewshed consists of agricultural crops, or grassland with cattle, along with scattered trees. These areas are green in spring and summer, and brown in the winter (except where winter cover crops are grown). From the northwestern portion of the Planning Area, on a clear day, the Sierra Nevada is visible background views to the east.



Vernal Pool Grassland (City of Roseville 2011)



Oak Woodland/Savannah (City of Roseville 2011)

of the oak trees scattered among the low-growing grasslands (which are green in spring but brown during the remainder of the year).

Open Space

The Planning Area contains an interconnected network of open space. Vegetation communities within the open space consist of vernal pool grassland, oak woodland/savannah, and riparian woodland/wetlands.

Vernal pools are seasonal pools of water that provide habitat for rare plants and animals; in the Planning Area, the vernal pools are surrounded by non-native, naturalized, Mediterranean grasses. Vernal pools have a colorful and distinctive appearance in the landscape in the springtime, when their unique plant species are flowering.

A savannah is a mixed woodland-grassland ecosystem where the trees are widely spaced so that the canopy does not close. The open canopy allows sufficient light to reach the ground to support an unbroken herbaceous layer consisting primarily of grasses.

In the Planning Area, oak woodland/savannahs are composed of a variety of native oak tree species, including blue oak, Valley oak, and interior live oak. The savannahs also include a variety of non-native grasses. Oak woodlands and savannahs have a distinctive appearance in the landscape that is characterized by a coarse texture, green color, and upright spreading canopy



Riparian Woodland (City of Roseville 2011)

Riparian woodland is a forested or wooded area of land adjacent to a body of water. In the Planning Area, this habitat is typically comprised of a canopy of mature trees, an intermediate shrub layer, and herbaceous ground-cover. These areas are located immediately adjacent to most of the active stream channels in the Planning Area. Wetlands such as marshes are present in some areas, adjacent to the riparian corridor. This stratified plant community appears as a mix of tall, intermediate, and short plants with a variety of forms and textures, which present a visually pleasing appearance throughout the year. The trees and shrubs, and the low-growing

plants in and around the wetlands, are green in the spring and summer. Some tree and shrub species are a source of colorful fall foliage.

Developed Land

Residential

Most of the Planning Area is urbanized. Residential development in the Planning Area consists primarily of single-family homes, with some multi-family development, with homes set along wide meandering streets lined with sidewalks. Development is oriented around the creeks that traverse the area, including the North and South Branches of Pleasant Grove Creek, Coyote Creek, and Kaseberg Creek. Several golf courses, a variety of parks, and a network of bicycle and pedestrian paths are present throughout residential portions of Roseville, linked together by the open space corridors along the stream channels and drainages. These neighborhoods are



Angus Road along Pleasant Grove Creek (Google Earth 2019)

characterized by curvilinear streets, varying block sizes, and cul-de-sacs. East of I-80, in the Secret Ravine area, the Planning Area consists primarily of large single-family homes on hilly terrain, as much as 400 feet above mean sea level. The viewshed in this area consists primarily of lush landscaping trees and turf grass in the residential neighborhoods and along the wide, meandering streets. A variety of parks, open space, and pedestrian/bicycle trails are present throughout this area. Development is again oriented around the creeks that traverse this area, including Miners Ravine, Secret Ravine, False Ravine.

Residential development in the vicinity of I-80, near the southern Planning Area boundary, consists of older single-family homes on small- to medium-sized lots, interspersed with commercial development and schools. Open space corridors, pedestrian paths, and parks in this area are located along Linda Creek and Dry Creek.

Commercial/Office/Industrial/Public

Development in the vicinity of I-80 and SR 65 consists primarily of relatively large-scale commercial, office, and industrial uses, including the Union Pacific Railyards and adjoining commercial and industrial areas, the Westfield Galleria Mall and Fountains at Roseville shopping centers, the North Industrial area, the Downtown and Riverside Gateway Specific Plan Areas, and the Vernon Street commercial corridor.

The North Industrial Area consists of 2,046 acres of land area west of Washington Boulevard and south of Blue Oaks Boulevard. This area is devoted primarily to industrial uses, light industrial uses, and similar uses.

The Downtown Specific Plan Area encompasses 176 acres of land area and includes the Historic Old Town, Vernon Street District, and Royer and Saugstad Parks. The Specific Plan Area is bisected by the Union Pacific Rail Yard, and includes the Roseville Civic Center (City Hall), single-family residences, train depot, and commercial service and retail businesses. The City recently completed a \$20 million investment in Downtown Roseville, including an extensive streetscape project for Vernon Street. Professional service companies and other new businesses have been relocating to Vernon Street; new private investment is being put into buildings in this area; property sales have been brisk, and property values are increasing; and the area is seeing increased activity, including an attractive nightlife district, with the success of live theater venues.



Vernon Street and Riverside Avenue (Google Earth 2019)

The Riverside Gateway Specific Plan Area is south of Douglas Boulevard and the Union Pacific Railyards. This area extends along Riverside Avenue from Vernon Street and Douglas Boulevard in the north to Darling Way in the south. It also extends one block east of Riverside Avenue to Clinton Avenue in the Cherry Glen neighborhood, and one block west to B Street in the Thieles Manor neighborhood. Existing businesses along Riverside Avenue include used car lots, auto mechanics, auto parts, paint and cellular phone stores, offices, thrift

shops, restaurants, bars, and liquor stores. The Specific Plan Area also includes two community facilities: Home Start and St. Vincent de Paul Community Ministries. Existing land uses along Clinton Avenue and B Street in the Specific Plan Area are primarily single-family and multi-family residential. Most of the buildings along Riverside Avenue are much the same as when they were built in the 1940s, 1950s and 1960s, with very few improvements or renovations, and there is either minimal or no landscaping in front of the businesses in the corridor.

The Infill Area constitutes what historically has been the central core of Roseville, as well as the areas that were the focus of growth in the City until the early 1980s. The Infill Area includes a broad mix of land uses, including multi-family and single-family residences, commercial services and retail, public facilities, light industrial and assembly uses, non-profits and places of worship, parks and open space, and other uses. The residential areas are tree-lined, typically with landscaped setbacks from sidewalks and roadways. Many of the commercial areas have relatively wide roadways with surface parking lots and signage between the street and sidewalk and the typically one-story buildings that are set back significant distances from the public rights-of-way.



Haman House (Google Earth 2019)

Historic Areas

Roseville's original commercial core is generally located east of Washington Boulevard and north and west of the Union Pacific Railroad tracks. There are several historic sites in this area, such as the Haman House, which are concentrated around the Union Pacific Railyards in the vicinity of Church Street and Vernon Street. Two large, permanent Nisenan (i.e., Southern Maidu Indian) sites have been identified within the City; these sites are located within Maidu Regional Park. An inventory of significant historic sites has been prepared by the Roseville Historical Society. Two local sites, the Haman

House and the Maidu Indian sites, are listed on the National Register of Historic Places. (See Section 4.9, "Cultural and Tribal Resources," for additional details related to historic and archaeological sites in the Planning Area.)

4.14.2.2 LIGHT AND GLARE

The western portion of the Planning Area is currently sparsely developed and primarily used for agriculture. Unless agricultural equipment is used at night, rural land uses typically do not generate substantial amounts of glare, lighting, or illumination, and the ambient nighttime lighting and illumination levels are typically very low. The remainder of the Planning Area is urbanized and includes a variety of existing sources of daytime glare and nighttime lighting and illumination. Sources of daytime glare include direct beam sunlight and reflections from windows, architectural coatings, glass, and other shiny reflective surfaces. Nighttime light illumination and associated glare can be divided into stationary and mobile sources. Stationary sources of nighttime light include structure illumination, decorative landscape lighting, lighted signs, overhead sports field lighting, overhead parking lot lighting, and streetlights. The source of mobile nighttime light is primarily headlights of motor vehicles.

4.14.3 REGULATORY FRAMEWORK

4.14.3.1 FEDERAL

There are no relevant federal laws, policies, plans, or programs that apply to the proposed General Plan Update.

4.14.3.2 STATE

California Scenic Highways Program, Streets and Highway Code Section 260

Recognizing the value of scenic areas and the value of views from roads in such areas, the California State Legislature established the California Scenic Highway Program (Streets and Highway Code Section 260) in 1963. Under this program, a number of state highways have been officially designated as scenic highways. When a city or county officially designates a scenic highway, it must adopt ordinances to preserve the scenic quality of the corridor or document such regulations that already exist. However, there are no designated scenic highways in the Planning Area (California Department of Transportation 2017).

4.14.3.3 REGIONAL AND LOCAL

Existing City of Roseville General Plan

The existing Roseville General Plan (City of Roseville 2016) includes the following goals and policies related to aesthetics.

Community Form Goal 1: Define Roseville’s overall identity and character by the following attributes:

- a. Distinction from other communities through quality of development and the high level of services provided its citizens.
 - b. A commitment to preserving its small town attributes and cultural heritage, and a dedication to promoting a strong sense of community, while preserving individual neighborhoods and promoting a prosperous business community.
 - c. Continuing to be a family oriented community, which offers opportunities to pursue various lifestyles.
 - d. Residential development that includes clusters of high to low densities balanced with large expanses of open space.
 - e. Ensuring high standards of public safety.
- ▶ **Community Form Policy 1:** Ensure high quality development in new and existing development areas as defined through specific plans, the development review process, and community design guidelines.
 - ▶ **Community Form Policy 2:** Through both public and private efforts, develop clearly defined entries at major entrances into the City through the use of open space, landscaping, signage and other distinctive elements as a way of defining the City’s boundaries and identity.
 - ▶ **Community Form Downtown Neighborhoods Policy 5:** Encourage infill development and rehabilitation that:
 - upgrades the quality and enhances the character of existing areas;
 - enhances public transit use and pedestrian access;
 - efficiently utilizes and does not overburden existing services and infrastructure; and
 - results in land use patterns and densities that provide the opportunity for the construction of household types affordable to all income groups.

Community Design Goal 1: Achieve a consistent level of high quality aesthetic and functional design through the development of, and adherence to, superior design concepts and principles as defined in the Community Design Guidelines.

Community Design Goal 2: Encourage, promote and support the maintenance and expansion of a wide range of programs that serve to increase public understanding, appreciation and enjoyment of cultural and artistic forms,

and the display of artistic expression in public spaces to contribute to the cultural experience and the sense of place and community.

Community Design Goal 3: Encourage the planning and building of a city which sensitively integrates open space and natural resources, and promotes compatibility within and between the natural and the urban environments.

Community Design Goal 4: Emphasize the preservation and enhancement of historically and culturally significant buildings, native oak trees, woodlands and other significant features, as a primary element in defining Roseville's community character

- ▶ **Policy 1:** Through the design review process, apply design standards that promote the use of high quality building materials, architectural and site designs, landscaping signage, and amenities.
- ▶ **Policy 2:** Continue to develop and apply design standards that result in efficient site and building designs, pedestrian friendly projects that stimulate the use of alternative modes of transportation, and the establishment of a functional relationship between adjacent developments.
- ▶ **Policy 3:** Encourage designs that strike a balance between the incorporation of aesthetic and development requirements, and the economic considerations associated with development.
- ▶ **Policy 4:** Promote flexibility in the design review process to achieve design objectives, and encourage projects with innovative, unique and creative architectural style and design.
- ▶ **Policy 5:** Encourage, promote and support art in public spaces and programs to enhance the design of the City.
- ▶ **Policy 6:** Through the design review process, encourage site and building designs that are in scale and compatible with adjacent development with respect to height, bulk, form mass, and community character.
- ▶ **Policy 7:** Encourage project designs that place a high priority and value on open space, and the preservation, enhancement and incorporation of natural resources and other features including consideration of topography, vegetation, wetlands, and water courses.
- ▶ **Policy 8:** Encourage and promote the preservation of historic and/or unique, culturally and architecturally significant buildings, features and visual environments.
- ▶ **Policy 9:** The location and preservation of native oak trees and oak woodlands shall be a primary factor in determining site design, building location, grading, construction and landscaping, and in establishing the character of projects through their use as a unifying element in both new and existing development.

Growth Management Goal 13: New development shall be consistent with the City's desire to establish an edge along the western boundary of the City that fosters: a physical separation from County lands through a system of connected open space; a well-defined sense of entry to City from west; opportunities for habitat preservation and recreation; and view preservation corridors that provide an aesthetic and recreational resource for residents.

- ▶ **Policy 7:** The City shall oppose urban density residential, commercial or industrial development in unincorporated areas unless adequate public facilities and services can be provided and mechanisms to ensure their availability and provision are secured during the land use entitlement process. It is the City’s preference that urban development occur within incorporated area.
- ▶ **Policy 8:** Manage growth in such a way to ensure that significant open space areas will be preserved.
- ▶ **Policy 9:** Retain and enhance Roseville’s identity and character to ensure that Roseville, even as it grows, remains consistent with the Growth Management Visioning Committee’s Vision Statement.
- ▶ **Growth Management-Growth Areas Policy 5:** Apply the City’s adopted Guiding Principles to any new development proposed in and out of City’s corporate boundaries, which is not already part of an adopted Specific Plan or within the infill area:
 4. Any development proposal shall maintain the integrity of existing neighborhoods and create a sense of place in new neighborhoods.
- ▶ **Growth Management-Growth Areas Policy 6:** As new development is proposed in or outside the City’s Sphere of Influence, project proponents shall provide a transitional area between City and County lands, through a system of interconnecting Open Space land areas or other buffers, such as separation by arterial roadways.
- ▶ **Growth Management-Growth Areas Policy 9:** Development proposed on the western edge of the City shall provide a distinctive open space transition to create a physical and visual buffer between the City and County to assure that the identity and uniqueness of the City and County will be maintained.
- ▶ **Growth Management-Public Amenities Goal 2:** In addition to being consistent with the other goals and policies of the General Plan, specific plans shall comply with the following:
 - a. Provide a public focal point, community, and/or theme feature. These features shall be specific to each area and be designed to contribute to the promotion and enhancement of community character. A special feature may include, but is not limited to, a community plaza, central park, or some other type of gathering area; outdoor amphitheater; community garden; regional park with special facilities; sports complex; or cultural facilities.
 - b. Provide entryways at entrances to the City in accordance with the Community-wide Design Guidelines. Where possible, the entryways shall take advantage of and incorporate existing natural resources into the entry treatment. The specific plans shall identify the location and treatment of the entryways, and shall consider the use of open space, oak regeneration areas, signage and/or special landscaping to create a visual edge or buffer that provides a strong definition to entryways into the City.
 - c. The specific plan areas shall be planned and oriented to be an integral part of the City consistent with the policies of the Community Form Component of this Element.
 - d. Develop design guidelines, specifying screening and a transition between public utilities (e.g. substations, pump stations) and other uses, in conjunction with the public utility departments and agencies. In addition, development along power line and pipeline easements shall incorporate design treatment to

insure compatibility and safety. Design guidelines and treatment may include minimum setbacks, building and landscape design standards and possible limitations on certain types of uses and activities.

- e. Preserve natural resource areas where they exist, and where feasible, along new roadways. Such roadways may create a public boundary between the resource area and other uses. The specific plans shall identify locations and standards for the preservation of natural resources along roadways, and shall identify sources of financing for such road segments.

Open Space Goal 1: Establish a comprehensive system of public and private open space, including interconnected open space corridors that should include oak woodlands, riparian areas, grasslands, wetlands, and other open space resources.

Open Space Goal 2: Utilize the open space system to connect neighborhoods and separate development areas within the City.

Open Space Goal 3: Provide access to public open space areas through the establishment of a series of public linkages that will be adequately managed and protected.

- ▶ **Policy 1:** Provide an interconnecting system of open space corridors that, where feasible, incorporate bikeways and pedestrian paths.
- ▶ **Policy 2:** Provide interconnected open space corridors between open space and habitat resources, recreation areas, schools, employment, commercial service and residential areas.
- ▶ **Policy 4:** Require all new development to provide linkages to existing and planned open space systems. Where such access cannot be provided through the creation of open space connections, identify alternative linkages.
- ▶ **Policy 9:** Where feasible, entryways into Roseville shall incorporate the preservation of natural resource areas, such as oak woodland, riparian and grassland areas as a way of defining the City's boundaries and identity.

Vegetation and Wildlife Goal 1: Preserve, protect, and enhance a significant system of interconnected natural habitat areas, including creek and riparian corridors, oak woodlands, wetlands, and adjacent grassland areas.

- ▶ **Policy 1:** Incorporate existing trees into development projects, and where preservation is not feasible, continue to require mitigation for the loss of removed trees. Particular emphasis shall be placed on avoiding the removal of groupings or groves of trees.
- ▶ **Policy 2:** Preserve and rehabilitate continuous riparian corridors and adjacent habitat along the City's creeks and waterways.
- ▶ **Policy 4:** Require preservation of contiguous areas in excess of the City's Regulatory Floodplain, as defined in the Safety Element, as merited by special resources or circumstances. Special circumstances may include, but are not limited to, sensitive wildlife or vegetation, wetland habitat, oak woodland areas, grassland connections in association with other habitat areas, slope or topographical considerations, recreation opportunities, and maintenance access requirements.

Archaeological, Historic and Cultural Resources Goal 1: Strengthen Roseville's unique identify through the protection of its archaeological, historic and cultural resources.

- ▶ **Policy 4:** Preserve and enhance Roseville's historic qualities through the implementation of the Downtown and Riverside Gateway Specific Plans.
- ▶ **Policy 5:** Establish standards for the designation, improvement and protection of buildings, landmarks, and sites of cultural and historic character.

Parks and Recreation Goal 2: Provide residents with both active and passive recreation opportunities by maximizing the use of dedicated park lands and open space areas.

- ▶ **Policy 9:** Continue to maintain and upgrade as necessary City parks and open space areas through the Parks, Recreation & Libraries Department, to assure safe, clean and orderly facilities.
- ▶ **Schools Policy 5:** The City and the school districts will work together to develop criteria for the designation of school sites and consider the opportunities for reducing the cost of land for school facilities. The City shall encourage the school districts to comply with City standards in the design and landscaping of school facilities.
- ▶ **Privately-Owned Utilities Policy 2:** Require the installation of communication and electric lines underground except when infeasible or impractical.
- ▶ **Water and Energy Conservation Policy 5:** Develop and adopt a landscape ordinance that provides standards for the use of drought tolerant, and water-conserving landscape practices for both public and private projects.
- ▶ **Seismic and Geologic Hazards Policy 6:** Require contour grading, where feasible, and re-vegetation to mitigate the appearance of engineered slopes and to control erosion.
- ▶ **Flood Protection Policy 9:** Where feasible, maintain natural stream courses and adjacent habitat and combine flood control, recreation, water quality, and open space functions.

City of Roseville Community Design Guidelines

The City of Roseville's Community Design Guidelines were adopted in 1995 and updated in 2008. While the City promotes diversity and variety, there is a desire for consistency in the quality of development. The City's General Plan and various specific plans include a focus on promoting high-quality development and design. It is the intent of the Community Design Guidelines to provide a framework that identifies the general elements that Roseville considers important in its definition of high-quality design. Through its Community Design Guidelines, the City promotes design principles that encourage diversity, balance aesthetic and functional considerations, and attempt to integrate the natural and built environments.

The Community Design Guidelines are used by the Design Committee, Planning Commission, and City Council in the design review process for projects requiring discretionary approval, and by City staff for discretionary projects that are approved by the Planning Manager. The Community Design Guidelines address the following topics:

- ▶ Site planning and architectural design standards for new residential, commercial, and industrial development and modifications to existing buildings.
- ▶ Landscaping and screening techniques to preserve and enhance the visual quality.
- ▶ Signs for new development.
- ▶ Landscaping and signage at entryways.
- ▶ Streetscape improvements such as street trees, landscaped medians, and street furnishings.
- ▶ Lighting design and provisions to promote public safety and reduce glare and light spillover onto adjacent properties.

The Community Design Guidelines provide a list of specific recommendations and requirements for inclusion in site-specific project design, and which are evaluated on a graded scale for level of compliance during the review process. The technical guidelines identify specific design attributes or measures that are more prescriptive in nature and should or must be incorporated into a project design. The technical guidelines are typically evaluated on a “yes/no” or “not applicable” scale (City of Roseville 2008a). Excerpts from the Community Design Guidelines are provided below.

Goal: Creating projects of superior architectural and visual interest, while recognizing the need for balance between form, function, and economic limitations.

- ▶ **Site Design Guideline CC-5:** Projects on the corners of prominent intersections should be treated as community gateways and should be of the highest design quality.
- ▶ **Site Design Guideline CC-9:** Landscaping, public spaces, art and/or other “gateway” features should be used to define the entryways into the project.
- ▶ **Site Design Guideline CC-39:** Overall character of the development should be defined through the use of a consistent design concept.
 - Building design should be consistent with the defined architectural style and should incorporate the architectural embellishments commonly associated with that style.
 - Façades should be designed to include authentic architectural elements.
- ▶ **Site Design Guideline CC-40:** Projects that consider and compliment the context of adjacent and surrounding projects, but are original in design and avoid duplication (“copy cat” effect) are highly encouraged.
- ▶ **Site Design Guideline CC-41:** Variation of wall planes, roof lines, and building form should be considered to create visually engaging designs.

- Architectural elements such as varied roof forms, articulation of the façade, breaks in the roof, walls with texture materials and ornamental details, and landscaping should be incorporated to add visual interest.
 - Architectural elements such as fenestrations and recessed planes should be incorporated into façade design. Large areas of flat, blank wall and lack of treatment are strongly discouraged.
 - Roof height, pitch, ridgelines, and roof materials should be varied to create visual interest and avoid repetition. Architectural style should be considered when designing the roof plan.
- ▶ **Site Design Guideline CC-42:** Proportional relationship between adjacent buildings and between the building and the street should be maintained.
- Unit/building layout should ensure the gradual transition of building height and mass.
 - Pedestrian scaled entry should be a prominent feature of the front elevation.
- ▶ **Site Design Guideline CC-43:** Landscaping and architectural detail at the street level should be used to soften the edge of the building and enhance the pedestrian scale and streetscape.
- ▶ **Site Design Guideline CC-46:** Variation in color and materials should be considered to create visually engaging designs.
- High quality and durable materials, such as stone, brick, and cementitious siding are encouraged.
 - Creative use of plaster and stucco finishes that add visual depth and texture is highly encouraged.
 - Creative and appropriate use of color is encouraged.
 - Use of color should be consistent with the overall architectural style or theme of the project.
 - Variation in exterior treatment of adjacent buildings is encouraged.
- ▶ **Site Design Guideline CC-47:** Architectural treatment shall be applied to all elevations of a building facing public areas. Options include elements such as color, materials, or form drawn from the design of the primary frontage... Consideration should be given to the level of visual access in determining the level of detail required on a particular elevation.
- Elevations of buildings facing a street should be given particular emphasis.
 - Elevations of buildings on corners should include treatment on walls facing the street, and should incorporate design features such as variation in wall plane, variation in building mass, and window placement.
- ▶ **Site Design Guideline CC-48:** Architectural features that enhance the façade or building form are encouraged.

- Architectural features such as decorative moldings, windows, awnings and landscaped elements such as lattices that add detail to a façade are encouraged.
- ▶ **Site Design Guideline CC-49:** Columns, wall plane projections, and other visual relief should provide visual depth and shade and shadow interest.

Street Tree Ordinance, Chapter 8.04 of the Municipal Code

The City’s Street Tree Ordinance (Title 8, Chapter 8.04 of the Municipal Code) establishes a comprehensive plan for the planting, care, and maintenance of street trees, shrubs, and plants in, or which may overhang, public streets within the city. Under this chapter, the Director of Parks and Recreation is required to issue a tree permit for any activity that will interfere with, endanger, or result in the destruction of a street tree. Chapter 8.04 requires that new subdivisions include a tree plan with specific species based on the City’s master tree list.

Sign Ordinance, Chapter 17.02 of the Municipal Code

The City’s Sign Ordinance (Title 17, Chapter 17.02 of the Municipal Code) is intended to create a comprehensive and balanced system of sign regulation which will facilitate communication and simultaneously serve various public interests, including but not limited to safety and community aesthetics. The ordinance is intended to accomplish the following goals:

- A Encourage a desirable urban character consistent with the general plan.
- B Preserve and improve the appearance of the city as a place to live, work and visit.
- C Eliminate confusing, distracting, or dangerous sign displays which interfere with vehicular traffic and the safety of drivers, passengers and pedestrians.
- D Promote commerce.
- E Provide for fair and equal treatment of sign users.
- F Promote ease of sign ordinance administration.

Water Efficient Landscape Ordinance, Chapter 14.18 of the Municipal Code

The City’s Water Efficient Landscape Ordinance (Title 14, Chapter 14.18 of the Municipal Code), defines the standards and procedures for the design, installation, and management of landscaping. The purpose is to comply with the Water Conservation in Landscaping Act of 2006 (Government Code Sections 65591 et. seq.) enabling the citizens of Roseville to enjoy a well-landscaped community, while at the same time conserving water resources. Skillful planting and irrigation design, appropriate use of plants, and intelligent landscape management, can ensure that excessive water demands are reduced and allow the community to be less vulnerable during periods of severe drought. The Water Efficient Landscape Ordinance is intended to improve conditions in the City’s urban area by:

1. Creating the conditions to support life in the soil by reducing compaction, incorporating organic matter that increases water retention, and promoting productive plant growth that leads to more carbon storage, oxygen production, shade, habitat and esthetic benefits.

2. Minimizing energy use by reducing irrigation water requirements, reducing reliance on petroleum based fertilizers and pesticides, and planting climate appropriate shade trees in urban areas.
3. Conserving water by capturing and reusing rainwater and graywater wherever possible and selecting climate appropriate plants that need minimal supplemental water after establishment.
4. Protecting air and water quality by reducing power equipment use and landfill disposal trips, selecting recycled and locally sourced materials, and using compost, mulch and efficient irrigation equipment to prevent erosion.
5. Protecting existing habitat and creating new habitat by choosing local native plants, climate adapted non-natives and avoiding invasive plants. Utilizing integrated pest management with least toxic methods as the first course of action.

Prior to issuance of a building permit or improvement plans, a project applicant must submit a landscape package to the city for review and approval. The landscape package must include a landscape plan that identifies the plants to be used and their evapotranspiration rate, along with a soil management report. Plant selection must consider the following factors:

- (i) protection and preservation of native species and natural vegetation;
- (ii) selection of water-conserving plant, tree and turf species, especially local native plants;
- (iii) selection of plants based on local climate suitability, disease and pest resistance;
- (iv) selection of trees based on applicable local tree ordinances or tree shading guidelines, and size at maturity as appropriate for the planting area;
- (v) selection of plants from local and regional landscape program plant lists; and
- (vi) selection of plants from local Fuel Modification Plan Guidelines.

The Water Efficient Landscape Ordinance influences the visual quality of landscaping at public plazas, commercial areas, shopping centers, pedestrian/bicycle trails, City “gateway” entrances, and private residences.

Findings for Design Review Permits, Chapter 19.78 of the Municipal Code

In addition to development patterns, the location of development, and landscaping, light and glare can also affect aesthetics and visual character. The City’s Municipal Code does not have a specific section dedicated to prevention of nuisance light and glare. However, Title 19, Chapter 19.78.060 of the Roseville Municipal Code sets forth required findings that are necessary in order to approve a Design Review Permit, including the following:

2. The project site design as approved provides open space, access, vehicle parking, vehicle, pedestrian and bicycle circulation, pedestrian walks and links to alternative modes of transportation, loading areas, landscaping and irrigation, and lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals,

policies and objectives set forth in the General Plan, the Community Design Guidelines, and the applicable specific plan and/or applicable design guidelines.

A Design Review Permit or a Design Review Permit for a Residential Subdivision is required for non-residential construction, multi-family construction, and small-lot residential construction.

Roseville Creek and Riparian Management Restoration Plan

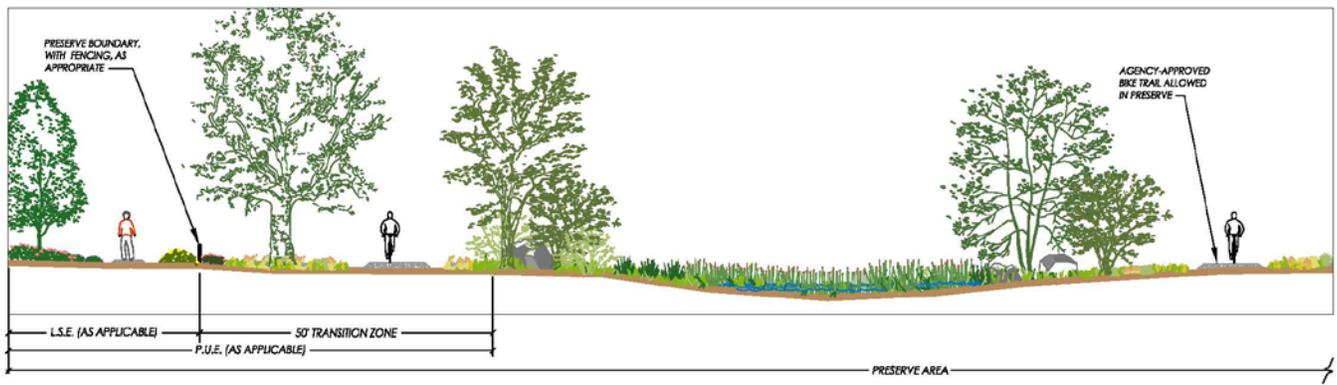
The Roseville Creek and Riparian Management and Restoration Plan (RCRMRP) provides direction for stewardship of more than 60 miles of creeks located in the City of Roseville. These creeks, comprising portions of the Dry Creek and Pleasant Grove/Curry Creek watersheds, are an integral part of the City's character and serve many important functions. The creek system is the primary means by which flood waters are conveyed away from developed areas ensuring protection of property and lives. The creeks also provide valuable habitat for a variety of aquatic and wildlife species, and are a central, defining feature of the City's system of public trails, open space for passive recreation, and preserve areas. The City developed the RCRMRP as a means of enhancing the creeks and preserving these values for future residents (City of Roseville 2005).

The RCRMRP is intended to provide guidance for future restoration and maintenance activities, the plan includes a comprehensive list of restoration methods and techniques to improve wildlife habitat, fish habitat, channel stability, and water quality. These improvements contribute to the visual quality of the creeks, as viewed from both public and private viewpoints throughout the City.

Open Space Preserve Overarching Management Plan

The City's General Plan focuses on the preservation and enhancement of a network of open space that not only provides habitat linkages, but also provides connections between neighborhoods. These connections are provided primarily via an integrated network of joint pedestrian/bicycle trails located within the open space corridors adjacent to streams throughout the Planning Area. The General Plan recognizes that there is a balance between habitat protection and public use. Therefore, sensitive native communities, such as those that support endangered species have limited or supervised access, whereas other areas have regular access points such as pedestrian/bicycle trails. Both habitat protection and public use must be considered for successful open space management. The City's Open Space Preserve Overarching Management Plan (Preserve Management Plan) provides a City-wide approach and specific goals, which serve as the implementing framework for open space management, maintenance, and monitoring for all open space within the City limits (City of Roseville 2011).

The Preserve Management Plan includes specific requirements and adopted mitigation measures related to open space management, maintenance, and monitoring that directly influence the aesthetic qualities of the open space areas from adjacent public and private land uses. For example, streambeds require preservation as part of a dedicated Open Space Preserve. A 50-foot-wide transition zone, on both sides of the stream between the preserve boundary and the new development, is required as part the Open Space Preserve (see Exhibit 4.14-1). The transition zone provides a buffer between the stream and its associated riparian vegetation, which ensures maintenance of the high visual quality along existing creek corridors. The transition zone also allows for the installation of pedestrian/bicycle trails, which provide improved opportunities for public enjoyment of these visual features (i.e., riparian corridors). Landscape easement areas around the outside of developments are placed outside of, but adjacent to, the transition zone, which provides for an additional layer of visual quality from both public (trails and commercial uses) and private (housing) viewpoints.



Source: City of Roseville 2011

Exhibit 4.14-1

Typical 50-Foot Transition Zone

Bicycle Master Plan

The Bicycle Master Plan is intended to guide and influence bikeway policies, programs and development standards to make bicycling in Roseville more safe, comfortable, convenient, and enjoyable for all bicyclists (City of Roseville 2008b). The Bicycle Master Plan includes plans for a Class I bike trail system. Class I bike trails are intended for use by bicyclists, pedestrians, and other non-motorized users. Class I trails are typically 14 feet wide, with 10 feet of paved asphalt and 2 feet of shoulders comprised of decomposed granite or aggregate base. Class I trail appurtenances may include signs, striping, informational kiosks, fencing, bollards, bridges, roadway over or under-crossings with lighting, benches, water fountains, bike racks, and trailheads with paved parking, restrooms, lighting, and landscaping. Bicycle trails throughout the City’s open space also double as maintenance roads to reduce open space impacts.

Adopted Specific Plans and Mitigation Measures

Currently, the City has adopted 14 Specific Plans. A Specific Plan is a comprehensive planning and zoning document that implements the General Plan by providing development and conservation standards for a defined geographic location within the Planning Area. Each Specific Plan contains guidelines for site, architectural, landscaping, lighting, roadway networks, pedestrian/bicycle paths, open space corridors, parks, and other aspects of design. Site-specific project design within Specific Plan Areas is controlled by the design standards within each Specific Plan, which are more restrictive and more detailed than the Community Design Guidelines discussed above. Each adopted Specific Plan involved preparation of an EIR, where appropriate, mitigation measures were incorporated and adopted to reduce daytime glare and nighttime skyglow effects, and these measures are required to be implemented in the respective Specific Plan Areas. Adopted mitigation includes a requirement to use of low-glare architectural materials for new development, and the requirement that new lighting be shielded and directed downward to reduce nighttime light spillover onto adjacent properties. Copies of the adopted Specific Plans and their associated EIRs are available upon request from the City of Roseville Development Services Department, Planning Division.

4.14.4 ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

4.14.4.1 METHODOLOGY

Aesthetics and visual resources are subjective by nature, and therefore the extent of visual impact associated with adoption and implementation of development and public projects associated with buildout of the General Plan is difficult to quantify. With implementation of proper architectural and landscape design principles, individual development projects can enhance the aesthetic quality of an area. This analysis was conducted qualitatively, assessing the potential implications of full buildout of the General Plan and the proposed General Plan Update goals, policies, and implementation measures.

This proposed General Plan Update does not include any changes to land use designations, expansion of the City's Planning Area, or other major physical changes to areas planned for development compared to the existing General Plan, but does include changes to goals, policies, and implementation measures, which are analyzed as a part of this EIR. This EIR analyzes buildout of the Planning Area consistent with the existing General Plan land use designations and compares this to the existing physical conditions, which constitute the baseline for determining whether potential impacts are significant.

4.14.4.2 THRESHOLDS OF SIGNIFICANCE

Based on Appendix G of the State CEQA Guidelines, implementation of the proposed project would have a potentially significant adverse impact if it 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;
- ▶ In a non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings (public views are those that are experienced from a publicly accessible vantage point);
- ▶ In an urbanized area, conflict with applicable zoning and other regulations governing scenic quality; or,
- ▶ Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

Public Resources Code Section 21099 (enacted by Senate Bill 743), subsection (d)(1) states that aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment. An "infill site" must be located within an urban area that has been previously developed, or on a vacant site where at least 75 percent of the perimeter of the site adjoins or is separated only by an improved public right-of-way from, parcels that are developed with qualified urban uses. "Transit priority area" means an area within one-half mile of a major existing or planned transit stop. The area within one-half mile of the Roseville Intermodal Station at 201 Pacific Street currently qualifies under this provision.

4.14.4.3 ISSUES NOT DISCUSSED FURTHER

Damage to Scenic Resources within a State Scenic Highway—There is no designated or eligible state scenic highway within or in close proximity to the Planning Area, and the Planning Area is not visible from any officially designated or eligible state or locally designated scenic highway. The City of Roseville does not have any locally designated scenic highways. Thus, there would be no impact, and this issue is not addressed further in this EIR.

Impact Analysis

IMPACT 4.14-1 Substantial Adverse Effect on a Scenic Vista. *Buildout of the General Plan would change views of farmland from individual parcels at the western and northwestern edges of the Planning Area, but it would not have a substantial adverse effect on a scenic vista. There are no scenic vistas in the Planning Area. The impact is considered less than significant.*

There are no designated scenic vistas in the Planning Areas. Views consist mainly of developed, urban land with associated open space and parks. At the western and northwestern edges of the Planning Area, views of flat, open farmland to the west and north can be seen from some adjacent properties in the built environment at the urban edge.

Buildout of the General Plan has the potential to obstruct views of farmland from developed areas currently at the edge of urban development. These views would be potentially or fully blocked in some public areas by new construction beyond the current edge of development. However, these views do not provide “scenic vistas.”

The following policies related to scenic quality would be revised as a part of the proposed General Plan Update, with additions shown in **bold, underlined** text and deletions shown in ~~striketrough~~ text:

- ▶ **Policy LU8.7: The City will manage** growth in such a way to ensure that significant open space areas will be preserved.
- ▶ **Policy LU9.9:** Development proposed on the western edge of the City shall provide a distinctive open space transition to create a physical and visual buffer between the City and County ~~to~~ that ~~assure~~ **ensures** that the identity and uniqueness of the City and County will be maintained.
- ▶ **Policy OS2.1:** Incorporate existing trees into development projects, **with an Particular emphasis** ~~shall be placed on avoiding the removal of groupings or groves of trees.~~ ~~and w~~Where preservation is not feasible, continue to require mitigation for the loss of removed trees. ~~Particular emphasis shall be placed on avoiding the removal of groupings or groves of trees.~~
- ▶ **Policy OS2.2:** Preserve and ~~rehabilitate~~ **restore** continuous riparian corridors and adjacent habitat along the City’s creeks and waterways.

The proposed General Plan Update policy changes listed above would result in improved clarity, and would not result in any adverse environmental impacts.

Conclusion

Implementation of existing General Plan Community Design Policies 6 and 8, Growth Management Goal 13 and Policy 8, Growth Management-Growth Areas Policy 6, Open Space Goal 1 and Policy 1, Vegetation and Wildlife Goal 1 (listed previously in the Regulatory Framework section, and which have been renumbered for the proposed General Plan Update), as well as revised proposed General Plan Update Goal LU7.3 and Policies LU8.7, LU9.9, OS2.1, and OS2.2 listed above, would help to preserve views of open space and natural habitat throughout the planning area. There are no scenic vistas within the Planning Area, nor is the Planning Area visible from any scenic vista. Therefore, new development within the Planning Area would have a **less-than-significant** impact on scenic vistas.

Mitigation Measure

No mitigation is required.

IMPACT 4.14-2 *In a Non-Urbanized Area, Substantially Degrade the Existing Visual Character or Quality of the Site and its Surroundings and in an Urbanized Area, Conflict with Applicable Zoning and Other Regulations Governing Scenic Quality. Buildout of the General Plan would include development and public infrastructure and facilities that would change the existing visual character of the Planning Area. Implementation of proposed General Plan Update policies, along with adherence to the City's Community Design Standards, as well as the requirements of the City's Municipal Code, and other adopted plans would ensure the continuation of high-quality design and preservation of open space such that the proposed General Plan Update would not conflict with applicable zoning or other regulations governing scenic quality. However, the change in existing visual character from undeveloped open space and agricultural land to developed urban land is considered a **significant impact**.*

For many neighborhoods within the existing urbanized area of Roseville, buildout of the General Plan would not result in substantive changes to the visual character because the area is already fully developed. In many residential areas, the City does not anticipate that there would be substantial infill development or construction of public infrastructure or facilities that would change the visual character. Much of the Infill Area and many of the City's 14 Specific Plans are built out or nearly built out, and the City does not expect that there would be infill development that would substantially change the overall visual quality of these areas as perceived from public vantagepoints within these areas or when viewed from adjacent areas.

Proposed development in new growth areas would affect visual character, as well as views from development at the existing perimeter of the urban environment, as discussed in Impact 3.14-1 above. Most of the new development would occur primarily, but not exclusively, in the western and northwestern portion of the Planning Area, and most of this development would consist of residential, open space, and parks, with commercial centers. This area of the City has been in the process of developing over the last 10 years, and therefore already contains newer residences, commercial developments, and public infrastructure and facilities oriented around a curvilinear street network and an interconnected system of open space adjoining the creeks that flow through the area. The new development that could occur through buildout of the General Plan would be of a similar type and mass and consistent with City design guidelines and standards, and would be similarly oriented around an interconnected system of open space.

The existing General Plan also encourages higher-density, mixed-use, infill development (see, for example, the Land Use Element policies under the heading, “Community Form - Downtown, Neighborhoods”). New development in infill settings may result in some buildings that are taller or of a greater scale than the current development in the local neighborhood. However, with the exception of standard single-family homes, all new development in these infill areas would be subject to the City’s Community Design Guidelines (City of Roseville 2008) as part of the required design review process for projects. Compliance with the Community Design Guidelines will ensure projects are designed in a manner that is compatible and complementary to the existing character of development.

In addition, allowing for more density and intensity is intended to improve the character of neighborhood centers and corridors with greater activity in the public realm, an increase in commercial activity, an expansion of housing opportunity, and other benefits, while implementing the City’s design standards. Taller or larger buildings do not necessarily constitute a visual impact, and policies in the General Plan, as well implementing documents, establish standards for design and compatibility with a project’s surroundings. In addition to adding uses and density, new investment in urban infill areas typically improves visual quality by developing vacant or underutilized properties and improving maintenance of existing structures and yards. New development of high-quality design can enhance the built environment with new architecture that is in character with or complements existing structures, and which removes the conditions of blight which sometimes accompanies vacant or underused infill properties.

The City’s Specific Plans include design guidelines for site, architectural, landscaping, lighting, roadway networks, pedestrian/bicycle paths, open space corridors, parks, and other aspects of design, which are more restrictive and more detailed than the Community Design Guidelines. New development in infill areas has the potential to affect historic resources. However, the adopted Specific Plans throughout the Planning Area, including the City’s Downtown Specific Plan (where most of the historic resources are located), all include regulations for the use, architectural design, and signage criteria for existing and infill development, and requirements to ensure the preservation of historic properties in this area. See Section 4.9, “Cultural Resources,” for additional details related to historic and archaeological sites in the Planning Area.

As described in the Regulatory Framework, the City’s Community Design Guidelines provide a framework that identifies the general elements that Roseville considers important in its definition of high-quality design. Through its Community Design Guidelines, the City promotes design principles that encourage diversity, balance aesthetic and functional considerations, and attempt to integrate the natural and built environments.

The City’s Zoning Ordinance (Roseville Municipal Code Title 19) is the key regulatory tool meant to implement the General Plan. It consists of a zoning map defining the location of districts and code sections detailing requirements for each district. The Zoning Ordinance establishes specific, enforceable standards with which development must comply such as minimum lot size, maximum building height, minimum building setback, and a list of allowable uses. Zoning applies lot-by-lot, whereas the General Plan has a community-wide perspective. The City’s Zoning Ordinance includes zones for residential, commercial, industrial, open space, and agricultural uses, as well as several overlay zones that apply to specific conditions (e.g. floodplain overlay). Provisions pertaining to visual resources such as site-specific design standards, preservation of open space, landscaping, street trees, grading on steep slopes, and signs, are covered in separate sections. State law requires the City’s Zoning Code to be consistent with the General Plan.

The following goals and policies related to visual character would be revised as a part of the proposed General Plan Update, with additions shown in **bold, underlined** text and deletions shown in ~~strike through~~ text:

- ▶ **Policy LU3.4:** Encourage infill development and ~~rehabilitation~~ **reinvestment** that:
 - Upgrades the quality and enhances the character of existing areas;
 - **Enhances the mix of land uses in proximity to one another so that more households can access services, recreation, and jobs without the use of a car;**
 - ~~enhances~~ **Facilitates pedestrian activity and** public transit use, ~~and pedestrian access;~~
 - Efficiently utilizes and does not overburden existing services and infrastructure; and
 - Results in land use patterns and densities that provide the opportunity for the construction of **a variety of** ~~household~~ **housing** types **that are** affordable to all income groups.

- ▶ **Policy LU7.2:** Continue to develop and apply design standards that result in efficient site and building designs, pedestrian-friendly projects that stimulate the use of alternative modes of transportation, and ~~the establishment of~~ functional relationships between adjacent developments.

- ▶ **Policy LU7.7:** Encourage and promote the preservation of historic and/or unique, culturally and architecturally significant buildings, features, and **important** visual ~~environments~~ **resources**.

- ▶ **Policy LU8.7:** **The City will** ~~manage~~ growth in such a way to ensure that significant open space areas will be preserved.

- ▶ **Policy LU8.10:** In addition to being consistent with the other goals and policies of the General Plan, ~~S~~ **specific** ~~P~~ **plans** shall comply with the following:
 - a. Provide a public focal point, community, and/or theme feature. These features shall be specific to each area and be designed to promote and enhance community character. A special feature may include, but is not limited to, a community plaza, central park, or some other type of gathering area; outdoor amphitheater; community garden; regional park with special facilities; sports complex; or cultural facilities.
 - b. Provide entryways at entrances to the City in accordance with the Community Design Guidelines. Where possible, the entryways shall take advantage of and incorporate existing natural resources into the entry treatment. The ~~S~~ **specific** ~~P~~ **plans** shall identify the location and treatment of the entryways, and shall consider the use of open space, oak regeneration areas, signage, and/or special landscaping to create a visual edge or buffer that provides a strong definition to entryways into the City.
 - c. The ~~S~~ **specific** ~~P~~ **plan** areas shall be planned and oriented to be an integral part of the City consistent with the policies of the Community Form component of this Element.
 - d. Develop design guidelines, specifying screening and a transition between public utilities (e.g. substations, pump stations) and other uses, in conjunction with the public utility departments and

agencies. In addition, development along power line and pipeline easements shall incorporate design treatment to ensure compatibility and safety. Design guidelines and treatment may include minimum setbacks, building and landscape design standards, and possible limitations on certain types of uses and activities.

- e. Preserve natural resource areas where they exist, and where feasible, along new roadways. Such roadways may create a public boundary between the resource area and other uses. The ~~S~~pecific Plans shall identify locations and standards for the preservation of natural resources along roadways, and shall identify sources of financing for such road segments.

- ▶ **Policy LU9.5:** Apply the City’s adopted Guiding Principles **for Growth** to any new development proposed in and out of City’s corporate boundaries, ~~which~~ **that** is not already part of an adopted Specific Plan or within the Infill Area:

4. Any **new** development proposal shall maintain the integrity of existing neighborhoods and create a sense of place in new neighborhoods.

- ▶ **Policy LU9.6:** As new development is proposed in or outside the City’s Sphere of Influence, project proponents shall provide a transitional area between City and County lands, through a system of **managed** interconnecting ~~Open Space land areas~~ **open space** or other buffers, such as separation by arterial roadways.
- ▶ **Policy LU9.9:** Development proposed on the western edge of the City shall provide a distinctive open space transition to create a physical and visual buffer between the City and County ~~to~~ that ~~assure~~ **ensures** that the identity and uniqueness of the City and County will be maintained.

Goal OS1.2: Utilize the open space system to connect neighborhoods ~~and separate development areas~~ within the City.

Goal OS1.3: Provide access to public open space areas through ~~the establishment of a series~~ **network** of public linkages **pedestrian and bicycle trails** that will be adequately managed and protected.

- ▶ **Policy OS1.4:** Require all new development to provide **pedestrian and bicycle** linkages to existing and planned open space systems. Where such access cannot be provided through the creation of open space connections, identify alternative linkages.
- ▶ **Policy OS1.12: In new development, properties adjoining open space should be oriented toward this open space in order to reduce maintenance, security, and aesthetic concerns. Not more than 50 percent of residential and non-residential properties, as measured by the length of adjoining parcel boundaries, should back up to adjacent open space.**
- ▶ **Policy OS2.1:** Incorporate existing trees into development projects, **with an** ~~Particular~~ **emphasis** ~~shall be placed~~ **on avoiding the removal of groupings or groves of trees.** ~~and w~~Where preservation is not feasible, continue to require mitigation for the loss of removed trees. ~~Particular emphasis shall be placed on avoiding the removal of groupings or groves of trees.~~
- ▶ **Policy OS2.2:** Preserve and ~~rehabilitate~~ **restore** continuous riparian corridors and adjacent habitat along the City’s creeks and waterways.

- ▶ **Policy OS4.6: Buildings and other resources that have historical or architectural value should be preserved, wherever feasible, and the City will encourage private property owners to preserve and maintain or renovate significant historic resources, consistent with applicable Department of the Interior historic preservation standards.** Establish standards for the designation, improvement and protection of buildings, landmarks, and sites of cultural and historic character.

Goal PR1.2: Maximize the use of dedicated park lands and open space areas to provide residents with both active/**formal/programmable** and **passive/informal/non-programmed** recreation opportunities ~~by maximizing the use of dedicated park lands and open space areas.~~

The proposed General Plan Update policy changes listed above emphasize that dedicated open space should be used to connect neighborhoods together, improve the accuracy of terminology used, make important improvements in the clarity of the intent of goals and policies, and establish that open space should be managed in order to provide the intended benefits. The revisions would result in improved protection of the existing visual character and quality in the Planning Area, and would not result in any adverse environmental impacts.

Conclusion

The existing visual character will change as a result of new development and construction of public infrastructure and facilities. However, implementing existing General Plan Community Form Goal 1 and Policies 1 and 2; Community Design Goals 1, 2, and 4 and Policies 1, 3, 4, 5, 6, 7 and 8; Growth Management Goal 13 and Policies 8 and 9; Growth Management-Growth Areas Policy 6; Open Space Goal 1 and Policy 1; Vegetation and Wildlife Goal 1 and Policy 4; Open Space Goal 1 and Policies 1, 2, and 9; Privately-Owned Utilities Policy 2; Seismic and Geologic Hazards Policy 6; and Flood Protection Policy 9 (listed previously in the Regulatory Framework section, and which have been renumbered for the proposed General Plan Update), as well as revised proposed General Plan Update Policies LU3.4, Goal LU7.3, and Policies LU7.2 and 7.7, LU8.7, LU8.11, LU9.5, LU9.6, LU9.9, Goal OS1.2, OS1.3, Policies OS1.4, OS 1.12, OS2.1, OS2.2, OS4.16, and Goal PR1.2, and compliance with the City's existing ordinances, regulations, and policies (such as the Community Design Guidelines) would ensure that new development is sensitive to Roseville's existing character, scale, and visual quality, and would avoid a significant adverse change to the existing visual character.

All of the undeveloped grassland and other areas on the western edge of the City are within adopted Specific Plans, and the aesthetic impacts of development in these areas was analyzed within each Specific Plan EIR. Conversion of large areas of grassland and other undeveloped land was found to be significant in each of these EIRs. The City does not necessarily consider changes to the existing visual character through urban development to be an adverse change. In fact, the City's built environment, such as its gateway entries and preservation of and orientation of development around open space and native vegetation along stream corridors, makes a very important and positive contribution to the community's visual character. New development can be designed with existing visual character and quality in mind and can enhance the visual character by placing well-designed buildings along public rights-of-way, replacing surface parking lots and commercial signage, for example. Attractive visual character would be ensured by requiring high-quality design for new development, infill development, commercial centers, and industrial properties through the City's Community Design Guidelines (which is required for every part as part of the City's design review process) and through the implementation of the City's Specific Plans and Municipal Code requirement related to aesthetics and design.

New development in many portions of the Planning Area would continue to be oriented around an interconnected network of open space. Adherence to the City’s Water Efficient Landscape Ordinance would protect and enhance visual character in the City by protecting existing habitat and creating new habitat by choosing local native plants, climate adapted non-natives, and avoiding invasive plants. Finally, implementation of the Preserve Management Plan includes specific requirements and adopted mitigation measures related to open space management, maintenance, and monitoring that ensure preservation of the aesthetic qualities of the open space areas from adjacent public and private land uses.

All site-specific development in the City is required to (1) comply with existing General Plan and proposed General Plan Update policies specifically designed to provide for high-quality design, (2) implement design standards contained in the City’s Community Design Guidelines (required during the City’s design review process prior to the issuance of a building permit), (3) continue to preserve significant amounts of open space and native vegetation, particularly along stream corridors, and (4) implement site-specific adopted Specific Plans and Municipal Code requirements related to aesthetics and design—all of which are specifically designed to ensure the continuation of high-quality design and the preservation of visual character and quality. Therefore, the proposed General Plan Update would not conflict with applicable zoning and other regulations governing scenic quality.

The northwest and western portions of the Planning Area are not yet urbanized. The visual character in these portions of the Planning Area would change from existing undeveloped open space and agricultural land to urban development as a result of the site-specific project developments envisioned under the proposed General Plan Update. This impact is considered **significant**.

Mitigation Measure

No feasible mitigation measures are available.

Significance after Mitigation

No feasible mitigation measures are available that would reduce the significant impact from changes in visual character when existing open space and agricultural land are converted to urban development, as contemplated under buildout of the General Plan. Even with implementation of existing and proposed General Plan Update goals and policies that are designed to ensure the continuation of high-quality design in urban development, and the preservation of existing visual character and quality where open space and stream corridors would be preserved, the existing visual character will change from undeveloped to developed land. Therefore, this impact is considered **significant and unavoidable**.

IMPACT 4.14-3 **Create a New Source of Substantial Light or Glare that Would Adversely Affect Day or Nighttime Views in the Area.** *Buildout of the General Plan would create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. The impact is considered significant.*

Most of the Planning Area is urbanized and already generates substantial sources of light and glare. Infill development in Downtown and along major corridors, such as Harding Boulevard and Douglas Boulevard, throughout the Downtown and Riverside Gateway Specific Plans, and other areas, encourages greater density and intensity of development and would in some cases increase the amount of light currently generated. In addition,

development in new growth areas in the western and northwestern portions of the Planning Area would produce light and glare in areas that currently have relatively little or no light and glare.

Certain land uses, such as parking lots, commercial buildings, and signs, emit light 24 hours per day. In contrast, most residential buildings produce limited light during the night. In addition, new buildings with reflective surfaces, such as office buildings with glazed windows or metal roofs, could add new sources of daytime glare.

The following new policy is proposed to reduce light and glare:

Policy LU7.9: Control artificial lighting to avoid spill-over lighting onto adjacent properties. Use anti-reflective architectural materials and coatings to prevent glare.

The proposed new policy would limit the adverse impacts of new artificial lighting sources, and therefore would reduce potential environmental impacts.

Conclusion

The City's Community Design Guidelines include lighting standards for all types of land uses, such as the requirements that pole-mounted lights be no taller than 25 feet, a preference for "pedestrian style" lighting (less than 10 feet tall), and the requirement that lighting sources must have cut off lenses and should be located to avoid light spillage and glare on adjacent properties and in private spaces. Title 19, Chapter 19.78.060 of the Roseville Municipal Code sets forth required findings that are necessary in order to approve a Design Review Permit, including requirements for lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies, and objectives set forth in the General Plan, the Community Design Guidelines, and applicable Specific Plans and/or applicable design guidelines. In addition, the proposed General Plan Update includes a new policy requiring the control of spill-over lighting and the use of anti-reflective materials. However, despite this policy, new sources of light will be developed in portions of the City with low existing ambient nighttime lighting. Therefore, this impact is considered **significant**.

Mitigation Measure

No feasible mitigation measures are available.

Significance after Mitigation

It is not feasible to mitigate light and glare impacts completely without prohibiting the use of light in new development. No other feasible mitigation measures are available. Therefore, this impact is considered **significant and unavoidable**.

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