

FIGURE 3-4
Lower Lagoon Valley Land Use Plan

Not to Scale

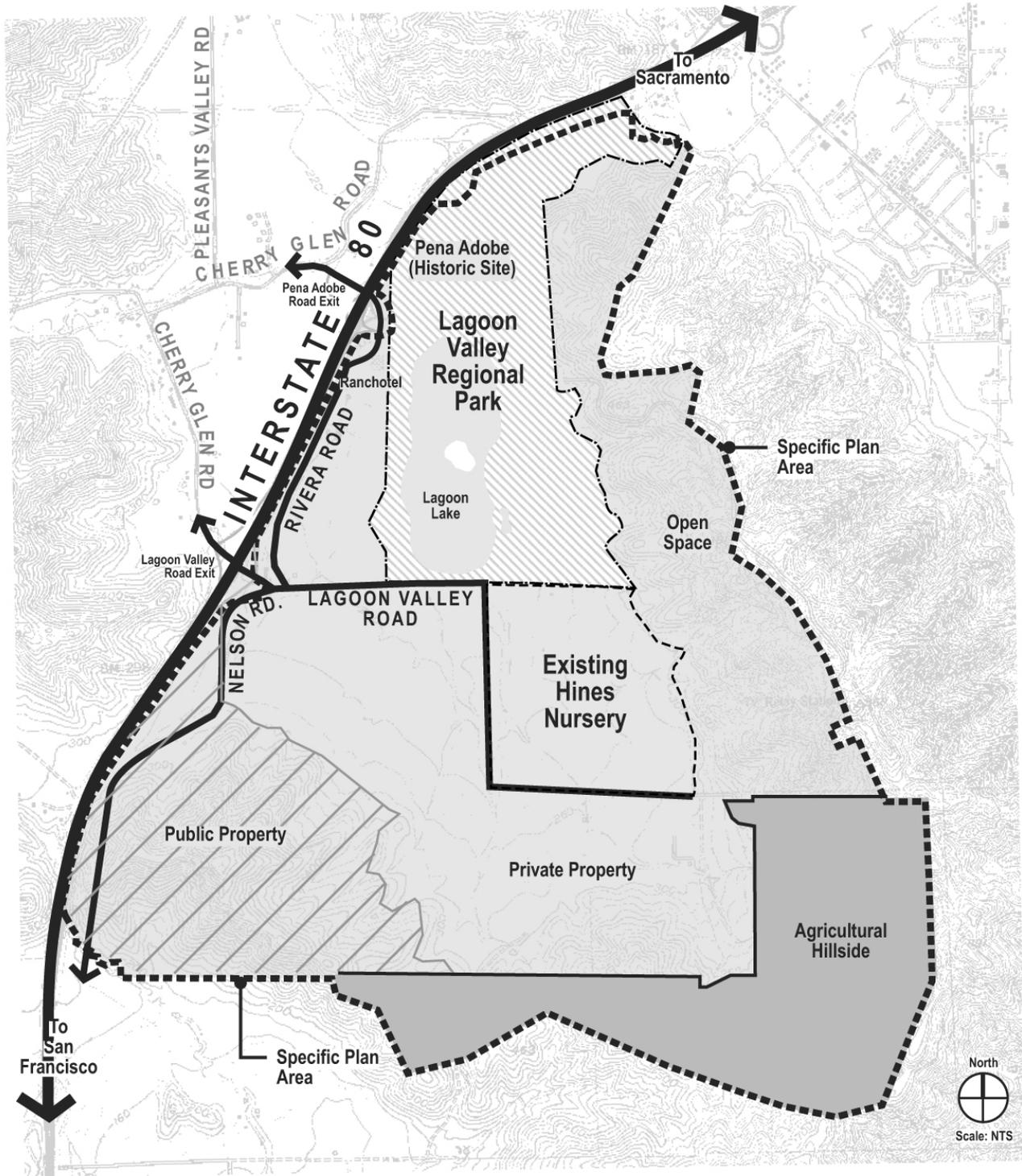


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Source: City of Vacaville, 2004

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FIGURE 3-5
Existing Land Uses

Source: City of Vacaville, 2004

Not to Scale



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Area 1 (Commercial) – Area 1, located in the northern portion of the planning area along I-80, includes three privately owned parcels totaling approximately 21 acres. One of these parcels contains an equestrian center and motel (Ranchotel) that provides facilities for horse shows and accommodations for visitors. The second parcel is a privately-owned former waterslide park located to the north of Peña Adobe. The third parcel is vacant.

Areas 2 (Business Village), 3 (Residential) and 4 (Golf Course) – The areas within the Specific Plan proposed for development (i.e., Areas 2, 3 and 4) (Development Areas), comprising approximately 879 acres in the western and central portions of the planning area, presently contain a number of scattered single-family residences, agricultural and grazing land, and a few commercial uses including the 168-acre Hines Nursery facility (a wholesale nursery) in the southeast part of Area 3.

Area 5 (Lagoon Valley Regional Park) – The 388-acre Lagoon Valley Regional Park is a partially developed regional park facility that is generally used for passive recreation. The park includes the 106-acre Lagoon Valley Lake and Peña Adobe Community Park. An unimproved path runs along the west and south sides of the lake. On the east side are picnic facilities, a Frisbee golf course, and large flat open areas. In the hills further east are formal and informal trails used for walking, mountain biking and running. Lagoon Valley Regional Park also includes the Butcher Road Trail and the Rancho Lagunitas detention basin.

Lagoon Valley Lake was historically a natural seasonal lake and wetland. As part of the development of Lagoon Valley Regional Park, an earthen dam was constructed and runoff from the southeast and west sides of the valley was directed to the lake. The lake's average depth is between six to seven feet. Lagoon Valley Lake also receives flows from surrounding perennial and intermittent tributaries.

Area 6 (Open Space) – The 1,066-acre open space area within the Specific Plan area borders the Lagoon Valley Regional Park and the Development Areas to the east, south, and west. The open space is mostly publicly owned. Most of the lands currently owned by the City were dedicated to the City under the terms of the development agreement between the City and the original developer of the Lower Lagoon Valley, which was intended to implement the development called for under the 1990 Policy Plan. The proposed Specific Plan differentiates between lands that are currently owned by the City (areas 6A and 6C) and lands which are privately owned (Area 6B). Under the proposed Specific Plan, Area 6B would be designated as Agricultural Hillside, since it is under private ownership, rather than the Open Space designation that the City typically uses for publicly owned hillside area.

Area 7 (Buffer) – Two parcels make up the 55-acre Area 7. Parcel 7A currently is approximately 47 acres of undeveloped grassland. Parcel 7B is approximately 6 acres, contiguous with Area 2, that consists of Rivera Road, one vacant parcel, and two automotive repair or salvage businesses.

3.3 PROJECT OBJECTIVES

The underlying purpose of the Proposed Project and related actions is to provide for the orderly and systematic development of residential, recreational, and business village/office uses in a manner consistent with the policies of the City and the characteristics and natural features of the land. The City has identified the following objectives for the Proposed Project:

- Promote the City's Economic Development Strategy.
- Support the City's Strategic Plan goals.
- Provide land use planning policies that promote the development of a high quality development program consistent with the unique nature of the Lower Lagoon Valley area:
 - Develop a land use plan that would achieve a superior quality residential environment, including the City's stated goal of providing location(s) for "executive housing" projects and of integrating a golf course into a residential development within Lower Lagoon Valley;
 - Provide a location for high-end employment centers;
 - Provide for open space and resource preservation within the development area; and
 - Provide a land use program for Lower Lagoon Valley that addresses current land use needs within the City.
- Protect and enhance the unique physical characteristics of the Lower Lagoon Valley area within the City of Vacaville:
 - Create a land use plan that is compatible with the goals of the City's General Plan with respect to preservation of hillside open space areas, scenic views from surrounding areas and local roadways, and preservation of the recreational qualities of the existing Lagoon Valley Regional Park;
 - Promote the improvement of Lagoon Valley Regional Park and protection of the lake; and
 - Ensure public access to open space and recreational areas.
- Develop a land use program that is financially feasible without negatively affecting existing City resources or the provision of services to existing neighborhoods.
- Promote the development of diverse housing types within the City's residential development areas.

3.4 PROJECT DESCRIPTION

The project evaluated in this EIR is the City's proposed adoption of the Specific Plan (to replace the 1990 Policy Plan), together with certain concurrent actions (adoption of a General Plan Amendment and related zoning changes, approval of the Development Agreement) and any later required permits and approvals needed including a Master Tentative map and Design Guidelines to implement the Specific Plan. Policies for this are described in Chapter 9 of the Specific Plan.

The proposed Lower Lagoon Valley Specific Plan incorporates goals and policies for Land Use, Circulation, Open Space & Recreation, Community Design, Public Facilities, Community Services and Facilities and Implementation requirements to direct the processing of future development activity within the Specific Plan area. The draft Specific Plan is available from the City of Vacaville, Community Development Department.

The following describes the specific project elements of the Specific Plan (see also Table 3-1 and Figure 3-4).

Area 1 (Commercial)

No changes in land use designation are proposed as a result of the Proposed Project for the three privately owned parcels that include the Ranchotel former waterslide park and vacant land properties.

Area 2 (Business Village/Town Center/Fire Station)

Area 2, comprising approximately 88 acres of the Specific Plan area would be developed for business village uses (see Figure 3-6). Development would be adjacent to I-80, with access from the Lagoon Valley Road/Cherry Glen interchange. Approximately 1,050,000 sf would be developed with a maximum Floor Area Ratio (FAR) of 0.35. Permitted uses could include: administrative; professional; financial; corporate and other business office uses; including but not limited to banks or other financial offices, employment agencies, advertising agencies, escrow and real estate companies, insurance companies, travel agencies, and offices for professional services such as engineers, accountants, attorneys; biotechnical uses primarily engaged in research activities; and research and development (R&D) uses; computer and electronic design; software design; and design professionals. Commercial uses and services for business village employees could include food and beverage establishments, branch banks, printing facilities, office products; equipment testing, and laboratories. A neighborhood serving commercial retail center (up to 50,000 sf) would also be developed. This area would incorporate a community center for the Lower lagoon Valley Community. Churches could also be developed, within this area.

Off-street parking would be provided following guidelines established in the Specific Plan. Parking would generally consist of one space per 250 or 300 sf of gross floor area, depending on the type of use. The actual number of spaces that would be provided and their configuration (including landscaping) would depend on the types of businesses developed.

Because of the desired view corridor from I-80 into Lower Lagoon Valley and from parts of the valley floor and hill areas to Upper Lagoon Valley, there would be height restrictions on the buildings in the business village. In general, buildings would be one, two or three stories tall with a maximum height of 60 feet, measured from the average first floor elevation. This includes 45 feet to the top of the structural roof and 15 feet for mechanical equipment or roof treatment. Taller buildings would be sited to areas where they would be visually buffered by the hillside backdrop.

Building design and materials in the business village would be of high quality and of similar, compatible design and materials to create a strong visual relationship among buildings. Exterior building surfaces would blend with the natural landscape, which could be achieved through the use of concrete, masonry, stucco, wood, or decorative concrete blocks. The Specific Plan proposes the development of Design Guidelines that would incorporate standards for the review of architectural designs. Such guidelines will address such issues as building materials, screening for equipment or loading area, roof equipment and other architectural details. The Specific Plan articulates conceptual development standards and would be followed by a subsequent detailed design guidelines component, subject to City approval. Architectural designs would be reviewed by the City prior to the issuance of building permits.

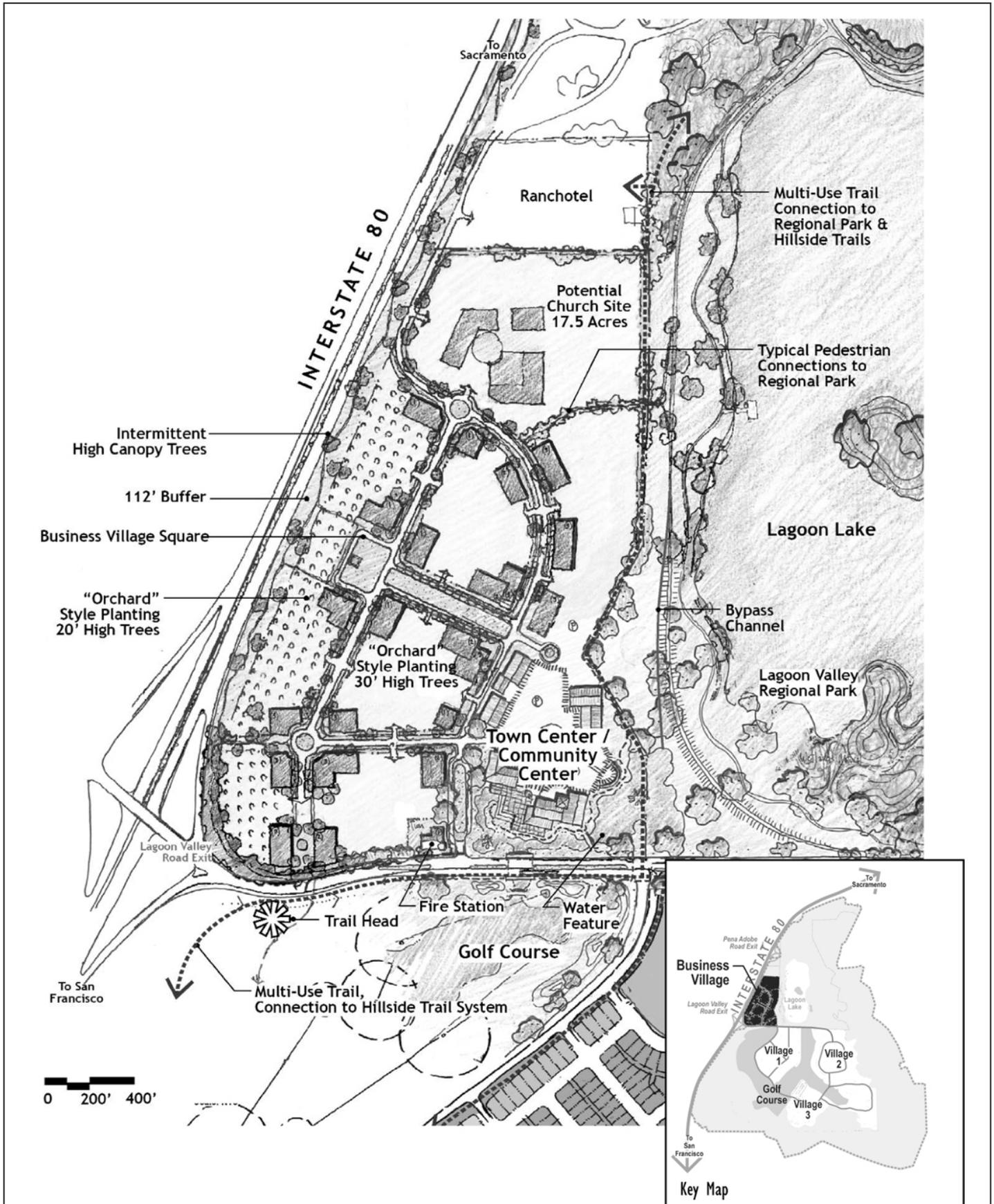


FIGURE 3-6
Proposed Business Village Uses

Source: City of Vacaville, 2004

City of Vacaville



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Building setbacks would typically range from 25 to 50 feet, depending on the location of the building relative to other parcels and in proportion to the height of the building. A 112 foot wide landscape buffer would be provided along I-80. A minimum of 30 percent of any parcel would be landscaped. Within front and side yard setbacks adjacent to public rights-of-way and private drives, berms or low walls, landscaped primarily with evergreen trees, shrubs, and groundcover, would be installed to screen parking and service areas. Drought-tolerant and native or naturalized plant materials appropriate to the site's location and climate would be used. Parking areas would be landscaped and would include shade trees to provide 50 percent shading.

Approximately 50,000 sf of retail uses, comprising a "Town Center," would be developed north of Residential Village I. The concept of the town center is to provide for retail and service uses that serve resident needs, employee needs for uses within the business village area, and potentially needs of the regional park users. It would allow for neighborhood-serving retail uses consistent with the City zoning ordinance for that use, but would prohibit certain uses such as drive-through restaurants. It would also allow for the development of a Community Center facility to serve the residential and business village community.

Approximately one acre of land within Area 2 could be dedicated for a fire station, subject to site review by the City Fire Department. The Specific Plan provides for this review to be accomplished based on final street layouts for the various Villages, in order to allow placement of the fire station at the optimal location as determined by the City. The station would be staffed by a minimum of three people at any one time, would include one engine, and would also provide emergency medical response. The station would also serve as a support station to assist other city fire stations when the need arises. To meet City response times and emergency services needs, the fire station is proposed to be operational with the minimum crew and equipment prior to issuance of the 400th residential building permit or the equivalent within the Specific Plan area. In the interim, existing City fire stations would be available for emergency response for the project and the applicant would fund interim fire protection measures to ensure adequate protection for the area.

Area 3 (Residential)

The residential portion of the proposed development (Area 3) would be separated into three distinct neighborhood types, or villages, with varying lot sizes and development densities. Architectural design and variety in the villages would be controlled by the City through the Specific Plan policies and through future design standards that would be adopted when specific builders propose detailed residential plans. Later, these design restrictions would also be regulated by a Community Association. Conditions, Covenants, and Restrictions (CC&Rs) and would be used to ensure adherence with adopted design guidelines and standards. The Specific Plan identifies general concepts for each of the Villages, including a "neo-traditional" layout with a grid street pattern, smaller lots and a village green in Village I, a more suburban, gated style for Village II, and a combination of compact townhouse units and larger, semi-rural lots in Village III.

Village I. The approximately 136 acre Village I is proposed to be medium- to low density residential uses and would include various sized single-family parcels ranging from 3,600 sf to 7,000 sf. This village area would include an elementary school and a small neighborhood-sized park, which are described below. Village I would include a total of 450 to 650 dwelling units with a target of 512 units. This village would be located approximately 1,700 feet east of I-80 at the closest point and would be buffered from I-80 by golf course acreage and a contoured landform

berm (see below) to mitigate noise and visual impacts. Village I would not be a gated community.

An approximately 10 to 12-acre school site would be located in Village I. The school would be either a K-6 public school (accommodating 600 students) or a K-8 private school (accommodating 300 students). If a public school is developed, then a portion of the school site would be designated for neighborhood park and used by the public on a joint-use basis. The Specific Plan area is currently divided between the Vacaville Unified School District (VUSD) and the Fairfield-Suisun Unified School District (FSUSD). The proposed school site is currently located in the VUSD. The VUSD and the FSUSD are currently in discussions to move the VUSD boundaries to include the entire Specific Plan area. If an agreement to move the VUSD boundaries is approved, then the Proposed Project would include the land improvements and dedication of the site and the VUSD would construct a 600-student K-6 public school. If an agreement to move the boundaries cannot be reached, then the Proposed Project would include the construction of a 300 student K-8 private school on the 10 to 12-acre site. Please see Section 4.9, Public Services, for additional information regarding schools.

Village II. The approximately 142 acre Village II would be constructed east of Village I, and would be separated from Village I by a portion of the proposed golf course. Village II could be gated and would contain single-family, detached housing on lots ranging in size from approximately 5,000 sf to 13,000 sf. Village II would include a total of 350 to 450 dwelling units with a target of 382 units. For Village II, a unique community-maintained park “spine” of significant length would be constructed to provide pedestrian access to neighborhood residences and community recreation areas. In addition, this dwelling unit total assumes development of single-family units on an adjacent 23-acre parcel owned by Community Homes Corporation (Area 3D, see Figure 3-1) and would be an extension of Village II and would include a maximum of 16 dwelling units.

Village III. The approximately 222 acre Village III would consist of approximately 100 attached townhouse units and larger near-custom and custom single family executive homes. This gated village area would be located the farthest east and southeast into the valley and would extend to the base of the hills surrounding the valley. The parcels would range in size from approximately 10,000 sf to one acre in size. Village III would include a total of 350 to 450 dwelling units with a target of 415 units. There would be direct pedestrian access to surrounding open space areas, and equestrian access could be available from many of the larger parcels to adjacent hillside trails. The village also includes small parks and a large riparian open space area along the existing creek channels for neighborhood recreation and open space.

Area 4 (Golf Course)

The Specific Plan proposes the development and operation in Area 4 of an approximately 213 acre private, 18-hole championship golf course located adjacent to the open space area on the south side of the valley. The golf course would be constructed around the various residential villages and would extend from areas between Village I and the freeway, around the south side of the valley, and then would extend in a north/south alignment through the center of the site all the way to Lagoon Valley Road. The golf course would include a clubhouse with offices, pro shop, meeting rooms, and a restaurant, and a 7,000-sf maintenance facility and a practice facility. Area 4 would also contain, adjacent to the golf clubhouse facility, planned pool and tennis court facilities intended to serve the residential community in Lower Lagoon Valley.

The golf course would be designed to accommodate the inclusion of preserved wildlife habitat along existing creek areas and to provide a wildlife corridor along realigned creeks to the surrounding open space areas. Water features or ponds interspersed throughout the proposed golf course would be used for stormwater detention for project-generated runoff. The proposed detention ponds would be a visual amenity for the golf course, create opportunities to preserve and enhance wildlife habitat, and would provide water quality treatment. The golf course would also include new blocks of native plant areas and habitat areas for species endemic to the region.

Land Exchange

the southwest corner of the Specific Plan area adjacent to the proposed golf course is controlled by the City as Open Space. Approximately 48-acres of the proposed golf course layout encroaches into the Open Space. The City would provide the 48-acres for golf course use in exchange for the dedication of approximately 60 acres of Open Space, for a net increase in Open Space of approximately 12 acres. The 60 acres of Open Space to be dedicated includes approximately 19 acres near Nelson Road at Lagoon Valley Road, and approximately 41 acres in Village III at the southern edge of the development.

The dedication of the 60 acres of Open Space would be accomplished by grant of fee title with the first subdivision map. The 48 acres of Open Space to be used for golf course use would be granted by the City through either fee title exchange or long term lease. The mechanism would be determined by the City.

Area 5 (Regional Park)

The Specific Plan proposes the continued use of Area 5 as the Lagoon Valley Regional Park, and does not propose any changes to the land use for this area. The project does propose to contribute funding for the City to use on potential park improvements, as well as the establishment of a park maintenance district to fund on-going maintenance.

As previously described, the 388-acre Lagoon Valley Regional Park is a partially developed regional park facility that is generally used for passive recreation. In 2002 the City adopted a Mitigated Negative Declaration that evaluated impacts associated with a Conditional Use Permit for on-going operation and use of the Park, improvements to the watershed areas above Lagoon Valley Lake (Lake Management Plan) to reduce sedimentation and improve water quality, and creation of an off-leash dog park. The Mitigated Negative Declaration identified potentially significant impacts associated with potential disturbance of Valley Elderberry Longhorn Beetle habitat, and increased sediment loading in the lake due to bank disturbing activities. Mitigation measures were adopted into the Lake Management Plan that reduce these impacts to a less-than-significant level.

Separately, the City is currently initiating an update of the Lagoon Valley Regional Park Master Plan. Other improvements, in addition to those approved under the 2002 Conditional Use Permit, could be considered as part of that process. Improvements proposed as part of the Park Master Plan update could include, but might not be limited to, trails, play structures, landscaping, lake enhancements and other facilities that would be identified through a public process subject to adoption by the City Council. However, at this time, no particular projects or improvements within the park have been selected for incorporation into an updated Park Master Plan. The Park Master Plan process will also identify means by which funding can be secured for any proposed future improvements. The Proposed Project is not dependent on this effort,

which is being undertaken independently by the City in light of the regional nature of these facilities, and is expected to be completed regardless of whether the Specific Plan is eventually approved by the City. Therefore, the Park Master Plan update is being considered as a separate project for CEQA purposes and will undergo project-level CEQA review once the master plan update is developed and proposed. Nonetheless, because of the close proximity of the Lagoon Valley Regional Park to the new development proposed under the Specific Plan, and the fact that the proposed Development Agreement between the City and the applicant requires the applicant to contribute \$4 to \$5 million to the City for park-related and other community benefit purposes (which may fund only a portion of the moneys needed for whatever ultimate park improvements the City proposes), this EIR will include a program level of environmental review of this separate project based on what is known to date about the future Master Plan Update and will identify any cumulative effects arising in connection with the two projects.

Area 6 (Open Space)

Approximately 1,066 acres within the Specific Plan area would remain as open space or agricultural hillside areas on the north, south, east and west sides of the project site. This area is intended to provide for a range of agricultural and passive recreational uses for residents and workers within the valley, as well as for the regional population, and to provide a visual open space backdrop to development on the valley floor. Permitted uses would be subordinate to the area's function as agricultural, visual and recreation open space. Permitted uses could include: grazing, raising of field crops, fruit and nut trees, vegetables, horticultural specialties; trails; limited golf course development consistent with the plans to be prepared for the golf course development. Other uses may include: trailhead parking areas; public utility structures including pumping stations, drainage ways, and storage tanks found by the Planning Director to be necessary for the public health and safety; and other public recreation and open space uses. Privately owned areas would be regulated under the Agricultural Hillside zoning standards of the City of Vacaville. These areas not yet incorporated into the city limit would continue to be regulated by Solano County as is currently the case for these areas.

It is anticipated that modifications in hillside open space would also be necessary to stabilize known landslide areas that could affect the proposed residential development. The reader is referred to Section 4.11, Geology and Soils, for additional information about the methods that could be used, including: complete removal of slide debris; reconstructing the slide area with drained, engineered fill; or buttressing the slide areas. While there may be topographic changes as a result of these engineered improvements, they would not alter the open space use over the long-term. Minor excavation and trenching could also occur in the hillside open space area to the south to accommodate installation of water infrastructure (see "Water Supply," below.)

Potential improvements include a trail system that would connect the hillside open spaces to the main Lagoon Valley Regional Park area. This would provide a developed recreational connection that does not currently exist. The system would include: pedestrian trails throughout the valley and connecting to areas to the north and south; bicycle trails providing circulation along the major loop roads, and around the lake; and a horse trail and hiking path along the ridgeline connecting the regional park to Nelson Road. The proposed Specific Plan designates a trail system as a component of the Specific Plan improvements. The updated Park Master Plan would determine specific locations of trails and their design details. Such improvements would be implemented under a revised park master plan, which would be subject to separate environmental documentation and approvals. Therefore, this EIR considers the general program of potential improvements envisioned under the Specific Plan, such as a trail system

as described above and identifies standards or methods to minimize any effects of such a trail system.

Area 7 (Buffer)

The Specific Plan proposes the construction of a landscaped berm along the western edge of the proposed residential project and golf course along Nelson Road adjacent to I-80. The berm would help reduce the visual impact of changes in views along a major view corridor from I-80 eastbound across the valley and would provide sound attenuation at the nearest proposed residences.

The berm, which would be approximately 35 to 50 feet at its highest points, would connect with existing topography and would be contoured to resemble an extension of the natural landform. It would occupy a footprint of approximately 56 acres. As currently proposed, soils removed during grading and site preparation for the residential and golf course components of the project would be used to create the berm, and limited imported material would be anticipated. According to the project applicant's engineer, it is anticipated it would be necessary to grade most of residential Villages I and III and the golf course area at one time to obtain a sufficient volume of soil to create the berm so that it is completed to its final finished dimensions during the first phase of project development. The berm would be stabilized with native materials and plantings. The western side of the landscape berm would be dedicated by the developer to the City as open space. The eastern side would be incorporated into the golf course. The berm would incorporate trails connecting to the Lagoon Valley Regional Park and to the other open space areas to the south.

In addition to the berm along Nelson Road, a landscape corridor would be developed between I-80 and Rivera Road to preserve views from the freeway to the surrounding hills, and to maintain the visual and attractive image of the valley along the freeway edge. This area could also be needed for freeway ramp-related widenings.

Infrastructure

Roadways and Circulation

The major access point to the Lagoon Valley project is the Lagoon Valley Road/Cherry Glen Interchange with I-80. The following describes the proposed circulation system (see Figure 3-7).

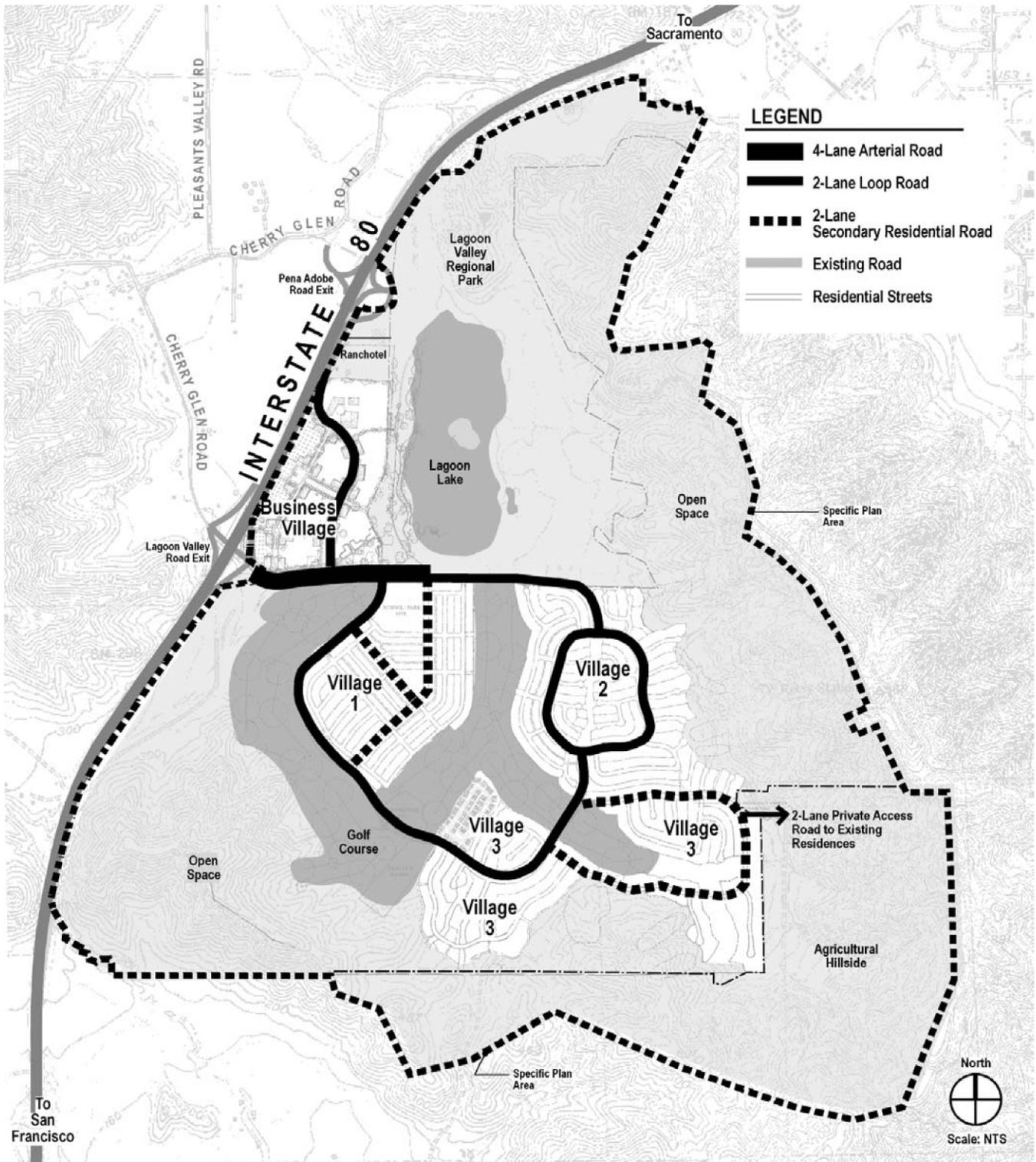
Main Entrance Road from I-80 Freeway

Connection from I-80 to the project would be provided by construction of a new main entrance road that begins at the on/off ramps and ends at the entrance gates to Village II and III.

The main entrance road would be a 4-lane roadway (two lanes each direction) with a 16± foot landscaped median, and up to 50 feet of landscaping along each side including meandering walkways. The road would narrow to 2-lanes after passing the entrance into Village I.

Village Roadway Systems

Each Village would have a different type of roadway system with different roadway cross sections to match the type of development.



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FIGURE 3-7
Vehicular Circulation System

Source: City of Vacaville, 2004

Not to Scale



City of Vacaville

Village I

The Village I street system would allow 12-foot-wide travel lanes (24 feet total), 8 feet of parking on both sides, and 5-foot-wide sidewalks. Many of the streets would also include a 5 to 7-foot landscape strip between the curb line and sidewalk. In addition to the streets, many of the smaller single-family homes and attached townhouses would be accessed from the rear of the unit through a lane or alley. The lanes would be 20 feet wide with two 10-foot travel lanes, and the lot property line would be directly behind the back of curb.

Village II

The Village II circulation system would meander through the units and contain culs-de-sac ends on many streets. The street cross sections would be similar to the Village I system. The streets would contain 12-foot-wide travel lanes (24 feet total), and 5-foot-wide sidewalks on both sides. Some of the streets would contain 8 feet of parking on both sides, while others would have parking on only one side. As with the Village I area, 5 to 7 feet of landscaping between the curb and sidewalk would be included on many of the streets.

Village III

Village III would include meandering streets and culs-de-sacs. The street cross sections would have 12-foot-wide travel lanes (24 feet total). The concrete curb and gutter would be replaced with grass swales in some areas. Where parking is required, it would be accommodated on both sides of the street and may utilize alternatives to asphalt such as gravel or grass crete to replace the asphalt surface.

Roadways in Villages II and III may be constructed without curb and gutters. Instead, grassed bio-swales for drainage and reduced-width sections would be used, which would facilitate traffic calming. The project would include a specific set of roadway design standards. For public streets, these would comply with adopted City standards. For private roadways (e.g., in Villages II and III, and possibly Village I), this would include a City-approved set of design standards for the hierarchy of streets throughout the community.

Hillside Fire Access Roads

Much of the proposed residential project would be adjacent to the hillside open space areas. Access to these open space areas would be required for fire protection. The Proposed Project would coordinate with the Fire Department to create fire road design in combination with the proposed neighborhood street system and golf course maintenance roads for access to the open (see Figure 3-8). Fire roads would be a minimum of 20 feet wide and constructed of an all-weather surface.

Commercial Roadway

Access to the proposed business village development between the lake and I-80 would be provided by a roadway connecting the main entrance road to Peña Adobe Road. The commercial roadway would be a 2-lane roadway with a landscaped median, and sidewalks with landscaping along each side.