

This section of the EIR describes the existing visual resources of the proposed project, summarizes the landscape characteristics of the site and surrounding area, and discusses the impacts associated with the proposed project. The analysis focuses on the anticipated alteration of the landscape characteristics and visual resources in the vicinity of the proposed project. Visual impacts were evaluated using a combination of site reconnaissance, photo documentation, aerial photographs, and review of relevant City of Anderson policies.

4.13.1 EXISTING SETTING

Aesthetics/Visual Characteristics of the Area

The City of Anderson is primarily located within a flat basin that extends northward to the City of Redding. A range of hills between the City and the community of Cottonwood to the south forms the southern boundary of this basin. These hills are covered with oak woodland that is typically found in lower foothill areas. West of the City in the distance is the Coast Range, while the Cascade mountain range provides a distant backdrop to the east. In general, the dominant scenic/visual features within the City of Anderson are the open valley floor and the views of Lassen Peak to the east and Mt. Shasta to the north. Views of these resources are mostly available from relatively open areas where there are few trees. The Sacramento River and surrounding mountains are among the most significant visual features viewed from within the valley. The Sacramento River and tributary water courses including Anderson and Olinda Creeks, which traverse the project area, flow through other portions of the City. Trees and other riparian vegetation can be found along the banks of these streams.

Aesthetics/Visual Characteristics of the Project Site

The project's visual setting is unique to the City of Anderson. Whereas much of the City has developed on relatively flat ground typical of the Central Valley, the topography of the Specific Plan area consists of ridgetops and ravines offering elevated views of the region. Elevations within the Specific Plan area range from approximately 440 feet to 690 feet above sea level.

The project site is largely hidden from public view by the foothill topography and abundant tree cover. Large stands of native oaks occur throughout the project site, with the greatest concentrations occurring within and adjacent to the site's many seasonal drainages where historic firewood harvesting was made difficult due to the steepness of the slope. These woodlands generally have an overstory of scattered trees, but the canopy can be nearly closed on better quality sites. Blue oak is the dominant tree species. The understory is predominantly vegetated with introduced annual grasses and scattered native and non-native herbaceous species.

Both Anderson and Olinda Creeks traverse the northwest portion of the project area, conveying water from west to east. Olinda Creek forms a confluence with Anderson Creek approximately 0.5-mile east of the project site. Anderson Creek then drains into the Sacramento River more than six miles away. In addition to these larger streams, a number of smaller seasonal drainages are located on-site. Drainages within the northern portion of the project area feed Olinda and Anderson Creeks.

Other existing on-site visible features include Pacific Gas and Electric (PG&E) overhead transmission lines, unimproved dirt roads, stock ponds, and older abandoned improvements that are in various levels of decay, including two concrete bridges dating to the 1950s and 1960s.

4.13 AESTHETICS AND VISUAL RESOURCES

Although the vast majority of the site is obscured by topography and tree cover, small portions of the project site are visible along West Anderson Drive and Olinda Road. Views of the project area from these locations are provided in **Figures 4.13-1a-c**. The corresponding key observation points (KOPs) from which the photographs were taken are provided in **Figure 4.13-2**.



Figure 4.13-1a, View toward proposed AG/VLD along West Anderson Drive (facing north)



Figure 4.13-1b, View toward proposed school and park sites along West Anderson Drive (facing northwest)



Figure 4.13-1c, View toward proposed agriculture and MD residential on hillsides south of Olinda Road (facing southeast)

4.13 AESTHETICS AND VISUAL RESOURCES

As seen in the photographs above, only limited portions of the project area adjacent to West Anderson Drive and Olinda Road are visible to passing motorists. The vast majority of the site is substantially obscured by the foothill topography and extensive tree cover that is located between the Specific Plan area and adjacent roadways.

Nighttime Lighting Conditions

Current lighting conditions affecting the City of Anderson are mostly related to development within the City of Anderson (e.g., shopping centers, street lights and residences), industrial facilities in the vicinity (e.g., the Wheelabrator Shasta Energy Company power plant), lights from development in the City of Redding to the north, vehicular traffic, and Interstate 5.

At nighttime, the City of Anderson has areas with distinct lighting conditions. The central business district generally has the highest ambient light levels, with outlying areas of the City consisting of lower ambient light levels. Because the project area is currently undeveloped, nighttime lighting is virtually nonexistent, with only those lights associated with adjacent rural residential development and vehicular traffic contributing to nighttime lighting.

4.12.2 REGULATORY FRAMEWORK

STATE

State Scenic Highway Systems

The California Department of Transportation (Caltrans) administers the California Scenic Highway Program. The goal of the program is to preserve and protect scenic highway corridors from changes that would affect the aesthetic value of the land adjacent to the highways.

LOCAL

City of Anderson Zoning Ordinance

The City of Anderson Zoning Ordinance contains a few provisions that address aesthetics. The Zoning Ordinance establishes setbacks, parking standards and other features that affect large commercial development and provides for a design review process wherein the final design of the project is reviewed by City staff prior to issuance of a building permit or grading permit for the project. The City also relies on the conditional use permit process to individually review large projects that are subject to use permit requirements.

City of Anderson General Plan

The City of Anderson General Plan Open Space and Conservation Element addresses visual resources within the City limits. **Table 4.13-1** analyzes the Specific Plan's consistency with the City of Anderson's General Plan policies that are relevant in the context of CEQA. While this Draft EIR analyzes the Specific Plan's consistency with the City of Anderson General Plan pursuant to State CEQA Guidelines Section 15125(d), the determination of the project's consistency with the General Plan ultimately rests with the City of Anderson City Council.

**TABLE 4.13-1
SPECIFIC PLAN CONSISTENCY WITH THE CITY OF ANDERSON GENERAL PLAN POLICIES
AESTHETICS AND VISUAL RESOURCES**

City of Anderson General Plan Policies	Consistency with General Plan	Analysis
New development and redevelopment along the Sacramento River and throughout the City should take advantage of view opportunities. (SRP-2)	Yes	The Vineyards at Anderson Specific Plan Policy 7.2.3 states that sensitive habitat areas (such as the areas around Anderson and Olinda Creeks) should be designated as permanent open space to preserve the natural resources of the area. Policy 7.2.4 restores sensitive habitat areas through the repairing of headcuts within the Vineyards Open Space Preserve and revegetation and channelizing Anderson Creek to its historic condition. Policy 7.2.32 incorporates the Anderson Creek Corridor and the lands included in the setback area as lands of the existing Anderson Creek Greenway. The actions implemented through these policies will increase viewing opportunities for the residents of Anderson.
Encourage preservation of trees and landscaping as a scenic resource. (SRP-3)	Yes	Specific Plan Policy 7.2.10 states that healthy trees located outside of grading and construction zones shall be preserved whenever feasible and where preservation does not conflict with the vegetation and fire reduction programs. Policy 7.2.11 protects healthy native trees at the edge or within development areas during construction. Policy 8.2.2 implements the planting of vineyards and orchards along major roadways and ravines of the Specific Plan area in order to provide a continuous landscape motif, supported by landscape walls and/or hedges.
Review development applications for discretionary actions to determine aesthetic impacts and visual compatibility with surrounding property. (SRI-2)	Yes	Section 17.62.050 of the City of Anderson Zoning Code states that a design review committee shall review preliminary drawing and sketches and shall approve or conditionally approve drawings and sketches prior to the issuance of the building permit. It shall be the responsibility of the design review committee to determine that there is sufficient architectural merit and compatibility in building decor and landscaping to insure the development of a project is in keeping with quality development and construction, aesthetic beauty, and is environmentally compatible with community goals.
Develop a tree preservation mitigation plan with a priority for tree replacement areas. (SRI-3)	Yes	Specific Plan Policy 7.2.12 states that tree removal resulting from grading and site improvements shall be compensated by the planting of street, parkland, recreational area, and other urban area trees. Trees planted in or adjacent to non-urbanized areas, such as the

4.13 AESTHETICS AND VISUAL RESOURCES

City of Anderson General Plan Policies	Consistency with General Plan	Analysis
		common area, should be selected to contribute to a healthy oak woodland habitat.

The Vineyards at Anderson Specific Plan

The proposed Vineyards at Anderson Specific Plan contains numerous policies regarding visual resources. Specific Plan policies relevant to visual resources within Phase 2 of the proposed project area in the context of CEQA are summarized in **Table 4.13-2**. This table also provides an evaluation of Phase 2 relative to the pertinent Specific Plan policies as required by State CEQA Guidelines Section 15125(d). The final authority for interpretation of these policy statements, and determination of the project's consistency rests with the City of Anderson City Council.

**TABLE 4.13-2
PROJECT LEVEL (PHASE 2) CONSISTENCY WITH THE VINEYARDS AT ANDERSON SPECIFIC PLAN POLICIES
AESTHETICS AND VISUAL RESOURCES**

Vineyards at Anderson Specific Plan Policies	Consistency with Specific Plan	Analysis
In general, lighting will be designed to minimize light levels for any given application and to direct the lighting onto high use areas or objects to be lighted. Low level, pedestrian-scale fixtures will be utilized to the degree possible. (Policy 8.9.10)	Yes	All development within the Vineyards at Anderson, including Phase 2, shall be required to submit a detailed exterior lighting plan pursuant to Section 17.33.110 of the Vineyards Planned Development Ordinance.
Lighting shall be designed to differentiate use areas, emphasize neighborhood amenities, provide continuity along street corridors and promote the safety of residents and users. (Policy 8.9.11)	Yes	Please refer to analysis of Specific Plan Policy 8.9.10 above.
Lighting should generally occur at intersections and areas of pedestrian activity and building entries, and should be minimized elsewhere. Lighting shall be designed to minimize glare and impacts to adjacent land uses, especially residences. No lighting shall blink, flash, or be of unusually high intensity or brightness. (Policy 8.9.12)	Yes	This policy will be implemented through the Vineyards Planned Development Ordinance, which includes provisions regulating glare, light intensity, source and brightness.
Lighting should utilize energy-efficient fixtures that provide pleasing light color. (Policy 8.9.13)	Yes	This policy will be implemented through the Vineyards Planned Development Ordinance, which requires that all photo-cell light fixtures utilized in exterior residential applications be fluorescent, or compact fluorescent, to eliminate excess electricity consumption.
All streetlights shall utilize cut-off fixtures to minimize visibility from adjacent areas of the community and public use areas. (Policy 8.9.14)	Yes	This policy will be implemented through the Vineyards Planned Development Ordinance, which includes provisions regulating light source shielding and spill-over within the Specific Plan area.

Vineyards at Anderson Specific Plan Policies	Consistency with Specific Plan	Analysis
Athletic field and court lighting shall be planned to minimize illumination of neighboring uses and residential areas and avoid direct view of light sources. (Policy 8.9.15)	Yes	Please refer to analysis of Specific Plan Policy 8.9.14 above.
Parking lot lights shall be no higher than necessary to provide efficient lighting of the area, but should not exceed 28 feet, including the base. (Policy 8.9.16)	Yes	This policy will be implemented through the Vineyards Planned Development Ordinance, which includes provisions regulating the height of parking lot lights.
Landscape lighting shall be limited to important landscape areas, entry and sign features or pedestrian use areas. Light fixtures shall be hidden from direct view and the light source shall be shielded from view at night. Landscape light fixtures shall be durable and easily maintained. (Policy 8.9.17)	Yes	Please refer to analysis of Specific Plan Policy 8.9.14 above.
Lights in service areas shall be designed to avoid spillover onto adjacent use areas, and to shield the direct view of the light source. Building-mounted fixtures are discouraged unless the light source is completely shielded from view. Low pressure sodium or other light types that contrast excessively with the normal use area lighting are prohibited. (Policy 8.9.18)	Yes	Please refer to analysis of Specific Plan Policy 8.9.14 above.
All exterior lights shall be designed, located, installed, directed, and shielded in such a manner as to prevent objectionable light and glare across property lines. (Policy 8.9.20)	Yes	Please refer to analysis of Specific Plan Policy 8.9.1 above.
No lighting will be installed within the Vineyards Open Space Preserve areas. Additionally, lighting shall be shielded to reduce spillover into these areas. (Policy 8.19.22)	Yes	Please refer to analysis of Specific Plan Policy 8.9.14 above.

4.13.3 IMPACTS AND MITIGATION MEASURES

STANDARDS OF SIGNIFICANCE

The City of Anderson has determined that an aesthetic or visual resources impact shall be considered significant if implementation of the project would result in any of the following:

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

4.13 AESTHETICS AND VISUAL RESOURCES

METHODOLOGY

Analysis of visual impacts is largely subjective by nature because the judgment of the qualities that create an aesthetically pleasing setting will vary from person to person. For the purposes of this analysis, the site and its vicinity have received numerous visits in order to consider the existing visual character of the site and surrounding area, and to determine the proposed project's visual relationship with this setting. Site photographs presented in this section depict the existing visual character of the project site and have contributed to the visual analysis of the project.

The proposed project consists of a substantial amount of urban-type development. The design features of the proposed project were considered in the analysis. This included consideration of project level (Phase 2) and program level (buildout) components of the project. The analysis also utilized topographic mapping, aerial photographs, grading plans for Phase 2, and estimations of potential building heights (two stories for single-family homes and three stories for commercial building located in the Village Center). Estimations on heights were based on height restrictions identified in the Vineyards at Anderson Specific Plan and Vineyards at Anderson Planned Development Ordinance. The analysis also considered proposed land uses within the project area to assess impacts caused by project lighting and the potential for glare.

Although the entire perimeter of the Specific Plan area was examined on multiple occasions, only a few key observation points (KOPs) were able to be identified due to topography and tree cover. KOPs are representative of critical locations from which proposed development would be able to be seen. Photographs were taken and visual evaluations were prepared based on views of the project area from West Anderson Drive and Olinda Road (the only roadways from which the site is visible from off-site locations).

An overall visual sensitivity approach was employed to analyze the existing visual quality of the landscape, viewer concern, and overall viewer exposure to the project. To assess possible visual changes resulting from the project, staff considered the contrast of project development in relation to the existing landscape and potential view blockage of currently visible features.

PROGRAM LEVEL (PROJECT BUILDOUT) IMPACTS AND MITIGATION MEASURES

Scenic Vistas

Impact 4.13.1 Implementation of the project would involve development along project area ridgetops that could potentially encroach upon a scenic vista as viewed by adjacent land uses. This impact is considered **less than significant**.

The tallest buildings within the Specific Plan area would be located in the Village Center and, unless granted a conditional use permit, would be limited to three stories, or approximately 50 feet in height. Although taller buildings may be located within the Village Center upon issuance of a conditional use permit, use permits are discretionary acts subject to CEQA. As such, environmental impacts associated with buildings taller than three stories would need to be addressed at the time of use permit application and review. Residential development within the Specific Plan area would be limited to two stories, or approximately 30 feet in height.

Because the nearest residences with a view toward a "scenic vista" potentially impacted by the project are located more than 200 feet from proposed residential development and more than 3,600 feet from the Village Center, and because the scenic vistas (i.e., Mt. Shasta and Lassen Peak) are so much greater in height than proposed development, views of the scenic vistas

would not be significantly impacted. Further, Policy 5.5.3 of the Specific Plan requires that all new utilities, including power lines, be located underground. Therefore, project-related impacts to scenic vistas are considered **less than significant**.

Mitigation Measures

None required

State Scenic Highways

Impact 4.13.2 Development associated with the project would not be visible from a designated state scenic highway. As a result, there is **no Impact**.

The closest designated state scenic highway (SR 151 between Shasta Dam and Shasta Lake City) is located more than 17 miles distant from the Specific Plan area. Further, intervening topography, vegetation and urban-type development obscure the project area from this roadway. Therefore, the project would not damage scenic resources within view of a state scenic highway. **No Impact**.

Mitigation Measures

None required

Alteration of Views

Impact 4.13.3 Implementation of the proposed project would alter the existing landscape characteristics of the project site from vacant grazing land to urban/suburban type development. This impact is considered **less than significant**.

The construction of 5,288 residential units, a Village Center, commercial development, schools, public parks, private recreation areas, fire station, and associated roadways and infrastructure on a currently vacant site would alter existing views of the project site, where available, and would alter the character of the site from vacant grazing land to urban-type development.

The character of the proposed project is to develop, as an extension of the City of Anderson, an extensive number of urban/suburban structures in an area that is more or less undeveloped. The development, and the related visual changes to the setting as a result of that development, would constitute a transition from the primarily oak woodland landscape to an urbanized community. The woodland nature of the project site may be said to be "pleasant" in its undeveloped state. However, it has not been recognized as unique or "highly scenic". Also, as stated earlier, due to intervening topography and tree cover, the site is not exposed to a high degree of public viewing.

Although the extent of the visual transition and impact would be substantial, those changes would not necessarily be negative. With urban-type development, the standards for judging aesthetic quality and attractiveness are primarily based on architectural and landscape design concepts rather than on natural or pastoral aesthetic standards. Development plans for the project indicate that high-quality architectural and landscaping design concepts are proposed to be incorporated into virtually all development features. (Please refer to Specific Plan Chapter Eight, Community Design and Guidelines, and the design criteria specified in the Vineyards Planned Development Ordinance.)

4.13 AESTHETICS AND VISUAL RESOURCES

The character of the site would be significantly altered as it becomes an extension of the City of Anderson. However, the City does not consider that the resulting visual setting, with high quality standards of urban and landscape design, would be aesthetically disagreeable or adverse to the visual resources of the area.

Impacts to Views Along Olinda Road

Olinda Road traverses the northern portion of project area in an east-west direction for a length of approximately 1,800 feet. While no development has been proposed north of Olinda Road, agricultural uses have been proposed within the drainage adjacent to and south of this roadway. Medium density residential uses have also been proposed along the ridgetops located between Olinda and Anderson Creeks south of Olinda Road. However, it is anticipated that the proposed residential development would be substantially obscured by foothill topography and existing tree cover. Further, it is anticipated that the landscape characteristics along this roadway would not be substantially altered by either the proposed agricultural or residential components of the project due to similar existing land uses in the immediate vicinity.

Impacts to Views Along West Anderson Drive

West Anderson Drive intersects with Olinda Road approximately 3,100 feet east of the project site. From this intersection, West Anderson Drive meanders in a general southwesterly direction to where it enters the project area and remains for approximately two miles. Although West Anderson Drive would be within the project area for a considerable distance, the vast majority of proposed development would not be visible from this roadway. In fact, only a small portion of project-related development would be visible from this roadway due to existing topography and tree cover, as well as planned open space between the roadway and development.

Proposed land uses that would be visible along West Anderson Drive would primarily consist of undeveloped common area, agriculture in the form of vineyards and/or orchards, an approximately 23-acre public park, a possible elementary school located on 14.0 acres, 20,000 square feet of limited commercial situated on more than 22 acres, and approximately five residential lots that are no less than five acres each. As previously mentioned, medium density residential housing may also be located along the ridgetops that are located between Anderson and Olinda Creeks, some of which may be visible from adjacent roadways. However, similar to other portions of the project site, it is anticipated that much of the residential development would be obscured by topography and tree cover.

Impacts to Other Views

There are filtered views of portions the project area from rural residential land uses located in the vicinity of the project area. The proposed homes and other buildings associated with the project would, in some cases, alter these existing views. However, in many cases these views would remain filtered due to the considerable buffering that is proposed in the form of undevelopable common area. In fact, the only existing residential development that would be afforded greater views of the proposed project is the Sanderson Subdivision (i.e., Phase 1). However, this subdivision is currently under construction, unoccupied, and is, itself, located within the Specific Plan area.

All development phases and building permits would be required to comply with the policies and standards of Specific Plan Chapter Eight, Community Design and Guidelines. For example, Specific Plan Policy 8.7.21 states, "Transition areas shall be landscaped to create a visually pleasing transition between development and common areas, and provide filtered views both

from and toward individual residences. Landscaping of transition areas is required where development is visible from existing residential areas, for major public roadways and from public facilities including trails within the common areas." Therefore, implementation of the community design standards and guidelines would ensure that visual impacts resulting from the change in land use character would be **less than significant**.

Mitigation Measures

None required.

Daytime Glare

Impact 4.13.4 The proposed project at buildout could result in the introduction of daytime glare in a previously undeveloped area. This impact is considered **less than significant**.

The proposed project may result in daytime glare impacting existing land uses and those that develop as a result of the project. The development associated with the proposed project would include structures and facilities that could create daytime glare by reflecting sunlight to vantage points on- and off-site. The extent of this impact would be dependent on the angle of the sun and structure and the type of building material used that could generate a glare effect.

In order to address this potential impact, Section 17.33.110 of the Vineyards Planned Development Ordinance states, "In any other plane except horizontal, (i.e., $\leq 2:12$ pitch) the use of highly-reflective materials, including unpainted metal roofing, shall be restricted in order to ensure that glare not be visible beyond property boundaries." Implementation of this provision of the Development Code would ensure that visual impacts resulting from glare would be **less than significant**.

Mitigation Measures

None required.

Increased Nighttime Lighting

Impact 4.13.5 The proposed project would introduce new sources of nighttime lighting to a previously undeveloped area, resulting in an increase in ambient light levels. This impact is considered **potentially significant**.

Development of the project area would introduce a source of artificial light with nighttime lighting levels typical of urban/suburban development rather than the existing open space character of the project site. New light sources include, but are not limited to: streetlights; security lights; household lighting; athletic field and court lighting; lighting of commercial interiors and exteriors; and vehicular traffic. Stationary light sources have the potential to adversely affect existing and future residents through "spill over" into adjacent properties. Additionally, new light sources would result in a greater overall level of light at night, thus reducing night sky visibility and affecting the general visual character of the community.

Implementation of Specific Plan Policies 8.9.10 through 8.9.22 would ensure that luminaires are designed to minimize light levels for any given application and direct light only onto high use areas or objects to be lighted. Further, Section 17.33.110 of the Vineyards Planned Development

4.13 AESTHETICS AND VISUAL RESOURCES

Ordinance would further serve to minimize ambient light and trespassing light levels, thereby safeguarding existing nighttime views to the maximum extent feasible.

The Specific Plan policies, along with the corresponding provisions of the Vineyards at Anderson Planned Development Ordinance, are sufficiently comprehensive such that additional mitigation measures would be redundant. Implementation of the Specific Plan policies and Vineyards Planned Development Ordinance provisions discussed above would reduce nighttime lighting impacts. However, given that nighttime ambient light levels would be so much greater than current conditions, despite the Specific Plan policies and provisions of the Vineyards Planned Development Ordinance, this impact would ultimately be **significant and unavoidable**.

Mitigation Measures

None feasible.

PROJECT LEVEL (PHASE 2) IMPACTS AND MITIGATION MEASURES

Scenic Vistas

Impact 4.13.6 Implementation of the project would involve development along project area ridgetops that could potentially have a substantial effect on a scenic vista. This impact is considered **less than significant**.

All structures associated with Phase 2 would be limited to two stories, or approximately 30 feet in height. Because the nearest existing residences with a possible view of a scenic vista that could become obstructed as a result of Phase 2 (i.e., Lassen Peak and Mt. Shasta) are located more than one-mile distant, and because the scenic vistas are so much greater in height than proposed development, there would not be a significant obstruction of either scenic vista. Although the project would also require the extension of electrical transmission lines as a result of Phase 2, thus posing an additional visual obstruction of these scenic vistas, Policy 5.5.3 of the Specific Plan ensures these utilities would be located underground. Therefore, impacts to scenic vistas are considered **less than significant**.

Mitigation Measures

None required

Impact 4.13.7 Development associated with Phase 2 of the proposed project would not be visible from a designated state scenic highway. As a result, there is **no impact**.

The closest designated state scenic highway (SR 151) is located more than 17 miles distant from Phase 2 of the Specific Plan area. Further, intervening topography, vegetation and development obscure the project area from this roadway. Therefore, the development associated with Phase 2 would not damage scenic resources within view of a state scenic highway. **No Impact**.

Mitigation Measures

None required

Alteration of Views

Impact 4.13.8 Implementation of Phase 2 of the proposed project would alter the existing landscape characteristics of the project site from vacant grazing land to suburban residential development. This impact is considered **less than significant**.

Phase 2 of the proposed project would involve the development of 722 residential lots, a 3.3-acre private recreation area, a 9.2-acre public park, a one-acre fire station site, approximately two acres of commercial development, and associated roadways and infrastructure. While this development would alter the existing character of the landscape from vacant to primarily urban-type development, Phase 2 would be obscured from existing off-site land uses by distance, topography and tree cover. However, as homes within the previously approved Sanderson Subdivision (i.e., Phase 1) are completed, purchased and occupied, views from some of these residences would be impacted.

In order to address this potential impact, Specific Plan Policy 8.7.21 states, "Transition areas shall be landscaped to create a visually pleasing transition between development and common areas, and provide filtered views both from and toward individual residences. Landscaping of transition areas is required where development is visible from existing residential areas, for major public roadways and from public facilities including trails within the common areas." Therefore, implementation of the policies and standards of the Specific Plan would ensure that visual impacts resulting from the change in land use character would be **less than significant**.

Mitigation Measures

None required.

Daytime Glare

Impact 4.13.9 Implementation of Phase 2 of the project could result in the introduction of glare sources in a previously undeveloped area. This impact is considered **less than significant**.

Although substantially hidden from view, development of Phase 2 may result in daytime glare impacting adjacent land uses. The development associated with the proposed project would include structures and facilities that could create daytime glare by reflecting sunlight to vantage points off-site. The extent of this impact would be dependent on the angle of the sun and structure and the type of building material used.

In order to address this potential impact, Section 17.33.110 of the Vineyards Planned Development Ordinance states, "In any other plane except horizontal, (i.e., $\leq 2:12$ pitch) the use of highly-reflective materials, including unpainted metal roofing, shall be restricted in order to ensure that glare not be visible beyond property boundaries." Implementation of this provision would ensure that visual impacts resulting from glare would be **less than significant**.

Mitigation Measures

None required.

4.13 AESTHETICS AND VISUAL RESOURCES

Increased Nighttime Lighting

Impact 4.13.10 Implementation of Phase 2 would create new sources of lighting in undeveloped areas. Increased nighttime lighting could have an adverse affect on adjacent areas and land uses. This impact is considered **potentially significant** .

The proposed project would include sources of artificial light, with night lighting levels more typical of urban/suburban development than the existing open space character of the project site. New light sources from Phase 2 include, but are not limited to: interior and exterior lighting associated with residential units; a City park; two private recreation centers; streetlights; and automobiles. Nighttime lighting levels would increase substantially over current levels in this undeveloped portion of the City. Stationary and mobile light sources have the potential to adversely affect residents through "spillover" into adjacent properties. Although some residences in the vicinity of the project site would be shielded from the additional light by intervening topography and vegetation, it is possible that some residences may receive spillover light. New light sources would also result in a greater overall ambient light levels at night, thus reducing night sky visibility and affecting the general character of the existing community.

Implementation of Specific Plan Policies 8.9.10 through 8.9.22 would ensure that luminaires are designed to minimize light levels for any given application and to direct the lighting onto high use areas or objects to be lighted. Further, Section 17.33.110, Exterior Lighting, of the Vineyards Planned Development Ordinance would further serve to minimize ambient light and light trespass levels, thereby safeguarding existing nighttime views to the maximum extent feasible.

Implementation of Specific Plan policies and the Vineyards Planned Development Ordinance would minimize adverse nighttime light and illumination effects to adjacent areas as a result of Phase 2. However, the overall increase in illumination from site development as compared to existing conditions would be **significant and unavoidable**.

Mitigation Measures

None required.

4.13.4 CUMULATIVE SETTING, IMPACTS AND MITIGATION MEASURES

CUMULATIVE SETTING

The cumulative setting for visual resources includes the viewshed of existing, proposed, planned, approved and reasonably foreseeable development in the region, the existing scenic resources (e.g., the Sacramento River, Lassen Peak and Mt. Shasta), and the views of the project site from off-site locations.

CUMULATIVE IMPACTS AND MITIGATION MEASURES

Alteration of Visual Character

Impact 4.13.11 Implementation of the proposed project, in combination with anticipated development in the region, would alter the visual character of the area resulting in a change to public views as well as increased daytime and

nighttime glare and lighting levels. This impact is considered **potentially significant**.

Future development in the City of Anderson would result in alteration of the remaining undeveloped landscape of the area. As described above, development of the Vineyards at Anderson would transform the project site from vacant grazing land and woodland habitat to urban/suburban type development. This loss of rural landscape would contribute to the conversion of the greater area's rural landscape characteristics. Further, the proposed project would introduce new sources of nighttime lighting to a previously undeveloped area, resulting in a cumulative increase in ambient light levels. While implementation of Specific Plan policies and the Vineyards Planned Development Ordinance would minimize adverse nighttime light and illumination effects to adjacent areas, the overall increase in cumulative illumination from site development, in this area of Shasta County, as compared to existing conditions would be **significant and unavoidable**.

Mitigation Measures

None feasible.

4.13 AESTHETICS AND VISUAL RESOURCES

REFERENCES

- California Department of Transportation. 2007. Scenic Highways Program. Viewed online August 29. http://www.dot.ca.gov/hq/LandArch/scenic_highways/scenic_hwy.htm
- California Wildlife Conservation Board. 2007. Oak Woodlands Conservation Program. Viewed online August 29. http://www.wcb.ca.gov/Pages/oak_woodlands_program.asp
- City of Anderson. 2007. *City of Anderson General Plan - Open Space and Conservation Element*.
- City of Anderson. 1999. *City of Anderson Zoning Code*.
- City of Anderson. 2007. *Draft Vineyards Planned Development Ordinance*.
- City of Anderson. 2007. *Vineyards at Anderson Draft Specific Plan*.
- Illuminating Engineering Society of North America. *Lighting for Exterior Environments: An IESNA Recommended Practice (RP-33-99)*. 1999.
- United States Department of Transportation. 2007. National Scenic Byways Program. Viewed online August 29. <http://www.byways.org/explore/states/CA/>