



**View C:** □ Viewpoint from near northeast portion of lake on an elevated slope facing southwest.  
□



**View D:** □ Viewpoint from southeastern portion of the lake on Lagoon Valley Road facing northwest.  
□

**FIGURE 4.4-3**  
**Views C and D**



**View E:** □ Viewpoint to the south of the project site showing open space, residential structures, barns, and rolling hills.  
□

**FIGURE 4.4-4**  
**View E**



**View F:** □ Viewpoint from southeastern portion of lake on Lagoon Valley Road facing southeast towards foothills.  
□



**View G:** □ Viewpoint from southeastern portion of lake on Lagoon Valley Road facing southwest.  
□

**FIGURE 4.4-5**  
**Views F and G**



**View H:** □ Viewpoint from southwestern area near lake on Lagoon Valley Road facing southeast.



**View I:** □ Viewpoint from southwestern area near lake on Lagoon Valley Road facing southwest

**FIGURE 4.4-6**  
**Views H and I**



**View J:** □ Viewpoint to the south of the project site showing some wooden structures at the base of foothills.  
□



**View K:** □ Viewpoint taken from the hills located just east of the project site.

**FIGURE 4.4-7**  
**Views J and K**



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



**View M:** □ Viewpoint from Lagoon Valley Drive/Rivera Drive intersection facing southward towards hills.

**FIGURE 4.4-8**  
**Views L and M**



**View N:** □ Viewpoint from southeastern portion of lake on Lagoon Valley Road facing northwest.  
 □



**View O:** □ Viewpoint from the eastern side of the lake facing north.

**FIGURE 4.4-9**  
**Views N and O**

## **Existing On-Site Visual Resources**

Structures and visual features within the Specific Plan area include the Hines Nursery, the Lagoon Valley Regional Park, the Ranchotel and equestrian facility along with a few small commercial establishments and residences. The existing visual resources present in the plan area, and their prominent characteristics, are described below. Figures 4.4-2 through 4.4-9 illustrate some of these existing resources. The most prominent visual resources are described below.

### Hines Nursery

The Hines Nursery is a prominent visual feature within the Specific Plan area (see Figure 4.4-7K). The nursery includes large fields containing a variety of plants. A dark colored landscape fabric shelters a portion of the fields during the hot summer months. A few small buildings, including a residence are also present. The residence is a non-descript single-story structure painted white. Flower beds surround the front of the house. The fields are enclosed with wire fencing.

### Lagoon Valley Regional Park

The Lagoon Valley Regional Park is located north of Lagoon Valley Road, in the northern portion of the Specific Plan area. Lagoon Lake is located in the southern portion of the park, just north of Lagoon Valley Road. The park includes small, paved parking lots, a few small structures that include restroom facilities, a variety of trees, and rolling hillsides to the east. In the summer months the grass covered hillsides and flat grassy areas throughout the park are primarily brown (see Figure 4.4-9O). There are a few areas that are irrigated and stay green year round. During the spring and into the early summer the hillsides are green and appear very lush. A road provides access throughout the park and, in some areas, is lined with trees.

### Ranchotel

The Ranchotel is located along Rivera Road and is visible from I-80. The structure is set back from Rivera Road is partially shielded by large, mature trees and mature landscaping and shrubs. A low rock wall fence topped with a wooden split rail fence identifies the boundaries of the property. The building is single story with a distinctive ivy covered trellis in the front.

## **4.4.3 REGULATORY SETTING**

### Federal and State

There are no specific federal or state regulations pertaining to visual resources.

**Local****City of Vacaville****General Plan**

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 visual resource goals and policies.

**4.4.4 IMPACTS AND MITIGATION MEASURES****Method of Analysis**

A description of the Specific Plan area was constructed from site visits, aerial photographs, site photographs, and topographic maps. The City of Vacaville General Plan, as well as other applicable planning documents, was reviewed to determine what visual elements have been deemed valuable by the community. The analysis focuses on the manner in which development could alter the visual elements or features that exist in or near the Proposed Project area.

The positive or negative value attached to changes in visual character is largely subjective. This EIR does not seek to assign a judgment of “good” or “bad” change; rather, it identifies any substantive change as significant.

**Standards of Significance**

The CEQA Guidelines state that significant effects on the environment include substantial, demonstrable negative aesthetic effects, as well as conflicts with adopted environmental plans and goals of the community.

For the purpose of this EIR, impacts to visual resources are considered significant if the Proposed Project would:

- substantially alter a scenic vista;
- substantially damage any scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway;
- substantially alter the existing visual character or quality of the site and its surroundings; or
- create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

**Effects Determined to Have No Impact**

The following discussion describes impacts that would not occur as a result of the Proposed Project.

According to the California State Scenic Highway Program, this stretch of I-80 is not designated a State scenic highway. Therefore, implementation of the Proposed Project would not result in altering scenic resources within an area designated as a State scenic highway and there would be no impact.

### **Project Impacts and Mitigation Measures**

#### **4.4-1 Implementation of the Proposed Project would alter scenic vistas and the visual character of scenic resources.**

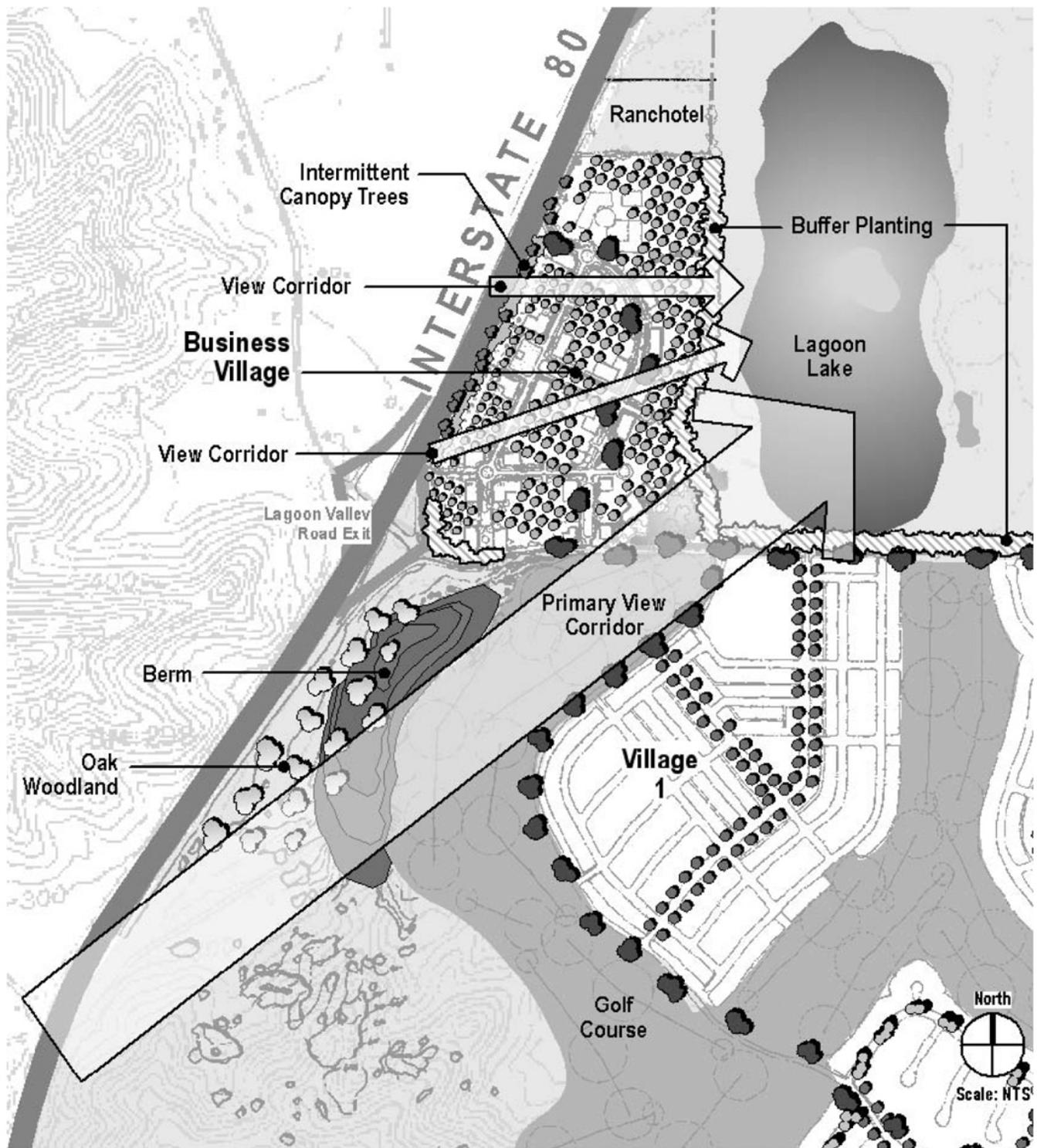
The Specific Plan area is visible to travelers on I-80. Presently, approximately 50,000 vehicles per day travel along this section of I-80, adjacent to the plan area. By 2020 this number could exceed 100,000 vehicles. Therefore, most people viewing the Specific Plan area do so from I-80.

It is estimated that vehicles traveling westbound on I-80 have a view of the Specific Plan area for approximately 30 to 40 seconds. Vehicles traveling eastbound can view the plan area for slightly longer than 40 seconds (assuming vehicles are traveling the speed limit of 65 miles per hour).

The project proposes to construct a landscaped berm along the western edge of proposed residential (Village 1) and golf course uses adjacent to I-80, shown in Figure 4.4-10. The proposed golf course would 'wrap' Village 1 on three sides (west, east, and south). Village 1 would be located approximately 1,700 feet east of I-80 at the closest point. The berm would be located adjacent to the proposed golf course. The berm would occupy approximately 56 acres and would be 112-feet wide, and would be approximately 35 to 50 feet at its highest point. The berm would be designed to connect with the existing topography and would be contoured to resemble an extension of the existing natural land form. The berm would be planted with native materials and trees that include a high canopy to allow views of the surrounding hills to the east and south. The berm would also be located to screen views of the residences and to hide a small golf course maintenance area. As shown on figure 4.4-10, a 750-foot-wide view corridor would be maintained for travelers eastbound on I-80. The berm would help to limit short and middle range views of the plan area, but buildings would likely be visible in longer range views of the valley along with roadways and buildings on the slight rise out of the valley at the base of the hills. Undeveloped open space areas would surround the Specific Plan on the south, east, and southwest.

Views from westbound I-80 would include the berm as well as the potential to see some residences in mostly Villages II and III.

In addition to the berm, a landscape corridor would be developed between I-80 and Rivera Road adjacent to the proposed business village. The landscape corridor would be 112 feet wide along the I-80 frontage of the Business Village and would include intermittent trees, planted in an "orchard" style, some with a high canopy, with smaller trees lining the parking areas and roadways. Filtered views of the hills in the background would be maintained through the tree canopy. Proposed view corridors are shown in Figure 4.4-10. Buildings would be required to be set back from the freeway a minimum of 250 feet. The landscape corridor would help to preserve views from the freeway to the surrounding hills, and to maintain the visual image of the valley along the freeway edge. The proposed business village would be located adjacent to I-80 and would not be shielded by the berm. As shown in Figure 4.4-11a and 4.4-11b, the visual simulation shows the proposed landscape berm from I-80 with views of the



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**FIGURE 4.4-10**  
**Primary Views**

Source: EIP Associates, 2003

Not to Scale



City of Vacaville



FIGURE 4.4-11a  
Existing View of Proposed Landscape Bern from I-80

Not to Scale