

5.1 AESTHETICS

This section of the Draft Environmental Impact Report (EIR) describes the existing visual environment in and around the project area. The analysis assesses the potential for aesthetics/light and glare impacts using accepted methods of evaluating visual quality, as well as identifying the type and degree of change the proposed project would likely have on the character of a landscape. The project analysis is primarily based on information provided by the project applicant (e.g., architectural and landscape drawings, renderings, etc.) and verified through site reconnaissance on June 22, 2018. A light spill over assessment was prepared and summarized accordingly within this section (refer to Appendix 15.14, PHOTOMETRICS).

Photographic documentation and visual simulations of the proposed project site, proposed site conditions, and a photometric plan are utilized to supplement the visual analysis and to fulfill the requirements of the California Environmental Quality Act (CEQA). Where additional information has been utilized to evaluate potential aesthetic impacts, that information is referenced throughout the section as appropriate. The following analysis of the potential aesthetic impacts is derived primarily from the following sources and are available for review at the City of Redding Development Services Department, Planning Division:

- City of Redding. *2000 - 2020 General Plan*. October 2000.
- City of Redding. *General Plan Final EIR*. April 2000.
- City of Redding, *Redding Municipal Code*. March 2018.
- ENPLAN. *Biological Study Report, North State Pavilion*. January 2018.

This following discusses impacts associated with the potential for the proposed project to degrade and/or improve the existing visual character or quality of the site and its surroundings through changes in the existing landscape. Potential effects are evaluated relative to important visual features and the existing visual landscape and its users. Degradation of the visual character of a site is usually addressed through a qualitative evaluation of the changes to the aesthetic characteristics of the existing environment and the proposed project-related modification that would alter the visual setting.

5.1.1 ENVIRONMENTAL SETTING

The City of Redding is located in Shasta County in the northern end of the Sacramento Valley, where the Central Valley of California meets the convergence of the Klamath and Coastal Mountain Ranges to the northwest and west, with the Cascade Mountain range to the northeast and east. The County is bounded by the Cascade Mountain range to the east and north and the Coast Mountain range to the west. Lassen Peak, located in Lassen Volcanic National Park, is the County's highest peak at 10,457 feet above mean sea level (msl), whereas the lower elevations of 400 to 700 feet above msl, are on valley floor around the City of Redding. Coniferous forest is the main vegetation in the mountain regions of Shasta County. Other areas of the County are characterized by grasslands, oak woodlands, and cultivated/pasture lands.

The proposed project site is located within a developed area of southwest Redding. The proposed project is bounded on the west by the Henderson Open Space, the eastern and a portion of the southern boundary is generally defined by an existing primarily vacant shopping center, referenced as

the Cobblestone Shopping Center; on the north by Cypress Avenue bridge; the southwest by two vacant lots; and the south by Parkview Avenue. The project site is located within a developed landscape that is characterized by commercial, residential, office, transportation, and vacant land uses, riparian woodland areas associated with the Sacramento River, and background views of mountainous ridgelines; refer to Figure 5.1-1, EXISTING CONDITIONS PHOTOGRAPHS.

The proposed project site encompasses approximately 10.55 acres and is currently partially developed with two small buildings, foundation remnants, gravel surfaced areas, and undeveloped vacant land. The topography of the project site ranges between approximately 497 feet above msl in the northeastern portion of the site adjacent to Hartnell Avenue to approximately 467 feet above msl in the southern portion of the site around Parkview Avenue (South). Most of the project site is characterized as disturbed land (i.e., buildings, roads, and areas that have been previously cleared). The project site encompasses highly disturbed annual grassland, riparian woodland, as well as small stands or individuals of valley oaks and interior live oaks.

SCENIC RESOURCES

There is no national, State, or County designated scenic vista in the vicinity of the project site. The City's *General Plan* identifies ridgelines, as well as the glistening water, sheer cliffs, tree-lined banks, and the network of creeks and gullies of the Sacramento River as scenic assets. However, potential scenic vistas along the Sacramento River have been identified by the City. Specifically, the *General Plan* designates prominent ridgelines that can be viewed from key public gathering areas and community gateways as visual resources. The project site includes visual resources nearby, such as the tree-lined banks of the Sacramento River located just west of the project site. Distant views of *General Plan* designated ridgelines associated with Mule Mountain are afforded from public views to the west of the proposed project site.

KEY VIEWS

In order to analyze the potential impacts of visual resources, as seen from potential public scenic views, and to document potential change in character/quality at the proposed project site, the existing visual conditions (as seen from offsite Key View locations) has been documented. A Key View is an area (in this case, the proposed project site) that can be seen from a particular public location. Selected Key Views, which were determined in consultation with City Planning Division staff, represent public views from both the public right-of-way (ROW) and publicly accessible areas located within the vicinity of the proposed project site. Characteristics for each Key View are defined within foreground, middle ground, and/or background views:

- *Foreground Views.* Characteristics located within foreground views are located at close range and tend to dominate the view.
- *Middle Ground Views.* Characteristics located within middle ground views are distinguishable, yet not as sharp as those characteristics located in the foreground views.
- *Background Views.* Features located within the background views have few details and distinctions in landform and surface features. The emphasis of background views is an outline or edge. Silhouettes and ridges of one landmass against another are the conspicuous visual aspects



View looking north onsite from the future Henderson Road (South).



View looking west across the northern portion of the project site adjacent to the intersection of Cypress Avenue and Hartnell Avenue.



View looking north from the project site across Cypress Avenue.



View looking east-southeast from the project site across Hartnell Avenue.



View looking south along the Sacramento River and the general location of the approved Henderson and Parkview Open Space Trail & Kayak Access Project which forms the general westerly boundary of the project site.



View looking southwest from the project site across Henderson Road (North).



of the background, with the skyline serving as the strongest line. Objects in the background eventually fade to obscurity with increasing distance.

Three Key Views (representing views from surrounding motorists, bicyclists, pedestrians, community residents, and recreational users of the Sacramento River) were selected for this analysis. Refer to Figure 5.1-2, KEY VIEW LOCATION MAP, for a mapping of the Key View locations selected, and Figure 5.1-3, KEY VIEW 1 – EXISTING AND PROPOSED CONDITION, Figure 5.1-4, KEY VIEW 2 – EXISTING AND PROPOSED CONDITION, and Figure 5.1-5, KEY VIEW 3 – EXISTING AND PROPOSED CONDITION.

SCENIC VIEWS

Key Views 1 and 2 were selected to depict impacts to potential public scenic views to the west of the project site. It is noted that there are no Community Gateways within the project vicinity. The following describes the viewshed from potential public scenic views (Key Views 1 and 3).

Key View 1

Key View 1 affords views of the project site and *General Plan* designated visual resources from westbound motorists, bicyclists, and pedestrians along Cypress Avenue, just west of the Cypress Avenue/Hemsted Drive intersection; refer to Figure 5.1-3. Foreground views include westbound Cypress Avenue, while middle ground views include eastbound Cypress Avenue, existing onsite and offsite (Cobblestone Shopping Center) commercial uses and commercial advertising (billboard). Middle ground views also include the tree-lined banks of the Sacramento River, which are designated as a visual resource by the *General Plan*. As shown in Figure 5.1-3, background views of Mule Mountain ridgelines (*General Plan* designated visual resources) to the west are also available.

Key View 2

This Key View affords public views of the project site from recreational users along the Sacramento River, which is located to the west of the project site; refer to Figure 5.1-4. Foreground and middle ground views include the Sacramento River and its tree-lined banks, which are designated as visual resources by the *General Plan*. Middle ground views include nominal portions of commercial uses.

VISUAL CHARACTER / QUALITY

A photographic inventory of the project area was conducted to document the existing visual character and quality of the proposed project site and its surroundings; refer to Figure 5.1-1. The proposed project site currently consists of vacant land, and a portion of the site is disturbed currently partially developed with two small buildings, foundation remnants, gravel surfaced areas, and undeveloped vacant land. The most prominent factors influencing the character of the proposed project site and its surroundings include the existing onsite vegetation; the commercial, residential, transportation, and vacant land uses; riparian woodland areas associated with the Sacramento River; and background views of mountainous ridgelines. Key Views 1 through 3 were selected to depict potential impacts to the character/quality of the project area. The following describes the existing visual character/quality from Key Views 1 through 3.



Dignity Health North State Pavilion Project

Key View Location Map

Figure 5.1-2



Existing Condition



Proposed Condition



Dignity Health
North State Pavilion Project

Key View 1 - Existing and Proposed Condition

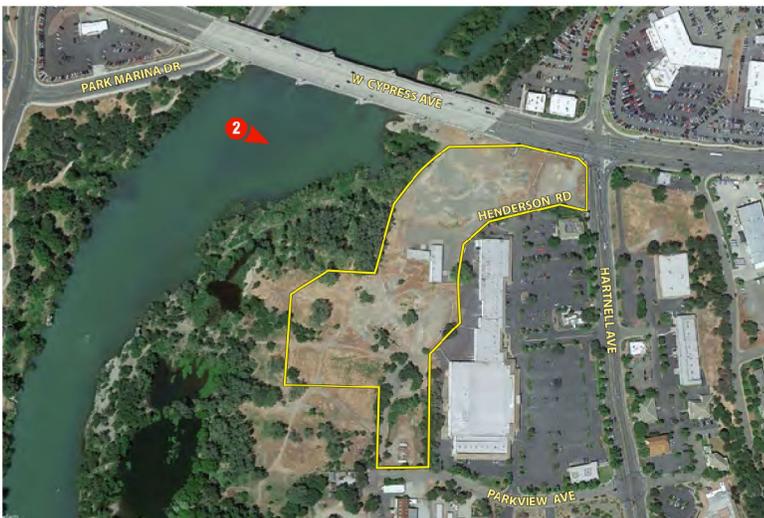
Figure 5.1-3



Existing Condition



Proposed Condition



Dignity Health
North State Pavilion Project

Key View 2 - Existing and Proposed Condition

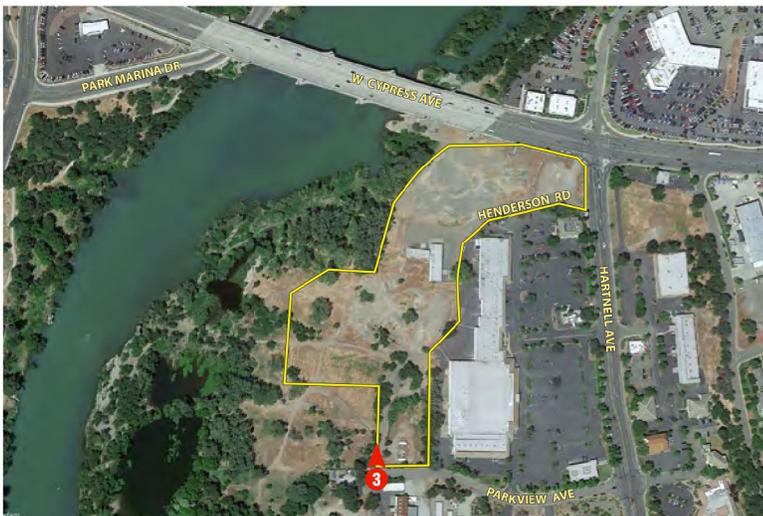
Figure 5.1-4



Existing Condition



Proposed Condition



Dignity Health
North State Pavilion Project

Key View 3 - Existing and Proposed Condition

Figure 5.1-5

Key View 1

For the purposes of describing the existing character/quality viewed from Key View 1, foreground views include westbound Cypress Avenue, while middle ground views include eastbound Cypress Avenue, existing onsite and offsite (Cobblestone Shopping Center) commercial uses and commercial advertising. Middle ground views also include the tree-lined banks of the Sacramento River, which are designated as a visual resource by the *General Plan*. As shown in Figure 5.1-3, background views of Mule Mountain ridgelines (*General Plan* designated visual resources) to the west are also available.

Key View 2

For the purposes of describing the existing visual character/quality viewed from Key View 2, foreground and middle ground views include the Sacramento River and its tree-lined banks, while middle ground views include nominal portions of commercial uses; refer to Figure 5.1-4.

Key View 3

This Key View affords views of the project site from motorists traveling north along Henderson Road; refer to Figure 5.1-5. Foreground views consist of Henderson Road and Parkview Avenue, as well as mature trees, disturbed roadside vegetation, and refuse collection bins. Middle ground views consist of Henderson Road, roadside signage, powerlines, mature trees and vegetation, and existing residential development. Background views include Henderson Road, powerlines, mature trees, and commercial uses to the north.

STATE SCENIC HIGHWAYS

The California Scenic Highway Program is administered by the California Department of Transportation (Caltrans). The goal of the program is to preserve and protect scenic highway corridors from change that would affect the aesthetic value of the land adjacent to highways. According to the California Scenic Highway Mapping System, there are no Officially Designated State Scenic Highways near the project site.¹ The nearest Officially Designated State Scenic Highway is State Route 151 (SR-151), located approximately 7.6 miles north of the project site. The nearest Eligible State Scenic Highway is State Route 44 (SR-44), located approximately one mile north of the project site. Views of the project site from SR-44 or SR-151 are not readily afforded due to topographic conditions and intervening structures and vegetation.

LIGHT AND GLARE

Lighting effects are associated with the use of artificial light during the evening and nighttime hours. There are two primary sources of light: light emanating from building interiors passing through windows and light from exterior sources (i.e., street lighting, building illumination, security lighting, parking lot lighting, and landscape lighting). Light introduction can be a nuisance to adjacent residential areas, diminish the view of the clear night sky and, if uncontrolled, can cause disturbances. Uses such as residences and hotels are considered light sensitive, because occupants have expectations of privacy during nighttime hours and may be subject to disturbance by bright light sources. Light spill is typically

¹ California Department of Transportation. *California Scenic Highway Mapping System*. [Online]: http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/. Accessed: October 16, 2018.

defined as the presence of unwanted light on properties adjacent to the property causing illumination and/or being illuminated. With respect to lighting, the degree of illumination may vary widely depending on the amount of light generated, height of the light source, presence of barriers or obstructions, type of light source, and weather conditions.

Glare is primarily a daytime occurrence caused by the reflection of sunlight or artificial light by highly polished surfaces such as window glass or reflective materials and, to a lesser degree, from broad expanses of light-colored surfaces. Daytime glare generation is common in urban areas and is typically associated with buildings with exterior facades largely or entirely comprised of highly reflective glass. Glare can also be produced during evening and nighttime hours by the reflection of artificial light sources such as automobile headlights. Glare generation is typically related to either moving vehicles or sun angles, although glare resulting from reflected sunlight can occur regularly at certain times of the year. Glare-sensitive uses include residences (primarily outdoor areas), hotels, transportation corridors, and aircraft landing corridors.

Limited light and glare occur within the project boundaries due to existing exterior and interior lighting associated with the two small onsite buildings, as well as the vehicle headlights of motorists accessing these uses. Surrounding light and glare occur in the project area due to exterior and interior lighting associated with surrounding commercial, residential, and office uses, as well as vehicle headlights and street lighting along Cypress Avenue, Hartnell Avenue, Parkview Avenue, and Henderson Road.

5.1.2 REGULATORY SETTING

The following is a description of State and local environmental laws and policies that are relevant to the California Environmental Quality Act (CEQA) review process.

STATE

California Building Code

The California Building Code, Part 2 of Title 24 in the California Code of Regulations (CCR) includes standards for outdoor lighting that are intended to improve energy efficiency and reduce light pollution and glare by regulating light power and brightness, shielding, and sensor controls.

LOCAL

City of Redding General Plan

The *General Plan* Community Development and Design Element aids the City in determining the location, intensity, design, and quality of new development as well as the preservation of those natural assets that are key to Redding's identity. The applicable goals and policies relative to the proposed project are listed in Table 5.1-1, CONSISTENCY WITH APPLICABLE CITY OF REDDING GENERAL PLAN GOALS AND POLICIES FOR AESTHETICS, LIGHT AND GLARE, followed by a brief explanation of how the proposed project complies with these goals and policies.

**Table 5.1-1
CONSISTENCY WITH APPLICABLE CITY OF REDDING GENERAL PLAN GOALS AND POLICIES FOR AESTHETICS, LIGHT AND GLARE**

General Plan Objective / Policy	Consistency Analysis
<p>Goal CDD3: Ensure a proper balance between development areas and the natural environment.</p>	
<p>Policy CDD3A: Require buffer areas between development projects and significant watercourses, riparian vegetation, and wetlands in accordance with the Natural Resources Element.</p>	<p>Consistent. Mitigation Measure (MM) MM 5.3-1a in Section 5.3, BIOLOGICAL RESOURCES, would ensure project grading plans include construction specifications to minimize loss of riparian habitat. The project has been designed such that parking and landscaped areas are sited along the western portion of the project site to adequately buffer the proposed buildings and existing riparian vegetation along the Sacramento River. Thus, the project would include a buffer area between significant watercourses, riparian vegetation, and wetlands in accordance with the Natural Resources Element.</p>
<p>Policy CDD4A: Preserve significant trees and other vegetation along the banks of the Sacramento River, while emphasizing passive recreation and providing opportunities for active uses.</p>	<p>Consistent. Refer to the responses to Goal CDD3 and Policy CDD3A above. The project has been designed such that it preserves trees and other vegetation along the banks of the Sacramento River and would not interfere with its passive or active recreational uses. Hardscape pathways are proposed throughout the project site linking buildings, parking areas to each other and providing access to the Henderson Open Space.</p>
<p>Policy CDD5A: Establish appropriate development standards along those stream corridors depicted on Figure 1-3 in order to:</p> <ul style="list-style-type: none"> - Promote the aesthetic value of the adjacent natural area. - Provide public views and access to the stream corridor. - Protect the privacy and security of adjacent residences. 	<p>Consistent. The proposed project site is located on land that is highly visible as viewed along Cypress Avenue, the Sacramento River and across the River along Park Marina Drive. The proposed project was designed with three buildings interspersed on the site and visually “tied together” in a campus like setting with landscaping, both adjacent to the buildings and within the parking areas, that provide visual corridors primarily of the existing riparian areas within the Henderson Open Space and beyond to the Sacramento River to the west and northwest. Hardscape pathways are proposed throughout the project site linking buildings and parking areas to each other and providing access to the various streets, the Cypress Avenue bridge, and the Henderson Open Space. The City’s Planning Division reviewed the site design and building elevations and determined the proposed design is in conformance with the City’s <i>General Plan</i> and <i>Zoning Ordinance</i>. Thus, the project would promote the aesthetic value of the adjacent natural area.</p>
<p>Policy CDD7A: Protect the visual integrity of prominent ridge lines that can be viewed from key public gathering areas, the river, visitor destinations, and community gateways. These ridge areas are depicted on Figure 1-4. Utilize one or more of the following measures to avoid or minimize development impacts:</p> <ul style="list-style-type: none"> - Public or private purchase of lands, the use of conservation easements, or similar measures. - Performance standards, including limitations on building heights and/or increased ridge-line setbacks and standards for use of appropriate building forms, colors, and materials that blend into their surroundings. 	<p>Consistent. Refer to Impact 5.1-1, below. Overall, although project would result in some blockage of the <i>General Plan</i> designated tree-lined banks of the Sacramento River, background views to ridgelines would remain and impacts in this regard would be <i>less than significant</i>. Furthermore, the primary public gathering space is the Henderson Open Space where views of the ridges are not impacted by the proposed project. There are no community gateways located within the project vicinity. Thus, the project would be consistent with Policy CDD7A.</p>
<p>Policy CDD8A: Maintain well-defined community edges using open-space buffers, greenbelts, agricultural lands, stream courses, clustered development, and other appropriate types of landscape and design features.</p>	<p>Consistent. The site plan for the proposed project illustrates how the project’s edges are defined using open space buffers, perimeter landscaping and the careful siting of the proposed buildings interspersed throughout the project site. Refer to Figure 3-6a, PROPOSED SITE PLAN, Figures 3-6b and 3-6c, ENLARGED SITE PLANS, Figure 3-11a, LANDSCAPE LAYOUT, and subsequent Figures 3-11c through 3-11f, PLANTING PLAN. Thus, the project would be consistent with Policy CDD8A.</p>
<p>Goal CD18: Reduce the visual impact of utilities and communication facilities.</p>	<p>Consistent. All water, wastewater, and utility (electric, cable, gas, etc.) improvements are underground. No overhead utilities would be constructed, and existing aboveground utilities (powerlines) would be undergrounded. Thus, the project would reduce the visual impact of utilities and communication facilities in conformance with Goal CD18.</p>

Table 5.1-1
CONSISTENCY WITH APPLICABLE CITY OF REDDING GENERAL PLAN GOALS AND POLICIES FOR AESTHETICS, LIGHT AND GLARE
(Continued)

General Plan Objective / Policy	Consistency Analysis
Policy CDD18A: Place new electric distribution lines underground in new development.	Consistent. All electric distribution lines would be placed underground to minimize visual impacts from electric utilities. Thus, the project would be consistent with Policy CDD18A.
Policy CDD19B: Utilize Figure 1-5, in conjunction with the appropriate Focus Area maps and policies, to establish the appropriate locations for “mid-rise” and “high-rise” buildings in the community. High-rise buildings are only appropriate in the Downtown core area.	<p>Consistent. Review of Figure 1-5, Community Design Plan, does not affect the proposed project site. The <i>General Plan</i> identifies a “mid-rise” building to be up to 75 feet above ground to accommodate six habitable floors. Whereas, Building ‘A’ has varying heights to the top of parapets ranging between 64 and 75 feet, the building is four stories. Refer to the Consistency Analysis for Policy CCD19A.</p> <p>Policy CDD19C: Whereas, Building ‘A’ could be considered a mid-rise building due to height to the parapets, it is limited to four floors. Regardless, the Consistency Analysis for Policies CDD3C, CDD4A, CDD5A, CDD7A, CDD9C, and CDD19A identify how appropriate standards and design criteria are met. As previously noted, the City’s Planning Division reviewed the site design and building elevations and determined the proposed design is in conformance with the City’s <i>General Plan</i> and <i>Zoning Ordinance</i>. Thus, the project would be consistent with Policy CDD19B.</p>

Source: City of Redding. 2000-2020 *General Plan*. October 2000.

City of Redding Municipal Code – Lighting

RMC Title 18, §18.40.090 provides lighting standards within the City. Exterior parking and building lighting is regulated to eliminate light spillover and glare for safety considerations. All new construction projects are required to submit a lighting plan detailing locations, size, height, and design of all outdoor lighting. Lighting is required to be shielded and directed downward and away from adjacent properties.

5.1.3 STANDARDS OF SIGNIFICANCE

SIGNIFICANCE CRITERIA

In accordance with State *CEQA Guidelines*, the effects of a project are evaluated to determine whether they would result in a significant adverse impact on the environment. An EIR is required to focus on these effects and offer mitigation measures to reduce or avoid any significant impacts that are identified. The criteria used to determine the significance of impacts may vary depending on the nature of the project. The following significance thresholds related to aesthetics/light and glare have been derived from Appendix G of the State *CEQA Guidelines*:

- *Have a substantial adverse effect on a scenic vista.* Refer to Impact 5.1-1, below.
- *Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway.* Refer to AREAS OF NO PROJECT IMPACT, below.
- *Substantially degrade the existing visual character or quality of the site and its surroundings.* Refer to Impact 5.1-2, below.
- *Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area.* Refer to Impact 5.1-3, below.

Based on these standards, the effects of the proposed project have been categorized as either a less than significant impact or a potentially significant impact. Mitigation measures are recommended for potentially significant impacts. If a potentially significant impact cannot be reduced to a less than significant level through the application of mitigation, it is categorized as a significant and unavoidable impact.

AREAS OF NO PROJECT IMPACT

In June 2018, the City conducted an Initial Study to determine significant effects of the proposed project. During this evaluation, certain impacts of the proposed project were found not to be significant because of the inability of a project of this scope to create such impacts or the absence of project characteristics producing effects of this type. The effects determined not to be significant are not required to be included in primary analysis sections of the Draft EIR. As such, the following impacts either are not applicable to the proposed project or are not reasonably foreseeable and are not addressed further within this section (refer to Section 10.0, EFFECTS FOUND NOT TO BE SIGNIFICANT):

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

5.1.4 POTENTIAL IMPACTS AND MITIGATION MEASURES

METHODOLOGY

The potential impacts of the proposed project were evaluated qualitatively by comparing the anticipated project effects on aesthetics, light, and glare with existing conditions. The evaluation is based on professional judgment by a visual resource specialist, an analysis of project consistency with the goals and polices of the *General Plan*, and the above significance criteria derived from Appendix G of the State *CEQA Guidelines*, which the City has determined to be appropriate criteria for this Draft EIR. Further information in this section is based on, but not limited to, the City's *General Plan*, available literature, and other publicly available information from the affected agencies.

Photographic simulations have been utilized to depict at a conceptual level of detail the “before” and “after” conditions of the proposed project. For comparative purposes, site photographs are used to demonstrate the general character at different locations of the project area. These simulations are subject to change and are intended to provide the reader with information on the form, size, and scale of the proposed structures within the project area. Although architectural details are used in the photosimulations to provide a general analysis, these architectural details have not yet been designed/finalized and are subject to change upon final design.

In accordance with CEQA, the effects of a project are evaluated to determine if they would result in a significant adverse impact on the environment. Aesthetics/light and glare impacts are analyzed below according to topic. Mitigation measures directly correspond to an identified impact.

IMPACT 5.1-1 *Implementation of the proposed project would not have a substantial adverse effect on a scenic vista.*

Significance: Less Than Significant Impact.

Impact Analysis: The project site includes visual resources nearby, such as the tree-lined banks of the Sacramento River located just west of the project site. Distant views of *General Plan* designated ridgelines associated with Mule Mountain are afforded from public views to the west of the proposed project site.

The proposed project would construct three buildings (Buildings ‘A,’ Building ‘B,’ and Building ‘C’) totaling approximately 129,600 square feet. Building ‘A’ would vary between 64 to 72 feet, while Building ‘B’ would vary between 52 to 58 feet, and Building ‘C’ would vary between 36 to 44 feet. These varying heights would reduce the overall visible massing of the buildings. The buildings would be further softened by varying building materials (i.e., metal, stone, cement plaster, and glazing) and perimeter landscaping. These proposed structures could result in view blockage of the *General Plan*-designated visual resources to the west of the project site (tree-lined portions of the Sacramento River and ridgelines associated with Mule Mountain) from potential publicly accessible scenic views in the area.

In order to demonstrate the proposed project's potential impacts to *General Plan* designated visual resources, photosimulations were prepared for Key View 1 and Key View 2. As previously noted, Key View 1 and Key View 2 were selected to determine if the project could impact scenic vistas. The photosimulations depict a conceptual level of detail of the "before" and "after" conditions of the proposed project, in the context of the environmental setting.

Key View 1

This Key View depicts public views the tree-lined banks of the Sacramento River and ridgelines associated with Mule Mountain, which are designated by the *General Plan* as visual resources; refer to Figure 5.1-3. As depicted on Figure 5.1-3, the proposed project would partially block middle ground public views of the tree-lined banks of the Sacramento River. Currently, public views of the tree-lined banks are partially blocked by existing onsite commercial development and commercial advertising (billboard), although to a lesser degree than would occur with project implementation. The project has been designed with varying building heights to reduce the overall mass of the buildings and preserve public views to *General Plan* designated visual resources. As depicted on Figure 3-8a, PERSPECTIVE RENDERING, the three buildings would be interspersed on the site and visually "tied together" in a campus-like setting with landscaping, both adjacent to the buildings and within the parking areas, that provide visual corridors primarily of the existing riparian areas within the Henderson Open Space and beyond to the Sacramento River to the west and northwest. Overall, public views of the tree-lined banks of the Sacramento River would largely remain, particularly as motorists, bicyclists, and pedestrians travel west along Cypress Avenue. Further, the project would not result in view blockage of background views of the Mule Mountain ridgelines as seen from Key View 1; refer to Figure 5.1-3. Impacts would be *less than significant* in this regard.

Key View 2

This Key View depicts foreground and middle ground views include the Sacramento River and its tree-lined banks; refer to Figure 5.1-4. As depicted on Figure 5.1-4, recreational users of the Sacramento River would have views of Buildings 'A' and 'C' under the proposed condition. As indicated above, the project has been designed such that trees and other vegetation along the banks of the Sacramento River, from River views, would remain. The three buildings would be interspersed on the site and visually "tied together" in a campus like setting with landscaping, both adjacent to the buildings and within the parking areas; refer to Figure 3-8a, PERSPECTIVE RENDERING, in Section 3.0, PROJECT DESCRIPTION. As depicted previously on Figure 5.1-4, project implementation would not result in view blockage of foreground and middle ground views of the Sacramento River and its tree-lined banks as seen from Key View 2. No impact would occur in this regard.

Overall, although project would result in some blockage of the *General Plan* designated tree-lined banks of the Sacramento River, overall, the tree-lined banks and background views to ridgelines would remain. Impacts in this regard would be *less than significant*.

Mitigation Measures: No mitigation measures are required.

Level of Significance After Mitigation: No mitigation measures are required. Impacts would be *less than significant*.

IMPACT 5.1-2	<i>Implementation of the proposed project could potentially degrade the existing visual character or quality of the site and its surroundings.</i>
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Significance: Potentially Significant Impact.

Impact Analysis: The potential short-term (construction) and long-term (operational) visual impacts are discussed below.

Short-Term Construction

As described in Section 3.0, PROJECT DESCRIPTION, construction of the proposed project is anticipated to begin by spring 2020 and build-out is anticipated over a four-year period. Overall construction activities would include grubbing/clearing of the project site, cut/fill and compaction of soils, installation of utilities (e.g., underground power, sewer, water, telephone, and storm drainage facilities), construction of proposed buildings, paving, and landscaping. Construction staging would occur at the parcel at the south end of the project, located north of Parkview Avenue (South) and east of Henderson Road (South). Surrounding sensitive receptors that would have views of the proposed project site during construction include residential uses. Views of these construction activities and staging areas on the site would also be visible from surrounding commercial and office uses, as well as from motorists, bicyclists, and pedestrians travelling along Cypress Avenue, Hartnell Avenue, Parkview Avenue, and Henderson Road.

Construction-related activities would influence the character of the proposed project site and associated offsite project areas, as viewed from surrounding uses, motorists, bicyclists, and pedestrians. The character would constantly change during grading, and the various construction activities (onsite structures, as well as offsite improvements). Each of these activities would intermittently alter the character of the proposed project site and its surroundings until completion. Graded surfaces, construction debris, construction equipment, and truck traffic would be visible throughout the estimated four years of construction. Additionally, soil would be stockpiled and equipment for grading activities would be staged at various locations throughout the proposed project site. The duration and intensity of project construction would vary with each stage. Equipment used for construction would vary day-to-day depending on the activity, but would include scrapers/earthmovers, wheeled dozers, water trucks, forklifts, wheeled loaders, and/or motor graders.

Visible construction activities at the proposed project site would result in temporary impacts to the existing character/quality of the site. Although riparian vegetation to the west of the project site would effectively screen construction activities from recreational users along the Sacramento River, viewers to the north, east, and south of the site would have views of project construction activities. The proposed project would be subject to the requirements of the RMC and standard conditions of approval, and grading plans would be required to be submitted to the Development Services Director concurrently with the development plans. All grading and earth work activities would be conducted in accordance with an approved construction grading plans and grading permit issued by the City Engineer. *Less than significant* impacts would occur in this regard.

Long-Term Operation

The visual analysis of a proposed project must consider its visual quality and compatibility in consideration of the area's visual sensitivity. The analysis provided below examines the proposed project for compatibility with the character of the surrounding land uses, in consideration of the following visual elements:

- Architectural features (e.g., repetition of design elements: materials, texture, colors, form, type of construction, details, and building systems);
- Scale (e.g., size relationships between adjacent buildings, and between buildings and adjacent open spaces); and
- Front, side, and rear yard setbacks.

Implementation of the proposed project would result in the construction of three buildings totaling 129,600 square feet that function as ambulatory medical offices and clinics. The proposed project has been designed in consideration of residential uses to the south and the Henderson Open Space to the west by orienting the three buildings centrally and by buffering these buildings with parking and landscaped areas.

The proposed project buildings would range in height from 44 to 72 feet. The proposed buildings' architecture would include a mix of materials including, but not limited to, metal, stone, cement plaster, and glazing. The buildings and associated facades would have varying heights, sun shades, awnings, canopies, raised parapets with cornices, and other decorative fixtures to provide articulation to the building elevations which, along with varying natural earth tone colors and patterns, provide variation in the appearance of the buildings. The raised parapets with cornices also serve to provide screening of mechanical equipment. The canopies over the primary entrances to the buildings and the awnings along much of the building perimeters provide a more inviting "pedestrian" friendly scale than the maximum heights shown in Figures 3-8b through 3-8d, ELEVATIONS, in Section 3.0, PROJECT DESCRIPTION.

The proposed project would include approximately 92,100 square feet of landscaped areas, including parking islands, perimeter landscaping, and internal campus landscaping. As depicted on Figure 3-12, PROPOSED TREE REMOVAL PLAN, project implementation would require the removal of 58 mature trees with diameters greater than 6 inches at breast height (dbh). However, total of 210 trees (108 native trees) would be planted throughout the project site, including the landscaped parking areas; refer to Figure 3-11a, PLANTING PLAN E-1. The proposed landscaping would improve the site's aesthetics and provide additional screening to offsite public viewers.

The photosimulations for Key View 1 through Key View 3, as well as Figure 3-10a, KEY VIEW LOCATIONS, Figures 3-10b, KEY VIEW 1 – BUILDINGS 'A' & 'C' and Figure 3-10c, KEY VIEW 2 – BUILDINGS 'A,' 'C,' & 'B,' are intended to demonstrate the degree of change resulting the proposed grading, building massing, and infrastructure. Although architectural details are used in the photosimulations and conceptual renderings to provide a general analysis, these architectural details have not yet been finalized and are subject to minor design change upon final design. City staff would review the "final" architectural construction plans to ascertain that they are consistent with the general architectural theme evaluated

in this EIR. A discussion of the existing and proposed character/quality as viewed from Key View 1 through Key View 3 is included below.

Key View 1. As shown on Figure 5.1-3, Key View 1 represents views of the project site from westbound motorists, bicyclists, and pedestrians along Cypress Avenue, just west of the Cypress Avenue/Hemsted Drive intersection. All three buildings would be partially visible from this Key View.

Key View 2. As shown on Figure 5.1-4, Key View 2 represents views of the project site from recreational users along the Sacramento River, which is located to the west of the project site. Building 'A' and Building 'C' would be partially visible from this Key View.

Key View 3. As shown on Figure 5.1-5, Key View 3 represents views of the project site from motorists traveling north along Henderson Road. The project's access road at Henderson Road, Building 'B', and the southerly landscaped parking lot, perimeter sidewalk, and perimeter landscaping would be visible from this Key View.

Key View 1 and Key View 3. As depicted on Figure 5.1-3 and Figure 5.1-5, the project would result in increased hardscape compared to existing conditions for Key View 1 and Key View 3 (the project site is currently partially developed with two small buildings, foundation remnants, gravel surfaced areas, and undeveloped vacant land). However, as illustrated on Figure 5.1-3 and Figure 5.1-5, the project's earth tone colors and materials, setbacks, landscaping (including the landscaped parking lot and perimeter landscaping around Building 'B'), and variation in building heights and massing would minimize changes in visual character/quality of the project site and surrounding areas. The project would also incorporate hardscape pathways throughout the project site to link buildings and parking areas to each other and provide access to the various streets, the Cypress Avenue bridge, and the Henderson Open Space. Although the proposed project would alter the existing character/quality of the project site and surrounding area, the project would be required to undergo site planning and architectural design review, with accompanying design elements and landscaping. Therefore, the project is not anticipated to result in degradation of the character/quality of the site or surrounding area with compliance with the City's site planning and architectural design review process.

Key View 2. Although the project's earth tone colors, setbacks, landscaping, and variation in building heights and massing would minimize changes in visual character, Building 'A' and Building 'C' would encroach on public views of the tree-lined banks of the Sacramento River (Key View 2), which is designated as a visual resource by the *General Plan*; refer to Figure 5.1-4. To minimize the project's impacts to visual character/quality of the project site and surrounding area as seen from Key View 2, **MM 5.1-1** would be required. **MM 5.1-1** would require the project applicant to submit updated landscape plan to the City of Redding which incorporates reasonable and feasible landscaping and architectural features that would screen public views of the proposed project from recreational users along the Sacramento River. Examples of features that may be incorporated could include tree species that would provide screening of buildings or color treatments to blend buildings with the riparian corridor, among others. Implementation of **MM 5.1-1**, as well as compliance with the City's site planning and architectural design review process, would reduce the project's impacts to visual character/quality of the site, as seen from the Sacramento River. However, as the resultant effects of implementation of **MM 5.1-1** are not measurable, impacts to the degradation of character/quality along the Sacramento River would remain *significant and unavoidable*.

Mitigation Measures:

MM 5.1-1: Prior to issuance of a grading permit, the project applicant shall submit an updated landscape plan for review and approval by the City of Redding Development Services Department. The updated landscape plan shall incorporate reasonable and feasible landscaping and architectural features that would screen the proposed buildings from public views along the Sacramento River.

Level of Significance After Mitigation: Impacts would be *significant and unavoidable*.

IMPACT 5.1-3	<i>Implementation of the proposed project could create a new source of substantial light or glare, which could adversely affect day or nighttime views in the area.</i>
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Significance: Potentially Significant Impact.

Impact Analysis: Potential short-term and long-term light and glare impacts are discussed below. Long-term impacts were evaluated based on a photometric analysis prepared by Michael Baker International for the proposed project.

Short-Term Construction

Construction activities, except for grading, are anticipated to occur during the normal daytime hours (i.e., 6:00 AM to 7:00 PM on weekdays from May 15th through September 15th, from 7:00 AM to 7:00 PM on weekdays from September 16th through May 14th, and from 9:00 AM to 8:00 PM on weekends and holidays in accordance with RMC §18.40.100, *Noise Standards*). The proposed project would not require nighttime lighting for construction activities; thus, no nighttime lighting would be required. No impacts would occur in this regard.

Long-Term Operation

Exterior light sources associated with the project would include parking lot lighting, exterior wall-mounted lighting fixtures on the proposed buildings, as well as new street lighting. Parking lot lighting would include exterior pole-mounted light standards (maximum 25 feet high) located throughout the site to provide safety and security lighting. The light standards and additional wall-mounted light fixtures on building structures would be used to ensure safety of the public and safe onsite pedestrian and vehicular circulation. In accordance with RMC §18.40.090, *Lighting*, all parking area lighting, including building and pole-mounted lighting would be fully shielded and directed downward to prevent objectionable light at, or glare across, the property line and public right-of-way. Minimum security lighting would operate from dusk to dawn every day of the week.

Pursuant to RMC requirements, a photometric plan was prepared for the project; refer to Figure 5.1-6, PHOTOMETRIC PLAN. As depicted on Figure 5.1-6, light spillage would occur along all property boundaries.



Dignity Health North State Pavilion Project

Photometric Plan

Figure 5.1-6

RMC §18.40.090 states that exterior lighting shall be directed downward and away from adjacent properties and the public ROW. The RMC also requires that light rays should be directed onto the project site, and the light source should not be visible from an adjacent property or rights-of-way. As the City of Redding does not have a quantitative threshold for light spillover, guidance from the Electric Power Research Institute (EPRI) and the Institute of Lighting Engineers (ILE) was used as they have established recommendations for limiting “spillage” onto adjacent residential properties.

The recommendations established by the ILE and EPRI are categorized into one of the four following environmental zones:

- *E1: Areas with intrinsically dark landscapes.* The E1 zone includes national parks, areas of outstanding natural beauty, and rural areas.
- *E2: Areas of low ambient brightness.* The E2 zone includes outer urban and rural residential areas.
- *E3: Areas of medium ambient brightness.* The E3 zone includes urban residential areas.
- *E4: Areas of high ambient brightness.* The E4 zone includes urban areas with mixed residential and commercial uses with a high level of nighttime activity.

Based on these environmental zones, the ILE and EPRI have established recommendations for limiting light trespass onto adjacent residential properties. The recommendations are summarized in Table 5.1-2, OBTRUSIVE LIGHT LIMITATIONS FOR EXTERIOR LIGHTING INSTALLATIONS.

**Table 5.1-2
OBTRUSIVE LIGHT LIMITATIONS FOR EXTERIOR LIGHTING INSTALLATIONS**

Environmental Zone	Light Trespass Illuminance	
	Pre-Curfew (Dusk – 11:00 PM)	Post Curfew (11:00 PM – 7:00 AM)
Institute of Lighting Engineers Recommendations		
E1	0.2 foot-candle	0.1 foot-candle
E2	0.5 foot-candle	0.1 foot-candle
E3	0.9 foot-candle	0.2 foot-candle
E4	2.3 foot-candle	0.5 foot-candle
Electric Power Research Institute Recommendations		
E1	0.1 foot-candle	0.1 foot-candle
E2	0.3 foot-candle	0.1 foot-candle
E3	0.8 foot-candle	0.3 foot-candle
E4	1.5 foot-candle	0.6 foot-candle

Source: Adapted from ILE (2005) and EPRI (2000).

Based on field observations along all perimeters of the project site, the area is characterized as an area of medium ambient brightness (E3 environmental zone). Light trespass impacts are considered potentially significant if illuminance produced by this area of the project impacts sensitive receptors with lighting levels that exceed 0.8 foot-candles during pre-curfew hours (before 11:00 PM) and 0.3 foot-candles during the post-curfew hours. A foot-candle is the unit for measuring the light present on a surface or workplane. One foot-candle is roughly equal to the uniform distribution of light from an ordinary wax candle on a one-square foot surface, located one foot away from the flame. Adjoining properties where some light spillover would occur include: Cypress Avenue to the north; Hartnell Avenue, Henderson Road North, and the Cobblestone Shopping Center to the east; Parkview Avenue South and office uses to the south; and the Henderson Open Space to the west.

Limited light spillover would be experienced at the project's northern boundary along Cypress Avenue and would not be considered objectionable, as the modeled light spillover would range between 0.1 and 0.3 foot-candles. Impacts in this regard would be *less than significant*.

Light spillover to the east would occur along Hartnell Avenue, Henderson Road North, and the Cobblestone Shopping Center. At Hartnell Avenue, the modeled light spillover would range between 0.1 and 0.7 foot-candles. The modeled light spillover at Henderson Road North would range between 0.1 and 1.2 foot-candles. Light spillover onto the Cobblestone Shopping Center would be limited to parking areas and would range between 0.1 and 1.2 foot-candles. As a frame of reference, a full moonlit night in rural areas with negligible ambient light would equal approximately 0.02 to 0.03 foot-candles. Hartnell Avenue, Henderson Road North, and the Cobblestone Shopping Center do not represent light sensitive uses. Further, these levels do not assume additional shielding by the project's proposed perimeter and parking lot landscaping, which would consist of Valley oaks, Blue oaks, Interior Live oaks, and California Sycamore trees; refer to Figure 3-11a, LANDSCAPE LAYOUT. These trees grow up to 60 to 100 feet, 40 feet, and 60 feet tall respectively. Nonetheless, the proposed project would be required to comply with **MM 5.1-2a** and **MM 5.1-2b**, which would ensure that the project applicant complies with RMC §18.40.090. Specifically, **MM 5.1-2a** and **MM 5.1-2b** would ensure all exterior lighting complies with RMC §18.40.090, such that all parking area lighting, including building and pole-mounted lighting is required to be fully shielded and directed downward in a manner that would prevent light spillage or glare into the adjacent properties. Impacts in this regard would be *less than significant* with implementation of **MM 5.1-2a** and **MM 5.1-2b**.

Light spillover to the south would be experienced at Parkview Avenue South and existing office uses. Light spillover experienced at Parkview Avenue South would range between 0.1 and 1.4 foot-candles. The modeled light spillover onto office uses to the south would average 0.1 foot-candle. No light spillover would be experienced by residential uses to the southwest. Parkview Avenue South and the existing office building do not represent light sensitive uses. As discussed, the modeled light levels depicted in Figure 5.1-6 do not account for the additional shielding that would occur based on the project's perimeter and parking lot landscaping; refer to Figure 3-11a. Thus, light spillover experienced at these uses as a result of project implementation would likely be less than that modeled. Nonetheless, the project applicant would demonstrate compliance with RMC §18.40.090 to minimize the effects of light spillage onto adjacent uses (**MM 5.1-2a** and **MM 5.1-2b**). Impacts in this regard would be *less than significant* with implementation of **MM 5.1-2a** and **MM 5.1-2b**.

Minor light spillover would be experienced along the site's western boundary at the Henderson Open Space. The modeled light spillover would range between 0.1 and 0.9 foot-candles, with 0.2 to 1.4 foot-candles intermittently occurring within 10 to 20 feet of the western property boundary. As discussed, the modeled light levels depicted in Figure 5.1-6 do not account for the additional shielding that would occur based on the project's perimeter and parking lot landscaping; refer to Figure 3-11a. Thus, light spillover experienced at the Henderson Open Space Trail and Kayak Project because of project implementation would likely be less than that modeled. Nonetheless, the project applicant would demonstrate compliance with RMC §18.40.090 to minimize the effects of light spillage onto adjacent riparian areas offsite (**MM 5.1-2a** and **MM 5.1-2b**). Shielding of light would reduce impacts on surrounding uses and on nocturnal wildlife species in adjacent natural habitats; refer to Section 5.3, BIOLOGICAL RESOURCES. Therefore, impacts in this regard would be *less than significant* with implementation of **MM 5.1-2a** and **MM 5.1-2b**.

Project implementation would also introduce new potential sources of glare, such as new building materials, and new roadways, driveways, and parking lots that could be potential new sources of glare from vehicle headlights. However, potential glare from proposed building materials and vehicle headlights would be similar in character as that already experienced in the area. Perimeter and parking lot landscaping would ensure the proposed parking lots would be screened from views of adjoining sensitive uses. The project's building materials would be reviewed as part of the project's site planning and architectural design review process in order to ensure building materials are selected with attention to minimizing reflective glare. Thus, potential new sources of glare would be *less than significant*.

Mitigation Measures:

MM 5.1-2a: Prior to issuance of a grading permit, the project applicant shall submit an updated photometric plan for review and approval by the City of Redding Development Services Department. The updated photometric plan shall be based on final site improvement plans and demonstrate that all exterior illumination is shielded and directed away from adjacent residents and the Henderson Open Space and that lighting does not exceed standards and requirements of RMC §18.40.090, at the property line of the proposed project.

MM 5.1-2b: Prior to issuance of an occupancy permit, the project applicant shall provide an "As-built Photometric Verification Study" demonstrating compliance with applicable standards and requirements of the RMC §18.40.090. A permit to occupy shall not be issued if lighting exceeds the standards and requirements of the code. Appropriate changes may include the relocation of light standards, additional shielding and other mechanisms acceptable to the City of Redding Development Services Department.

Level of Significance After Mitigation: *Less than significant* impact with mitigation incorporated.

5.1.5 CUMULATIVE SETTING, IMPACTS, AND MITIGATION MEASURES

The analysis of cumulative impacts focuses on those effects that, when combined together with other similar activities or projects could result in a large enough effect or impact that would be considered cumulatively significant. If the individual project's contribution is substantial enough, it may be considered cumulatively significant. In some instances, a project-specific impact may not combine with effects from other activities, in which case, the project's contribution to a cumulative effect would be less than considerable.

In the vicinity of the proposed project, there are past project and activities that have modified the landscape and changed the evolving landscape character. Some of these past activities have adversely affected natural-appearing landscape character and visual quality, including the Cypress Avenue bridge, adjacent and adjoining commercial development, overhead utility lines, and residential uses.

The geographic extent of the cumulative impacts analysis for visual resources is the same as the extent of the regional setting, as described in Subsection 5.1.1, *Environmental Setting*. That extent is defined as the viewsheds from which the proposed project might be seen, including foreground, middleground, and background viewing distances. This geographic extent is appropriate as only those projects that can be viewed in the context of the proposed project could contribute to cumulative visual effects.

Section 4.0, BASIS OF CUMULATIVE ANALYSIS, of this EIR describes the details of cumulative projects within the general geographic scope of the proposed project. Developments that are currently under construction or proposed in the vicinity of the project site in the City are listed in Table 4-1, CUMULATIVE PROJECTS CONSIDERED.

IMPACT 5.1-4	<i>Project development, together with cumulative projects, may result in cumulative impacts to scenic vistas.</i>
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Significance: Less Than Significant Impact.

Impact Analysis: With regard to the project's potential to result in a substantial adverse effect on a scenic vista (Impact 5.1-1), implementation of the proposed project would not create any significant impacts. There is no national, State, or County designated scenic vista in the vicinity of the project site. Although the project would result in some blockage of the *General Plan* designated tree-lined banks of the Sacramento River, overall, the tree-lined banks and background views to ridgelines would remain. Impacts would *less than significant* with respect to scenic views or vistas and the project's incremental increase to the impact is not cumulatively considerable.

As discussed above, the City's *General Plan* identifies ridgelines, as well as the glistening water, sheer cliffs, tree-lined banks, and the network of creeks and gullies of the Sacramento River as scenic assets. Specifically, the *General Plan* designates prominent ridgelines that can be viewed from key public gathering areas and community gateways as visual resources. As indicated in Table 4-1, two cumulative projects are situated within the project's vicinity (Henderson Open Space Trail and Kayak Project and Cobblestone Shopping Center). Implementation of these two projects would not combined with the proposed project to reduce overall views toward these visual resources, as the partially vacant cobblestone Shopping Center currently exists and the proposed Henderson Open Space Trail and Kayak Project would not include structures that could obstruct views towards the ridgelines west of the City. Furthermore, there are no national, State, or County designated scenic vistas (including public gathering areas and community gateways) within the vicinity of the project site that would be impacted. Therefore, impacts to scenic views or vistas would be cumulatively *less than significant*.

Mitigation Measures: No mitigation measures are required.

Level of Significance After Mitigation: No mitigation measures are required. Impacts are cumulatively *less than significant*.

IMPACT 5.1-5	<i>Project development, together with cumulative projects, could potentially degrade the visual character/quality of the project site.</i>
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Significance: Potentially Significant Impact.

Impact Analysis: With regard to the project's potential to substantially degrade the existing visual character or quality of the site and its surroundings, land that is currently undeveloped along the Sacramento River would be transformed into medical campus. The proposed project would construct

three buildings (Buildings ‘A,’ Building ‘B,’ and Building ‘C’) totaling approximately 129,600 square feet. Building ‘A’ would vary between 64 to 72 feet, while Building ‘B’ would vary between 52 to 58 feet, and Building ‘C’ would vary between 36 to 44 feet. Alterations to the viewshed that would occur with the construction and operation of the implementation of the proposed project would be experienced most strongly by viewers at closer distances to the project site, such as when new features would be in the foreground and middleground distance zones. At these distances, where details in the landscape are apparent, the viewshed would be moderately to substantially altered, and views of the Sacramento River and surrounding visual resources would be altered. As discussed, the project would be subject to conformance with the City’s site planning and architectural design review process, as well as **MM 5.1-1**, which would require the project applicant to submit an updated landscape plan to the City of Redding which incorporates reasonable and feasible landscaping and architectural features that would screen the proposed project from public views along the Sacramento River. However, as the resultant effects of implementation of **MM 5.5-1** are not measurable, impacts to the degradation of character/quality along the Sacramento River as a result of the project would remain *significant and unavoidable*. The project’s incremental contribution to the degradation of character and quality along the Sacramento River is therefore cumulatively considerable.

Cumulative development would occur within the project site’s vicinity, including development of the Henderson Open Space Trail and Kayak Project and Cobblestone Shopping Center. Development of these cumulative projects would be evaluated on a project- and site-specific basis, including proximity to visually sensitive receptors and the visual sensitivity of the respective development sites. Each project would undergo site planning and architectural design review, as required, with accompanying design elements and landscaping. However, as with the proposed project, development of the Henderson Open Space Trail and Kayak Project could have the potential to encroach on public views of the tree-lined banks of the Sacramento River, which is designated as a visual resource by the *General Plan*. As such, development of cumulative projects would result in a significant impact pertaining to the degradation of visual character and quality along the Sacramento River.

The proposed project would result in a *significant and unavoidable* cumulative contribution to the degradation of character and quality along the Sacramento River. As a result, overall cumulative impacts of from past, present, or reasonably foreseeable projects would result in cumulatively *significant and unavoidable* impacts.

Mitigation Measures: Implement **MM 5.1-1**, as described above.

Level of Significance After Mitigation: Impacts related to the degradation of character and quality along the Sacramento River as a result of the project would be cumulatively *significant and unavoidable*.

IMPACT 5.1-6	<i>Project development, together with cumulative projects, could create a new source of substantial light or glare, which could adversely affect day or nighttime views in the area.</i>
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Significance: Potentially Significant Impact.

Impact Analysis: Potential cumulative short-term and long-term light and glare impacts are discussed below.

Short-Term Construction

Cumulative projects could be constructed concurrently. However, construction activities are anticipated to occur during the normal daytime hours (i.e., 6:00 AM to 7:00 PM on weekdays from May 15th through September 15th, from 7:00 AM to 7:00 PM on weekdays from September 16th through May 14th, and from 9:00 AM to 8:00 PM on weekends and holidays in accordance with RMC §18.40.100, *Noise Standards*). Thus, in accordance with the RMC, cumulatively considerable nighttime lighting impacts are not anticipated to result. Further, as discussed in Impact 5.1-3, the proposed project would not require nighttime lighting for construction activities; thus, no nighttime lighting would be required. Thus, the project would not result in cumulatively considerable impacts pertaining to construction-related light and glare. Construction-related light and glare impacts are not cumulatively considerable and cumulatively *less than significant*.

Long-Term Operations

With regard to the project's potential to create a new source of substantial light or glare which would adversely affect day or nighttime views in the area, implementation of the proposed project would introduce new lighting onsite, although a limited amount of existing exterior and interior lighting associated with the two small onsite buildings. Surrounding the project area, commercial, residential, and office uses, as well as vehicle headlights and street lighting along Cypress Avenue, Hartnell Avenue, Parkview Avenue, and Henderson Road provide an existing source of nighttime lighting. The project's incremental contribution to light and glare impacts along the Sacramento River is cumulatively considerable.

Exterior light sources associated with the project would include parking lot lighting, exterior wall-mounted lighting fixtures on the proposed buildings, as well as new street lighting, and the effects are considered cumulatively considerable. However, compliance with RMC §18.40.090 would ensure that the project minimizes lighting impacts (**MM 5.1-2a** and **MM 5.1-2b**). In addition, the project's building materials would be reviewed during the City's planning and architectural design review process in order to ensure building materials are selected with attention to minimizing reflective glare. Impacts in this regard would be *less than significant*.

Development of the proposed project and cumulative projects identified in Section 4.0, BASIS OF CUMULATIVE ANALYSIS, could result in increased lighting and along the Sacramento River. As with the proposed project, all future development would be subject to applicable standards and requirements of RMC §18.40.090. This section states that exterior lighting shall be directed downward and away from adjacent properties and the public right-of-way. Potential increased lighting impacts would be minimized through compliance with RMC §18.40.090, on a project-by-project basis, which would ensure proper lighting fixtures, placement, and minimal spillover. In addition, the building materials associated with future cumulative development would be reviewed on a project-by-project basis as part of the City's planning and architectural design review process to ensure building materials are selected with attention to minimizing reflective glare. As a result, the impact of increased light and glare would be cumulatively *less than significant*.

Mitigation Measures: Implement **MM 5.1-2a** and **MM 5.1-2b**, as described above.

Level of Significance After Mitigation: Through implementation and compliance with **MM 5.1-2a** and **MM 5.1-2b**, the proposed project's incremental contribution to the light and glare impacts would be *less than cumulatively considerable*. Successful implementation of mitigation measures identified for this proposed project, combined with individual environmental reviews and adherence with applicable requirements of the City of Redding, on a project-by-project basis, would result in cumulatively *less than significant* impacts.