



## NEGATIVE DECLARATION AND INITIAL STUDY CHECKLIST P20-0258

**PROJECT NAME:** 2021-2029 Housing Element

**PROJECT LOCATION:** City-wide

**PROJECT APPLICANT:** City of Vista  
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Planning Division  
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### **PUBLIC REVIEW**

**PERIOD:** March 1, 2021 to March 30, 2021

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This Negative Declaration and Initial Study Checklist have been prepared pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000, et seq.) and the State CEQA Guidelines (California Code of Regulations, Section 15000, et seq.). It is available for a 20-day public review period as shown above.

Comments regarding this Negative Declaration and Initial Study Checklist must be made **in writing** to Mr. Michael Ressler, c/o Planning Division, 200 Civic Center Drive, Vista, California 92084-6275. All comments must be received in the Planning Division office no later than 5:00 p.m. on the last day of the public review period.

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# Chapter 1

## INTRODUCTION

### Overview

The City of Vista's (City) Planning Division has prepared this Negative Declaration/Initial Study (ND/IS) to evaluate the potential environmental consequences associated with the 2021-2029 Housing Element. As part of the approval process the proposed project is required to undergo an environmental review pursuant to the California Environmental Quality Act (CEQA). One of the main objectives of CEQA is to disclose to the public and decision makers the potential environmental effects of proposed activities. CEQA requires that the lead agency prepare an Initial Study to determine whether an Environmental Impact Report (EIR), Negative Declaration (ND), or a Mitigated Negative Declaration (MND) is needed. The City's Planning Division is the lead agency for the proposed project under CEQA, and the Division has determined that a ND is the appropriate environmental document for the proposed housing element.

### Authority

The preparation of this ND/IS is governed by two principal sets of documents: CEQA (Public Resources Code Section 21000, et seq.) and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of an ND/IS is guided by the State CEQA Guidelines; Section 15063 describes the requirements for initial studies, and Sections 15070–15075 describes the process for the preparation of an ND. Where appropriate and supportive to an understanding of the issues, reference will be made to either the CEQA statute or State CEQA Guidelines. This ND/IS contains all of the contents required by CEQA, which includes a project description, a description of the environmental setting, analysis of potential environmental impacts, consistency with plans and policies, and names of preparers.

### Scope

This ND/IS evaluates the proposed project's effects on the following resource topics:

- aesthetics
- agricultural resources
- air quality
- biological resources
- cultural and tribal cultural resources
- geology and soils
- greenhouse gas emissions
- hazards and hazardous materials
- hydrology and water quality
- land use planning
- mineral resources
- noise
- population and housing
- public services
- recreation
- transportation
- utilities and service systems
- wildfire
- mandatory findings of significance

**Chapter 2****ENVIRONMENTAL SETTING  
AND PROJECT DESCRIPTION****Project Overview**

The proposed 2021-2029 Housing Element (the “Housing Element” or the “project”) consists of an update to the Housing Element of the General Plan, covering 2021-2029. The Housing Element addresses Vista’s existing and projected housing needs, constraints to the preservation and development of housing, opportunities and resources for housing, and an eight-year housing plan that addresses the expansion of housing opportunities in the community.

**Existing Environmental Setting**

Vista is a largely built-out, predominantly low-density residential community located seven miles inland from the Pacific Ocean in northern San Diego County. Clusters of urbanizing higher density developments are scattered throughout its central portion. The city is located in rolling topography of the western foothills of the San Marcos Mountains, with elevations ranging from approximately 200 feet to about 750 feet above mean sea level (AMSL). Pleasant views are found from various points throughout the city with some higher elevations offering captivating vistas of the Pacific Ocean to the west. In addition to the pleasing topography of the mountains and hills, Vista is lushly vegetated from the low level creek beds to the steep slopes of the foothills, which also contributes to the overall beauty of the community. The city also has three major creeks that flow through its boundaries, Buena Vista Creek, Agua Hedionda Creek, and Buena Creek.

Although only incorporated in 1963, Vista has a rich history. In the early part of the 20th Century, Vista was a popular area for visitors; people traveled from all over San Diego County for picnic outings and to enjoy the oak groves, large ranches and farms. By the 1920s, Vista was primarily an agricultural community and a prominent stop on the Atchison, Topeka and Santa Fe Railway route between Escondido and Oceanside. Until 1970, when State Route (SR) 78 was constructed, Vista remained a relatively small community of less than 25,000 residents. Since then Vista’s population has grown rapidly. The current population is more than triple its size at the time of incorporation.

Between 1990 to 2000, Vista’s population increased by 25 percent to 89,857 residents. Growth in Vista slowed down in the subsequent decades, with an increase of 4.4 percent between 2000 and 2010, and an increase of 8.3 percent between 2000 and 2019. Because the 2020 Census data will not be released until March of 2021, population estimates for 2019 were used. The City’s population in 2019 was 101,638. Vista’s population growth from 2010 to 2019 was comparable to that experienced by Carlsbad, Encinitas, Escondido, and Oceanside but lower than the growth experienced by San Marcos.

**Project Description**

The Housing Element is one of the seven State-mandated elements of the City’s General Plan. The purpose of the City’s Housing Element is to craft a comprehensive strategy for providing safe, decent, and affordable housing within Vista. The Housing Element has two main purposes:

- (1) To provide an assessment of both current and future housing needs and constraints in meeting these needs; and
- (2) To provide a strategy that establishes housing goals, policies, and programs.

The 2021-2029 Housing Element represents the City's sixth cycle Housing Element and covers the period from 2021 through 2029.

### **RHNA Requirements**

The Regional Housing Needs Allocation (RHNA) developed and adopted by the San Diego Association of Governments (SANDAG) covers a planning period (June 30, 2020 through April 15, 2029). The RHNA assigns a housing production to each jurisdiction in the region. Vista's share of the regional housing need for this 6th cycle Housing Element update is allocated by SANDAG based on factors such as recent growth trends, income distribution, and capacity for future growth. Vista must identify adequate land with appropriate zoning and development standards to accommodate its allocation of the regional housing need.

The City's RHNA is 2,561 units (515 units for very low income, 321 units for low income, 369 units for moderate income, and 1,356 units for above moderate income). As of July 2020, the City has already fulfilled a portion of its RHNA, with a remaining RHNA of 2,029 units (467 units for very low income, 304 units for low income, and 1,269 for above moderate income). The City's vacant and underutilized residential sites inventory offers residential development potential that exceeds the remaining RHNA.

### **Relationship to Other General Plan Elements**

The City of Vista's 2030 General Plan (GP 2030) was updated in its entirety and adopted in 2012 and is comprised of the following elements: Land Use and Community Identity; Circulation; Housing; Resource Conservation and Sustainability; Healthy Vista; Noise; and Public Safety, Facilities, and Services. California Government Code Section 65583 (c) requires the Housing Element to maintain internal consistency with all of the other General Plan Elements. At this time, the Housing Element is being updated in conformance with the 2021-2029 update cycle for jurisdictions in the SANDAG region in addition to the California Government Code requirements. The Housing Element builds upon the other General Plan elements and is entirely consistent with the policies set forth by the General Plan. The Housing Element relies on the Land Use and Community Identity Element to establish the amount, intensity, and distribution of residential uses. As portions of the General Plan are amended in the future, the Plan (including the Housing Element) will be reviewed to ensure that internal consistency is maintained.

### **Components**

The Vista Housing Element consists of the following major components:

- Introduction: Provides a brief overview of the purpose and background for the Housing Element.
- Community Profile: Provides an assessment of Vista's demographic and housing market characteristics and their correlation to housing needs in the community.
- Constraints to the Provision of Housing: Analyzes the various market, governmental, and environmental constraints in the City and their impact on the development and preservation of housing in Vista.
- Housing Opportunities and Resources: Provides an inventory of land, financial, and administrative resources available to facilitate housing development in Vista. Opportunities for energy conservation are also discussed.

- Housing Plan: Outlines the City’s proposed actions and objectives over the next eight years in addressing the housing needs of the community and complying with State law.

### **Goals, Policies, Programs and Objectives**

The goals, policies, programs and quantified objectives of the Housing Element are listed below.

#### **Goals and Policies**

##### ***1. Maintenance and Preservation of Housing***

The City’s goal is to preserve the existing housing stock and to avoid a degree of physical decline that will require a larger rehabilitation effort to restore quality and value in the future. In addition, it is important to conserve affordable housing units in the community to maintain adequate housing opportunities for all residents.

#### **Goal 1.0: Maintain and Preserve the City’s housing supply through various funding sources, implementation programs, and advisory bodies**

Policy 1.1: Implement neighborhood revitalization strategies to focus efforts in improving city services and infrastructure that supports the City’s housing supply.

Policy 1.2: Continue to identify new funding opportunities to help provide financial housing assistance to lower income communities.

Policy 1.3: Continue to utilize code enforcement to bring substandard units into compliance with City codes and to improve overall housing conditions in Vista.

Policy 1.4: Preserve affordable housing in the City’s mobile home parks through mechanisms such as the Mobile Home Park Accord.

Policy 1.5: Implement efficiency measures and standards pertaining to energy and water in new housing development in the City.

##### ***2. Housing Opportunities***

The City of Vista encourages the production of new housing units that offer a wide range of housing types to ensure that an adequate supply is available to meet the existing and future needs of all sectors of the community. A balanced inventory of housing in terms of unit type, cost, and style will allow the City to fulfill a variety of housing needs.

#### **Goal 2.0: Encourage a wide range of housing by location, type of unit, and price to meet the existing and future needs of Vista residents.**

Policy 2.1: Seek to provide a variety of residential development opportunities to meet the City’s share of regional housing needs.

Policy 2.2: Seek to attain maximum leverage of City resources with those of private and non-profit entities on affordable housing projects.

Policy 2.3: Encourage housing constructed expressly for lower and moderate income households (including extremely low income households) be located throughout the City.



Policy 2.4: Require the design of affordable housing developments be compatible with the surrounding neighborhood, and not appear any different than market-rate developments.

Policy 2.5: Encourage the use of energy and water conservation techniques in new development.

### ***3. Housing for the Vulnerable***

The City of Vista seeks to expand and identify new funding sources and opportunities to provide housing for vulnerable communities. Vulnerable communities include low-income, minority groups, the elderly, persons with disabilities, and homeless. Identifying and targeting vulnerable communities in the City ensures the City's housing market is inclusive and equitable.

**Goal 3.0: Provide supportive housing and services to homeless populations and other vulnerable populations with special needs.**

Policy 3.1: Coordinate with the San Diego Regional Task Force for the Homeless, and other agencies, for needs assessment and resource allocation.

Policy 3.2: Offer housing assistance to homeless individuals using a continuum of care model to address issues related to homelessness (e.g. emergency, transitional, and permanent housing linked with case management, employment, health and mental health, substance abuse, etc.).

Policy 3.3: Continue to facilitate the development of housing for persons with disabilities and other special needs through affordable housing development.

Policy 3.4: Monitor policies, standards, and regulations in regards to housing for the homeless on a continual basis through the Homeless Prevention Program.

Policy 3.5: Further educate and expand safe and healthy housing to all vulnerable groups and help foster the City's commitment to environmental justice.

### ***4. Removal of Constraints on Housing Development***

Governmental policies and market conditions can constrain housing development and affect affordability. While the City has little influence on market conditions, certain governmental regulations affecting the maintenance, improvement, and development of housing can be minimized to facilitate new construction.

**Goal 4.0: Remove Governmental Constraints on Housing Development.**

Policy 4.1: Periodically review City regulations, ordinances, departmental processing procedures and fees related to the rehabilitation and/or construction of housing units to ensure they do not unduly constrain housing development.

Policy 4.2: Review specific project development where additional fees can be waived and/or amended such as ADU's through the ADU Fee Waiver Program.

**5. Fair Housing Practices**

In order to make adequate provision for the housing needs of all economic segments of the community, the City must ensure equal and fair housing opportunities are available to all residents.

**Goal 5.0: Promote Fair Housing Practices**

Policy 5.1: Provide fair housing services to Vista residents, and assure that residents are aware of their rights and responsibilities regarding fair housing.

Policy 5.2: Implement the action items identified in the Regional Analysis of Impediments to Fair Housing Choice (AI) to further access to fair housing in Vista.

Housing Programs

**1. Maintenance and Preservation of Housing**

***Program 1: Mobile Home Park Accord***

Vista City Council has determined that mobile home parks within the City are an important supply for low and moderate income persons and families along with senior citizens. The City of Vista has established a program of contractual obligations, known as the Mobile Home Park Accord, with owners and privately held mobile home parks within the City to encourage equitable treatment. The City and owners intend that the original Mobile Home Park Accord will continue to govern the original parks and the rights of homeowners in those parks. It is intended that the Mobile Home Park Accord governs the parks and the rights of the homeowners through 2035, at which time staff will re-evaluate the agreement and make any necessary changes.

<b>Funding:</b>	Departmental budget
<b>Responsible Agency:</b>	Community Development/Housing
<b>Objectives and Timing:</b>	<ul style="list-style-type: none"> <li>• Continue to monitor compliance with the Mobile Home Park Accord on an ongoing basis; and</li> <li>• Re-evaluate the Mobile Home Park Accord in 2035 and make necessary changes to enhance its effectiveness.</li> </ul>

***Program 2: Sustainable Building Program***

The City is committed to ensuring that new development complies with the State Energy Efficiency and Green Building Standards and the City’s Climate Action Plan (CAP). The City is currently updating their CAP, a long-range plan to reduce GHG emissions from municipal operations and community activities within Vista and prepare for the anticipated effects of climate change. The CAP will set forth goals and policies to increase energy efficiency and water conservation within residential developments. As part of the Sustainable Building Program, the City has committed to reducing its GHG emissions 40 percent below year 1990 levels by 2039, and 80 percent below year 1990 levels by 2050. In 2016, the City updated its Development Code to incorporate the 2016 California Green Building standards to implement in new housing developments. The City will continue to expand green building policies in the City through further implementation of its CAP and other state and local policies.

<b>Funding:</b>	Departmental budget
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<b>Responsible Agency:</b>	Community Development Department/Planning
<b>Objectives and Timeframe:</b>	<ul style="list-style-type: none"> <li>• Continue to enforce the California Energy Code and CALGreen Code through the development review process.</li> <li>• Continue to provide information and forms on the City's website to facilitate project compliance with the CALGreen Code.</li> <li>• Collaborate with SDG&amp;E to provide and promote energy efficiency and conservation education (i.e. The Roadmap Program), training, rebates, and incentives to Vista residents, businesses, and employees; and</li> <li>• Provide information on the City's website related to steps that residents and businesses can take to conserve energy and increase efficiency, including links to energy efficiency and conservation programs and websites, such as Energy Upgrade California and Flex Your Power.</li> </ul>

## 2. Housing Opportunities

### *Program 3: Residential Sites Inventory*

Through Zoning and General Plan designations, the City maintains a residential sites inventory that is adequate to accommodate the City's remaining share of regional housing needs. The City's Regional Housing Needs Assessment (RHNA) is 2,561 units (515 units for very low income, 321 units for low income, 369 units for moderate income, and 1,356 units for above moderate income). As of November 2020, the City has a remaining RHNA of 1,549 units.

Future residential growth is expected to occur primarily in the City's Downtown Vista Specific Plan (DVSP) area, especially in areas where transit-oriented development is most feasible. The DVSP places heavy emphasis on higher density and mixed use developments.

<b>Funding:</b>	Departmental budget
<b>Responsible Agency:</b>	Community Development Department/Planning
<b>Objectives and Timeframe:</b>	<ul style="list-style-type: none"> <li>• Maintain an ongoing inventory of multi-family residential and mixed use sites and provide updated information on sites on City website;</li> <li>• Maintain an ongoing inventory of City-owned properties and other surplus sites owned by other public agencies that may be appropriate for residential uses;</li> <li>• Coordinate public improvements in the DVSP area to facilitate revitalization in the area;</li> <li>• Promote development incentives (higher density, reduced parking, and other development standards) to developers active in the region;</li> <li>• Monitor the consumption of residential acreage to ensure an adequate inventory is available; and</li> <li>• Investigate tracking rents for accessory dwelling units in 2021.</li> </ul>

### *Program 4: Residential Sites Monitoring Program*

In 2017, Senate Bill 166 (SB 166), otherwise known as “no net loss”, was passed to ensure that

cities and counties “identify and make available” additional adequate sites if a housing project is approved at a lower density or with fewer units by income category than what is identified in the Housing Element. In conjunction with Program 3 Residential Sites Inventory, the City will further implement a monitoring program that evaluates the current capacity of housing sites for all income levels throughout the duration of the planning period. The City commits to internally tracking the City’s available housing sites through its internal database to ensure the City remains on track towards satisfying its RHNA target.

<b>Funding:</b>	Departmental budget
<b>Responsible Agency:</b>	Community Development Department/Planning
<b>Objectives and Timeframe:</b>	<ul style="list-style-type: none"> <li>• Maintain an updated inventory of residential housing developments that have been submitted, approved, and denied; and</li> <li>• Annually monitor the City’s remaining housing capacity to ensure compliance with SB 166.</li> </ul>

***Program 5: Affordable Housing Development***

The City can utilize CDBG and HOME funds to write-down the cost of land for the development of low and moderate income housing. The intent of this program is to reduce land costs to the point where it becomes economically feasible for the private developer to build units affordable to low and moderate income households. As part of the land write-down program, the City may also assist in acquiring and assembling property, subsidizing on-site and off-site improvements, and assisting in relocation activities as well as clearing and demolition.

The City continues to seek the development of affordable housing to address special needs populations (seniors, severely mentally ill, physically disabled, eldercare, large families, and children transitioning from foster care). Upcoming affordable housing projects in the City consist of The Grove and Paseo Artist Village. The Grove will provide 80 one-bedroom and two-bedroom new apartment homes for seniors age 62 and older. Paseo Artist Village is a mixed-use development that will include 60 income-restricted apartments ranging from one- to three-bedroom options.

In addition, the City is committed to maintaining and monitoring housing conditions amongst vulnerable and low-income populations. Lower-income communities along with the elderly and persons with disabilities are disproportionately burdened with poorer housing conditions. Vista will continue to seek new funding opportunities as well as new partnerships to greater improve housing conditions. The City will work to identify and partner with advocacy groups such as Habitat for Humanity to expand existing resources and help further improve housing conditions amongst the vulnerable and low-income communities. and the need for rehabilitation assistance increases as the housing stock ages.

<b>Funding:</b>	CDBG and HOME
<b>Responsible Agency:</b>	Community Development/Housing
<b>Objectives and Timeframe:</b>	<ul style="list-style-type: none"> <li>• Continue to utilize funds to expand affordable housing projects that target and address special needs populations with the goal of facilitating the development of 125 lower income units over eight years.</li> <li>• Annually seek additional funding sources and identify new partnerships to greater expand resources in the city;</li> </ul>

	<ul style="list-style-type: none"> <li>• Monitor both the City’s and State’s development code for any updates that will require housing in the City to be altered/changed to comply with the latest updates; and</li> <li>• Investigate funding opportunities to provide rehabilitation services to homeowners and people amongst the vulnerable and low-income communities.</li> </ul>
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### 3. Housing for the Vulnerable

#### *Program 6: Housing for Special Needs Populations*

The Vista Zoning Ordinance is continuously updated to address a wide range of issues and State and Federal law. However, the City will continue to monitor its policies, standards, and regulations to ensure that they do not unduly impact persons with special needs. The City will also facilitate the development of housing for persons with disabilities and other special needs through incentives for affordable housing development.

<b>Funding:</b>	Departmental budget
<b>Responsible Agency:</b>	Community Development /Planning
<b>Objectives and Timeframe:</b>	<ul style="list-style-type: none"> <li>• Continue to monitor policies, standards, and regulations to ensure that they do not unduly impact persons with special needs; and</li> <li>• Facilitate the development of housing for persons with disabilities and other special needs through incentives for affordable housing development, with the goal of developing 6 special needs units over eight years.</li> </ul>

#### *Program 7: Sites Used in Previous Planning Periods Housing Elements*

In 2017, AB 879 and AB1397 were passed requiring additional analysis and justification of the sites included in the sites inventory of the city’s Housing Element. The Housing Element may only count non-vacant sites included in one previous housing element inventory and vacant sites included in two previous housing elements if the sites are subject to a program that allows affordable housing by right. Some sites within this Housing Element were used in previous cycles and this program is included to address the by-right approval requirement. Per AB 1397, the use by right of these sites during the planning period is restricted to developments in which at least 20 percent of the units in the development are affordable to lower income households, provided that these sites have sufficient water, sewer, and other dry utilities available and accessible or that they are included in an existing general plan program or other mandatory program or plan to secure sufficient water, sewer, dry utilities supply to support housing development.

<b>Funding:</b>	Departmental Budget
<b>Responsible Agency:</b>	Community Development/Housing
<b>Objectives and Timeframe:</b>	<ul style="list-style-type: none"> <li>• The City shall rezone or amend its Zoning Code to allow by-right approval for housing developments proposed for non-vacant sites included in one previous housing element inventory and vacant sites included in two previous housing elements, provided that the proposed housing development consists of at least 20 percent lower income and affordable housing units.</li> </ul>

**Program 8: Homelessness Prevention Program**

On March 10, 2020, Vista’s City Council adopted the Strategic Plan to Address Homelessness, designed to address homelessness through various programs. The City’s Homeless Prevention Programs was created as a result of the City’s Strategic Plan to Address Homelessness. The Program is for Vista households who are at risk of becoming homeless as defined by HUD, and focuses on self-sufficiency and stabilization. Services include rental assistant, first/last month rent and/or deposit, utility assistance, transportation assistance, and case management. The Strategic Plan identified eight action steps to help prevent homelessness, improve quality of life, and reduce homelessness:

- Implement a Homelessness Prevention Pilot Program;
- Support Home Share Coordination Services;
- Establish a Daytime Downtown Outreach Program;
- Encampment Cleanup;
- Implement a robust Education and Outreach Program;
- Improve governmental and legislative advocacy;
- Secure shelter beds, and;
- Increase full-time social worker with flex funds

<b>Funding:</b>	Affordable Housing Funds (AFH), SB2 Funding
<b>Responsible Agency:</b>	Community Development Department/Planning
<b>Objectives and Timeframe:</b>	<ul style="list-style-type: none"> <li>• Continue to monitor policies, standards, and regulations to ensure that they do not unduly impact persons with special needs;</li> <li>• Facilitate the development of housing for persons with disabilities and other special needs through incentives for affordable housing development with the goal of developing 6 special needs units over eight years;</li> <li>• Participate in the North County Homeless Action Committee, regional or sub-regional summit(s) including decision-makers from north San Diego County jurisdictions, and SANDAG for the purposes of coordinating efforts, reducing the unsheltered population, increasing emergency and permanent housing, and leveraging resources to address homelessness;</li> <li>• Continue to provide funding for local and sub-regional homeless service providers that operate temporary and emergency shelters, such as the North County Regional Winter Shelter Program;</li> <li>• Assist (when possible) local non-profits and charitable organizations in securing state and federal funding for the acquisition, construction, and management of shelters; and</li> <li>• Review the low barrier navigation centers and emergency shelter provisions to comply with recent changes to state law and amend the zoning ordinance and other documents as necessary to comply.</li> </ul>

**Program 9: Safe and Healthy Housing Program**

The City of Vista is committed to reducing the barriers of housing to vulnerable populations due to environmental hazards. Communities of color and lower-income communities are disproportionately burdened with poor housing conditions due to a variety of environmental threats and hazards. Under California Government Code 65040, environmental justice is designed as “the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.” The City is committed to expanding safe and healthy housing opportunities for people of all groups through the continuous expansion of environmental justice policies, conducting thorough environmental review of all housing developments, and creating partnerships with environmental justice agencies and advocates such as the California Environmental Justice Alliance.

<b>Funding:</b>	Departmental budget
<b>Responsible Agency:</b>	Community Development Department/Planning
<b>Objectives and Timeframe:</b>	<ul style="list-style-type: none"> <li>• Annually monitor policies, standards, and regulations regarding environmental justice in the city; and</li> <li>• Nurture ongoing partnerships that help educate and execute the development of safe and health housing communities for all groups of people.</li> </ul>

**Program 10: Supportive Housing Program**

In 2018, Assembly Bill 2162 (AB 2162) was passed which requires that supportive housing be a use by right in zones where multi-family and mixed uses are permitted including nonresidential zones permitting multifamily uses. Additionally, AB 2162 prohibits local governments from imposing any minimum parking requirements for units occupied by supportive housing residents if the development is located within ½ mile of a public transit stop. The City of Vista is committed to expanding supportive housing opportunities for vulnerable communities that rely on such services. The City has amended its Zoning Ordinance to reflect AB 2162 and continues to seek new supportive housing opportunities through further analysis of their Residential Sites Inventory. The City is committed to prioritizing supportive housing developments near transit centers to provide easier access to City services for supportive housing residents. Furthermore, the City is committed to fostering relationships with supportive housing advocacy partners such as BRIDGE Housing to further identify potential opportunities for supportive housing in the City.

<b>Funding:</b>	Departmental budget
<b>Responsible Agency:</b>	Community Development Department/Planning
<b>Objectives and Timeframe:</b>	<ul style="list-style-type: none"> <li>• Continue to monitor policies, standards, and regulations in regards to supportive housing developments for vulnerable groups in the City; and</li> <li>• Nurture ongoing partnerships that help educate and execute the development of supportive and transitional housing.</li> </ul>

**4. Removal of Constraints on Housing Development**

**Program 11: ADU Fee Waiver Program**

On August 13, 2019, the City of Vista adopted City Council Ordinance No. 2019-11 amending Chapter 18.31 of the City’s Municipal Code which provides for certain fees to be waived in the

development of Accessory Dwelling Units (ADU's). Certain development impact fees for an ADU will be waived if certain criteria are met:

- The ADU is occupied by an eligible household (see below) during the first ten years following the issuance of the certificate of occupancy for the unit; and
- The owner of the property has executed and recorded a regulatory agreement, in a form approved by the City Attorney, to assure compliance with this paragraph, and such rules as may be necessary so that the unit is eligible to be counted towards the City's Regional Housing Needs Assessment. An eligible household shall consist of either:
  - a lower income household which has a gross income which does not exceed 80 percent of the San Diego County median, adjusted by household size; or
  - a family member or caregiver providing regular care to an owner or occupant of the primary unit in need of that care.

<b>Funding:</b>	Departmental budget
<b>Responsible Agency:</b>	Community Development Department/Planning
<b>Objectives and Timeframe:</b>	<ul style="list-style-type: none"> <li>• Waive development impact fees for ADU's under certain conditions that must be met and review on an annual basis; and</li> <li>• Support the City's effort for alternative forms of affordable housing with the goal of achieving 480 ADUs over eight years.</li> </ul>

***Program 12: ADU Monitoring Program***

In recent years, multiple bills have added requirements for local governments related to ADU ordinances. The 2016 and 2017 updates to State law included changes pertaining to the allowed size of ADUs, permitting ADUs by right in at least some areas of a jurisdiction, and parking requirements related to ADUs. More recent bills reduce the time to review and approve ADU applications to 60 days, remove lot size requirements and replacement parking space requirements and require local jurisdictions to permit junior ADUs. AB 68 allows an ADU and a junior ADU to be built on a single-family lot, if certain conditions are met. The State has also removed owner-occupancy requirements for ADUs, created a tiered fee structure that charges ADUs based on their size and location, prohibited fees on units of less than 750 square feet, and permitted ADUs at existing multi-family developments. Such provisions have not yet been fully amended in the Zoning Ordinance and are necessary to be changed to comply with state law. This program aims to annually monitor provisions made to ADU legislation and amend the City's Zoning Ordinance as necessary to ensure compliance with state law.

<b>Funding:</b>	Departmental budget
<b>Responsible Agency:</b>	Community Development Department/Planning
<b>Objectives and Timeframe:</b>	<ul style="list-style-type: none"> <li>• Respond in a timeline manner to update the Vista Zoning Ordinance/Municipal Code to integrate changes in State housing law; and</li> <li>• Annually monitor ADU production and affordability on an annual basis.</li> </ul>

***Program 13: Zoning Ordinance***



The Vista Zoning Ordinance is continuously updated to address changes among a range of issues and State/Federal laws. The City will continue to monitor its policies, standards, and regulations to ensure they work to facilitate residential and mixed use development in the community. The City will also revisit its parking regulations to specifically address affordable housing development.

<b>Funding:</b>	Departmental budget
<b>Responsible Agency:</b>	Community Development Department/Planning
<b>Objectives and Timeframe:</b>	<ul style="list-style-type: none"> <li>• Continue to monitor the City's Zoning Ordinance to ensure standards do not unduly constrain residential and mixed use development; and</li> <li>• By the end of 2021, review parking regulations for affordable housing projects, and amend if necessary, especially for projects in close vicinity to transit centers so as to help reduce overall project costs.</li> </ul>

***Program 14: Development Fees***

The City charges various fees and assessments to cover the cost of processing permits and providing certain services and utilities. These fees are not considered excessive compared to surrounding communities. In addition to City fees charged at the time building permits are issued, developers are required to pay school impact and water connection fees.

<b>Funding:</b>	Departmental budget
<b>Responsible Agency:</b>	Community Development Department/Planning
<b>Objectives and Timeframe:</b>	<ul style="list-style-type: none"> <li>• Annually monitor all residential development fees to assess their impact on housing costs, and if feasible and appropriate, offer financial assistance to affordable housing projects to offset the cost impact of development fees.</li> </ul>

***Program 15: Expedited Project Review***

The City continues to improve the efficiency of the development review process. As a response to a housing shortage in the State of California, Senate Bill 330 (SB 330) was passed to restrict local rules that limit housing production. SB 330 helps strengthen the Permit Streamlining Act, by creating a more efficient two-step application process. The City has already made improvements towards expediting the development process for housing in the City by setting a requirement for applicants to submit an early design review application to be reviewed prior to being formally reviewed by the City’s Planning Commission. Additionally, in conformance with Government Code Section 65940.1 (SB 1483), the City has all schedule of fees, application forms, Zoning Ordinance/Municipal Code, and other relevant information publicly accessible on the City’s website. The City will continue to find ways to make the development process more efficient to uphold SB 330, by further streamlining the permit process and directly coordinating with developers to ensure a timely application and development process.

<b>Funding:</b>	Departmental budget
<b>Responsible Agency:</b>	Community Development Department/Planning

<b>Objectives and Timeframe:</b>	<ul style="list-style-type: none"> <li>As needed, the City will continue to prioritize processing for affordable housing projects; and</li> <li>Annually assess the efficiency of the City’s permit streamlining process and continue to implement best practices with efficient project review procedures.</li> </ul>
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**5. Fair Housing Practices**

***Program 16: Legal Aid Society Program***

The City of Vista contracts with Legal Aid Society of San Diego, Inc., a non-profit organization to counsel property owners, managers, tenants, and homebuyers on fair housing related issues. Services provided through this partnership include:

- Responds to all complaints regarding violations of the fair housing laws;
- Provides tenant/landlord mediation services;
- Addresses any necessary repair issues;
- Promotes community awareness of fair housing; and
- Implements the Fair Housing Action Plan in response to the Analysis of Impediments (AI) to Fair Housing Choice

<b>Funding:</b>	CDBG funds
<b>Responsible Agency:</b>	Fair housing service provider selected on an annual basis through a Request-for-Proposal process.
<b>Objectives and Timeframe:</b>	<ul style="list-style-type: none"> <li>Continue to comply with the fair housing planning requirements of the CDBG; and</li> <li>Provide fair housing information to the community and one-on-one services (such as mediation) with the goal of assisting 658 Vista residents, landlords, and housing professionals annually.</li> </ul>

***Program 17: Affirmatively Furthering Fair Housing***

To address the requirements of AB 686, the city has worked collaboratively with the San Diego Regional Alliance for Fair Housing to complete the Analysis of Impediments to Fair Housing which identifies regional barriers and local barriers to fair housing around the city, with heavy emphasis on racial and economic disparity and environmental justice. Methodologies were identified to reduce barriers in the City include adjusting zoning amendments to expand affordable and alternative housing opportunities, and increasing accessibility to information.

The 2020-2025 San Diego Regional Analysis of Impediments to Fair Housing Choice (AI) was approved by City Council on June 9, 2020. The City continuously examines housing opportunities available within the City and has undertaken Zoning Ordinance amendments to address the impediments identified in the AI. The City will continue to work collaboratively with the San Diego Regional Alliance for Fair Housing to identify and promote fair housing, education, and advocacy.

<b>Funding:</b>	Departmental budget
<b>Responsible Agency:</b>	Community Development Department/Planning

<p><b>Objectives and Timeframe:</b></p>	<ul style="list-style-type: none"> <li>• Continue to effectively address the requirements of AB 686 by coordinating with the Reinvestment Task Force, increase outreach and education through the fair housing service providers, publicize fair hour litigation to encourage reporting, and conduct random testing on a regular basis to identify issues, trends, and problem properties; and</li> <li>• Work with local agencies such as the San Diego Regional Alliance for Fair Housing to help identify and reduce barriers to housing on both a regional and local scale.</li> </ul>
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**Program 18: Community Outreach Program**

Community outreach is a key component to developing a comprehensive and inclusive housing market in the City. It is critical to engage local community groups and stakeholders from all sectors of the community in order to educate and provide inclusive housing opportunities. The goal of this program is to provide community groups that are affected by restrictions to fair and equitable housing greater opportunities for becoming informed and engaged in the City’s housing and overall planning process. Strategies to expand accessibility and help further educate community groups include:

- Sharing and distributing public announcements/information through a variety of mediums such as flyers, E-blasts, website updates, new media, and social media;
- Actively monitor existing stakeholders and seek to find additional stakeholders from all sectors of the community to engage in the public participation process;
- Increasing accessibility to public meetings by conducting public meetings at suitable times, having meetings be accessible to persons with disabilities, having meetings be accessible to nearby transit centers, and provide additional resources such as childcare, translation, and food services;
- Ensuring public engagement opportunities are conducted in a variety of languages including Spanish to help reduce language barriers to the Hispanic community in Vista, and;
- Continuing to educate all community groups of the services available when it comes to both rental, homeownership, and rehabilitation/maintenance services.

<p><b>Funding:</b></p>	<p>Departmental budget</p>
<p><b>Responsible Agency:</b></p>	<p>Community Development Department/Planning</p>
<p><b>Objectives and Timeframe:</b></p>	<ul style="list-style-type: none"> <li>• Increasing accessibility to public meetings for all sectors of the community including minority groups and persons with disabilities by ensuring public meetings are in accessible locations to all persons; and</li> <li>• Ensuring public meetings and other planning processes are delivered in ways that all groups of the community can understand such as delivering meeting content in multiple languages; and</li> <li>• Making public announcements and information accessible and visible in a multitude of ways.</li> </ul>

**Program 19: Equitable Employment Program**

The City of Vista is committed to providing and expanding opportunities to people of all income-levels and community groups including employment. Access to housing is highly connected with access to employment as both housing costs and accessibility to employment centers are often large barriers to housing. The Equitable Employment Program seeks to expand opportunities to people of all sectors of the community to employment opportunities in the City by actively focusing on the following actions:

- Actively target and recruit residents from lower-income neighborhoods and neighborhoods of concentrate poverty to serve or participate in positions such as boards, committees, and other local/governmental positions;
- Develop and establish specific hiring practices that emphasize the recruitment of diverse and multi-lingual employees in the community;
- Continue to seek funding for support strategies including employment strategies that facilitate leadership development and professional growth, and;
- Expand public outreach (partnering with Program 18) to educate people in all neighborhoods about potential employment opportunities, resources to help with resumes and interviews, and additional resources to help access the closest employment centers to housing.

<b>Funding:</b>	Departmental budget
<b>Responsible Agency:</b>	Community Development Department/Planning
<b>Objectives and Timeframe:</b>	<ul style="list-style-type: none"> <li>• Increase recruitment to lower-income communities and people with disabilities and help connect these groups to employment opportunities in the City; and</li> <li>• By 2022, develop and expand on hiring processes and make the hiring process more proactive in disadvantaged communities; and</li> <li>• Continue to expand public outreach on potential employment opportunities and additional employment resources.</li> </ul>

**Program 20: Community Placemaking Pilot Program**

The City of Vista actively seeks to identify new opportunities to bridge the gap between all neighborhoods despite differences in income-levels and demographics. The City seeks to create a unified community while also celebrating the different cultural makeup of each individual neighborhood. The Community Placemaking Pilot Program seeks to connect people and neighborhoods by implementing small-scale placemaking projects/events that people from all community groups can be a part of. Placemaking strategies include but are not limited to:

- Increase signage and wayfinding between neighborhoods;
- Implement “popup parks”/sidewalk cafes in community neighborhoods;
- Create a community murals programs to help beautify community neighborhoods and connect local artists of all backgrounds;
- Increase seating, such as picnic tables with chess/checker boards;
- Create a designated city community garden for all members of the community to visit and volunteer;

- Coordinate neighborhood walks/races, and;
- Increase overall community outreach (partnering with Program 18) to help spread the word on new community attractions in various neighborhoods and educate community groups on new community activities

<b>Funding:</b>	Departmental budget
<b>Responsible Agency:</b>	Community Development Department/Planning
<b>Objectives and Timeframe:</b>	<ul style="list-style-type: none"> <li>• Connect neighborhoods of all income levels and demographic makeup through small placemaking projects and activities that all persons including persons with disabilities can participate in; and</li> <li>• Expand public outreach to target all neighborhoods and educate people from all types of community groups on new and upcoming neighborhood projects and activities.</li> </ul>

**Quantified Objectives**

The City has proposed its objectives for the 2021-2029 Housing Element period based on financial resources, past experience, and staff capacity. The following Table 47 summarizes the City’s quantified objectives for the 2021-2029 period by income group.

**Table 1: Quantified Objectives (2021-2029)**

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
<b>Units to be Constructed</b>						
Financial Assistance for Affordable Housing Development	20	30	75 <sup>1</sup>	N/A	N/A	<b>125</b>
ADU Development	0	0	0	0	480	<b>480</b>
<b>Units to be Rehabilitated</b>						
Housing Rehab Loan	0	0	0	0	0	<b>0</b>
<b>Households to be Assisted</b>						
Legal Aid Society	200	220	238	0	0	<b>658</b>
<b>Total</b>	<b>220</b>	<b>250</b>	<b>313</b>	<b>0</b>	<b>480</b>	<b>1,263</b>

**Chapter 3****INITIAL STUDY  
ENVIRONMENTAL CHECKLIST****Project Information**

<b>Project Title:</b>	2021-2029 Housing Element
<b>Lead Agency Name and Address:</b>	City of Vista Community Development Department Planning Division 200 Civic Center Drive Vista, CA 92084-6275
<b>Contact Person and Phone Number:</b>	Patsy Chow, Deputy Director / City Planner Community Development Department (760) 643-5390
<b>Project Location:</b>	City-wide
<b>Project Applicant:</b>	City of Vista Community Development Department Planning Division 200 Civic Center Drive Vista, California 92084-6275
<b>Contact Person and Phone Number:</b>	Michael Ressler, Principal Planner Community Development Department (760) 643-5382
<b>Description of Project:</b>	See Chapter 2, Project Description.
<b>Surrounding Land Uses and Setting:</b>	See Chapter 2, Project Description.

### Environmental Factors Potentially Affected


Based upon the initial evaluation presented in the following Initial Study, it is concluded that the proposed project would not result in significant adverse environmental impacts.

### Environmental Determination

On the basis of the initial evaluation of the attached Initial Study:

- I find the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- I find that although the project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
 \_\_\_\_\_  
 Michael Ressler, Principal Planner  
 Community Development Department

  
 \_\_\_\_\_  
 Date

## Evaluation Of Environmental Impacts

The following Initial Study checklist provides analysis of the proposed project's potential to result in significant adverse environmental impacts. Section 15063(c) of the Guidelines indicates that the purpose of an Initial Study is to:

1. Provide the Lead Agency (the City of Vista) with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR) or Negative Declaration (ND);
2. Enable an applicant or Lead Agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a ND;
3. Assist the preparation of an EIR, if one is required, by:
  - a) Focusing the EIR on the effects determined to be significant;
  - b) Identifying the effects determined not to be significant;
  - c) Explaining the reasons why potentially significant effects would not be significant; and,
  - d) Identifying whether a program EIR, tiering, or another appropriate process can be used for analysis of the project's environmental effects.
4. Facilitate environmental assessment early in the design of a project.
5. Provide documentation of the factual basis for the finding in an ND that a project will not have a significant effect on the environment.
6. Eliminate unnecessary EIRs.
7. Determine whether a previously prepared EIR could be used with the project.

### *Impact Terminology*

The following terminology is used to describe the level of significance of impacts:

- A finding of *no impact* is appropriate if the analysis concludes that the project would not affect the particular topic area in any way.
- An impact is considered *less than significant* if the analysis concludes that it would not cause substantial adverse change to the environment and requires no mitigation.
- An impact is considered *less than significant with mitigation incorporated* if the analysis concludes that it would not cause substantial adverse change to the environment with the inclusion of environmental commitments that have been agreed to by the applicant.
- An impact is considered *potentially significant* if the analysis concludes that it could have a substantial adverse effect on the environment.



I. Aesthetics <i>Would the project</i>	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION**

**a - d. No Impact.** Scenic vistas are typically categorized as either panoramic views (visual access to a large geographic area) or focal views (visual access to a particular object, scene, setting, or feature of interest). For example, uninterrupted views of the San Marcos Mountains may be considered a panoramic scenic vista. None of the housing programs or actions associated with adoption and implementation of the Housing Element would change any City policies or regulations related to building height, yard dimensions, landscaping, parking, or exterior lighting. As the city is nearly built out, future residential development implemented under the Housing Element would likely occur as infill located within existing commercial areas or residential neighborhoods. In addition, each new development or renovation project would be subject to its own CEQA process where the project-specific impacts associated with aesthetics would be analyzed; and potentially significant impacts avoided or mitigated if required. As a result, adoption and implementation of the Housing Element would not result in direct or indirect impacts to scenic vistas.

Currently, there are no official or eligible state scenic highways within the city boundaries. However, the City has identified several locally important scenic roads, including portions of: 1) Foothill Drive; 2) Warmlands Avenue; 3) Mar Vista Drive; 4) Buena Vista Drive; 5) Cypress Drive; 6) Alta Vista Drive; 7) Tiger Tail Road; and 8) Sunset Drive. Residential projects that would impede visual access along these routes may result in potential impacts to scenic resources. However, as future development projects are implemented, project-specific CEQA analysis would be required to determine whether any adverse impacts to scenic resources would occur. The proposed Housing Element does not include changes to development standards that might affect scenic resources. Consequently, the 2021-2029 Housing Element would not substantially damage scenic resources within a State or locally designated scenic highway or corridor.

Vista is currently a well-established, predominantly low-density residential community that is almost built out, and the existing visual development pattern is already established. The City has a range of existing policies, procedures, and regulations to ensure that any proposed residential project does not substantially degrade the existing visual character or quality of a site and its surroundings, or create a new source of substantial light or glare. The proposed Housing Element would not result in any changes to these existing policies, procedures, and regulations. Although future development

that would be permitted under the Housing Element may alter the visual character of an existing site within the city, City staff reviews all development plans, including zone clearance, site design, landscaping, architectural design, and building plan check, to ensure conformance with development standards and policies established in GP 2030 and the Municipal Code. Consequently, adoption and implementation of the Housing Element would not substantially degrade the existing visual character or quality of the city, or create any new sources of light or glare that would adversely affect day or nighttime views. There would be no impacts.

<b>II. Agriculture and Forestry Resources</b> <i>Would the project</i>	<b>Potentially Significant Impact</b>	<b>Less than Significant with Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION**

**a - e. No Impact.** As identified in the GP 2030 Program EIR (PEIR) (2012), the majority of land within the GP Area is generally urbanized in nature and does not support any substantial areas of agricultural use and no areas characterized as forest land. The California Department of Conservation’s (DOC’s) Farmland Mapping and Monitoring Program (FMMP) designates areas of prime soils and soils of statewide importance based on soil characteristics and agricultural use. According to the San Diego County Important Farmland Map, the majority of land within the GP Update area is identified as Urban and Built-Up Land under the FMMP (DOC 2006).

Of the 187.63 acres of agriculturally zoned land (A-1) in the city, only approximately 11.59 acres are in agricultural use for such operations as greenhouses. There are no existing active agricultural operations that commercially farm the land. In addition, none of the agriculturally zoned lands are under a Williamson Act contract. The remaining 176.04 acres are either developed with residences or are undeveloped. In addition, the A-1 zoning does allow for single-family residences as well as transitional housing for battered/abused women and children (with approval of a minor use permit). The proposed Housing Element does not include specific development projects; instead it only provides a framework for the City’s anticipated future housing demand. The provision of such a framework would not result in any direct significant changes to the above referenced Farmland categories or with existing zoning for agricultural use. In addition, future residential development implemented under the proposed Housing Element is not expected to result in substantial adverse effects to agricultural resources; therefore, no significant impacts are anticipated.

<b>III. Air Quality</b> <i>Would the project</i>	<b>Potentially Significant Impact</b>	<b>Less than Significant with Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed qualitative thresholds for ozone precursors?)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**DISCUSSION**

**a - e. No Impact or Less Than Significant Impact.** Vista is located in the western coastal portion of the San Diego Air Basin (SDAB). The SDAB continues to have a transitional-attainment status of federal standards for ozone (O<sub>3</sub>). The SDAB is either in attainment or unclassified for quality standards for carbon monoxide (CO), sulfur oxides (SO<sub>x</sub>), nitrogen oxides (NO<sub>x</sub>), respirable 10-micron particulate matter (PM<sub>10</sub>), and lead. Similarly, San Diego County areas (including Vista) are also in attainment of state air quality standards for all pollutants with the exception of O<sub>3</sub> and PM<sub>10</sub>.

All new development is subject to the “clean air” requirements of the Environmental Protection Agency (EPA), the California Air Resources Board (CARB), and the County of San Diego Air Pollution Control District (APCD). A project is deemed in conflict with air quality plans when it results in population and/or employment growth that exceeds growth estimated in the Regional Air Quality Strategy (RAQS), which is based in part on the General Plan of jurisdictions within San Diego County. Therefore, project consistency with GP 2030 would in turn provide consistency with the RAQS. As with the City’s previous element, the proposed 2021-2029 Housing Element continues to encourage residential development, particularly affordable housing and housing that meets RHNA requirements and it could result in some population growth. However, as discussed in the Project Description of this document, the proposed Housing Element is entirely consistent with the policies of GP 2030 and relies on the Land Use Element to establish the amount, intensity, and distribution of residential uses. As a result, implementation of the proposed project would not result in significant impacts with the RAQS.

Future residential developments permitted under the proposed Housing Element would entail construction-phase vehicles and operations that could contribute to on-site pollutant emissions (including odors), from earthwork haulage, concrete delivery and other suppliers, graders and pavers, contractor vehicles, etc. In addition, the increase in vehicular traffic associated with the operation of new developments in the city may also cause potentially significant impacts from CO along congested streets and at congested intersections. While this could potentially impact air quality, each new housing development or renovation project would be subject to its own CEQA process where the project-specific impacts associated with air quality would be analyzed; and

potentially significant impacts avoided or mitigated if required. The proposed Housing Element would continue existing housing policies and would not introduce new residential development or result in housing not already permitted under the GP 2030 Land Use Element. Rather, the proposed Housing Element continues existing policies and provides a framework for addressing the city's future housing needs. Therefore, implementation of the Housing Element would result in less-than-significant impacts.

<b>IV. Biological Resources</b> <i>Would the project</i>	<b>Potentially Significant Impact</b>	<b>Less than Significant with Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION**

**a - f. No Impact.** Vista has experienced a high degree of urbanization, and only a few areas of natural habitat (890.8 acres out of a total of 10,250.8 acres) remain within the city, with most concentrated along two of the three major watercourses, Buena Vista Creek and Aqua Hedionda Creek. There are approximately 17 vegetation/habitat types within the city. They range from riparian communities such as Exotic Riparian Woodland and Southern Cottonwood-Willow Riparian Forest, to upland communities such as Diegan Coastal Sage Scrub and Coast Live Oak Woodland. There are approximately 11 Special Status Plant Species that are known to occur in or near Vista, and they range from Nuttall’s Scrub Oak to Thread-leaved Brodiaea. In addition, there are about 22 Special Status Wildlife Species that are also known to occur in or near the city such as the Arroyo toad, the California Gnatcatcher, and the San Diego black-tailed jackrabbit. Legal protection for riparian habitats is comprehensively protected under both federal and state statutes and regulations. Upland vegetation habitats, particularly Diegan Coastal Sage Scrub, are generally protected under state and regional statutes, regulations, and guidelines. However, some habitats (e.g., Southern Mixed Chaparral, Non-native Grassland) are not generally considered sensitive habitats, although they may contain vegetation that is protected (e.g., Special Status Plant Species). Legal protection for special-status plant and wildlife species varies widely, from the relatively

comprehensive protection extended to listed threatened/endangered species under federal and states statutes, to no legal status at present.

As noted in the proposed 2021-2029 Housing Element, future residential growth is expected to occur as infill development, primarily in the City's DVSP area, especially in areas where transit-oriented development is most feasible. The DVSP offers a range of incentives to facilitate higher density and mixed-use developments. However, each new residential development or renovation project would be subject to its own CEQA process, where the project-specific impacts associated with biological resources (including sensitive habitats, plants and wildlife, and wildlife corridors) would be analyzed; with potentially significant impacts avoided or mitigated if required. In addition, the Housing Element does not propose any policies that would conflict with local policies and ordinances protecting biological resources, or with any approved local, regional, or state habitat conservation plans. As a result, no significant impacts are anticipated to occur.

<b>V. Cultural Resources</b> <i>Would the project</i>	<b>Potentially Significant Impact</b>	<b>Less than Significant with Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION**

**a - d. No Impact.** There are a number of significant cultural resources found throughout city. They primarily consist of existing historic buildings and known archaeological sites. Buildings of historic value within the City generally consist of existing or former residential and commercial structures. Archaeological sites generally consist of remnants of pre-historic Native American populations. The proposed Housing Element does not include specific development projects; instead it only provides a framework for the City’s anticipated future housing demand. The provision of such a framework would not result in any direct physical changes to existing historic structures or known or unknown archaeological sites. Nevertheless, future residential development implemented under the proposed Housing Element could potentially impact these cultural resources. However, each new residential development or renovation project is subject to its own CEQA process, and project-specific impacts associated with cultural resources would be analyzed; with potentially significant impacts avoided or mitigated if required. Consequently, it is anticipated that adoption of the Housing Element would not cause a substantial adverse change in the significance of any cultural resources, including historic or archeological resources, paleontological resources, and human remains; therefore, no significant impacts are anticipated.



<b>VI. Geology and Soils</b> <i>Would the project</i>	<b>Potentially Significant Impact</b>	<b>Less than Significant with Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of known fault? Refer to Division of Mines and Geology Special Pub 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion, or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION**

**a - e. No Impact or Less Than Significant Impact.** Vista is located in rolling topography in the western foothills of the San Marcos Mountains, which are the westernmost principal ridge of the Peninsular Ranges at this latitude. Elevations in the city range from about 200 feet AMSL to about 600 feet AMSL. Slopes range from fairly gentle to moderate (<15 percent) in most of the city, although slopes of as much as 25–40 percent occur along some of the principal drainages and approaching the San Marcos Mountains at the eastern edge of the city’s SOI. The highest point on the foothills of the San Marcos Mountains within Vista has an elevation of 1,674 feet AMSL. Maximum slope gradients along the San Marcos range front are as much as 40 percent.

As stated in the GP 2030 Program Environmental Impact Report (PEIR), in terms of geology the city is primarily underlain by mid-Cretaceous tonalite of the Peninsular Ranges batholith. Other geological formations found in the city include Gabbro (mid-Cretaceous age), metasedimentary and metavolcanic rocks (likely Mesozoic age), and Santiago Formation (middle Eocene age). Active streams and drainages contain recent alluvium. According to the U.S. Soil Conservation Service’s Soil Service Manual (1973), the city is situated on well-drained, loamy soils, most of which may be highly erodible, and some of which are moderately to highly expansive.

Based on current knowledge of the city's geology, Vista does not contain any faults zoned under the Alquist-Priolo Earthquake Fault Zoning Act; however, earthquake ground shaking is the principal geologic hazard that could affect the city. The valley floor and major stream drainages may also be at some risk of seismically induced liquefaction, while bedrock hilltops and ridges may be subject to seismic shattering. Slope failure and mass flow hazards require further evaluation, but some level of risk is probable in steeper areas.

The proposed 2021-2029 Housing Element does not include specific development projects; it only provides a framework for the City's anticipated future housing demand, which would not result in direct significant geological impacts. Future residential development implemented under the proposed Housing Element is not expected to result in substantial adverse effects involving seismic activity, geologic or soil instability, or expansive soils. Applications for residential projects that require a Tentative Subdivision Map, Tentative Parcel Map, or Site Development Plan require the submittal of a preliminary geotechnical report and grading plan, which are reviewed and approved by the City's Land Development Engineer.<sup>1</sup> In addition, each new residential development or renovation project is subject to its own CEQA process, and project-specific impacts associated with geology and soils would be analyzed; with potentially significant impacts avoided or mitigated if required.

Geotechnical reports detail specific engineering and building techniques required by State and local building codes to avoid hazards. As required under the City's Grading and Erosion Control Ordinance (Grading Ordinance), the recommendations in a geotechnical report must be followed during grading and site preparation activities. Precise grading and engineering plans must be submitted for plan check and approval to the Land Development Engineer prior to final approval of the Grading Permit for the project. Potential short-term erosion impacts during the construction phase of any proposed residential developments would be prevented through implementation of a grading and erosion control plan and employment of Best Management Practices (BMPs), which is required in accordance with the Grading Ordinance, and the Stormwater Management and Discharge Control Ordinance (Stormwater Ordinance) (codified in Municipal Code Chapter 13.18). Potential long-term erosion impacts would be prevented through compliance with the City's Standard Urban Stormwater Mitigation Plan (or SUSMP) of the Stormwater Ordinance and the requirements of the Municipal Storm Water Permit (San Diego Regional Water Quality Control Board (RWQCB) Order R9-2015-0001), which necessitate the implementation of certain post-construction (or permanent) BMPs.

Grading operations are also checked and approved in the field by City inspectors before final acceptance is issued. As a result, with the incorporation and adherence to the recommendations of the geotechnical report in project design and construction as required by the City's Grading Ordinance, and adherence to the requirements of the Grading Permit, the Grading Ordinance, and the Stormwater Ordinance potentially significant impacts from seismic activity, geologic or soil instability, or expansive soils would be reduced to less than significant levels.

As required by City and State regulations, all residential structures developed under the proposed Housing Element would be constructed in compliance with the seismic safety standards set forth in the California Building Code (CBC), as amended.<sup>2</sup> Compliance with the CBC would include the incorporation of: 1) seismic safety features to minimize the potential for significant effects as a result of earthquakes; 2) proper building footings and foundations; and 3) construction of the building structure so that it would withstand the effects of strong ground shaking. In addition, the

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1. The City reviews every housing development proposal to assess the potential for geologic and other hazards, and could require the preparation of geotechnical reports for any jurisdictional application.

2. The CBC incorporates relevant sections of the Uniform Building Code of the International Conference of Building Officials.

City’s Building Department would review the building plans through building plan checks, issuance of a building permit, and inspection of the building during construction, which would ensure that all required CBC seismic safety measures are incorporated into the building. Compliance with the CBC and the Building Department’s review process, permit application, and inspection would result in less than significant geologic or soil impacts.

<b>VII. Greenhouse Gas Emissions</b> <i>Would the project.</i>	<b>Potentially Significant Impact</b>	<b>Less than Significant with Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**DISCUSSION**

**a - b. Less than Significant Impact.** The proposed 2021-2029 Housing Element does not include any specific development projects and continues existing housing policies, therefore, implementation of the Housing Element would not directly contribute to greenhouse gas emissions. Future residences developed under the proposed Housing Element are not expected to generate substantial GHG emissions that would create significant impacts. Firstly, future residential growth is expected to occur primarily in the city’s DVSP area, which is an area where transit-oriented development is most feasible, which would potentially reduce vehicle miles traveled and GHG emissions. Secondly, as noted in other sections in this chapter, each new residential development or renovation project is subject to its own CEQA process, and project-specific impacts associated with GHG emissions would be analyzed in compliance with the City’s Climate Action Plan (CAP).

The CAP is a long-range plan to reduce GHG emissions from municipal operations and community activities within Vista and prepare for the anticipated effects of climate change. The CAP would also help achieve multiple community goals such as lowering energy costs, reducing air pollution, supporting local economic development, and improving public health and quality of life. The City’s CAP establishes a reduction target of 15 percent below 2005 levels by 2020 in conformance with the recommended reduction target in Assembly Bill (AB) 32. As part of the CAP, the City has committed to ensuring that new development complies with the energy efficiency and green building standards identified in Title 24 of the California Code of Regulations. The City adopted by reference the CALGreen Code into the City’s Development Code, Chapter 16.30 in October 2010.

As noted in Chapter 2 – Project Description of this document, a Sustainable Building Program (Program 8) has been included in the Housing Element to implement some of the important policies noted in the CAP. These policies include continuing to enforce the California Energy Code and CALGreen Code through the development review process; continuing to provide information and forms on the City’s website to facilitate project compliance with the CALGreen Code; partnering with SDG&E to provide and promote energy efficiency and conservation education, training, rebates, and incentives to Vista residents, businesses, and employees; and providing information on the City’s website related to steps that residents and businesses can take to conserve energy and increase efficiency, including links to energy efficiency and conservation programs and websites, such as Energy Upgrade California and Flex Your Power.

Therefore, in light of the foregoing discussion, conflicts with applicable plans or policies to reduce GHG emissions or to impacts related to GHG emissions from construction and operation of future residential development would be less than significant.

VIII. Hazards and Hazardous Materials <i>Would the project</i>	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard for people residing or working in the Project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a Project within the vicinity of a private airstrip, would the Project result in a safety hazard for people residing or working in the Project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION**

**a - h. No Impact or Less Than Significant Impact.** The proposed Housing Element does not include specific development projects; instead it only provides a framework for the City’s anticipated future housing demand. The provision of such a framework would not result in any significant impacts due to hazards and/or hazardous materials. However, construction and operation of future residential development permitted under the proposed Housing Element may involve limited use, storage, transport, and/or generation of hazardous materials such as typical household-type cleaning products as well as maintenance products (e.g., paints, solvents, cleaning products). Also, grounds

and landscape maintenance could also use a wide variety of commercial products formulated with hazardous materials, including fuels, cleaners and degreasers, solvents, paints, lubricants, adhesives, sealers, and pesticides/herbicides. In spite of this, future residential development is not expected to introduce any unusual hazardous material. Use of these materials within regulatory guidelines would not pose a significant risk associated with the routine transport, use, or disposal of hazardous materials. Therefore, future residential development under the Housing Element would not result in any impacts.

Due to the age of existing buildings throughout the city, the potential for encountering asbestos and lead-based paint during potential redevelopment or demolition activities exists. However, various regulations and guidelines pertaining to abatement of, and protection from, exposure to asbestos and lead have been adopted for demolition activities. These requirements include County of San Diego APCD Rules and Regulations pertaining to asbestos abatement, Construction Safety Orders 1529 (pertaining to asbestos) and 1532.1 (pertaining to lead) from Title 8 of the California Code of Regulations, Part 61, Subpart M of the Code of Federal Regulations (pertaining to asbestos), and lead exposure guidelines provided by the U.S. Department of Housing and Urban Development (HUD). In California, asbestos and lead abatement must be performed and monitored by contractors with appropriate certifications from the State Department of Health Services. Compliance with these regulations would ensure that construction workers and the general public would not be exposed to asbestos and lead during potential demolition activities.

The proposed Housing Element is not expected to introduce any new activity or unusual hazardous materials that would result in a reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment. Future residential development in neighborhoods zoned exclusively for residential uses would not expose residents to hazardous materials from typical household chemicals and solvents. In areas zoned for mixed use, new units may be constructed in close proximity to commercial businesses that store or use hazardous materials. Through site plan review and building permit review processes, the Vista Fire Department reviews projects to ensure that adequate construction approaches and other safeguards are incorporated into a project to protect residential uses from any potential hazard. Therefore, adoption and implementation of the proposed 2021-2029 Housing Element would result in less-than significant impacts associated with hazardous upset and accident conditions.

There are approximately 21 schools of the Vista Unified School District (VUSD) located within city limits, as well as several private schools. As noted above, adoption of the 2021-2029 Housing Element would not lead to any new activity that routinely transports hazardous materials or handle acutely hazardous materials. Routine household chemicals that would be utilized in future residential development would be in small amounts and would not represent a significant hazard. Residential development would not emit hazardous emissions; any construction impacts to air quality that could involve hazardous emissions within one-quarter mile of an existing or proposed school (diesel particular emissions) are addressed in Air Quality. Therefore, there would be no impact. Each new residential development or renovation project, as permitted under the Housing Element, would be subject to a site-specific CEQA review process in order to assess whether a project site is listed as a hazardous materials site pursuant to Government Code Section 65962.5. If a development site were identified as such, appropriate remediation action would be required prior to the commencement of construction activities. All development, including that permitted under the Housing Element, is required to comply with existing federal, state, and local regulations pertaining to hazardous materials sites. Therefore, the implementation of the proposed Housing Element would result in a less-than significant impact.

The closest airports to Vista, Oceanside Municipal Airport and the McClellan Palomar Airport in Carlsbad, are governed by the guidelines established in airport land use compatibility plans by the Airport Land Use Commission (ALUC) of the San Diego County Regional Airport Authority. The ALUC document is intended to provide for reasonable, safe, and efficient use of the airport as a public transportation facility and as a base for aviation and aviation-related operations, and to protect the municipal environment from the effects of aircraft noise. Future land use development, including that permitted under the Housing Element, would be judged compatible with the airport based on criteria set forth in the ALUC Procedural Policies contained in the airport land use compatibility document for each airport. Therefore, adherence to the ALUC policies would ensure that future residential development would not result in safety hazards for people residing or working in the vicinity. Adoption of the proposed Housing Element would not result in any changes to the current conditions, and would result in no significant impacts.

The City of Vista joined with other communities and the County of San Diego in preparing the Multi-Hazard Mitigation Plan for San Diego County, California. This multi-jurisdictional effort details emergency response procedures for the City and includes preventative policies. Construction and operation activities related to future residential development would comply with all relevant policies in the plan, as deemed applicable. The provision of new housing opportunities throughout the city, as outlined in the policies of the Housing Element, would not impair or interfere with implementation of Vista's portion of the Multi-Hazard Mitigation Plan for San Diego County, and no impacts would occur.

Based on the most recent Fire Hazard Severity Zones Map prepared by the California Department of Forest and Fire Protection's Fire and Resource Assessment Program (January, 2007), Vista does contain Very High, High and Moderate Fire Hazard Areas within city limits and its SOI. The proposed Housing Element does not include specific development projects; it only provides a framework for the City's anticipated future housing demand, which would not result in direct significant impacts due to wildland fires. On the other hand, future residences developed under the proposed Housing Element could potentially be exposed to substantial wildland fire risks. However, each new residential development or renovation project is subject to its own CEQA process, and project-specific impacts associated with this fire risk would be analyzed; with potentially significant impacts avoided or mitigated if required. Therefore, this would result in a less than significant impact.

<b>IX. Hydrology and Water Quality</b> <i>Would the project</i>	<b>Potentially Significant Impact</b>	<b>Less than Significant with Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
a. Violate any water quality standards or waste discharge requirements, including but not limited to increasing pollutant discharges to receiving waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Contribute to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION**

**a - j. Less than Significant Impact or No Impact.** The proposed 2021-2029 Housing Element would continue existing housing policies and would not include specific development projects. It provides a framework for the City’s anticipated future housing demand, and future residences constructed under it would not introduce new development in the city other than as already allowed under the current Land Use Element. In addition, it is anticipated that future construction and operation of these residences would not result in substantial adverse effects involving water or groundwater quality standards, storm water runoff, or hydrology, as discussed below.



The majority of Vista (approximately 94 percent) is located within the Carlsbad Hydrologic Unit (HU) (904.00) of the San Diego region; a smaller portion of the city (approximately six percent) is located within the San Luis Rey HU (903.00). Within these HUs are four Hydrologic Areas (HAs): Lower San Luis HA (903.10), Loma Alta HA (904.10), Buena Vista Creek HA (904.20), and Agua Hedionda HA (904.30). Further, within the Lower San Luis Rey HA is the Mission Hydrologic Sub-Area (HSA) (903.11). Within the Buena Vista Creek HA are two HSAs, El Salto HAS (904.21), and Vista HSA (904.22). Finally, within the Agua Hedionda HA there are two HSAs, Los Monos HSA (904.31), and Buena HSA (904.32). There are three water bodies that run through the city that have segments included on the 2006 federal Clean Water Act (CWA) Section 303(d) List of Water Quality Limited Segments: Agua Hedionda Creek, Buena Creek, and Buena Vista Creek. Agua Hedionda Creek is listed as being impaired for manganese, selenium, sulfates, and total dissolved solids. Buena Creek, which is a tributary to Agua Hedionda Creek before leaving the city, is impaired for DDT, nitrate and nitrite, and phosphate. Buena Vista Creek is listed as being impaired for sediment toxicity. A number of downstream water bodies not located within the city, are also included on the 303(d) list. They include Agua Hedionda Lagoon (indicator bacteria and sedimentation/siltation) and Buena Vista Lagoon (indicator bacteria, nutrients, and sedimentation/siltation) Loma Alta Slough (eutrophic, indicator bacteria), and Guajome Lake (eutrophic).

The City of Vista's Storm Water Management and Discharge Control Ordinance (Stormwater Ordinance) (Chapter 13.18 of the Vista Development Code), which is based on the National Pollutant Discharge Elimination System (NPDES) permit, requires that all new development and redevelopment activities comply with the storm water pollution prevention requirements contained in the City's Storm Water Standards Manual. These prevention measures, or Best Management Practices (BMPs), would be selected from the Manual and implemented during construction and post-construction activities. The selected BMPs would be applied to reduce pollutants to the maximum extent possible.

For example, short-term erosion impacts during the construction phase of any future residences developed under the proposed Housing Element would be prevented through implementation of a grading and erosion control plan. The plan is required in accordance with the City's Grading and Erosion Control Ordinance (Grading Ordinance), and the Stormwater Ordinance (and based on the State NPDES General Permit to Discharge Storm Water Associated with Construction Activities). The erosion control plan would include construction BMPs such as:

- Silt Fence, Fiber Rolls, or Gravel Bag
- Check Dams
- Street Sweeping and Vacuuming
- Storm Drain Inlet Protection
- Stabilized Construction Entrance/Exit
- Vehicle and Equipment Maintenance, Cleaning, and Fueling
- Hydroseed, Soil Binders, or Straw Mulch
- Material Delivery and Storage
- Stockpile Management
- Spill Prevention and Control
- Waste Management for Solid, Liquid, Hazardous and Sanitary Waste, and Contaminated Soil.

The erosion control plan must be submitted to the Land Development Engineer for plan check and approval prior to final discretionary approval of a project. Further, in accordance with the City's SUSMP, as required by the Municipal Storm Water Permit (San Diego RWQCB Order R9-2015-0001), all new and significant redevelopment projects that fall into one of 11 categories are

considered “priority” projects. The priority project determination would be made during the discretionary permit application process. If a project is determined to be a “priority” project, it is required to incorporate post-construction (or permanent) Low Impact Development (LID) site design, source control, and treatment control BMPs into the project’s design to reduce pollutants to the maximum extent possible. The implementation of all proposed construction and post-construction BMPs would reduce, to the maximum extent feasible, all anticipated primary and secondary pollutants of concern and conditions of concern. Because compliance with the Grading Ordinance, Stormwater Ordinance, and/or SUSMP (and other applicable State, regional and local NPDES regulations) are mandatory, it is anticipated that construction and operation of future residences permitted under the Housing Element would result in less than significant impacts to water quality standards and waste discharge requirements.

Based on the nature of the underlying geologic materials, groundwater levels can vary from one to 17 feet or more throughout the city. Typically, groundwater is not used for any temporary or permanent uses for residential projects in Vista. In addition, although the Vista Irrigation District (VID) provides water to the city through its existing and projected supply, including groundwater sources, VID wells are not installed in Vista. Consequently, no significant impacts to groundwater resources are anticipated with implementation of future residences permitted under the proposed Housing Element.

Future residences permitted under the proposed Housing Element would not substantially alter site hydrology, result in substantial erosion or siltation, create substantial sources of polluted runoff, or otherwise substantially degrade water quality. The City’s storm drain collection and conveyance system consists of a network of street curbs and gutters, catch basins, storm drain inlets, swales, culverts, concrete-lined and natural open channels and natural creeks. These facilities have sufficient capacity to provide both storm water and urban runoff drainage from the city to downstream receiving waters. As discussed above, compliance with the City’s Grading Ordinance, Stormwater Ordinance, and/or SUSMP (and other applicable NPDES required State, regional and local regulations) is mandatory. The construction and operation of future residences permitted under the Housing Element would incorporate construction and post-construction (or permanent) BMPs that would reduce to the maximum extent feasible all anticipated project pollutants, resulting in less than significant impacts to hydrology, water quality standards, and storm water discharge requirements.

The proposed Housing Element would not result in changes that would cause housing to be placed in areas subject to flooding. As the city is nearly built out, future residences implemented under the proposed Housing Element would likely occur as infill development located within existing commercial areas or residential neighborhoods. While there are some portions of the city that are within a 100-year floodplain, each new residential development or renovation project would be subject to its own CEQA process, where project-specific impacts associated with floodplains and/or flooding would be analyzed; with potentially significant impacts avoided or mitigated if required. Debris and mud flows are rivers of rock, earth, and other debris saturated with water. They develop when water rapidly accumulates in the ground, during heavy rainfall, changing the earth into a flowing river of mud or “slurry”. Land use zoning, professional inspections, and proper design can minimize many landslide, mudflow, and debris flow problems. Because all new development and redevelopment is required to conform to the requirements of the CBC, risks from mudflows would be minimized. Vista is not in proximity to the ocean or other large bodies of water to be affected by a tsunami or seiche. Therefore, significant impacts would not occur.

<b>X. Land Use and Planning</b> <i>Would the project</i>	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
a. Disrupt or divide the physical arrangement of an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the Comprehensive Plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be incompatible with existing land use in the vicinity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION**

**a - c. No Impact.** The 2021-2029 Housing Element continues previous Housing Element policies that provide the policy framework for residential development anticipated over the next eight years throughout the City. One of the principle goals and programs of the proposed Housing Element is to preserve the existing housing stock and to avoid a degree of physical decline that will require a larger rehabilitation effort to restore quality and value in the future. As a result, adoption of the Housing Element and future residences permitted under it would not physically divide an established community. No significant impacts would occur.

As noted in the Project Description, the City’s GP 2030 was adopted in 2012. The Housing Element is being updated at this time in conformance with the 2021-2029 update cycle for jurisdictions in the SANDAG region. The Housing Element builds upon the other general plan elements and is entirely consistent with the policies set forth by GP 2030. The Housing Element relies on the Land Use and Community Identity Element to establish the amount, intensity, and distribution of residential uses. As portions of GP 2030 are amended in the future, the Plan (including the Housing Element) will be reviewed to ensure that internal consistency is maintained. Furthermore, the City’s Public Safety, Facilities, and Services Element in GP 2030 already includes analysis and policies regarding fire hazard, flood hazard, and flood management.

The Vista Zoning Ordinance was updated to address a range of issues and State/federal laws in 2019. However, the City will continue to monitor its policies, standards, and regulations to ensure that they do not a) unduly impact persons with special needs, and b) ensure they work to facilitate residential and mixed-use development in the community.

Through zoning and general plan designations, the City maintains a residential sites inventory that is adequate to accommodate the City’s remaining share of regional housing needs. The City’s Regional Housing Needs Assessment (RHNA) is 2,561 units (515 units for very low income, 321 units for low income, 369 units for moderate income, and 1,356 units for above moderate income). As of July 2020, the City has already fulfilled a portion of its RHNA, with a remaining RHNA of 2,029 units (467 units for very low income, 304 units for low income, and 1,269 for above moderate income). The City’s vacant and underutilized residential sites inventory offers residential development potential that exceeds the remaining RHNA.

Future residential growth is expected to occur primarily in the City’s DVSP area, especially in areas where transit-oriented development is most feasible. The DVSP offers a range of incentives to

facilitate higher density and mixed-use developments. As a result of the efforts noted above, adoption and implementation of the 2021-2029 Housing Element would not result in significant impacts with applicable land use plans or policies or be incompatible with existing land uses.

<b>XI. Mineral Resources</b> <i>Would the project</i>	<b>Potentially Significant Impact</b>	<b>Less than Significant with Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local Comprehensive Plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

***DISCUSSION***

**a - b. No Impact.** According to the California Department of Conservation’s Division of Mines and Geology’s Special Report 153 (1993), mineral resources extractions within the City and most of the surrounding area are zoned MRZ-3 for Portland cement concrete–grade aggregate (PCC-grade aggregate). MRZ-3 zoning denotes areas where mineral resources are present, but available information is inadequate to evaluate the significance of the deposits. Restricted areas to the southeast of the City are even less thoroughly understood and are accordingly zoned MRZ-4. Adoption and implementation of the proposed Housing Element would not result in the development of future housing development in areas that are functioning as mineral resource extraction sites or result in the loss of availability of any mineral resource. Therefore, no significant impacts would occur.

<b>XII.Noise</b> <i>Would the project result in:</i>	<b>Potentially Significant Impact</b>	<b>Less than Significant with Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION**

**a - f. Less than Significant Impact or No Impact.** The proposed Housing Element would continue existing housing policies as well as provide a policy framework to address the City’s future housing demand. Adoption and implementation of the Housing Element would not develop land uses not already permitted under the Land Use Element in GP 2030 and, would not, therefore, generate new sources of excessive noise that have not been previously considered.

Future development projects in the City could have the potential to generate long-term and short-term noise through project operations and construction activities, respectively. Long-term operation of future housing projects permitted under the proposed Housing Element would not result in any groundborne vibration or excessive groundborne noise, although construction activities may result in excessive groundborne vibration and excessive groundborne noise levels. As such, the construction of future residential development in the City may exceed permitted noise levels. However, pursuant to the City’s noise abatement criteria, construction activities are limited to Monday through Saturday between the hours of 7:00 a.m. and 7:00 p.m. The maximum permissible noise level for construction activities is 75 dBA measured over eight hours of continuous construction. All new development or redevelopment is required to comply with this regulation, which would reduce impacts to less than significant.

Operational noise associated with vehicular traffic, outdoor activities, and stationary mechanical equipment in new development or redevelopment could result in a permanent ambient increase in noise levels or exceed City standards. However, because all new development or redevelopment would be required to comply with the City’s Noise Ordinance, increases associated with regular residential noise such as HVAC equipment would not exceed City standards. Also, the Noise Element in GP 2030 requires developers to implement noise abatement that meets Caltrans’

acoustical criteria if new developments cause increases in traffic volumes that result in roadway or rail noise levels of 65 dB CNEL or above at existing or planned future noise-sensitive receptors, and California Title 24 building code noise insulation with minimum 25 dB noise reduction for new development where existing/future roadway noise levels are 65 db CNEL or above. In addition, each new development or renovation project would be subject to its own CEQA process where the project-specific impacts associated with vehicular traffic and outdoor activities noise levels would be analyzed; with potentially significant impacts avoided or mitigated if required. However, the proposed Housing Element documents merely contains goals and policies for future housing development within the City. Therefore, implementation of the Housing Element goals and policies would result in less than significant increases in permanent ambient noise levels or exceedance of City standards.

The closest airports to Vista, Oceanside Municipal Airport and the McClellan Palomar Airport in Carlsbad, are governed by the guidelines established in airport land use compatibility plans by the Airport Land Use Commission (ALUC) of the San Diego County Regional Airport Authority. The ALUC document is intended to provide for reasonable, safe, and efficient use of the airport as a public transportation facility and as a base for aviation and aviation-related operations, and to protect the municipal environment from the effects of aircraft noise. Future land use development, including that permitted under the Housing Element, would be judged compatible with the airport based on criteria set forth in the ALUC Procedural Policies contained in the airport land use compatibility document for each airport. Therefore, adherence to the ALUC policies would ensure that future residential development would not result in safety hazards for people residing or working in the vicinity. Adoption of the proposed Housing Element would not result in any changes to the current conditions, and would result in no significant impacts. There are no private airstrips located within the City; therefore, no significant noise impacts would occur.

<b>XIII. Population and Housing</b> <i>Would the project</i>	<b>Potentially Significant Impact</b>	<b>Less than Significant with Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through an extension of roads or other infra-structure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION**

**a - c. No Impact.** The proposed 2021-2029 Housing Element is an update of the 2013–2021 Element, and consists of new technical data, revised goals, updated policies, and a series of programs and implementing measures. The Housing Element provides a policy framework to address the City’s future housing needs. For example, as stated in the Project Description of this document, Policy 1.1 encourages neighborhood revitalization strategies to focus financial resources and efforts in improving targeted neighborhoods, while Policy 2.4 encourages the requirement to have the design of affordable housing developments be compatible with the surrounding neighborhood, and not appear any different than market-rate developments. Further, Table 1 “*Housing Program Quantified Objectives: 2013-2021*”, presents a number of quantified objectives of the Housing Element to achieve the City’s RHNA requirement for 2021-2029.

Adoption and implementation of the Housing Element would not induce growth beyond that already anticipated in the current Land Use Element. Implementation of the proposed project would not result in a direct or indirect population increase, as no specific projects are proposed as part of the Housing Element. Rather, the proposed element simply provides appropriate guidance for the residential growth that would occur with or without project implementation. Therefore, impacts associated with population growth are less than significant. The Housing Element focuses on expanding housing opportunities for all segments of the population and improving the quality of existing housing stock. Adoption of the proposed Housing Element would not result in the removal of any housing, and as a result there are no significant impacts.



<b>XIV. Public Services</b>  <i>a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services.</i>	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
1. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Maintenance of public facilities including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**DISCUSSION**

**a1 -5. Less than Significant Impact.** The City provides a range of public services to accommodate the needs of its residents. These include fire protection, law enforcement services, parks, schools, maintenance of public facilities including roads, and other facilities. These facilities are designed to accommodate the service needs of the population and, therefore, standard service levels have been established. Service standards are determined by a combination of factors, including firefighter or police officers per 1,000 residents, response times, park acreage per 1,000 residents, and other measures. The City analyzes its budget annually to assess public service needs and allocates spending accordingly. Taxes and fees assessed on new development pay the cost of providing services. Residences permitted under the Housing Element would not exceed the level already permitted in the current Land Use Element.

Public service needs are projected based on development permitted in the Land Use Element. There are no specific development projects proposed as part of the Housing Element; rather, the Housing Element would provide a policy framework for the City’s housing needs. Since the policies of the Housing Element are a continuation of previous policies and are consistent with the current Land Use Element, the adoption of the Housing Element would not create a demand for new facilities beyond those currently anticipated and planned. As a result, this impact would be less than significant.

In terms of schools, the programs and policies contained in the Housing Element facilitation the production of additional housing in the City, and would potentially contribute to the generation of additional school-aged children within the Vista Unified School District (VUSD). However, VUSD has the authority to levy fees on new development to compensate for cumulative impacts to the system, which are required of the project applicant. Thus, payment of developer fees to VUSD would reduce any potential impacts to school services to less than significant levels.

<b>XV. Recreation</b> <i>Would the project</i>	<b>Potentially Significant Impact</b>	<b>Less than Significant with Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

***DISCUSSION***

**a - b. No Impact.** There are no specific development projects proposed as part of the Housing Element; rather, the Housing Element would provide a policy framework for the City’s future housing needs. Housing allowed under the Housing Element would not exceed the level already permitted in the current Land Use Element. The City’s long-range plans to maintain and create new parks are contained in its Open Space Element. Adoption of the Housing Element would not create a demand for new parks beyond those currently anticipated and planned. This impact would be less than significant. Adoption of the Housing Element does not include recreational facilities or require the construction or expansion of recreational facilities; as a result, there would be no impacts.

<b>XVI. Transportation/Traffic</b> <i>Would the project</i>	<b>Potentially Significant Impact</b>	<b>Less than Significant with Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with adopted policies plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION**

**a - f. Less than Significant Impact or No Impact.** The proposed 2021-2029 Housing Element would not directly result in the construction of new housing units. The element would provide a policy framework for the community’s residential needs, and continues the City’s housing policies contained in the previous Housing Element. All new housing production would occur within the limits established by the current Land Use Element and Zoning Ordinance. Further, all new residential development is subject to its own CEQA process where project-specific impacts associated with transportation/traffic during construction and operation would be analyzed. The City would continue to examine individual housing development proposals, as they are submitted, to determine whether any site-specific approaches are required to address particular traffic concerns. Therefore, the adoption of the Housing Element would have less than significant impacts on the performance of the city’s circulation system and applicable congestion management programs.

There are no specific development projects proposed as part of the Housing Element; rather, the implementation of the proposed project would provide a policy framework for the City’s residential needs. Therefore, implementation of the proposed Housing Element would not have significant impacts associated with a potential for hazardous design features, changes in air traffic patterns, or inadequate emergency access, and it would not conflict with adopted policies, plans, or programs supporting alternative transportation.

<b>XVII. Utilities and Service Systems</b> <i>Would the project</i>	<b>Potentially Significant Impact</b>	<b>Less than Significant with Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION**

**a - g. No Impact or Less Than Significant Impact.** Future residences allowed under the Housing Element would not exceed the level already permitted in the current GP 2030 Land Use Element. There are no specific development projects proposed as part of the 2021-2029 Housing Element; rather, the implementation of the proposed project would provide a policy framework for the City's future residential needs. Long-term wastewater treatment needs and plans have been based on the Land Use Element. Wastewater is treated at the Encina Water Pollution Control Facility, which is a conventional activated sludge wastewater treatment plant with a treatment capacity of 36 million gallons per day (mgd). The City's two sanitation agencies, Vista Sanitation District and the Buena Sanitation District, as well as the Encina wastewater treatment facility operate in accordance with applicable wastewater treatment requirements of the San Diego RWQCB. Future residences allowed under the Housing Element would be required to design their wastewater systems to comply with these treatment requirements. In addition, future residential projects would be responsible for the payment of development impact fees for the maintenance of existing sewer facilities and expansion of facilities in accordance with the City's Sewer Master Plan Update (2017). Therefore, significant impacts from exceedance of wastewater treatment requirements or the need to build new treatment facilities would not occur.

As stated above, there are no specific residential projects proposed as part of the Housing Element. The City currently maintains adequate storm drainage facilities. As each new residential development or renovation project is carried out under the Housing Element it is subject to its own CEQA process, and project-specific impacts associated with utilities and service systems would be

analyzed; with potentially significant impacts avoided or mitigated if required. Therefore, implementation of the Housing Element is not expected to require or result in the construction or alteration of storm drain facilities.

Residences developed under the Housing Element would not exceed the growth forecasts permitted in the current Land Use Element, and there would be no additional demand for water supplies as a result of adoption of the Housing Element. Water service would be provided to future residences by the Vista Irrigation District (VID) through its existing and projected supply, which includes a variety of water sources such as imported, local surface, groundwater and recycled water. Water supplies necessary to serve the demands of future residences, along with existing users, and the actions necessary to develop these supplies (e.g., conservation via Senate Bill 7 of the Seventh Extraordinary Session (or SBX 7-7), efficiency standards, etc.) have been identified in the Urban Water Management Plans (UWMPs) of VID, the SDCWA, and MWD. California's urban water suppliers are required to prepare UWMPs in compliance with the Urban Water Management Planning Act (California Water Code §10610 et seq.) and the Water Conservation Bill of 2009 (SBX 7-7). UWMPs are prepared every five years by urban water suppliers to support their long-term resource planning and ensure adequate water supplies are available to meet existing and future water demands over a 20-year planning horizon, including the consideration of various drought scenarios and Demand Management Measures. The passage of SBX 7-7 in 2009 was enacted to require retail urban water agencies within California to achieve a 20 percent reduction in urban per capita water use by December 31, 2020 (Water Code Section 10608.20). As a result, SBX 7-7 also requires that UWMPs report base daily per capita water use (baseline), urban water use target, interim urban water use target, and compliance daily per capita water use. VID, SDCWA, and MWD calculate future demands within their respective service areas based on SANDAG's projected population and growth rate projections; SANDAG's projections are based on the land use policies in the general plans of the jurisdictions within San Diego County. These projections provide consistency between retail and wholesale agencies' water demand projections, thereby ensuring that adequate supplies are being planned for existing and future water users.

According to VID's 2015 Urban Water Management Plan (UWMP) (June 2016), VID will use local water resources whenever possible; however, if there is a shortfall, they would rely on SDCWA supplies. In the analysis of a normal water supply year, as described in VID's 2015 UWMP (June 2016), if SDCWA, MWD, and VID supplies are developed as planned and SBX 7-7 conservation targets are achieved, no shortages are anticipated within VID's service area in a normal year through 2040. That would mean that the District's entire projected potable water supply would meet the entire projected SBX 7-7 water demand of 24,147-Acre Feet in 2040. In the analysis of a single-dry year through 2040, VID's 2015 UWMP (June 2016) findings indicated that if SDCWA, MWD and VID supplies are developed as planned and SBX 7-7 conservation targets are achieved, no shortages are anticipated within VID's service area. However, for multiple-dry year reliability analyses, the conservative planning assumption used in VID's 2015 UWMP (June 2016) expects that MWD would be allocating supplies to its member agencies. As a result, some level of shortage could be potentially experienced. As stated above, when shortages occur in VID's resources, the SDCWA would use various measures to cover the shortfall, as described below.

The SDCWA was established pursuant to legislation adopted by the California State Legislature in 1943 for the primary purpose of supplying imported water to San Diego County for wholesale distribution to its member agencies. These imported water supplies consist of water purchases from MWD, core water transfers from Imperial Irrigation District (IID) and canal lining projects that are wheeled through MWD's conveyance facilities to the SDCWA's pipelines (or aqueducts), and spot

water transfers that are pursued on an as-needed basis to offset reductions in supplies from MWD. Following the major drought in California of 1987 - 1992, which led to severe water supply shortages throughout the state, the SDCWA and its member agencies vigorously developed plans to minimize the impact of potential shortages by diversifying its supplies and strengthening its conservation programs. SDCWA's 2015 UWMP (June 2016) identifies a diverse mix of water resources projected to be developed over the next 25 years to ensure long-term water supply reliability for the region. For example, existing and planned supplies from the Imperial Irrigation District transfer, canal lining projects are considered "verifiable" sources, and planned supplies from the new seawater desalination project in Carlsbad would be considered a drought-resilient supply.

The SDCWA, as a wholesale supplier, is also required by law to support its retail member agencies' efforts to comply with SBX 7-7 through a combination of regionally and locally administered active and passive water conservation measures, programs, and policies, as well as the use of recycled water. Examples of active measures and programs include residential and commercial water use surveys and education programs. Examples of passive measures include programs that encourage long-term behavior change towards measurable reductions in outdoor water use; increase the landscape industry's basic knowledge regarding the interdependency between water efficiency design, irrigation design, and maintenance; and participation on statewide, national, and industrial committees to advance behavior-based conservation strategies. Additional passive programs and policies include outreach activities, plumbing code changes, legislation, and conservation-based rate structures.

According to the SDCWA's 2015 UWMP (June 2016) section on water supply reliability, under a single dry-year assessment using a very conservative assumption regarding limited Metropolitan supplies during a single dry water year, and assuming SDCWA and member agency supplies are maintained and developed as planned, along with achievement of the additional conservation target, no shortages are anticipated within the Water Authority's service area in a single dry year until 2035. These shortages would be eliminated should MWD supplies approach the supply levels projected in their 2015 UWMP Single Dry Year Supply Capability. With the previous years leading up to the single dry year being wet or average hydrologic conditions, MWD should have adequate supplies in storage to cover potential shortfalls in core supplies and would not need to allocate. Therefore, it is anticipated that the SDCWA would be able to meet VID's increased demands during a single-dry water year. For SDCWA's 2015 UWMP (June 2016) multiple dry-year reliability analysis, the conservative planning assumption is that MWD will be allocating supplies to its member agencies. Because it is uncertain in the future how MWD will allocate supplies to its member agencies, the analysis in SDCWA's 2015 UWMP (June 2016) assumes supplies are allocated based on preferential right to MWD supplies. If a shortage occurs, the SDCWA plans to utilize action measures in its Water Shortage and Drought Response Plan. These actions include dry-year supplies, carryover storage, and regional shortage management measures to fill the shortfall. The SDCWA's dry-year supplies and carryover storage are components of managing potential shortages within the region and for increasing supply reliability for the region. The dry-year supplies assist in minimizing or reducing potential supply shortages from MWD. Over the last five years the SDCWA has developed a carryover storage program to manage supplies more effectively. This includes in-region surface storage currently in member agency reservoirs and increasing capacity through the recently completed raising of San Vicente Dam. The SDCWA also has an out-of-region groundwater banking program in the California central valley. Through these efforts, SDCWA can store water available during wet periods for use during times of shortage. In years where shortages may still occur, after utilization of carryover storage, additional regional shortage management measures,

such as securing dry-year transfers and extraordinary conservation achieved through voluntary or mandatory water-use restrictions would also be undertaken.

On the local level, additional water conservation for new developments in Vista would be achieved through compliance with the Water Efficient Landscaping Ordinance in the COV's Development Code, Chapter 18.56. An Estimated Total Water Use (E\TWU) Worksheet for the proposed project would be required to be submitted in the application for a Grading Permit, which would have to be under the Maximum Applied Water Allowance (MAWA). As shown in Table 2-2 of this document, the total ETWU for the proposed landscape plan would be 553,505 gallons per year, some 57,001 gallons per year less than the MAWA. Accordingly, the proposed project would be in compliance with the COV Water Efficient Landscaping Ordinance.

In addition to the noted UWMP's described above, other regional and/or State entities may also enact other measures during multiple-dry water years as well, including emergency regulations. For example, on April 1, 2015, Governor Jerry Brown issued the fourth in a series of Executive Orders on actions necessary to address California's then current severe four-year drought conditions. The April 1 Executive Order requires, for the first time in the State's history, mandatory conservation of potable urban water use. In response to this order, the State Water Resources Control Board released draft emergency regulations to restrict overall potable urban water usage across the state by 25 percent. These regulations include such prohibitions as irrigating landscapes outside of newly constructed homes and buildings in a manner inconsistent with California Building Standards Code (e.g., CALGreen requirements for automatic irrigation systems with weather or soil moisture-based controllers and sensors, etc.). Implementation of these prohibitions will be promulgated through VID's regulations. As part of the Conditions of Approval for this project, compliance with any applicable VID emergency drought regulations regarding new development would be conducted by appropriate staff during review of project plans and various inspections prior to the approval of a Certificate of Occupancy. Therefore, implementation of the Housing Element is not expected to require new or expanded water entitlements from VID or require new water resources be found.

As previously stated there are no specific development projects proposed as part of the Housing Element. The proposed Housing Element policies would not conflict with any statutes or regulations pertaining to solid waste. All future development projects within the City must comply with federal, State, and local regulations pertaining to solid waste. As a result, no significant impacts are expected to occur.

<b>XVIII. Wildfire</b> <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less than Significant with Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**DISCUSSION**

**a. Less Than Significant Impact** In general, VHFHSZs (Very High Fire Hazard Severity Zones) exist in the City’s SOI immediately adjacent to the city boundaries. There are relatively large areas of VHFHSZ in the southern, eastern, and northeastern portions of Vista. Properties located in areas defined as a VHFHSZ are subject to more stringent building and landscape code requirements than are properties outside of that zone (GP 2030 Update PEIR, 2012).

The proposed Housing Element Update does not directly establish a growth need that would result in increased impacts related to wildfires beyond that anticipated by the existing General Plan. Future residential development in conformance with the Housing Element Update would be evaluated for wildfire safety, including the ability of emergency vehicles to access the site, ease of evacuation, exacerbation of fire risk, and proximity to areas prone to flooding or landslide, as part of the standard City development review process. No mitigation measures are required for the Housing Element Update.



<b>XIX. Mandatory Findings of Significance</b> <i>Would the project</i>	<b>Potentially Significant Impact</b>	<b>Less than Significant with Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate plant or animal community, reduce the number or restrict the range of rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable ( <i>“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects</i> )?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**DISCUSSION**

**a - c. No Impact or Less than Significant Impact.** As discussed above, the 2021-2029 Housing Element is a policy document that provides a framework for addressing the City’s future housing demand and it does not propose any specific residential projects. Adoption of the proposed Housing Element would not directly provide for housing development in any sensitive biological resource area or directly affect any historic resources. As the city is nearly built out, future residences implemented under the proposed Housing Element would likely occur as infill development located within existing commercial areas or residential neighborhoods, particularly in the DVSP area. Although each new residential development or renovation project would be subject to its own CEQA process, where the project-specific impacts associated with biological and cultural resources would be analyzed, no potentially significant impacts are anticipated.

Residential development occurring under the Housing Element would not exceed the limits established in the Land Use Element. Cumulative impacts of all housing programs have been considered in all sections of this Initial Study/Negative Declaration. Adoption and implementation of the Housing Element would not result in any significant adverse cumulative effects. Furthermore, the project is not growth inducing, but rather guides future anticipated residential needs. Thus, adoption of the Housing Element would not contribute to the cumulative effects of population growth, and impacts would be less than significant.

As identified throughout the analysis herein, all resource topics associated with the proposed Housing Element have been analyzed in accordance with State CEQA Guidelines and found to pose no impact, or a less than significant impact. Adoption and implementation of the 2021-2029 Housing Element would not have an environmental effect that would cause substantial adverse effects on human beings either directly or indirectly. Therefore, this is considered a less than significant impact.

## Chapter 4

# REFERENCES AND LIST OF PREPARERS

### Individuals and Organizations Consulted

John Conley, Director of Community Development and Engineering, City of Vista  
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### References

Section 15150 of the State CEQA Guidelines permits an environmental document to incorporate by reference other documents that provide relevant data. The documents listed below are hereby incorporated by reference. The pertinent material is summarized throughout this Initial Study where that information is relevant to the analysis of impacts of the proposed project. All referenced documents that are starred \* are on file and available for review at the City of Vista Planning Division office located at 200 Civic Center Drive, Vista, California.

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