



**NOTICE OF PREPARATION OF A
PROGRAM ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING
FOR
THE CITY OF VISTA GENERAL PLAN UPDATE – VISTA 2050**

**PUBLIC COMMENT PERIOD
August 20, 2024, to September 19, 2024**

**Scoping Meeting: Tuesday, September 3, 2024, 6:00 – 8:00 PM
Vista City Hall, 200 Civic Center Dr, City Council Chambers, Vista, CA 92084**

INTRODUCTION

The City of Vista (“City”) is the lead agency for preparation of a Program Environmental Impact Report (PEIR) to evaluate changes in the physical environment that could occur as a result of adoption of the proposed City of Vista General Plan Update 2050 (proposed project or 2050 Update), which includes a comprehensive update of the City’s current General Plan 2030. The PEIR is being prepared by the City in compliance with the California Environmental Quality Act (CEQA) to evaluate potential significant environmental effects associated with implementation of the General Plan Update – Vista 2050 - and to recommend mitigation measures, as required.

Under CEQA, upon deciding to prepare a PEIR, the City, as lead agency, is required to issue a Notice of Preparation (NOP) to inform trustee and responsible agencies, organizations, and other interested parties, of the decision to undertake preparation of a PEIR. The purpose of the NOP is to provide information describing the proposed project and its potential environmental effects to those who may wish to comment regarding the scope and content of the information to be considered in the PEIR.

PROJECT LOCATION

The project location is the area within the City of Vista municipal boundaries, as well as portions of the City's Sphere of Influence, collectively referred to as the Plan Area (see Figure 1). The City's Sphere of Influence is land located outside of the City's boundaries that has been identified as potential area for annexation into the City of Vista in the future. Geographically, the Plan Area is located in the western foothills of the San Marcos Mountains, approximately seven miles inland from the Pacific Ocean in northern San Diego County, and approximately 40 miles north of Downtown San Diego. City boundaries encompass approximately 19 square miles. The major highway providing regional access to and through Vista is State Route (SR) 78 which traverses east/west through the southern portion of the City. The North County Transit District's SPRINTER rail line serves the City. Two SPRINTER stations are located within the City, the Vista Transit Center station in the north-central area of the City, and the Civic Center Vista station in the central portion of the City. A third SPRINTER station, Buena Creek Station, is located in unincorporated San Diego County in the City's Sphere of Influence on Buena Creek Road to the east of the City.

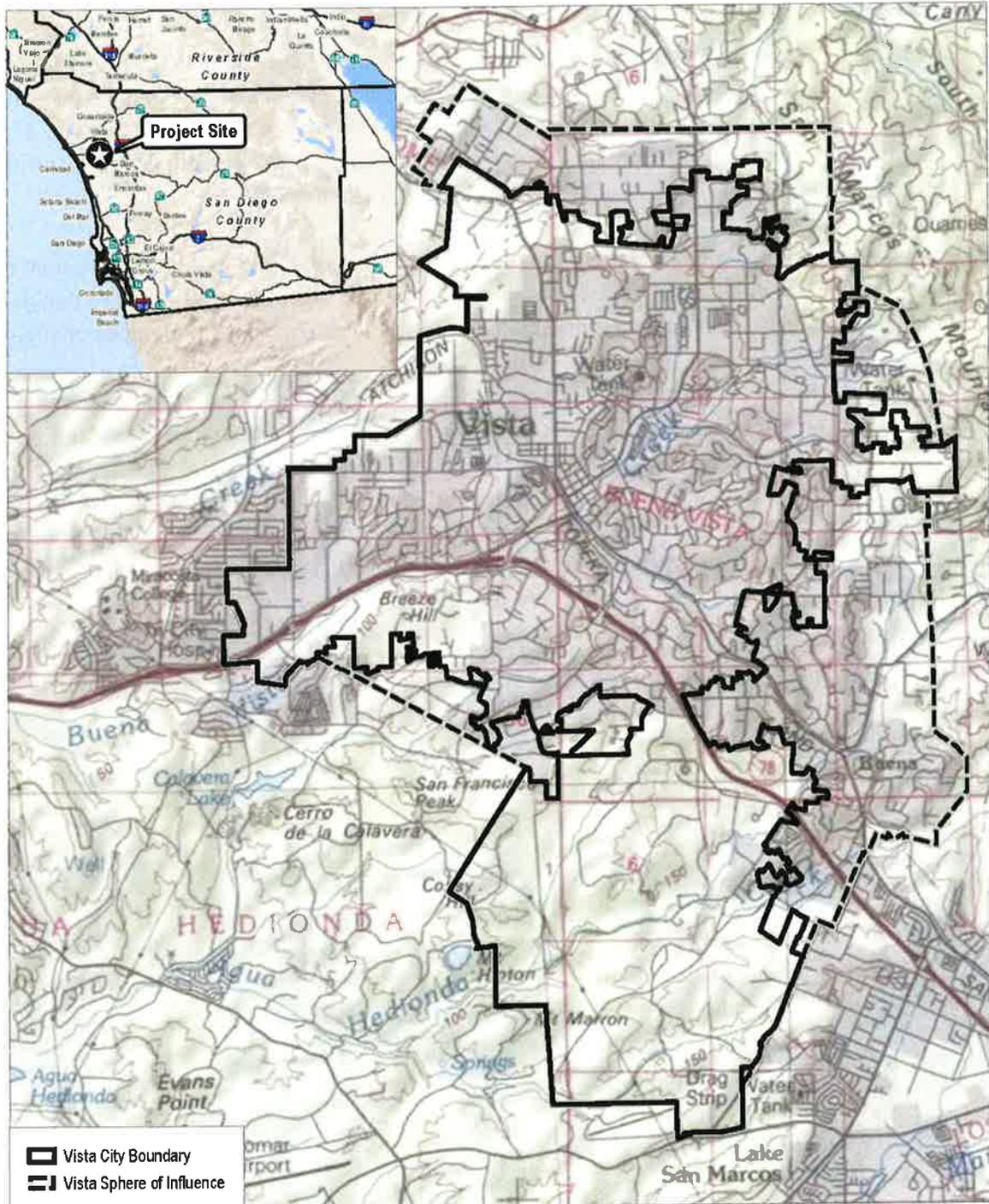


FIGURE 1
Project Location
 Vista General Plan Update

PROJECT BACKGROUND

A general plan is a state-required legal document (Government Code Section 65300) that guides decisions of local elected officials (decision makers) when making determinations about the allocation of resources and the future physical form and character of development in cities and counties. It is the official statement of a jurisdiction regarding the extent and types of development needed to achieve a community's vision for physical, economic, social, and environmental goals.

California state law requires that the general plan include an integrated and internally consistent set of goals, policies, standards, programs, and diagrams. State law and state guidelines require that general plans should be maintained and amended or updated periodically as conditions and needs change.

Vista's first General Plan was adopted in 1975 and has been updated periodically. Although there is no State requirement that a general plan be updated within a certain time frame (except for the Housing Element), the traditional planning period is typically 10-15 years. The General Plan 2030, adopted February 2012, was the first comprehensive update to the General Plan since it was first adopted (Figure 2). The 2030 General Plan brought the General Plan into conformance with changes in State law and other legal requirements, reflect changes to the local population and economy, and address future opportunities.

PROJECT DESCRIPTION

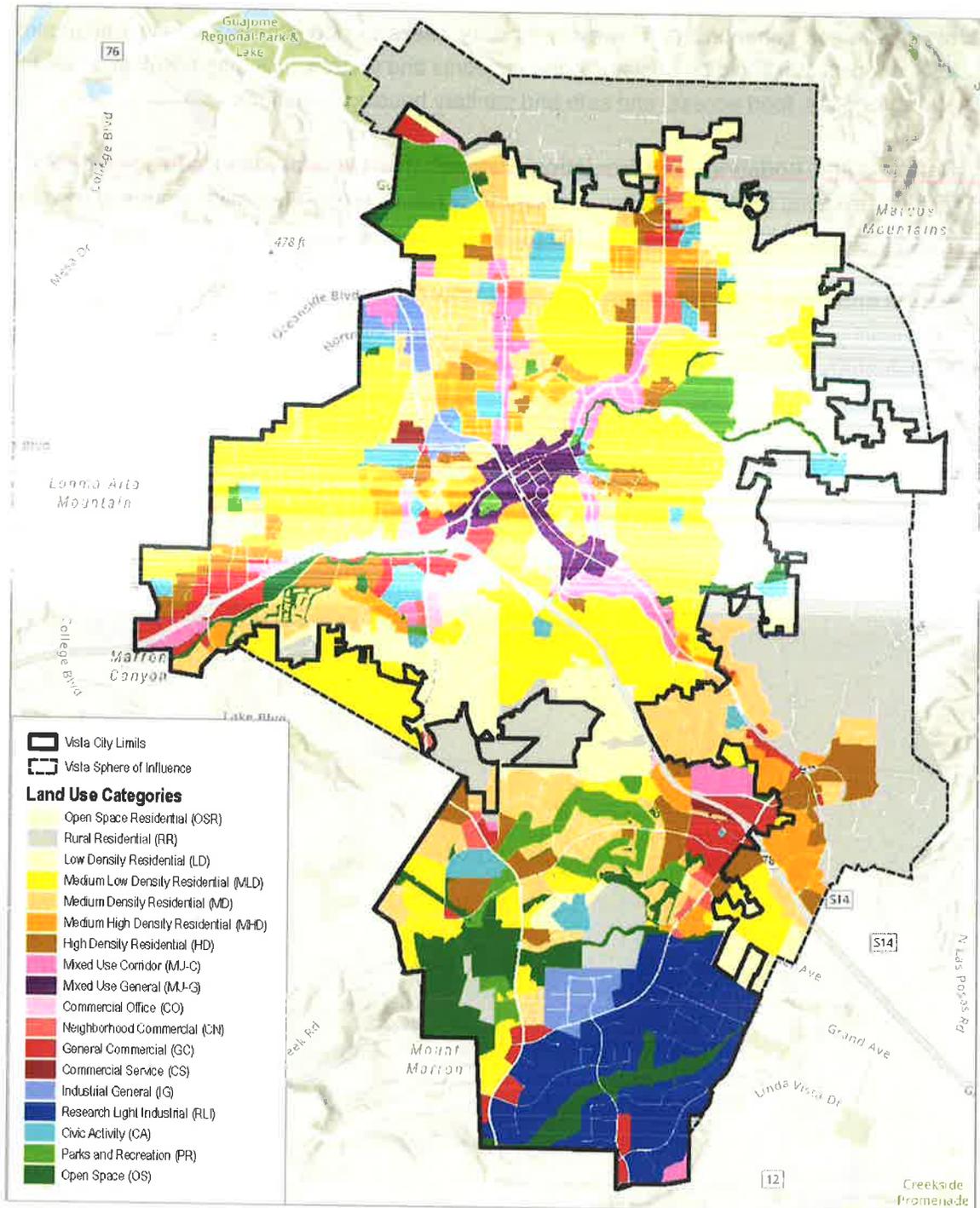
The City is initiating the General Plan Update – Vista 2050, to address recent state statutes, guidance, and requirements, reflect the diversity of the City of Vista, and to provide access and opportunities for all. This review and update process encompasses the entire General Plan, including the goals and policies, except for the Housing Element.

Specifically, the proposed project will address the following:

- **Update existing conditions.** The General Plan 2030 and PEIR were based on information gathered mainly in 2010 and 2011. Since that time, the conditions under which the General Plan 2030 was prepared have changed and several new State laws have been enacted. The General Plan Update - Vista 2050 and PEIR will be updated to reflect the latest available information.
- **Update the planning horizon.** The General Plan 2030 and PEIR evaluated projected growth through the year 2030. Since the preparation of the General Plan 2030, Vista's demographics have changed, and San Diego Association of Governments (SANDAG) projections for future population changes have been updated. The City also desires to take a longer vision approach to planning for the future of the City. As such the General Plan Update - Vista 2050 would extend the horizon year to 2050.
- **Address recent legislation.** Several new laws affecting general plans have been enacted since adoption of the General Plan 2030, including but not limited to: State Bill (SB) 743, SB 379, SB 32, SB 1000, and SB 901 (and associated Assembly Bill 2911), which must be reflected in the General Plan in order for it to remain compliant with State law. Additionally, The General Plan Update - Vista 2050 would also address the California Office of Planning and Research (OPR) General Plan Guidelines which were updated in July 2017, Environmental Justice Element guidance updated in 2020, and Fire Hazard guidance updated in August of 2022.
- **Revisions to the Land Use & Community Identity Element.** The General Plan Update - Vista 2050 will include updated land use designations, land use map, and goals and policies to accommodate SANDAG growth projections, provide more housing options, and create more access for more people to the housing market (Figure 3).
- **Revisions to the Public Safety, Facilities, and Services Element.** The General Plan Update - Vista 2050 will include updates to the Safety Element that incorporate fire hazard planning requirements, update goals and policies, and address all new statutory requirements.
- **Incorporate Environmental Justice Goals and Policies.** Per State guidelines on Environmental Justice Elements, an environmental justice (EJ) element is required when a jurisdiction adopts or revises two or more general plan elements and the jurisdiction contains a disadvantaged

community. Per screening on the California Office of Environmental Health Hazard Assessment's CalEnviroScreen 4.0 program, the City of Vista does not contain any officially identified disadvantaged communities. However, the City seeks to address any potential environmental justice topics that could be relevant to the residents and visitors, including pollution, availability of public facilities, food access, and safe and sanitary housing conditions.

- **Refining and updating the Circulation Element.** The General Plan Update - Vista 2050 will include revisions to the Circulation Element to better facilitate alternative modes of travel in the City, such as public transit, bicycle, and pedestrian options.
- **Refine and update the remaining Elements.** The General Plan Update - Vista 2050 will update the Healthy Vista Element, Housing Element, Noise Element, and Resources Conservation & Sustainability Element with new or refined goals and policies.



SOURCE: City of Vista 2004, ESRI 2004

FIGURE 3

Proposed Land Use Plan 2050 General Plan Update

Vista General Plan Update



REQUESTED APPROVALS

The City Council actions that would be considered for the proposed project include, but are not limited to:

- Adopt a resolution certifying the PEIR for the General Plan Update - Vista 2050
- Adopt a resolution adopting and implementing the General Plan Update - Vista 2050
- Adopt an ordinance updating the Zoning Map and Vista Municipal Code for consistency between land use designations and zoning requirements.

PROGRAM ENVIRONMENTAL IMPACT REPORT

To appropriately evaluate potential environmental impacts associated with the proposed General Plan Update - Vista 2050 pursuant to CEQA, the City will prepare a Program (or Programmatic) Environmental Impact Report (PEIR). As defined in CEQA Guidelines Section 15168(a), a PEIR may be prepared on a series of actions that can be characterized as one large project and are related either:

- (1) Geographically,
- (2) As logical parts in the chain of contemplated actions,
- (3) In connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program, or,
- (4) As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.

The General Plan Update - Vista 2050 is a comprehensive update of a multitude of goals, policies, and guidelines and an updated land use plan found within one plan as described in item (3); therefore, a PEIR is appropriate for the proposed project. As permitted by State CEQA Guidelines Section 15060(d), the County decided not to prepare an Initial Study, and will evaluate all potentially significant environmental effects of the proposed project in the PEIR.

PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE PEIR

The PEIR will identify and describe the potential environmental effects associated with implementing the General Plan Update - Vista 2050. The PEIR will evaluate the full range of environmental issues contemplated for consideration under CEQA and the CEQA Guidelines, including, but not limited to:

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|-------------------------------|--------------------------|
| ▶ Aesthetics/Visual Resources | ▶ Land Use and Planning |
| ▶ Agricultural Resources | ▶ Mineral Resources |
| ▶ Air Quality | ▶ Noise and Vibration |
| ▶ Biological Resources | ▶ Public Services |
| ▶ Cultural Resources | ▶ Population and Housing |

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- ▶ Energy
 - ▶ Greenhouse Gas Emissions
 - ▶ Geology, Soils and Paleontological Resources
 - ▶ Hazards and Hazardous Materials
 - ▶ Hydrology and Water Quality
 - ▶ Recreation
 - ▶ Transportation and Circulation
 - ▶ Tribal Cultural Resources
 - ▶ Utilities and Service Systems
 - ▶ Wildfire

SUBMITTING COMMENTS

Comments as to the appropriate scope of analysis in the PEIR are invited from all interested parties. Written comments on the scope of the PEIR will be accepted from August 20, 2024 until 5:00 p.m. on September 19, 2024. Please submit comments to:

Michael Ressler, City Planner
City of Vista Community Development Department
200 Civic Center Drive, 1st Floor
Vista, CA 92084
Email: mressler@ci.vista.ca.us

Or online at: https://vista2050.com/news-and-events?tool=survey_tool&tool_id=notice-of-preparation#tool_tab

SCOPING MEETING

A public scoping meeting will be held on September 3, 2024, from 6:00 p.m. to 8:00 p.m. at City Hall, City Council Chambers, 200 Civic Center Drive, Vista, California. Trustee and responsible agencies, as well as members of the public are invited to attend to learn more about the General Plan Update - Vista 2050 and to provide written input on the scope of the PEIR. Forms for providing written comment will be available.

As environmental documentation, including the NOP, for this project becomes available, it will be available for review at the City's Community Development Department, 200 Civic Center Drive, 1st Floor, Vista, California 92084, and online at:

https://vista2050.com/news-and-events?tool=survey_tool&tool_id=notice-of-preparation#tool_tab

