

FIGURE 3-13
Electricity, Natural Gas, Telephone, and Cable TV Improvements

Not to Scale



10794-00

Source: City of Vacaville, 2004

City of Vacaville

EIP
 ASSOCIATES

development. Between \$4-\$5 million of this funding would be used to provide for park and open space improvements, which could include physical improvements to the Lagoon Valley Regional Park, subject to an approved Park Master Plan. These funds would also provide for the construction and equipping of a new fire station in Lower Lagoon Valley. The agreement would also obligate the developer to fund a public safety district to pay for police services to the Lower Lagoon Valley area and operation of the new fire station, and a maintenance district that would fund maintenance of Lagoon Valley Regional Park, including the provision of funding for a park ranger position for this facility. The Development Agreement would also set the terms for the timing of construction of a school in the Specific Plan area, with the developer obligated to provide an education facilities fund for the construction of either a public school or, if not feasible as a public school, a private school. Action on the Development Agreement would be expected to occur at the same time as a decision on whether to adopt the proposed Specific Plan.

Construction Considerations

Site Grading

The site-grading plan would be designed as a "balanced" site with limited export or import of soil material. The 90-acre commercial/office area would conform to the existing grades and balance on site. Conceptual grading schemes for this area would be submitted by the owners of this property as part of the commercial/office development applications.

Project Phasing

Development of the Specific Plan area would occur in phases. In general, three major phases for construction of the residential/golf, and business village are envisioned by the Specific Plan. In addition, off-site and on-site infrastructure improvements would be constructed as needed for each phase, with much of the backbone infrastructure occurring as part of the first phase, in order to extend public services to the Specific Plan area.

Phase one construction activity would be preceded by the subdividing of the development area into major development parcels. This action would dedicate public rights-of-way for roadway construction and would create the major land use areas of the Specific Plan as distinct parcels. The initial infrastructure construction would include a water reservoir and system improvements, construction of sewer and drainage infrastructure, both on and off-site, irrigation improvements and roadways. Construction of the golf course and major site grading would begin concurrently with this initial phase of infrastructure construction. This activity would also include the construction of the landscaped berm along I-80.

The first phase of residential construction is expected to include approximately 650 homes located in Specific Plan Areas 3A & C (Villages I & III), along with the Town Center and the Fire Station. The Fire Station would be complete and operational prior to beginning construction on the 400th residential unit (or equivalent non-residential square footage).

The second phase of residential construction would include homes in Area 3C (Village III), and the third phase would be expected to include the development of homes in Areas 3 B & D (Village II). Completion of the golf course would be expected in approximately the third year of construction/grading activity. Phased development of the project is intended to ensure that adequate provision of public services and utilities occurs in coordination with the rate of growth. Concurrent development work on different phases may occur, provided adequate infrastructure

improvements exist and adequate funding mechanisms are in place. The Business Village would be expected to develop based on market conditions, and would likely continue after the completion of the residential villages. Construction of the school would depend on negotiations over amended school district boundaries.

3.5 REGULATORY REQUIREMENTS, PERMITS, AND APPROVALS

The City of Vacaville is the Lead Agency for the Proposed Project. Following the public review process, the Specific Plan, together with the associated general plan amendment, rezoning and development agreement, will be considered by the Vacaville City Council. Prior to acting, however, the City Council must certify the EIR as complete and adequate. Approval of the Proposed Project EIR will also require adoption of a Mitigation Monitoring Plan (MMP), which would specify the methods for monitoring mitigation measures required to eliminate, or reduce, the project's significant effects on the environment. The City Council also will be required to adopt Findings of Fact, and for those impacts determined to be significant and unavoidable, the City Council must adopt a Statement of Overriding Considerations.

As part of implementation of the Proposed Project, other permits and approvals would also be necessary prior to construction. Both the City actions and other permits and approvals are listed below and the relevant agencies listed in the review process are identified. In addition to these requirements, environmental review and consultation requirements related to federal, state, or other local laws or guidance applicable to individual resources are described in the Regulatory Setting subsections in Chapter 4 of this EIR.

Federal

The following federal actions could be required prior to development occurring within the project site.

- **Section 404 Permit** (U.S. Army Corps of Engineers and Environmental Protection Agency)
 The U.S. Army Corps of Engineers (USCOE) regulates the placement of fill or dredged materials that affect waters of the United States, which include stream courses and jurisdictional wetlands. The USCOE regulates these activities under the authority of Section 404 of the Clean Water Act, and the Environmental Protection Agency (EPA) has commenting and vetoing authority on USCOE decisions. The USCOE would regulate any development in the project site that affects jurisdictional waters. This would include realignment of the creek within the golf course.
- **Section 7 Consultation** (Federal Endangered Species Act)
 As part of the 404 permit process, the USCOE would likely initiate consultation with the U.S. Fish and Wildlife Service to determine whether any federally listed species could be adversely affected, and to identify measures to avoid or lessen adverse impacts on listed species.
- **Letter of Map Revision** (Federal Emergency Management Agency)
 The Proposed Project could need to request a flood map revision from FEMA by obtaining a Conditional Letter of Map Revision (CLOMR), and a Letter of Map Revision (LOMR). Based on the proposed grading and/or stormwater drainage system, the Proposed Project would be required to complete a CLOMR application form with a description of how the project site would be removed from the floodplain. FEMA would

then review the application and provide comments to the project applicant. Once FEMA has approved the stormwater drainage system they would issue a CLOMR, which would state the Proposed Project would be recognized by FEMA. Finally, at the end of construction of floodplain improvements, certification of the construction would need to be sent to FEMA for approval. Upon approval, FEMA would provide a LOMR.

State

State regulatory agencies would also need to take action on elements of the Proposed Project, as indicated below.

- **Water Quality Certification** (State Water Resources Control Board)
Construction has the potential to directly or indirectly affect “waters and wetlands of the United States.” Water or wetlands disturbance could result in a discharge to Laguna Creek. A water quality certification would be required by the State Water Resources Control Board (SWRCB) for any development that also requires a Section 404 permit from the ACOE.
- **Construction Storm Water Discharge Permit** (State Water Resources Control Board)
Construction would involve clearing, grading, and excavation activities that would result in the disturbance of one acre or more of land. As such, a SWRCB permit would be required for storm water discharge from construction sites. The permit process would include development of a Stormwater Pollution Prevention Plan (SWPPP) and identification of Best Management Practices (BMPs) to control pollutants in storm water discharges both during construction and after construction is completed.
- **Lake or Streambed Alteration Agreements** (California Department of Fish and Game)
Construction could require Streambed Alteration Agreement(s) from California Department of Fish and Game (CDFG) to evaluate the potential for impact to aquatic habitat. CDFG has jurisdiction over construction activities affecting lakes, streambeds and banks and work within the 100-year floodplain. This is an agreement between the Applicant and CDFG regarding methods to avoid or minimize aquatic or wetland losses in accordance with CDFG policies.
- **Hazardous Waste Environmental Oversight**
Any environmental problems relating to hazardous waste detected on the project site could require oversight by the appropriate governmental agency (e.g., Department of Toxic Substances Control, Solano County Department of Environmental Health, City of Vacaville, Regional Water Quality Control Board).
- **Freeway Ramp Improvements**
Any work on freeway right-of-way would require approval by California Department of Transportation. Potential work within the freeway rights-of-way could include modifications to freeway ramps (widening, traffic signals, striping) in the project area, and future construction of auxiliary lanes on I-80.

Local

City of Vacaville

In addition to adoption of the Specific Plan to replace the 1990 Policy Plan, the following land use actions and entitlements would be required to allow the Proposed Project to proceed.

General Plan Amendments

Land Use Designation

The proposed project would change the land use designation of approximately 270 acres south of Lagoon Valley Road from Business Park to Golf Course Residential and Open Space on the City's General Plan land use diagram. The proposed project would also revise approximately 50 acres along Rivera Road (between I-80 and Lagoon Lake, north of Lagoon Valley Road) from Highway Commercial to Business Park. These revised land use designations would be adopted as a Special Performance Option (SPO) category, which adopts a specific development plan and may set a time limit for development of the specific land uses envisioned. Under this provision, if the land use is not developed within the time frame established by the SPO, the option expires and the area's original (current) land use designation would apply. Private lands beyond the city limits in the southeast corner of Lower Lagoon Valley would be designated as Hillside Agriculture. The special area policy for Lower Lagoon Valley, establishing a limit of 730 residential units, would be amended to allow up to 1,325 residential units.

Parks and Recreation

The General Plan Parks and Recreation diagrams would be amended to add areas of Public Open Space in Lower Lagoon Valley. The diagram would show "Recreation Centers" to correspond to proposed recreation facilities for the development area and would indicate potential joint use Neighborhood Park at the school site. The diagrams for planned trail systems would be amended to indicate a planned "Hiking/Equestrian" trail system connecting the areas of Lower Lagoon Valley, showing trailhead at the proposed landscape berm and indicating a Multi-Purpose Path along the Nelson Road alignment.

Public Facilities, Institutions, Utilities

Diagrams in the General Plan would be amended to show planned water reservoir locations, conceptual sewer main alignments, and to add a proposed elementary school/park within the development area of Lower Lagoon Valley.

Transportation

The transportation and circulation diagrams in the General Plan would be amended to show the type and location of streets to serve the project area. Lagoon Valley Road would be a 4-lane arterial extending to the residential area. Rivera Road would be realigned through the Business Village area as a 2-lane arterial/collector. Internal, looping streets would be shown within the proposed residential area, with notation indicating potential private streets for this area. The Bikeway system would show Nelson Road as a potential bike path.

Rezoning

The zoning for the Specific Plan area within the City limits would be amended for consistency with the proposed General Plan amendments described above. The Specific Plan area zoning would incorporate an overlay zone, designating all lands with the Lower Lagoon Valley Specific Plan overlay zone and denoting the SPO provision of the General Plan. This zoning designation would indicate that the land use regulatory control for lands within this zoning overlay would be contained within the Specific Plan document, including land uses permitted by each zone.

Residential and golf course areas within the Specific Plan would be zoned Residential Estate (RE). The business village area would be zoned Business Park (BP), including the Town Center retail area, the Fire Station site and the landscaped setback area. Zoning for commercial parcels north of the business village would retain their current base zoning, with the Specific Plan overlay added. The proposed landscaped berm would have an Open Space zoning.

Development Agreement

The proposed development project (Development Area – Areas 2, 3, 4, and 7) would be implemented through a Development Agreement. In accordance with the Vacaville Municipal Code. The Development Agreement is a binding contract between the City and the landowners that sets the terms, conditions, rules, regulations, entitlements, vested rights, and other provisions relating to development of the project site. Included in the Development Agreement would be provisions related to the provision of infrastructure improvements, public dedication requirements, landscaping amenities, and other obligations of the parties. The proposed term of the Development Agreement would be at least 15 years. The agreement runs with the property, and may only be modified by mutual consent of the City and the applicant. The Development Agreement would be prepared consistent with the preliminary development plans and any other expectations and obligations on the part of the City and the developer, and consistent with State and local law.

All necessary public improvements needed for the project (water, sewer, roads) would be fully funded by the project applicant, with fair-share assessments allocated to the residential and commercial property. The project applicant would cover the full cost of providing fire protection services, including construction of a new fire station. These fiscal commitments would be specified in the Development Agreement.

Planned Development Application

A Planned Development application would be processed after adoption with the General Plan Amendments, Rezoning and Specific Plan, or as a separate application in the future.

Financial Districts/Mechanisms

The proposed project would include initiation of proceedings to form an assessment district for the financing of public infrastructure for the project. The specific method of financing public improvements would be described in the Development Agreement between the City and developer. The Specific Plan would require the formation of the assessment district, and of maintenance districts for the on-going maintenance of parks, landscaping, and of private infrastructure. In particular, the Specific Plan requires the formation of the Assessment District

for the construction of such items as public roadways and utilities, the fire station, freeway ramp improvements, acquisition of right-of-way, public trails/walkways, and frontage improvements for a proposed school parcel. The Specific Plan requires formation of a Public Safety District to pay for the cost of on-going police and fire services to the Lower Lagoon Valley area. A Lighting and Landscape maintenance district would be formed and would fund on-going maintenance of Lagoon Valley Regional Park and City-owned Open Space areas, including provision of a staff ranger to this facility, as well as maintenance of public street lighting and other public park and landscape areas within the Specific Plan area. A Community Facilities District or similar type of district would pay for on-going maintenance and operational costs of a sewer pump station, if one is required for the development area. A Community Association(s) is also required under the proposed Specific Plan to fund all maintenance costs for private facilities, including streets, landscaping, fire break areas, recreation facilities and private utilities.

Subsequent Entitlements

Development within the Lower Lagoon Valley project would be subject to approval of subsequent entitlements by the City in accordance with the Zoning Ordinance and Vacaville Municipal Code. Subsequent approvals may include subdivision maps and design review permit.

Solano Irrigation District

The Proposed Project would require water usage agreements from the SID for delivery of raw water to the project site for irrigation purposes and permits for extension/ improvement of water service facilities.

Solano County (Travis Air Force Base) Land Use Compatibility Plan

The Proposed Project would require review and recommendations from the Solano County Airport Land Use Commission.

Solano County

The Proposed Project could require grading permits and encroachment permits from Solano County for roadway or utility corridor work.

Solano County Superintendent of Schools

The Proposed Project could include a possible annexation of the entire Specific Plan area to the Vacaville Unified School District and a de-annexation of a portion of the site from the Fairfield-Suisun Unified School District. In order to initiate a transfer of boundaries between districts, approval of a joint petition by the majority of both District Boards is required. The County Superintendent of Schools would make a determination as to if the petition were legal. If legal, the County Committee on School District Organization reviews the request and sends the petition to LAFCO for review. A separate CEQA document would be required.

4. ENVIRONMENTAL ANALYSIS

4.1 INTRODUCTION TO THE ANALYSIS

4.1 INTRODUCTION TO THE ANALYSIS

Scope of the EIR Analysis

The Environmental Analysis chapter of this Draft EIR discusses the environmental and regulatory setting, impacts, and mitigation measures for each of the following technical issue areas (Sections 4.2 through 4.15):

- 4.1 Land Use
- 4.2 Parks and Recreation
- 4.3 Visual Resources
- 4.4 Transportation and Circulation
- 4.5 Air Quality
- 4.6 Noise
- 4.7 Public Utilities
- 4.8 Public Services
- 4.9 Water Supply
- 4.10 Hydrology, Drainage and Water Quality
- 4.11 Geology and Soils
- 4.12 Hazards and Human Health
- 4.13 Cultural Resources
- 4.14 Biological Resources

The Proposed Project includes development of a 879-acre residential/recreational community with 1,325 residential units, a championship-style golf course, a neighborhood-serving commercial/retail uses, K-6 public school or a K-8 private school, approximately 1 million sf of business village use, a fire station, and supporting infrastructure. The Proposed Project (Specific Plan area) also includes the Lagoon Valley Regional Park, 1,066 acres of open space and existing uses (including residential and commercial uses).

The Specific Plan area includes the Lagoon Valley Regional Park, open space and existing privately owned commercial, vacant land and rural residential uses. 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.

The City is currently undertaking 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. 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. 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 as more details about 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 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 Park Master Plan Update and will identify any cumulative effects arising in connection with the two projects. In addition, this EIR considers the extent to which development of the approximately 879-acre proposed residential/recreational community could result in environmental impacts on regional park facilities either directly or indirectly.

The proposed Specific Plan does not include any changes to the 1,066 acres of open space uses and the approximately 21 acres of existing privately owned commercial, vacant land and rural residential uses. Therefore, this EIR considers the extent to which proposed development of a proposed residential/recreational community could result in environmental impacts to or from these existing uses that will remain unchanged as part of the project.

Section Format

Each section begins with a description of the project **environmental setting** and a **regulatory setting** as it pertains to a particular issue. The environmental setting provides a point of reference for assessing the environmental impacts of the Proposed Project and alternatives. The setting description in each section is followed by an **impacts** and **mitigation** discussion. The impact and mitigation portion of each section includes impact statements, which are prefaced by a number in bold-faced type. An explanation of each impact and an analysis of its significance follow each impact statement. All mitigation measures pertinent to each individual impact follow directly after the impact statement. The degree to which the identified mitigation measure(s) would reduce the impact is also described.

Examples of the format are shown below.

4.X-X Statement of impact for the Proposed Project in bold type.

The discussion of impacts for the Proposed Project is presented in paragraph form, and a determination of the impact's significance in ***bold, italic type***.

Mitigation Measures

4.X-X *Statement of what, if any, mitigation measures are required.*

Terminology Used in the EIR

This Draft EIR uses the following terminology to describe environmental effects of the Proposed Project:

- **Standards of Significance:** A set of criteria used by the lead agency to determine at what level or “threshold” an impact would be considered significant. Standards of Significance used in this EIR include those discussed in the CEQA Guidelines; criteria based on factual or scientific information; criteria based on regulatory standards of local, state, and federal agencies; and criteria based on goals and policies identified in the City of Vacaville General Plan. In determining the level of significance, the analysis assumes that the Proposed Project would comply with relevant federal, State, and local regulations and ordinances.
- **Less Than Significant Impact:** A project impact is considered less-than-significant when it does not reach the standard of significance and would therefore cause no substantial change in the environment (no mitigation required).
- **Potentially Significant Impact:** A potentially significant impact is an environmental effect that may cause a substantial adverse change in the environment; however, additional information is needed regarding the extent of the impact to make the determination of significance. For CEQA purposes, a potentially significant impact is treated as if it were a significant impact.
- **Significant Impact:** A project impact is considered significant if it results in a substantial adverse change in the physical conditions of the environment. Significant impacts are identified by the evaluation of project effects in the context of specified significance criteria. Mitigation measures and/or project alternatives are identified to reduce these effects to the environment where feasible where feasible.
- **Significant and Unavoidable Impact:** A project impact is considered significant and unavoidable if it would result in a substantial adverse change in the environment that cannot be feasibly avoided or mitigated to a less-than-significant level if the project is implemented. Findings of Overriding Considerations must be adopted if impacts cannot be mitigated.
- **Cumulative Impacts:** According to CEQA, “cumulative impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts” (CEQA Guidelines, Section 15355). CEQA requires that cumulative impacts be discussed when the “project’s incremental effect is cumulatively considerable” (CEQA Guidelines, Section 15130 (a)).
- **Mitigation Measures:** The CEQA Guidelines (Section 15370) define mitigation as:
 - (a) Avoiding the impact altogether by not taking a certain action or parts of an action;
 - (b) Minimizing impacts by limiting the degree of magnitude of the action and its implementation;
 - (c) Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
 - (d) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action; and
 - (e) Compensating for the impact by replacing or providing substitute resources or environments.

4.2 LAND USE AND PLANNING

4.2 LAND USE AND PLANNING

4.2.1 INTRODUCTION

This section of the EIR addresses land uses for the Proposed Project including a description of the existing and planned land uses within the project site and in surrounding areas; an analysis of projected changes in the type, intensity or pattern of land uses, including agricultural lands; internal compatibility between existing and planned uses within the Proposed Project and external compatibility with surrounding areas; and potential conflicts with applicable land use plans, policies or regulations. Farmland designations of the California Department of Conservation (CDC) are identified and the loss of agricultural land due to the Proposed Project are quantified.

Information provided in this section was gathered from site visits and a review of planning and policy documents that are cited, as appropriate.

Comment letters (see Appendix B) received in response to the NOP (see Appendix A) raised concerns associated with:

- Proximity of residential areas to agricultural uses;
- Long-term impact on potential productivity of agricultural land;
- Use of public lands for private development;
- Effect on Williamson Act land;
- Compatibility of uses due to an increase in traffic.

These issues are addressed, as appropriate, in the impacts analysis of this section. Please refer to Section 4.5, Traffic and Circulation, for a discussion of impacts resulting from increased traffic attributed to project development.

4.2.2 ENVIRONMENTAL SETTING

The City of Vacaville is located approximately 10 miles to the northeast of the City of Fairfield and approximately 34 miles southwest of the City of Sacramento in northern Solano County. (see Figures 3-1 and 3-2 in Chapter 3). The 2,354-acre proposed Specific Plan area is located in Lower Lagoon Valley in the southwestern portion of the City of Vacaville, in the City's Sphere of Influence (SOI). The Specific Plan area is bordered by I-80 on the west, and low hills to the north, east and south. The existing terrain of the Specific Plan area includes gentle slopes on the floor of the valley to moderate and steep slopes at the perimeter. Elevations range from 210 feet (ft) (NGVD 1929) near Lagoon Valley Lake and I-80 to over 900 ft (NGVD 1929) at the perimeter of the Specific Plan area. The existing topography slopes north and west from the surrounding hills and east from I-80, eventually leveling off at the lake. There are broad views and vistas from I-80 into Lower Lagoon Valley and from parts of the valley floor and hill areas to Upper Lagoon Valley to the north and west (north of I-80).

Existing Land Uses

Specific Plan Area

The following describes the existing land uses in the Specific Plan area (see Table 3-1 and Figure 3-5 in Chapter 3, Project Description).

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. No changes in land use are proposed as part of the Specific Plan for these three parcels.

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.

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.

Area 7 (Buffer) – Two parcels make up the 53-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.

Agricultural Uses

Agricultural uses within the project site are primarily limited to grazing activities and the Hines Nursery. Hines Nursery grows and sells wholesale conifer and broad-leafed evergreen shrubs.

Land Classification

The California Department of Conservation (CDC) Farmland Mapping and Monitoring Program (FMMP) classifies the different agricultural soil types related to their ability to sustain agricultural crops and for lands on which existing vegetation is suited to the grazing of livestock.¹ A wide

variety of soil types are found at the project site. The soil capability units include Class I, II, III, IV, VI, and VII; however the majority of the Proposed Project area consists of Class IV soil, which has severe limitations for agricultural production and is considered Non-Prime for agricultural production.² Please see additional discussion on soils in Section 4.11, Geology, Soils and Seismicity. Table 4.2-1 describes the FMMP classifications for the Specific Plan area (see Figure 4.2-1).

Land Classification	Definition
Prime Farmland	Land with the best combination of physical and chemical features able to sustain long-term production of agricultural crops. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. The land must have been used for the production of irrigated crops at some time during the two update cycles prior to the mapping date to be classified as prime. Prime Farmland generally consists of Class I and II soils. They have the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops when treated and managed, including water management, according to current farming methods.
Unique Farmland	Farmland that is not classified as prime or of statewide importance, which produces one of California's 40 leading economic crops, such as grapes, artichokes, avocados, and dates. Soil characteristics and irrigation are not considered.
Grazing Land	Land on which the existing vegetation is suited to the grazing of livestock. The minimum mapping unit for Grazing Land is 40 acres.
Water	Perennial water bodies with an extent of at least 40 acres.
Other Land	Land not included in any other mapping category. Examples of land classified as Other Land include low density rural developments; timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is also mapped as Other Land.

Source: California Department of Conservation website.

Williamson Act

Land under a Williamson Act contract is restricted to agricultural uses. The Williamson Act is a non-mandated State policy providing for a preferential assessment of agricultural and open space lands that meet local size and use criteria.³ There are no contracted lands within the proposed development area; however approximately 1,124 acres of active Williamson Act contracts are located with the agricultural hillside areas. As they are outside of the proposed development area the parcels restricted by contracts would not be directly affected.

Surrounding Areas

The land uses in the vicinity of the Proposed Project include ranching and grazing to the west across I-80, and a few rural residences on both sides of I-80. The majority of the area is privately owned, undeveloped hillside land to the east, north, and south.

The City of Fairfield is located southwest of the City of Vacaville and the Proposed Project. Travis Air Force Base is located east of the City of Fairfield approximately four miles southeast

of the Proposed Project. The base is headquarters to the 15th Air Force, the 349th Air Mobility Wing of the Air Force Reserve Command, the Army's 3rd Brigade, the 91st Division, and the Navy's VQ3 Detachment, among other tenants.⁴ The Travis Air Force Base Land Use Compatibility Plan (2002) has established land use compatibility polices that apply to development of lands in the vicinity of the base. The majority of the City of Vacaville, including the Proposed Project, falls within Compatibility Zone D of the plan.

4.2.3 REGULATORY SETTING

Federal

There are no specific Federal regulations pertaining to land use and agricultural resources.

State

Williamson Act

The California Land Conservation Act of 1965 (Williamson Act) is an agricultural land protection program whereby private landowners enter into contract with counties and cities to voluntarily restrict land to agricultural and open-space uses. The initial contract term is 10 years with automatic renewal every year. Parcels under contract are assessed for property tax based on the land's actual use, in most cases reducing the owner's tax bill. The California Department of Conservation administers the program, interpreting the Williamson Act, researching related issues and policies, implementing assistance, and preparing the status report. Contracts are held between the landowner and the jurisdiction in which the land is located.

California Department of Conservation

As previously mentioned, the CDC FM MP classifies the different agricultural soil types related to their ability to sustain agricultural crops and for lands on which existing vegetation is suited for livestock grazing.

Local

Solano County General Plan

The area west of I-80 is in unincorporated Solano County and is designated as Agriculture in the Solano County General Plan.

City of Vacaville

General Plan

The 1990 Vacaville General Plan designates the Specific Plan Area as a mix of uses, including Highway Commercial, Office Business Village, Golf Course Residential Community, Public Parks, and Urban Open Space. A Community Separator Overlay applies to the Urban Open Space area between Vacaville and Fairfield. Urban Open Space is defined by the *Comprehensive Parks, Recreation, and Open Space Master Plan* as City-owned parcels intended for maintenance or preservation in a natural or less intensively developed state. The present zoning is consistent with the existing General Plan designations. The General Plan provides for an urban limit line that defines the boundaries between planned urban and

agricultural lands.⁵ The Specific Plan area is within the City's Urban Service Area (USA) boundary. The USA is the area designated in the General Plan for future urban growth and development. The Agricultural Service Area, which borders the Specific Plan area to the north and west, is where long-term agricultural activities are intended to take place.

Consistency of the Proposed Project with relevant City of Vacaville General Plan goals and policies is presented in Appendix C. As shown in Appendix C, the Proposed Project is consistent with applicable land use and planning goals and policies.

City of Vacaville Zoning Ordinance

Land directly west of the Lagoon Valley Lake, within the Specific Plan area, is zoned General Commercial (CG) and Business Village (BV). Land to the south of the Lagoon Valley Lake and Lagoon Valley Road, is zoned Business Village (BV), Open Space (OS), Agricultural Hillside (AH), and Residential Estates (RE-1) (see Figure 4.2-2). The Proposed Project site is located in the West Valley South Planning Sector. Lands adjacent to the Specific Plan area to the north and east, within the City of Vacaville, are zoned Public Facilities (PF) and Open Space (OS). The following defines the zoning designations within and adjacent to the Specific Plan area.

Business Village (BV). This district provides for uses such as large office developments, research facilities, and medical and institutional uses. Secondary uses may include high-tech industries, light manufacturing, warehousing, and distribution. Commercial uses, including services oriented for employees and businesses, may also be allowed.

General Commercial (CG). This district provides for a range of commercial uses, including retail auto sales, restaurants, hotels, entertainment and recreation uses, offices, and service related businesses. The uses allowed in this district would generally serve a community-wide market.

Public Facilities (PF). This district includes uses which are publicly owned, managed, or maintained for the purpose of providing services or benefit to the public. This includes uses such as municipal offices, community centers, schools, parks, and water treatment plants.

Open Space (OS). This district provides for the preservation of public open space lands such as hillsides, ridgelines, creekways, scenic areas, and special land forms. Uses are limited to low intensity agricultural or recreational activities such as livestock grazing, hiking, or horseback riding.

Residential Estates (RE-1). This zone provides for large lot residential land use. Development may be limited in some cases due to topography or the lack of public service capacity. The density allowed is 0.5 to 3.0 units per gross developable acre. This category may also include areas designated in the General Plan for golf course residential use.

Agricultural Hillside (AR). This zone generally consists of hillsides and ridgelines where development is limited due to natural features. The lands are generally privately held hillside lands designated for low intensity agricultural type uses.

Travis Air Force Base Land Use Compatibility Plan

The following policy from the Travis Air Force Base Land Use Compatibility Plan is relevant to the Proposed Project:

Section 2.1: Compatibility Zone Delineation

2.1.5: Compatibility Zone D – Zone D includes all other locations beneath any of the Travis Air Force Base airspace protection surfaces delineated in accordance with Federal Aviation Regulations Part 77. Limitations on the height of structures are the only compatibility factors within this zone.

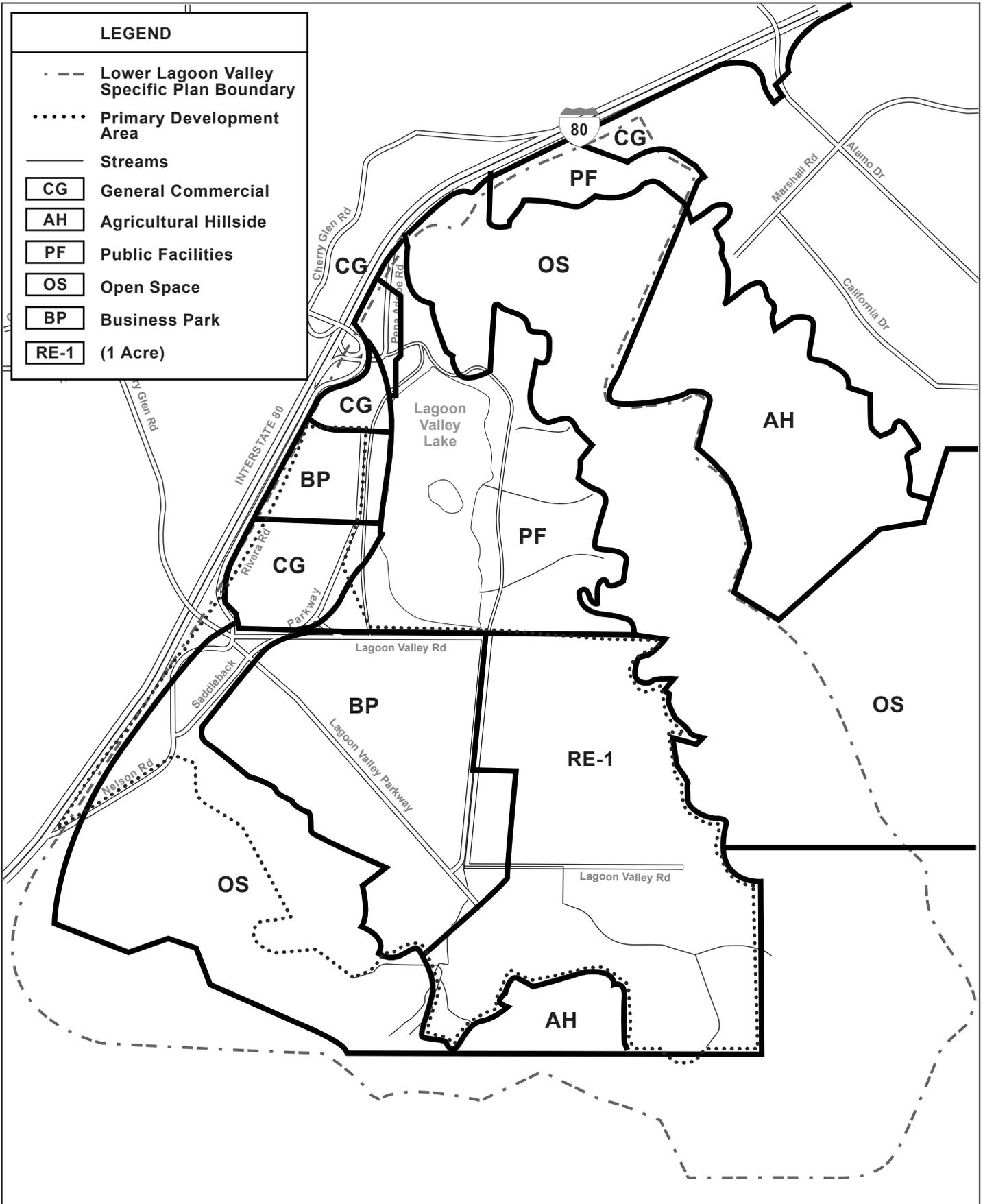


FIGURE 4.2-2
Vacaville General Plan

Not to Scale

Planned Growth Ordinance

The City of Vacaville's Planned Growth Ordinance (PGO) was adopted in 1991 and revised in 2000. The PGO was established to ensure that the City's infrastructure and services are capable of serving new residential growth. On an annual basis, the City Council reviews an infrastructure and services status report that provides a level of service analysis for infrastructure and services including sewer, water and traffic. The PGO includes a requirement that a base inventory of up to 1,000 units within approved and un-built projects be maintained on an annual basis. Units that have building permit allocations and/or are eligible to be issued permits at any time make up the 1,000-unit inventory. The allocation process provides a mechanism to maintain the 1,000 un-built unit base inventory. As the inventory falls below 1,000 units, new projects are added through the recording of a final map or through City Council approval of allocations following approval of a planned development. The Council maintains the flexibility to grant allocations over the 1,000 un-built units.

4.2.4 IMPACTS AND MITIGATION MEASURES

Methods of Analysis

The analysis of impacts for this section was conducted qualitatively based on existing conditions. The proposed land uses for the Proposed Project were evaluated for consistency with applicable General Plan goals and policies, the City of Vacaville Zoning Regulations, and applicable land use plans, policies, and regulations. The proposed land uses were also qualitatively evaluated for internal compatibility and for compatibility with surrounding uses, including Travis AFB and the ALUP.

Standards of Significance

For the purpose of this EIR, land use impacts are considered significant if the Proposed Project would:

- Result in land uses that are incompatible with internal existing and planned uses;
- Result in land uses that are incompatible with surrounding existing and planned uses;
- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental impact;
- Convert Important Farmland, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use;
- Conflict with existing zoning for agricultural use, or a Williamson Act Contract; or
- Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Land use conflicts can arise from two basic causes: (1) a new development or land use could cause impacts on persons or the physical environment in the vicinity of the project site or elsewhere; or (2) conditions on or near the project site could have impacts on the persons or development introduced onto the site by the new project. Both of these circumstances are aspects of land use compatibility. Incompatibility can arise from placing a particular development or land use at an inappropriate location, or from some aspect of the project design or scope. Depending

on the nature of the impact and its severity, land use compatibility conflicts can range from minor irritations and nuisances to significant effects on human health or safety.⁶

Long-term incompatibilities arise when adjacent land uses result in activities that could conflict with each other. For example, in general, land uses that produce excessive noise, light, dust, odors, traffic, or hazardous emissions are undesirable when they intrude on places where people live and recreate (residences and parks). Therefore, some industrial or agricultural uses or busy roadways (which can produce noise, dust, odor and so on) are not considered compatible with residential uses, unless buffers, landscaping or screening can be used to protect residents from health hazards and/or nuisances.

Impacts relating to population and housing could include inducement of substantial population growth and/or displacement of substantial numbers of existing housing or people necessitating construction of replacement housing elsewhere due to implementation of the Proposed Project. The physical environmental effect related to population and housing issues are discussed in the appropriate sections: such as 4.6 Air Quality, 4.7 Noise, and 4.14 Biological Resources. Potential growth inducement impacts of the Proposed Project are discussed in Chapter 5.

Project Impacts and Mitigation Measures

4.2-1 The Proposed Project includes construction and operation of developed uses that could be incompatible with on-going agricultural uses in the Specific Plan area.

The Specific Plan area currently contains scattered commercial and residential uses, agricultural (including Hines Nursery) and grazing land, and undeveloped hillside areas. The proposed Specific Plan includes the development of approximately 879-acres with developed uses (residential/recreational community and business village uses).

As part of the Proposed Project, Hines Nursery would be closed and the facilities removed to accommodate the development of residential and golf course uses. The owners had planned to relocate the nursery to another location north of Vacaville. Hines Nursery would continue operations through the early construction phases of the project. Nursery activities could produce dust, noise and odor at levels that may be considered a nuisance to project residents. However, any nuisance would be short-term because operations would be closed and removed at the completion of Phase 1 implementation. In addition, the proposed golf course would be located between proposed residential uses and Hines Nursery. The City's zoning regulations allow for a variety of agricultural activities in residential areas including crop and tree farming and wholesale business. Further, the proposed Specific Plan policies require that Codes, Covenants and Restrictions (CC&Rs) for the Proposed Project disclose to any potential homebuyers the fact of the short-term presence of Hines Nursery and the potential for odor, dust and noise associated with nursery operations. Odor, dust and noise impacts are addressed in Sections 4.6, Air Quality and Section 4.7, Noise, respectively.

Approximately 1,066 acres within the Specific Plan area would remain as open space agricultural hillside areas on the north, south, east and west sides of the development area. 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. Areas outside of the City limits would be regulated by Solano County. Lands in the unincorporated County adjacent to the Specific Plan area are zoned for agriculture.

The proposed Specific Plan includes various measures and strategies to design an appropriate interface for residential lots adjacent to hillside open space areas. Specifically, the Specific Plan required that: (1) land uses of this open space be limited by the zoning; (2) long-term maintenance of fire breaks, recreational trails and public facilities be ensured through community associations (private lands) and maintenance districts (public lands/facilities); and (3) design standards be established consistent with the design characteristics for landscaping, fencing and other characteristics of the interface areas.

In summary, because the Proposed Project includes land use policies and requires design guidelines that minimize incompatibility, any potential internal land use incompatibilities with existing agricultural and grazing land and agricultural hillside areas would be considered ***less than significant***.

Mitigation Measure

4.2-1 *None required.*

4.2-2 The Proposed Project includes construction and operation of developed uses that could be incompatible with the Lagoon Valley Regional Park.

The Specific Plan area includes the 388-acre Lagoon Valley Regional Park, a use that will remain with project implementation. The Regional Park is a partially developed regional park facility that is generally used for passive recreation, and includes the 106-acre Lagoon Valley Lake and Peña Adobe Community Park. The proposed Specific Plan includes the development of approximately 879-acres with developed uses (residential/recreational community and business village uses) and would add approximately 3,750 residents plus employees in the vicinity of the park.

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 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. The proposed Development Agreement requires the applicant to contribute \$4 to \$5 million to the City for park-related and other City

purposes. These funds could be used to fund a portion of whatever ultimate park improvements the City proposes as part of the Park Master Plan update.

The proposed Specific Plan includes buffers between proposed developed uses and the Regional Park to help minimize incompatibilities such as noise and views. Impacts resulting from the increased use of Lagoon Valley Regional Park as a result of project-generated population are addressed in Section 4.3, Parks and Recreation. In summary, because the Proposed Project includes land use and design guidelines that minimize incompatibility, any potential internal land use incompatibilities with developed uses and Lagoon Valley Regional Park would be considered ***less than significant***.

Mitigation Measure

4.2-2 *None required.*

4.2-3 The Proposed Project includes construction and operation of incompatible uses.

The proposed Specific Plan includes the development of approximately 879-acres with developed uses including a 736 acre residential/recreational community with approximately 1,325 residential units and a 213-acre golf course, and an approximately 90 acre business village. The business village use could include: administrative; professional; financial; corporate and other business office uses. Biotechnical uses, primarily engaged in research activities could also be permitted. 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. Churches could also be developed, subject to conditional use permits.

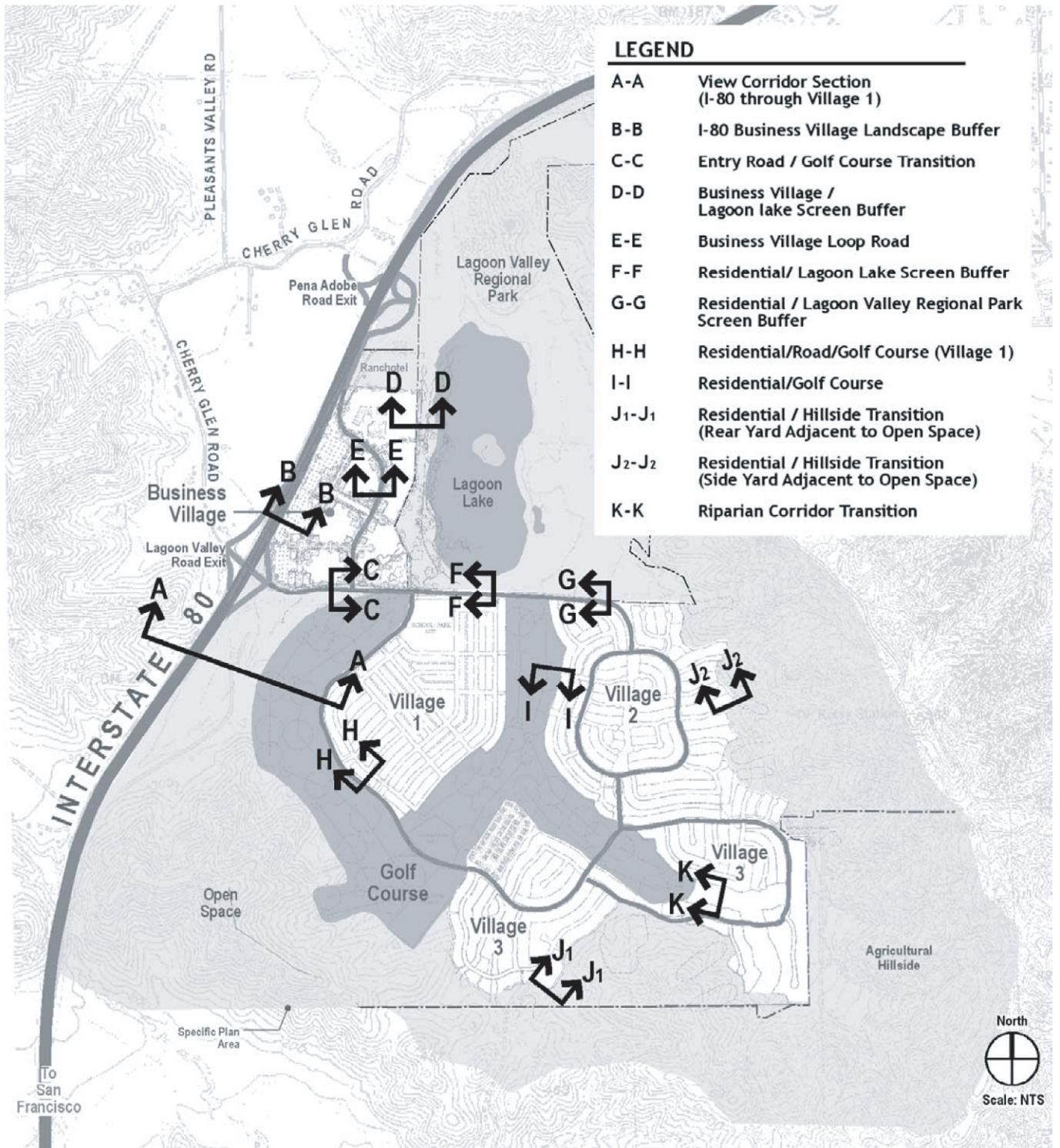
The Specific Plan includes required buffers to minimize potential incompatibilities such as noise and other nuisances. For the business village uses building setbacks would typically range from 25 to 50 feet, depending on the location of the building relative to other parcels and in proportion to the height of the building. A 112-foot wide landscape buffer would be provided along Area 3 and I-80. Landscape buffers for the Specific Plan area are presented in Figure 4.2-3. In summary, because the Proposed Project includes land use and design guidelines that minimize incompatibility, any potential internal land use between residential/recreation and business village uses would be considered ***less than significant***.

Mitigation Measure

4.2-3 *None required.*

4.2-4 Development of the Proposed Project could result in an incompatibility with adjacent existing and planned uses.

The Specific Plan Area (Proposed Project) is primarily surrounded by undeveloped hillsides to the east and south with I-80 adjacent to the west and north (see Figure 4.2-1). Uses beyond I-80 include agricultural and scattered rural residential. Potential incompatibilities could arise between uses along the Specific Plan perimeter that are directly adjacent to uses surrounding and outside of the Specific Plan Area.



10794-00

FIGURE 4.2-3
Landscape Buffers

Source: EIP Associates, 2003

Not to Scale



City of Vacaville

Issues raised in response to the NOP included concern with the proximity of residential areas to agricultural uses. With the exception of Hines Nursery, currently the closest agricultural uses to the proposed residential areas would be agricultural operations located on the north side of I-80 and potentially in the hillsides to the east and south. These agricultural activities would be buffered from the residences by one or more of the following; open space, the Business Village, I-80, landscape berms and other buffers, and the golf course. In the southeast corner of the Specific Plan area, large lots would incorporate buffer zones adjacent to other private lands outside of the City or would be adjacent to other spaces maintained by either the Community Association Maintenance districts.

The Proposed Project would follow land use and design guidelines established in the Specific Plan. Incorporation of General Plan requirements into the Specific Plan, as well as the Proposed Project site configuration, which provides additional buffers between potentially incompatible uses, would reduce any potential incompatibilities between the Proposed Project and the adjacent uses to a ***less-than-significant level***. Impacts related to noise etc. are addressed in other sections of this EIR where appropriate.

Mitigation Measures

4.2-4 *None required.*

4.2-5 Development of the Proposed Project could conflict with adopted applicable land use plans, policies, or regulations.

Travis Air Force Base (TAFB) Land Use Compatibility Plan

The Specific Plan falls within the boundaries of Zone D of the TAFB Land Use Compatibility Plan. The goals and policies under the Transportation Element of the City's General Plan and the TAFB Land Use Compatibility Plan focus on minimizing conflicts between TAFB and new development. Review by the Airport Land Use Commission (ALUC) of any project greater than 200 feet tall within Zone D is required by the TAFB Land Use Compatibility Plan to ensure compatibility; therefore, if any structure in the Specific Plan area is proposed to be over 200 feet tall review by the ALUC would be required. The Specific Plan will also require compliance with ALUC guidelines. The Specific Plan limits building height in the Office/Business Village to a maximum of 60 feet.

City of Vacaville General Plan and Zoning Code

The Specific Plan follows all of the requirements set forth in the proposed revisions to the City of Vacaville General Plan Policy 2.3-I 14, which addresses the development of the Lower Lagoon Valley. This policy currently requires that the plan developed for Lower Lagoon Valley a business village and housing in conformance with the policy requirements. Policy requirements that relate to land use include types of development allowed, and density of development, and buffers. The proposed General Plan amendment would provide consistency between the project design and the General Plan.

Limited agricultural operations are allowed uses in both open space and residential areas. Residential structures are permitted in agricultural districts. The Residential Estates zoning designation specifically notes that golf course residential development, as designated by the General Plan, can be included in this category. Also General Plan Policy 2.3-114 specifically

addresses Lower Lagoon Valley development and requires that residential development be integrated with a golf course. General Plan Policy 2.5-G8 encourages major residential areas be located within easy access to employment opportunities. Chapter 5 of the General Plan, Public Facilities, Institutions and Utilities, states “All elementary school are proposed as school/park combinations” and “elementary schools are to be located within residential neighborhoods”. General Plan Policy 5.3-G7 discusses cooperation with the school district in the planning of school parks in order to meet recreation, childcare, and open space needs.

Habitat Conservation Plan

The Bureau of Reclamation, the Solano County Water Agency (SCWA), and a number of member agencies have agreed to implement conservation measures to ensure the protection of threatened and endangered species and their habitat within the SCWA contract service area. The preparation of a Habitat Conservation Plan (HCP) is currently underway as a part of this effort. Member agencies include the City of Vacaville, City of Fairfield, Suisun City, City of Vallejo, Solano Irrigation District, Marine Prairie Water District, University of California, Davis, and California Medical Facility/California State Prison, Vacaville. Because the City does not expect the HCP to be adopted until sometime after project approval, mitigation measures for the Proposed Project are designed to address individual permit processes. Even though the analysis of biological resources does not rely on the HCP, the HCP and its relationship to the Proposed Project is discussed in greater detail in Section 4.14, Biological Resources.

Summary

As discussed above, the Proposed Project is consistent with the TAFB Land Use Compatibility Plan and general plans of adjacent city and county areas. The City of Vacaville General Plan would be amended in order to be internally consistent with the Proposed Project. Therefore, this impact is ***less than significant***.

Mitigation Measure

4.2-5 *None required.*

4.2-6 Development of the Proposed Project would convert Important Farmland to developed use.

The Proposed Project would convert Prime and Unique Farmland, as classified by the California Department of Conservation (CDC), to non-agricultural uses, primarily residential and recreational uses (i.e., golf course). The CDC considers both Prime and Unique Farmland as Important Farmland. Approximately 244 acres of Important Farmland are located within the boundaries of the Proposed Project, approximately 171 acres of which are classified as Unique Farmland and approximately 73 acres of which are classified as Prime Farmland. The majority of the Unique and Prime Farmland within the Specific Plan area is also within the development area where residential uses are proposed. Consequently, approximately 232 acres of Important Farmland would be converted to urban uses with the remaining acreage in open space. The majority of the proposed development area is not currently under agricultural production, with the exception of the Hines nursery and limited grazing activities. The area is also not zoned for agriculture. The Proposed Project is located within the City’s planning area; however, there is still a net loss of Prime and Unique Farmland designated by the CDC; therefore, the impact is ***significant***.

Mitigation Measure

The City's General Plan included the adoption of the "Agricultural Service Area" (ASA), which is intended to mitigate impacts on Prime Farmland within the City's 100 square mile planning area by providing a definite geographic limit to urbanization.⁷ However, there are no feasible mitigation measures available to mitigate the loss of Important Farmland; therefore, the impact remains *significant and unavoidable*.

4.2-6 *None available.*

ENDNOTES

1. U.S. Department of Agriculture Natural Resources Conservation Service, Soil Candidate Listing for Prime Farmland and Farmland of Statewide Importance: Solano County, October 1980.
2. U.S. Department of Agriculture Soil Conservation Service and University of California Agricultural Experiment Station, *Soil Survey of Solano County, California*, May 1977.
3. City of Vacaville (Lead Agency), *Lower Lagoon Valley Development Project* (State Clearing house No. 90030075), prepared by Blayney-Dyett, Urban & Regional Planners, Angus McDonald & Associates, Camp, Dresser & McKee, Environmental Science Associates, Darwin Meyers Associates, Mark Thomas & Company, Nolte & Associates, TJKM Transportation Planners, Charles Slater & Associates, Consultants in Acoustics, Charles Slaymaker, Ph.D. Consulting Archaeologist, West & Associates, August 1990, Sections 4.2 and 4.5.
4. http://www.travis.af.mil/news/base_guide/, accessed September 11, 2003
5. City of Vacaville, *Comprehensive Annexation Plan 2001-2015*, page 85.
6. As used in this report, “nuisance” is defined to mean “annoying, unpleasant, or obnoxious” and is not to be confused with the legal use of the word.
7. City of Vacaville (Lead Agency), *Lower Lagoon Valley Development Project* (State Clearing house No. 90030075), prepared by Blayney-Dyett, Urban & Regional Planners, Angus McDonald & Associates, Camp, Dresser & McKee, Environmental Science Associates, Darwin Meyers Associates, Mark Thomas & Company, Nolte & Associates, TJKM Transportation Planners, Charles Slater & Associates, Consultants in Acoustics, Charles Slaymaker, Ph.D. Consulting Archaeologist, West & Associates, August 1990, Exhibit “A”: Finding of Fact, Statements of Overriding Consideration and Mitigation Monitoring Plan: Environmental Impact Report of the Proposed Lower Lagoon Valley Policy Plan, Page 50.

4.3 PARKS AND RECREATION

4.3 PARKS AND RECREATION

4.3.1 INTRODUCTION

This section describes existing parks and recreation facilities in the City of Vacaville, including Lagoon Valley Regional Park, which is located in the Specific Plan area. This section also identifies the anticipated demand for park facilities as well as the physical impacts on existing facilities resulting from development of the proposed development project. In addition, potential inconsistencies with adopted plans and policies, including the City of Vacaville General Plan will be addressed. Information provided in this section was gathered from site visits and a review of relevant planning and policy documents that are cited, as appropriate.

The following issues were raised in NOP comment letters (see Appendix B):

- Loss of potential park land;
- Loss of open space;
- Public access to open space;
- Request inclusion of a 12-acre Canine and Equestrian Park;
- Maintenance of park improvements resulting from the development;
- Use of public land for private use;
- Increased use of the park and resulting impacts; and
- Cumulative impacts of the development.

All issues raised in the NOP comment letters are addressed in this section with the exception of the loss of open space, which is addressed in Section 4.4, Aesthetics, of this EIR.

4.3.2 ENVIRONMENTAL SETTING

City of Vacaville

The City of Vacaville's park system includes many landscaped parks, recreational facilities, and open space areas, such as rolling hills and creeks that connect residents to the more natural environment. Through the Community Services Department, the City owns and operates approximately 2,582 acres of parkland. The school district and the City co-develop school sites to provide multi-purpose facilities. The City designates four different types of open space: Greenbelt buffers, Agriculture/Open Space, Community Separator Overlays, and Urban Open Space. Urban Open Space uses are located to the south and east of the Specific Plan area. Urban Open Space is defined by the *Comprehensive Parks, Recreation, and Open Space Master Plan* as City-owned parcels that are intended for maintenance or preservation in a natural or less intensively developed state.

The following summarizes the number, type, and acreage of park facilities operated by the City:

- 18 neighborhood parks totaling 89.3 acres,
- 10 neighborhood school parks totaling 42.2 acres,
- 7 community parks totaling 116.9 acres,
- 23 public/urban open space areas totaling 1904.9 acres,

- 1 city park totaling 41 acres,
- 1 regional park totaling 388 acres (includes 106 acre Lagoon Lake), and
- 14 recreation centers.

The General Plan defines each of these categories as follows:

- Neighborhood parks: developed primarily to serve the recreation needs of a small portion of the City.
- Neighborhood school parks: built adjacent to but separate from an elementary school and sometimes include a recreation center.
- Community parks: designed to serve a portion of the City's population living within a 1-1.5 mile distance.
- City parks: 100 acres or more and are designed to serve the entire City population as a community centerpiece and outdoor recreational space.
- Public open space: parcels of land owned by the City of Vacaville and intended for maintenance or preservation in a natural or less-intensive developed state.
- Recreation centers: specialized to provide recreational programs and facilities targeted to meet the needs of a certain sector of the population or neighborhood.

Neighborhood, neighborhood school, community, and city parks contain both passive and active recreational uses while public/urban open space areas are focused on passive uses and recreation centers on active uses. The City's Public Works Department maintains all City-owned parks and recreational facilities.

Specific Plan Area

The Specific Plan Area totals 2,354 acres of land and includes the existing 388-acre Lagoon Valley Regional Park, surrounding publicly-owned undeveloped hillside land, and some existing highway commercial uses. 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 388-acre Lagoon Valley Regional Park is described in more detail below.

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. Lagoon Valley Lake is used for fishing and non-motorized boating. 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.

The Lagoon Valley Regional Park was first established in the late 1970s as a County park facility on City-owned property. The lake was created at this time as a part of the Lagoon Valley Regional Park construction. Lagoon Valley Lake was historically a natural seasonal lake and wetland. It was envisioned that the park would be a regional recreational facility for all the residents of Solano County. Additional purposes for the park included a historic element (Peña Adobe Community Park) for educational purposes, a buffer to promote and retain open space

between the cities of Fairfield, to the southwest, and Vacaville, to the northeast, and as a drainage control mechanism for the City of Vacaville.

In the late 1980s the City of Vacaville expanded its Sphere of Influence (SOI) to include the Lower Lagoon Valley area. In 1990 the area was annexed to the City and a policy plan and development proposal was approved. The Lagoon Valley Regional Park was included in this planning document and any development was required to preserve the scenic quality of the park and design appropriate interfaces to the park. The City assumed operational and maintenance responsibilities for the park in mid-1995.

The Lagoon Valley Regional Park not categorized under the City's neighborhood park system; however, a portion was designated as a community park in the City of Vacaville 1999 General Plan Update (GP Update). The GP Update recommended that, due to increased development proposed in the area, Lagoon Valley Regional Park development be focused on a regional facility with urban amenities.

The hillside area on the east side of Lagoon Valley above Lagoon Valley Regional Park and Hines Nursery is owned by the City. This area is publicly accessible. The City also currently owns several 100 acres on the south side of the valley.

Lagoon Valley Lake Management Plan

The City of Vacaville *Comprehensive Parks, Recreation and Open Space Master Plan* (1991) identified the potential for the Lagoon Valley Regional Park to provide improved opportunities for a variety of passive and active recreational opportunities. Development of a long-term lake management plan that addresses a wide variety of concerns is integral to the success of the Master Plan. The overall goal of the plan is to ensure that the lake will remain a natural, scenic, and recreational amenity for the people of Vacaville and the surrounding region. In 1999, the *Lagoon Valley Lake Management Plan* was adopted by the City and City staff was directed by the City Council to implement the plan.

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 reduces 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.

4.3.3 REGULATORY SETTING

Federal

There are no specific federal regulations pertaining to the provision of local parks and recreation facilities.

State

Quimby Act

California Government Code Section 66477, Subdivision Map Act, referred to as the Quimby Act, permits local jurisdictions to require the dedication of land and/or the payment of in-lieu fees solely for park and recreation purposes. The required dedication and/or fee are based upon the residential density, parkland cost, and other factors. Land dedicated and fees collected pursuant to the Quimby Act may only be used for developing new, or rehabilitating existing, park or recreational facilities. The maximum dedication and/or fee allowed under current State law is equivalent to providing three acres of park land per 1,000 persons, unless the park acreage of a municipality exceeds that standard, in which case the maximum dedication is five acres per 1,000 residents. The City's requirement of 4.5 acres of Public Park per 1,000 residents falls within the parameters set forth by the Quimby Act.

Local

City of Vacaville

City of Vacaville General Plan

The General Plan recognizes that the presence of plentiful, well-designed parks and recreation facilities contributes to the quality of life in a community. The Parks and Recreation Element was amended in 1992, concurrently with the preparation and adoption of the City's *Comprehensive Parks, Recreation and Open Space Master Plan* (Parks Master Plan).

The City of Vacaville General Plan requires all residential developers to provide public park and recreation facilities either by paying Park Development Impact Fees and/or dedicating sites in lieu of Park Development Impact Fees based upon a minimum standard of 4.5 acres per 1,000 residents as follows:

Public park distribution:

- 1.8 acres of neighborhood park per 1,000 residents,
- 1.7 acres of community park per 1,000 residents,
- 1.0 acres of city park per 1,000 residents.

Development of the proposed Specific Plan would result in a population increase of approximately 3,750 residents.

Consistency of the Proposed Project with relevant City of Vacaville General Plan goals and policies is presented in Appendix C. As shown in Appendix C, the Proposed Project is consistent with applicable parks and recreation goals and policies.

Comprehensive Parks, Recreation, and Open Space Master Plan (1992)

In 1990, the Community Services Department started the process of preparing a 20-year master plan for its recreation facilities and open space. The plan was rooted in the 1990 General Plan but driven by the demand for recreation programs. The City Council approved the Master Plan in 1992 with a specific implementation timeline and development impact funding plan up to the year 2010. A 10-year status report on the plan was prepared in 2002. The Master Plan guides the development of the City's recreation facilities and open space.

The City of Vacaville *Comprehensive Parks, Recreation, and Open Space Master Plan* (1992) encourages:

- Development of regional uses related to the lake; including boating, sailing, group and individual picnicking, fishing, and festivals or other special events.
- A mix of regional and local-serving uses including retail, office or business villages, residential neighborhoods, regional and neighborhood parks and private recreation facilities, and a multi-use trail system for the 930 acres of hillside open space framing the Lower Lagoon Valley.
- Enhancing Lagoon Valley Regional Park is a key element of the land use concept that provides for a range of active and passive recreational uses, including greater access to the open space for residents and workers within the valley, as well as for the regional population.
- Trailheads at the Lagoon Valley Regional Park and other strategic locations around the area of development.

4.3.4 IMPACTS AND MITIGATION MEASURES

Method of Analysis

The amount and type of park acreage included in the Proposed Project has been compared to the standards established by the City of Vacaville's General Plan and the Parks, Recreation and Open Space Master Plan. The Proposed Project would result in a total of approximately 3,750 residents. This number was used to quantify the demand for parkland generated by the Proposed Project, based on the following citywide standards:

- 4.5 acres of public park per 1,000 residents.
- Public park distribution:
- 1.8 acres of neighborhood park per 1,000 residents
 - 1.7 acres of community park per 1,000 residents
 - 1.0 acres of city park per 1,000 residents

Standards of Significance

For the purpose of this EIR, impacts to Parks and Recreation are considered significant if the Proposed Project would:

- Fail to meet the City's standards for the provision of parkland;
- Include recreational facilities or require the construction or expansion of existing recreational facilities, which might have an adverse physical effect on the environment; or
- Increase use of existing park facilities such that substantial physical deterioration of the facility could occur or be accelerated.

The potential incompatibility of proposed developed uses with Lagoon Valley Regional Park is addressed in Section 4.2, Land Use and Planning.

Project Impacts and Mitigation Measures

4.3-1 Development of the Proposed Project could conflict with City standards for the provision of parkland.

Development of the proposed Specific Plan would result in a population increase of approximately 3,750 residents. General Plan Implementing Policy 4.6-I requires 4.5 acres of parkland be provided for every 1,000 residents, broken out between neighborhood, community, and city park space. The Proposed Project would require or generate a need for approximately 17 acres of parkland: including 6.8 acres of Neighborhood Park; 6.4 acres of Community Park; and 3.8 acres of City Park.

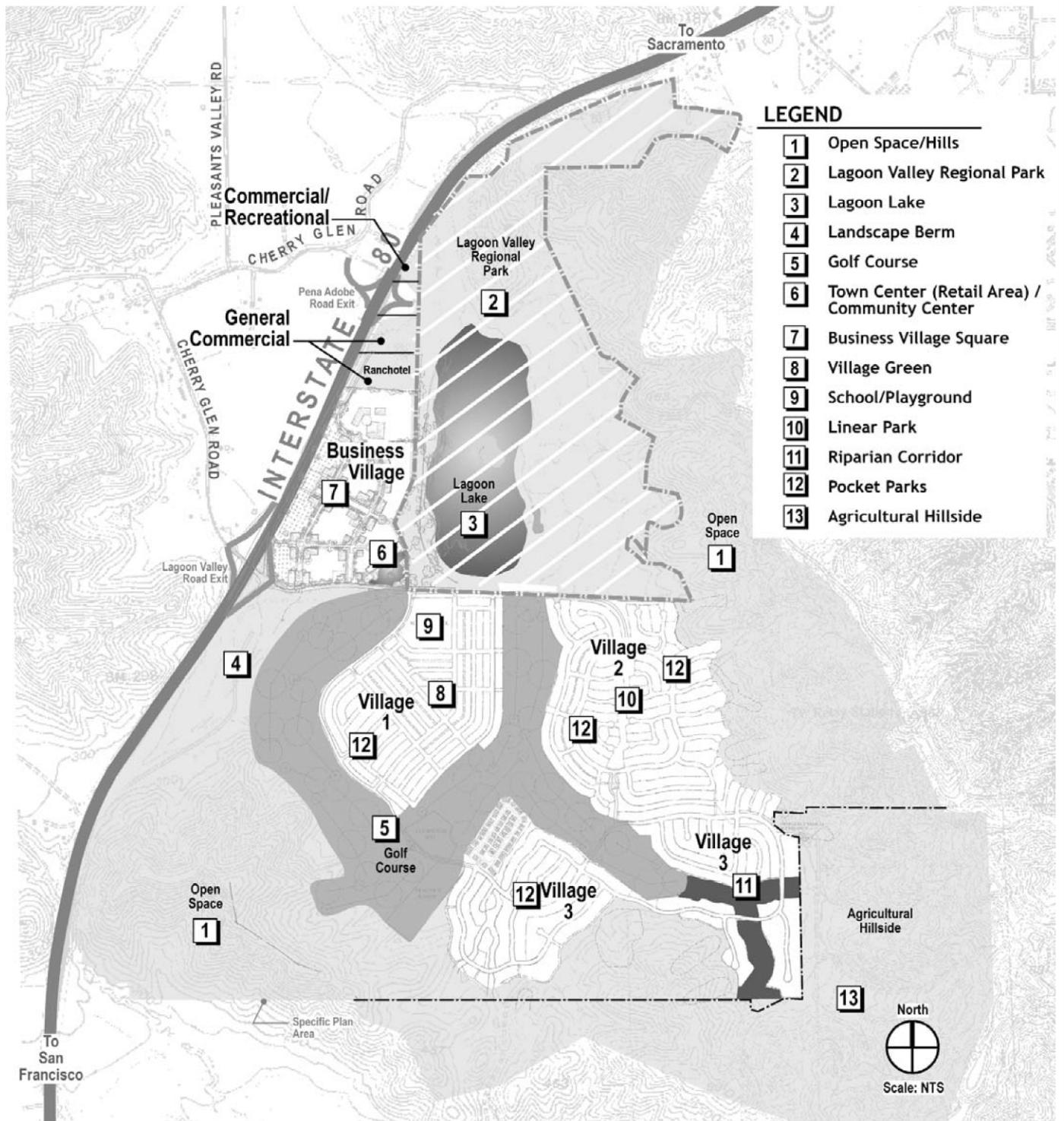
The proposed Specific Plan would include village squares/greens, school playgrounds, linear and pocket parks, passive open spaces and tot lots (see Figure 4.3-1). A total of approximately 16 to 18 acres of such facilities would be developed as recreational spaces within the residential community. The Proposed Project would also provide for approximately 15 acres of passive open space. The project would therefore provide park acreages that would meet or exceed the minimum total neighborhood park acreage required by the General Plan. The project applicant proposes to make a contribution of \$4 to \$5 million to the City for park-related and other purposes. Because the project provides adequate park acreage and because the applicant proposed to contribute money to the City for park-related uses, this impact is ***less than significant***.

Mitigation Measure

4.3-1 *None required.*

4.3-2 Proposed project would create additional demand necessitating the construction or expansion of existing recreational facilities, which might have an adverse physical effect on the environment.

The Proposed Project would increase population in the City of Vacaville by approximately 3,750 residents. The increased population would increase the demand on existing recreation facilities, such as Lagoon Valley Regional Park. As noted above under Impact 4.3-1, the Proposed Project includes development of parks and recreation facilities including village squares/greens, school playgrounds, linear and pocket parks and tot lots. In addition, the project includes construction of an approximately 213-acre championship-style golf course with associated clubhouse facilities.



LEGEND

- 1** Open Space/Hills
- 2** Lagoon Valley Regional Park
- 3** Lagoon Lake
- 4** Landscape Berm
- 5** Golf Course
- 6** Town Center (Retail Area) / Community Center
- 7** Business Village Square
- 8** Village Green
- 9** School/Playground
- 10** Linear Park
- 11** Riparian Corridor
- 12** Pocket Parks
- 13** Agricultural Hillside

FIGURE 4.3-1
Open Space and Recreation System

Source: EIP Associates, 2003

Not to Scale



10794-00

City of Vacaville



As described in the Environmental Setting discussion, 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.

Approximately 1,066 acres of open space agricultural hillside areas would provide for a range of passive recreational uses for the residents of the Specific Plan area, as well as for the regional population. Proposed improvements include a trail system that would connect the hillside areas with Lagoon Valley Regional Park. 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, around the lake, and over the freeway interchange bridges; 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 that would be refined as part of the Park Master Plan. 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.

The physical environmental impacts of construction of the trail system and the golf course, including construction-related air quality, noise, and water quality impacts, are evaluated in the appropriate sections of this EIR. As previously discussed, the Lower Lagoon Valley Regional 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. The Specific Plan requires that work in the park, open spaces, and on the development site comply with the strategies and measures contained in the adopted Lake Management Plan; therefore, ensuring that construction projects within the Specific Plan area incorporate steps to protect and improve the lakes water quality,

In addition to the construction of proposed neighborhood park facilities, the golf course and trail system, the applicant proposes to contribute \$4 to \$5 million to the City for park-related and other civic purposes. These funds could be used to fund a portion of whatever ultimate park improvements the City proposes as part of the Park Master Plan update or other open space acquisition projects. However, because the specific improvements are unknown at this time, and the associated environmental impacts can not be determined, this impact is ***potentially significant***.

Mitigation Measure

There is no feasible mitigation available to reduce the magnitude of this impact; therefore, it remains *significant and unavoidable*.

4.3-2 *None available.*

4.3-3 Proposed project could increase use of existing park facilities such that substantial physical deterioration of the facility could occur or be accelerated.

The Proposed Project would increase population in the City of Vacaville by approximately 3,750 residents. The increased population would increase the demand on existing recreation facilities, including Lagoon Valley Regional Park. Park facilities would not only be used by new residents, but by the employees of the Business Village uses as well. Increased use of the Regional Park could cause and/or accelerate physical deterioration of facilities. Currently, the City has no funding source other than its General Fund and periodic grants for park maintenance. Lack of maintenance for Lagoon Valley Regional Park has been identified by the City as an impediment to current park maintenance activities and as an impediment to implementation of the Park Master Plan.

The proposed Specific Plan would include establishment of a funding mechanism (i.e., Lighting and Landscaping Maintenance District(s) and developer contributions) prior to the approval of the first final map for residential lots. The funding mechanisms would provide for the maintenance of Lagoon Valley Regional Park and the publicly owned open space hillside areas in the Specific Plan area. The funding would include provisions for the cost of providing a full-time, on-site park ranger for the Regional Park.

In addition, as previously stated, the City is currently initiating an update of the Lagoon Valley Regional Park Master Plan. 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 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. The applicant proposes to contribute \$4 to \$5 million to the City for park-related and other purposes. These funds could be used to fund a portion of whatever ultimate park improvements the City proposes as part of the Park Master Plan update. The Proposed Project would not alter the park status as a designated regional level park facility. Park improvements would be funded and maintained by the development project within Lower Lagoon Valley. These improvements would be carried out only as part of the approved Park Master Plan.

The Proposed Project includes the funding and establishment of a permanent maintenance funding mechanism and contributes funds to the City for park-related and other purposes. These uses would be consistent with the current or the Park Master Plan update. However, because the specific improvements are unknown at this time and the associated environmental impacts can not be determined, this impacts is considered ***potentially significant***.

Mitigation Measure

There is no feasible mitigation available to reduce the magnitude of this impact; therefore, it remains *significant and unavoidable*.

4.3-3 *None available.*

4.3-4 Construction activities associated with installation of utilities infrastructure could temporarily disrupt existing recreation facilities.

Installation of project utility infrastructure, including off-site utility infrastructure, would include earth-disturbing activities within Lagoon Valley Regional Park and along existing hillside pedestrian and bike trails. Portions of the facilities could require closure, which would disrupt the use of these facilities for limited period of time.

Trail closures required as part of off-site wastewater collection system improvements and other utilities installations would be required over substantial portions of the bicycle/pedestrian trail where the adjacent topography does not provide adequate space for a detour path, or in the open space area adjacent to Peña Adobe. Also water lines would require construction on Lagoon Valley Regional Park. Because the installation of utilities infrastructure would temporarily disrupt recreation facilities, this is considered a **significant impact**.

Mitigation Measure

Implementation of the following mitigation measure would reduce this impact to a *less-than-significant level*.

- 4.3-4 (a) *The Applicant shall fund a public information and outreach program beginning two months prior to construction of utility corridors in Lagoon Valley Regional Park and continuing until construction is completed. The program shall either be developed by the City, or subject to City review and approval no later than three months prior to start of construction.*
- (b) *The Applicant shall implement measures to minimize the amount of time the trails are closed to public access including, but not limited to, development of an alternative/detour plan in coordination with the City Community Services Department.*
- (c) *The Applicant shall ensure that at no time during construction on the trail will City staff be hindered from accessing the reservoir site or water transmission pipelines for routine and emergency operational and maintenance activities, by providing alternative access, subject to City Public Works approval.*

4.4 VISUAL RESOURCES

4.4 VISUAL RESOURCES

4.4.1 INTRODUCTION

This section provides a description of the existing visual characteristics of the Specific Plan area and addresses potential changes in the visual quality of the area and the effects of the project on nearby sensitive receptors. The potential for increases in light and glare created by the Proposed Project is also evaluated.

Information contained in this section is based on a review of existing documentation, including the Vacaville General Plan, Volume One: Plan Policies (Adopted August 1990; Amended November 1999), and a site visit conducted in July 2003.

Comments received in response to the NOP (see Appendix B) raised concerns associated with altering existing views and changes in the visual character in and adjacent to the Specific Plan area.

4.4.2 ENVIRONMENTAL SETTING

The Specific Plan area consists of approximately 2,354-acres located in the southwest corner of the City of Vacaville. Separated by I-80 from the northern portion of Lagoon Valley, Lower Lagoon Valley represents a transition zone between the City of Vacaville and the City of Fairfield to the south. The main access to the area is by way of the Lagoon Valley Road/Cherry Glen interchange with I-80. Secondary access is by the Peña Adobe Road interchange and by Lyons Road, a frontage road to I-80 that connects Lower Lagoon Valley to Fairfield.

Although Lower Lagoon Valley is characterized as open or undeveloped in character, portions of the valley adjacent to I-80 include limited development. The Hines Nursery occupies 168 acres in the eastern portion of the valley. Existing agricultural or vacant land uses dominate the majority of the flat valley floor, as well as the sloping hills framing the valley.

The Specific Plan area has two main topographic characteristics: the fairly flat valley floor which is slightly tilted to the northeast and the rolling hills that frame the eastern and southern edges of Lower Lagoon Valley, as well as the northern and western edges of Upper Lagoon Valley. Elevations vary from about 210 feet on the valley floor to approximately 980 feet along the eastern ridgeline of the City's open space. The flat area of the valley is predominantly used for grazing or vacant land purposes, with the exception of the Hines Nursery and the Lagoon Valley Regional Park. The hilly areas around the valley floor are also grassland with scattered mature trees. Some isolated wetland areas are located near Lagoon Lake. Drainage ditches, lined with riparian vegetation such as cottonwoods and cattails, extend through the middle of the valley draining to the lake and to Laguna Creek at the north end of the planning area. Numerous drainage ways and seasonal streams extend from the hills to the valley floor.

Lagoon Valley Regional Park occupies approximately 388-acres in the north end of the Specific Plan area. Lagoon Valley Lake accounts for approximately 106 acres of the overall park.

Views and vistas are available from I-80 into Lower Lagoon Valley and from parts of the Valley floor and hill areas to Upper Lagoon Valley to the north and west.

Views

Photographs from different viewpoints were taken during a site visit in July 2003. The locations of photographs appearing in this section are presented in Figure 4.4-1, Viewpoint Location Map.

Views to the Specific Plan Area

Long range views of the Specific Plan area are visible from I-80, Lagoon Valley Road, Rivera Road and Nelson Road, Lagoon Valley Regional Park, and from residences and businesses located northwest of the plan area. In general, medium-range views from all directions into the plan area are of expansive grassland areas. Long-range views include the rolling hillsides to the east and the Vaca Mountain range to the west. Telecommunications antennae are visible at the top of the highest peaks in the background. Views of the site from the south and east are blocked by the Los Puntos mountain range to the east and south the Vaca Mountain range to the west. Views of the plan area include large areas of grasslands, trees, and rolling hillsides (see Figures 4.4-2 through 4.4-9). The Specific Plan area is not visible from any designated State scenic highways.

Views from the Specific Plan Area

Views from the Specific Plan area include I-80 to the northwest, rolling hills across I-80 to the north, and rolling hillsides to the east and south, and southwest of the plan area. A small ranch is visible off Cherry Glen Road, north of I-80. The area surrounding the specific plan area is largely undeveloped.

Views from the Lagoon Valley Road/Rivera Road intersection facing southeast consist primarily of undeveloped grasslands, the Hines Nursery facility, and rolling hills – some topped with telecommunications antennae, in the background (see Figure 4.4-2A). Wooden electrical poles are visible along Rivera Road and Lagoon Valley Road. I-80, a small auto yard, and portions of some residential structures are visible to the northeast of the Lagoon Valley Road/Rivera Road intersection (see Figure 4.4-2B). Looking southward across Lagoon Valley Lake from an elevated slope shows the lake, some portions of I-80, some small structures, the relatively flat grasslands that characterize a majority of the plan area, and rolling hills in the background (see Figure 4.4-3C). The most prominent visual feature is I-80 and the surrounding hillsides.

Looking from the northern boundary to the southern boundary, the existing terrain includes rolling grasslands and a mix of trees on the valley floor with the hillsides rising out of the valley floor along the southwest and eastern perimeter of the site. Wooden electrical and telecommunication poles and wire fencing are visible, as is the Hines Nursery facility and other structures (see Figures 4.4-7 and 4.4-8).

Generally, the terrain within the project site is primarily flat with some areas of gradual rolling grasslands with hillsides rising out of the valley floor at the south, east, and west perimeters of the site where the valley floor meets the surrounding hillsides (see Figures 4.4-4 through 4.4-9).

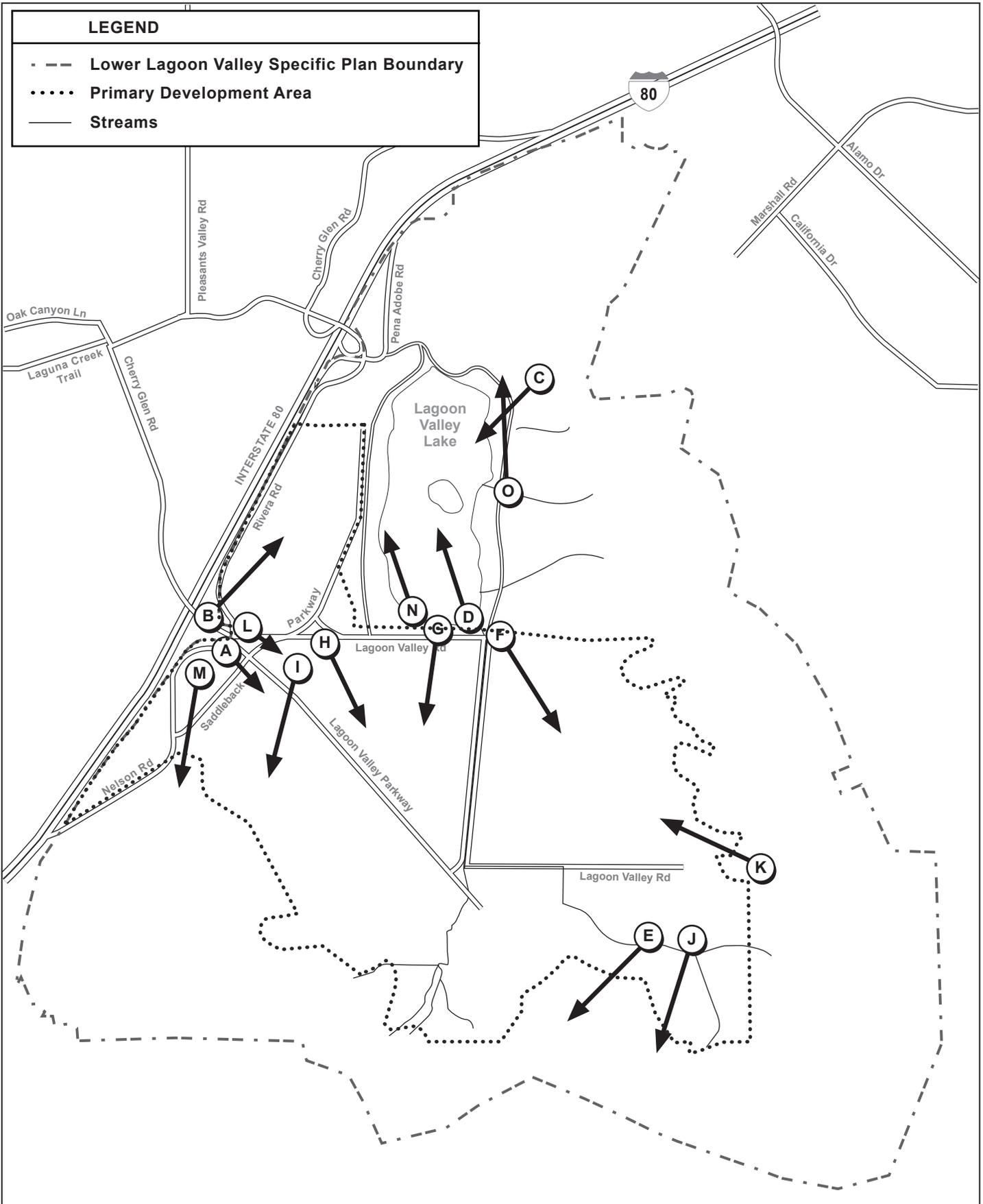


FIGURE 4.4-1
Viewpoint Location Map

10794-00 **Source:** EIP Associates, 2003



View A: □ Viewpoint of proposed residential areas from Lagoon Valley Drive/Rivera Drive intersection facing southeast.
□



View B: □ Viewpoint of small "auto yard" from Lagoon Valley Drive/Rivera Drive intersection.

FIGURE 4.4-2
Views A and B