

4.8 LAND USE

4.8.1 INTRODUCTION

This section addresses the potential for land use impacts and evaluates the consistency between the Proposed Project and the City of Vacaville's General Plan (1990) and Zoning Ordinance. Following an overview of the existing land uses in **Subsection 4.8.2** and the relevant regulatory setting in **Subsection 4.8.3**, project-related impacts and recommended mitigation measures are presented in **Subsection 4.8.4**.

4.8.2 EXISTING LAND USE SETTING

Regional

The project site is located within Solano County (County), which consists of approximately 909.4 square miles in northern California, northeast of San Pablo Bay. Approximately 675.4 square miles of the County consists of rural land area while the remaining area includes several towns and cities, including the City of Vacaville (City) (Solano County, 2009). The City is located in the northeastern portion of County, midway between Sacramento and San Francisco on the I-80. Land use in this portion of Solano County primarily consists of Urban Residential, Suburban, General Industrial, and Agriculture (Solano County, 2008).

Project Site Land Uses

As described in **Section 3.2**, the approximately 113.2-acre incorporated island of City owned property is located 4.5 miles east of central Vacaville and immediately southeast of the unincorporated community of Elmira. An approximately 30 acre northwestern portion of the project site is developed with the existing EWWTP facilities. Existing EWWTP facilities are described in **Section 3.3.2**. The northeast most portion of the project site is currently leased out by the City for agricultural production. The remainder of the site primarily consists of non-native grasslands, which are disked regularly for fire hazard control.

Surrounding Land Uses

Although the project site is located within the jurisdiction of the City, the lands immediately surrounding the City property are within the jurisdiction of Solano County. Land uses adjacent to the EWWTP site primarily consist of farmland under active agricultural production. The unincorporated community of Elmira is located northwest of the EWWTP site. Elmira generally consists of commercial and residential uses. Additionally, there are two residences in proximity to the eastern boundary of the project site. One is located immediately adjacent to the northeast corner of the proposed landscape buffer area on Lewis Road, the second is southwest of the project site also on Lewis Road. Sierra School of Solano County is located approximately 0.22 miles north of the project site. Vaca Valley Hospital is located approximately 2.53 miles northwest of the site on Nut Tree Road. The Union Pacific Railroad (UPRR) runs through the community of Elmira approximately 0.3 miles northwest of the project site.

4.8.3 REGULATORY CONTEXT

As shown in **Figures 4.8-1** and **4.8-2**, the 182.62-acre City owned property, including the project site, is located within the City limits; however, this area is not contiguous with other areas of the City, and is surrounded by unincorporated lands located within Solano County. The project site is under the sole jurisdiction of the City of Vacaville; therefore, only the City's General Plan and Zoning Ordinance are applicable to land uses on the site. The properties surrounding the project site, including the community of Elmira, are under the jurisdiction of Solano County.

Land Use Designations and Zoning

City of Vacaville General Plan (1990) Land Use Element

The City of Vacaville General Plan was adopted in August 1990 and was last amended in March 2008. The General Plan serves as the overall guiding policy document for land use and development within the City by incorporating standards of population density and building density so that circulation and public-facilities needs can be determined. As shown in **Figure 4.8-1**, the General Plan designates the project site as Public/Institutional Waste Disposal (P*). Allowable uses within this designation are defined below:

Public / Institutional Waste Disposal (P*) – Includes public facilities, large institutions, and utilities. The floor area to site area ratio (FAR) is generally limited to 0.3. However, the FAR may be adjusted in specific cases, based upon the intensity of use and availability of services, infrastructure, and projected traffic levels of service.

City of Vacaville Zoning

The purpose of the City of Vacaville Zoning Ordinance (City's Municipal Code Chapter 14.09) is to "protect and promote the public health, safety, and general welfare of the citizens of Vacaville" (Chapter 14.09.070). As shown in **Figure 4.8-2**, the City of Vacaville's Zoning Ordinance has zoned the project site as Community Facilities (CF) which permits the following uses:

Community Facilities (CF) - This zone permits a number of uses including, but not limited to: grazing livestock, hospitals, libraries, recreation, public schools, and water wells and pump stations. This zone also permits some conditional uses, in accordance with the provisions of Chapter 14.09.110, which include, but is not limited to: cemeteries, community parks and centers, transpiration facilities, and water and wastewater treatment facilities.

Solano County General Plan Land Use Designations

As shown in **Figure 4.8-1**, the Solano County General Plan's (2008) designations for lands surrounding the project site consist of Intensive Agriculture to the immediate north, south, east, and west, and Suburban, Neighborhood Commercial, and Commercial Recreational, which make up the community of Elmira to the northwest.

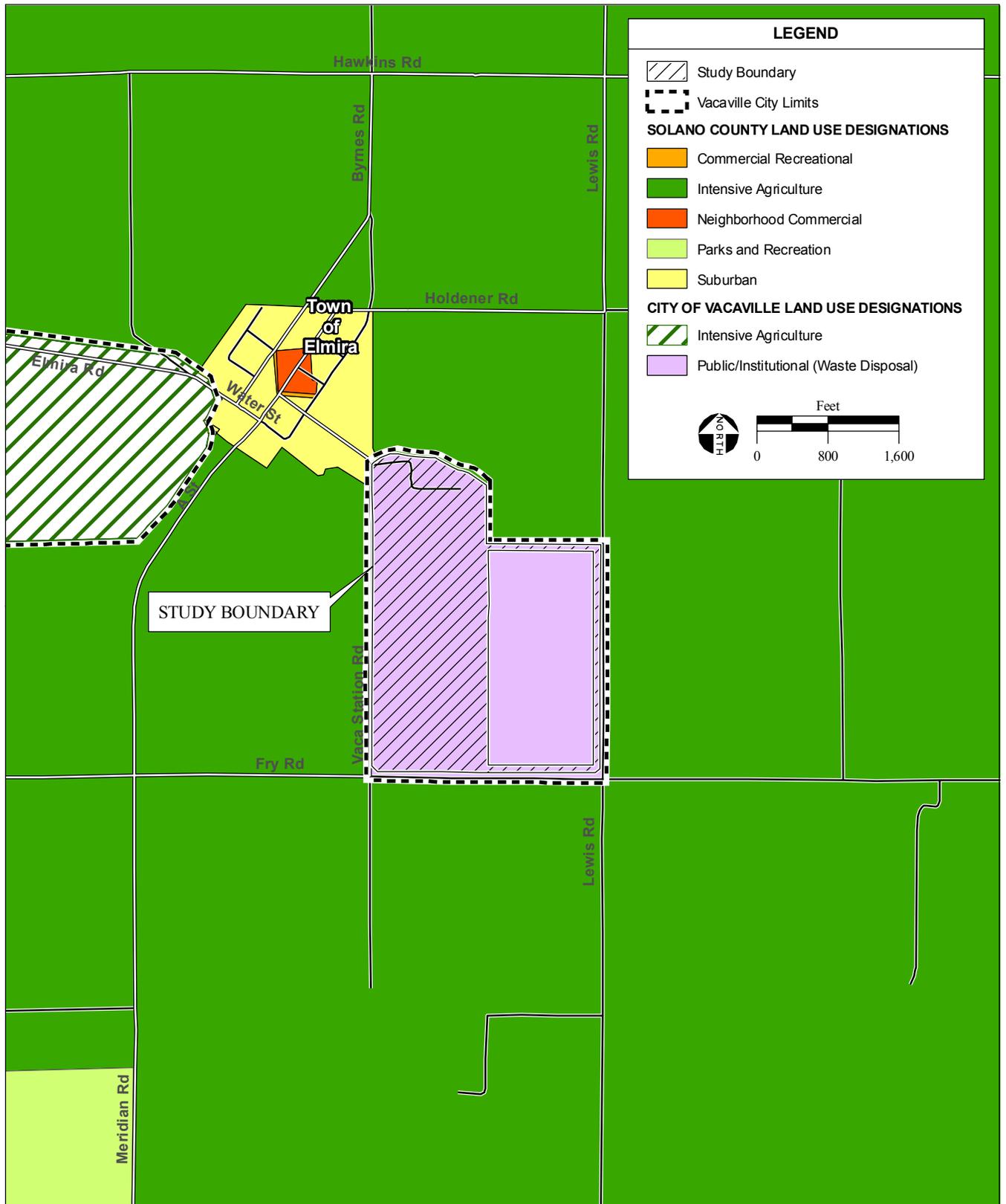


Figure 4.8-1
City and County General Plan Land Use Designations

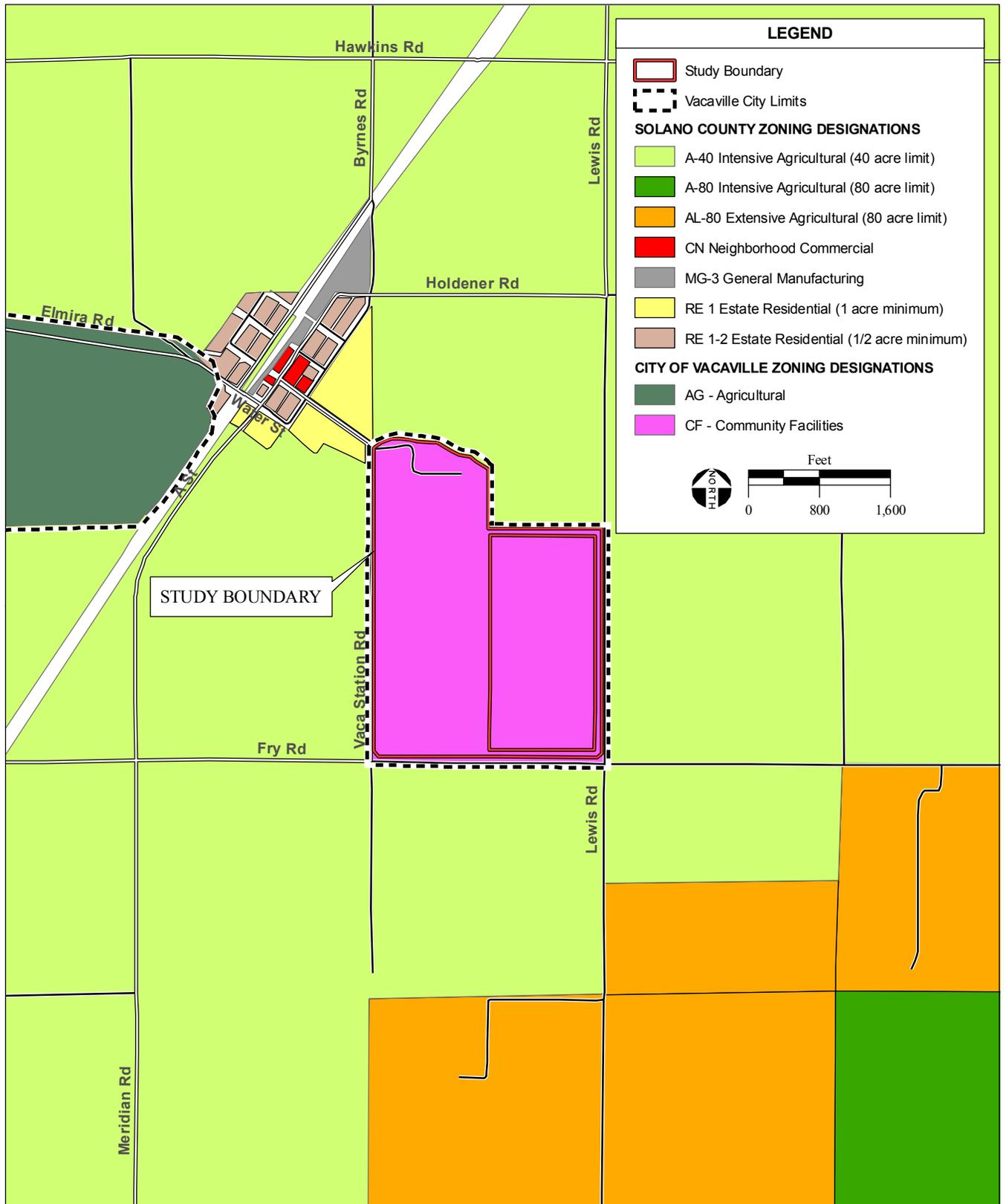


Figure 4.8-2
City and County Zoning Designations

Solano County Zoning

As shown in **Figure 4.8-2**, the Solano Zoning Ordinance has zoned the lands surrounding the project site as Intensive Agriculture (A-40 and A-80), Exclusive Agriculture (AL-80), Estate Residential (RE 1 and RE 1-2), Neighborhood Commercial (CN), and General Manufacturing (MG-3).

City of Vacaville General Plan Goals and Policies

Goals and policies within the City's General Plan applicable to the Proposed Project are listed below. A detailed discussion of the project's consistency with these policies is included in **Table 4.8-1**, at the end of this section.

Guiding Policies

- 5.1-G 3 Require buffer landscaping and multiple use, where feasible, of utility sites and rights-of-way to harmonize with adjoining uses.

Implementing Policies

- 2.1-I 1. Continue to implement design guidelines for all development, including residential, commercial and industrial projects and public facilities. Identify and prepare design guidelines for entry points into the City and Downtown.
- 5.1-I 4 Prepare a Sewer Master Plan to provide for a level of wastewater treatment meeting anticipated State discharge requirements and to provide a plan for upgrading and expanding the wastewater collection system, consistent with anticipated needs. The Sewer Master Plan shall set standards for sewer pipeline and treatment capacity.
- 5.1-I 13 Evaluate the feasibility of using wastewater for irrigation. Whenever possible, use non-treated water for irrigation in large landscaped areas.

4.8.4 IMPACTS AND MITIGATION MEASURES

Method of Analysis

This section evaluates the Proposed Project's compatibility with existing and planned adjacent land uses, and discusses the consistency of the Proposed Project with adopted plans, policies, and zoning designations. Physical environmental impacts resulting from the Proposed Project and mitigation measures are discussed in the applicable technical sections in this EIR.

Significance Criteria

Section 15125(d) of the CEQA *Guidelines* states that "[t]he EIR shall discuss any inconsistencies between the Proposed Project and applicable general plans and regional plans." Criteria for determining the significance of land use impacts to have been developed based on Appendix G of the CEQA *Guidelines*. For the purposes of this Draft EIR, land use impacts are considered significant if the Proposed Project would:

- Physically divide an existing community;
- Result in a substantial inconsistency 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 effect; or
- Conflict with any applicable habitat conservation plan, or natural community conservation plan.

Effects Found Not to be Significant

The Initial Study (**Appendix B**) concluded that the Proposed Project would not physically divide an established community nor is the project site within an adopted habitat conservation plan or natural community conservation plan. These effects are therefore not considered within this EIR.

Project Specific Impacts and Mitigation Measures

Impact

4.8-1 The Proposed Project would not result in a substantial inconsistency 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 effect.

The Proposed Project would be constructed within the existing EWWTP in an area designated for Public / Institutional Waste Disposal. Land uses adjacent to the project site consist of Intensive Agriculture, Suburban, and Neighborhood Commercial. The Proposed Project may create land use conflicts with adjacent residential land uses associated with noise, light, dust, or odors, especially during the construction phase of the project. The probability of these nuisances occurring, as well as mitigation measures to lessen their impact, is discussed further in their respective sections of **Chapter 4.0**. After mitigation, all possible nuisances associated with the proposed project would have a less than significant impact on the surrounding land uses. Thus, the Proposed Project is expected to be compatible with adjacent land uses.

As the Proposed Project would not increase the existing capacity of the EWWTP, the Proposed Project would not affect any assumptions for buildout and land use in the City's General Plan. A full discussion of the potential for indirect and growth inducing impacts is provided in **Section 5.1**. A discussion of the project's consistency with adopted City General Plan policies is provided in **Table 4.8-1**. As shown in the table, development of the Proposed Project would be consistent with all applicable General Plan policies. Therefore, this impact is considered less than significant. **Less than Significant.**

Cumulative Impacts

4.8-2 The Proposed Project would not contribute to adverse cumulative impacts associated with land use.

Potential cumulative projects in the vicinity of the project site, including growth resulting from build-out of the City's General Plan and proposed development of the power plant adjacent to the project site, would be developed in accordance with local and regional planning documents; thus, cumulative impacts associated with land use compatibility are expected to be less than significant. Additionally, as discussed above, the Proposed Project is consistent with the City zoning ordinance, and General Plan (1990) land use designations, goals, and policies, and thus would not contribute to the potential for adverse cumulative land use effects. **Less than Significant.**

TABLE 4.8-1 CONSISTENCY WITH CITY OF VACAVILLE GENERAL PLAN POLICIES

Land Use Plan Policy	Consistent	Discussion
Guiding Policies		
5.1-G 3 Require buffer landscaping and multiple use, where feasible, of utility sites and rights-of-way to harmonize with adjoining uses.	Yes	The development of the Proposed Project includes a landscape buffer around the perimeter of the City property, consistent with the City's policy to harmonize adjoining land uses.
Implementing Policies		
2.1-I 1 Continue to implement design guidelines for all development, including residential, commercial and industrial projects and public facilities. Identify and prepare design guidelines for entry points into the City and Downtown.	Yes	The project constructed components are subject to approval of a Use Permit and Design Review to ensure aesthetic issues are addressed.
5.1-I 4 Prepare a Sewer Master Plan to provide for a level of wastewater treatment meeting anticipated State discharge requirements and to provide a plan for upgrading and expanding the wastewater collection system, consistent with anticipated needs. The Sewer Master Plan shall set standards for sewer pipeline and treatment capacity.	Yes	Implementation of the Proposed Project will upgrade the treatment process at EWWTP in order to ensure compliance with the 2008 NPDES permit. Therefore, the Proposed Project is consistent with the City's policy to meet State discharge requirements.
5.1-I 13 Evaluate the feasibility of using wastewater for irrigation. Whenever possible, use non-treated water for irrigation in large landscaped areas.	Yes	The proposed improvements to the EWWTP would produce treated effluent that would meet Title 22 reclamation requirements; however, infrastructure for delivery of recycled irrigation water for the City is not a project component. Treated effluent will continue to be used for landscape on the project site.
Source: City of Vacaville General Plan, 1990.		