



NEGATIVE DECLARATION AND INITIAL STUDY CHECKLIST P24-0354

PROJECT NAME:	Mar Vista Specific Plan (MVSP)
PROJECT LOCATION:	The project site is located within the Mar Vista neighborhood, which comprises of one hundred and eight (108) parcels, within a 143-acre area, located south of Mar Vista Drive, west of Miramar Drive, east of Buena Vista Drive and north of California Oak Drive.
PROJECT APPLICANT:	City of Vista Community Development Department Planning Division 200 Civic Center Drive Vista, California 92084-6275 Raffi Mangassarian, Associate Planner Community Development Department (760) 643-5424
LEAD AGENCY:	City of Vista Community Development Department Planning Division 200 Civic Center Drive Vista, California 92084-6275 Contact: Raffi Mangassarian, Associate Planner Community Development Department (760) 643-5424 rmangassarian@vista.gov.
PUBLIC REVIEW PERIOD:	March 12, 2025 to April 1, 2025

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. Raffi Mangassarian, 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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TABLE OF CONTENTS

Topic	Page
Chapter 1 - Introduction	1-1
Overview	1-1
Authority	1-1
Scope	1-1
Chapter 2 - Environmental Setting and Project Description	2-1
Project Overview	2-1
Environmental Setting and Surrounding Land Uses	2-2
Proposed Project Description.....	2-3
Mar Vista Specific Plan Area Map.....	2-4
Chapter 3 – Initial Study Environmental Checklist	3-1
Project Information	3-1
Environmental Factors Potentially Affected	3-2
Environmental Determination.....	3-2
Evaluation Of Environmental Impacts	3-3
I.Aesthetics.....	3-4
II.Agriculture and Forestry Resources.....	3-5
III.Air Quality	3-7
IV.Biological Resources	3-9
V.Cultural Resources	3-11
VI.Energy.....	3-12
VII.Geology and Soils	3-13
VIII.Greenhouse Gas Emissions	3-16
IX.Hazards and Hazardous Materials	3-18
X.Hydrology and Water Quality.....	3-20
XI.Land Use and Planning	3-22
XII.Mineral Resources.....	3-24
XIII.Noise.....	3-24
XIV.Population and Housing.....	3-25
XV.Public Services.....	3-26
XVI.Recreation.....	3-27
XVII.Transportation	3-28
XVIII.Tribal Cultural Resources.....	3-29
XIX.Utilities and Service Systems.....	3-31
XX.Wildfire	3-33
XXI.Mandatory Finding of Significance	3-35
Chapter 4 - References and List of Preparers	4-1

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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 Mar Vista Specific Plan. 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, as the designated department to process the Project for the City of Vista, the lead agency, has determined that the Project is subject to CEQA and the preparation of an Initial Study is required.

An Initial Study is a preliminary analysis conducted by the lead agency, in consultation with other agencies (responsible or trustee agencies, as applicable), to determine whether there is substantial evidence that a project may have a significant effect on the environment. If the Initial Study concludes that the Project, with mitigation, may have a significant effect on the environment, an EIR should be prepared; otherwise the lead agency may adopt an ND or an MND. The resulting Initial Study and ND for this Project are intended as informational documents that are ultimately required to be adopted by the decision maker prior to project approval by the City.

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
- energy
- 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 purpose of establishing the Mar Vista Specific Plan (the “Project”) is to maintain the rural setting experienced by property owners in the Mar Vista Specific Plan (“MVSP”) area while under County of San Diego jurisdiction, prior to City of Vista annexation. This is accomplished through adoption of similar development standards and permitted land uses in the Mar Vista Specific Plan as compared to those previously governing this neighborhood under prior County of San Diego jurisdiction. Therefore, zoning and development standards found within the Mar Vista Specific Plan document substantially mirror the same standards from the County of San Diego for the Specific Plan area.

The following is some background information regarding the history of annexation in the City of Vista and specifically background leading up to the annexation of the Mar Vista area:

From 1998 to 2004, the City of Vista established a moratorium on annexations due to uncertainty related to the passage of Proposition 218 in 1996. Proposition 218 was a voter initiative that added constitutional voter approval requirements for all local government taxes which previously did not exist. Based on the State Legislative Counsel’s opinion at the time, the City Council directed staff to further evaluate the effects of Proposition 218 on proposed annexations prior to consideration of any new annexation or reorganization requests.

On September 22, 1998, the City Council discussed the City’s annexation policy and directed staff to: (1) present a financial analysis for Council review on the cost of annexation; (2) seek relief from the State from annexation impediments caused by Proposition 218; (3) not to process any further annexations until Council resolves the impediments caused by Proposition 218; and (4) to process applications for annexation to sewer systems with an irrevocable offer to annex (Vote: 5-0).

On November 12, 2002, the Buena Sanitation District Board of Directors approved Buena Sanitation District Resolutions 2002-27 and 2002-28, consenting to annexation of the Gamboni Ranch property into the Buena Sanitation District, and approving a Flow Transfer Agreement between the Buena Sanitation District and the City of Vista (Vote: 3-0, Campo absent, one vacancy).

On June 22, 2021, the City of Vista City Council adopted Resolution No. 2021-116 per Planning Case No. P21-0200, making application to the Local Agency Formation Commission (LAFCO) for the annexation/reorganization of approximately 143 acres known as the Mar Vista Island. On November 7, 2022, LAFCO passed and adopted Resolution No. 2022-014 per LAFCO File No. R021-04, making determinations, approving and ordering a reorganization and associated sphere of influence amendment for the Mar Vista Annexation.

The proposed Mar Vista Specific Plan would change the current zoning designation of this neighborhood from Agriculture (A-1) to the Specific Plan Implementation (SPI) zone pursuant to Chapter 18.20 of the Development Code. Additionally, an amendment to the Vista General Plan is

needed to amend Figure LUCI-2 in the General Plan to designate these parcels as within the Mar Vista Specific Plan. The new SPI zone will continue to be consistent with the existing General Plan designation for the project site of Rural Residential (RR) as the MVSP will continue to maintain the rural setting experienced by property owners. Furthermore, the zoning designation under the County of San Diego jurisdiction for the Mar Vista neighborhood was Agricultural (A70) prior to city annexation, which closely mirrored the City of Vista prior zoning designation of Agricultural (A-1).

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 two 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.

The Mar Vista neighborhood consists of 108 parcels, within 143-acres, generally located south of Mar Vista Drive, east of Buena Vista Drive, north of Lupine Hills Road, and west of State Route 78. The project area is approximately 143 acres in size and includes properties addressed off of Mar Vista Drive, Miramar Drive, Marine View Drive, Hillcrest Drive, Hilo Way, Park Hill Road, Park Hill Place, California Oak Drive, Auburn Woods Drive and Red Plum Lane. This neighborhood is primarily built out with single-family dwellings and related accessory uses on large residential lots.

The existing land uses surrounding the MVSP area consist of single-family residential uses. Low density residential uses are located to the north, south and east, and rural residential uses to the north and west. The area is characterized by hillsides and rolling hills with single-family residential development throughout. The elevation of the Specific Plan area ranges from approximately 420 feet MSL to the north down to 360 feet MSL to the west, to 520 feet MSL to the south and east. The existing residential character and land uses of the surrounding area present important influences upon the Specific Plan area setting. The surrounding land uses adjacent to the MVSP area include E-1 (Estate) and A-1 (Agriculture) to the north and west, E-1 (Estate) to the east, and the Shadowridge Specific Plan area to the south.

The proposed development standards are consistent with the County of San Diego A70 (Agriculture) development standards. This includes minimum lot sizes of one acre and maximum density at one dwelling unit per acre. Additional consistent standards include setbacks, parking, and height limits. Maximum height for a primary residence will be two (2) stories or 35-feet,

whichever is less. Off-street parking allowance will be a maximum of two (2) spaces per unit. Minimum setbacks would be maintained related to the following requirements: Front, 60-feet from street centerline; Side (Interior), 15-feet from the property line; Side (Exterior/Street), 35-feet from street centerline; and Rear, 25-feet from the property line.

Accessory structures will also be consistent with County of San Diego standards. Accessory structures include attached or detached garages, carports, storage buildings, workshops, offices, and other similar non-habitable uses. Size of accessory structures will be determined by lot size and whether it will be attached or detached from the main residence.

The proposed Specific Plan also takes into consideration and maintains consistency with County allowances for fences and walls, lighting, and cargo containers. Furthermore, animal keeping standards and enclosures are also permitted consistent with County regulations.

Project Description

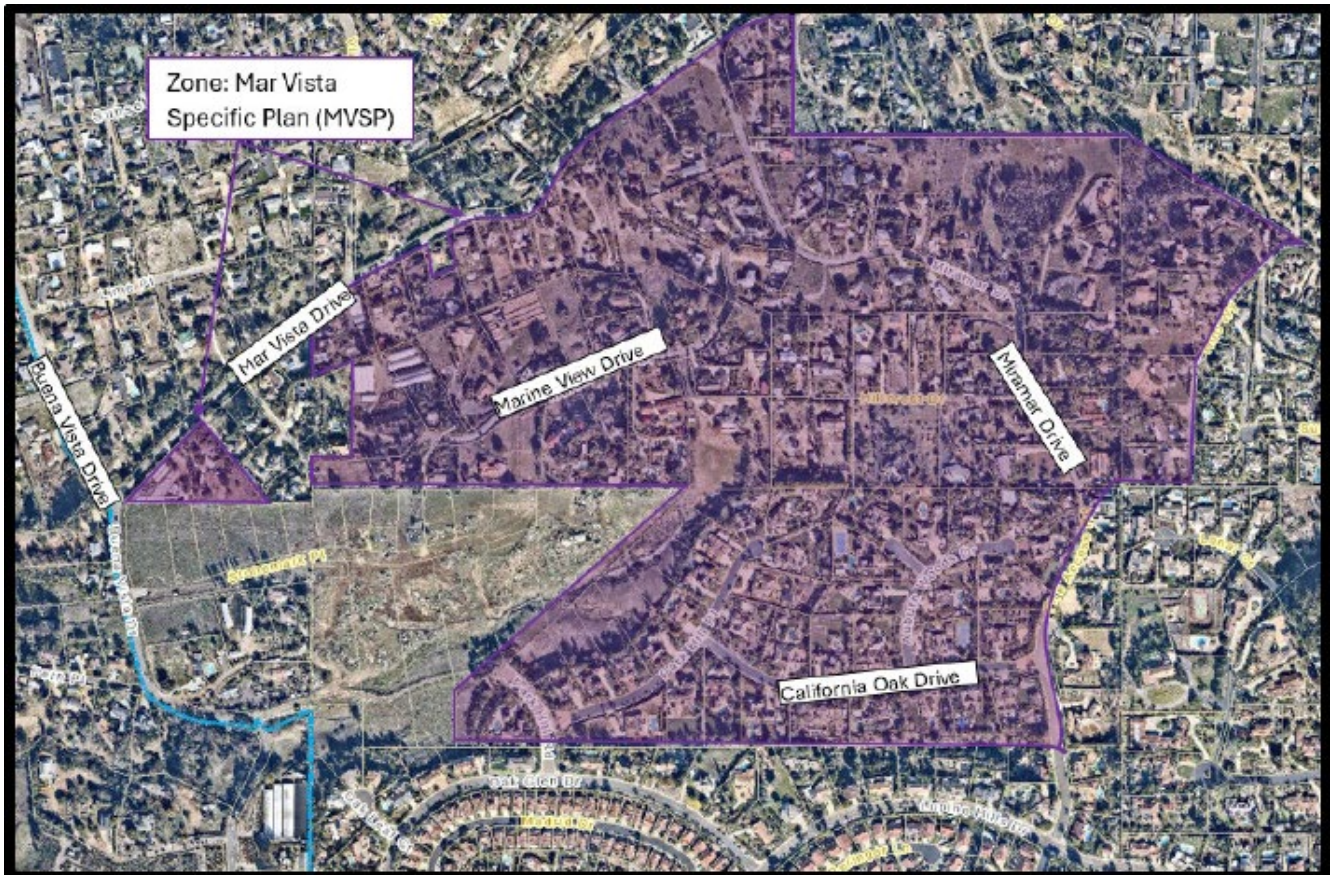
The MVSP will be applicable to a 143-acre area located in the central area of the City of Vista, California. Once adopted, the MVSP will serve as a regulatory document by setting forth the required zoning, development and design standards for the Mar Vista neighborhood. The Project site will be designated SPI, Specific Plan Implementation, on the City of Vista Zoning Map. All plans and permits will be reviewed for consistency with the requirements of this Specific Plan.

The Project does not change General Plan designations, create any zoning entitlements, approve any development projects, and is not anticipated to result in any new development intensification. The MVSP will maintain development and land use regulations for the Mar Vista planning area that are consistent with those under the County of San Diego's jurisdiction prior to City of Vista annexation. In other words, the Project will maintain existing development conditions.

Should any conflicts arise between the MVSP regulations and existing City policies, procedures, ordinances or the City of Vista Development Code (Development Code), the provisions of the MVSP shall prevail. Additionally, any definitions found in Vista Development Code Chapter 18.02 shall apply to this Specific Plan, unless otherwise stated. Whenever a standard or regulation is not set forth in the Specific Plan, the pertinent sections of the City of Vista Development Code shall apply. If any term, provision or condition of the Specific Plan is found to be invalid or unenforceable, the remainder of the document shall remain in effect.

The following goals were established to guide the adoption of the MVSP. The goals were generated using planning and land use analysis, the policies and standards of the Vista General Plan and discussions between the property owners and City staff. The MVSP goals include:

- (1) Provide for the establishment of a specific plan, consisting of 143 acres.
- (2) Create a plan that maintains the rural nature and characteristics of the existing neighborhood.
- (3) Maintain consistency between the Specific Plan land uses to those previously allowed under the A70 zoning designation under County of San Diego jurisdiction prior to City of Vista annexation.



MAR VISTA SPECIFIC PLAN AREA

Chapter 3

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST**

Project Information

Project Title:	Mar Vista Specific Plan (MVSP)
Lead Agency Name and Address:	City of Vista Community Development Department Planning Division 200 Civic Center Drive Vista, CA 92084-6275
Contact Person and Phone Number:	Raffi Mangassarian, Associate Planner / City of Vista Community Development Department (760) 643-5424
Project Location:	Mar Vista Annexation Area
Project Applicant:	City of Vista Community Development Department Planning Division 200 Civic Center Drive Vista, California 92084-6275
Contact Person and Phone Number:	Raffi Mangassarian, Associate Planner Community Development Department (760) 643-5424
Description of Project:	See Chapter 2, Project Description.
Surrounding Land Uses and Setting:	See Chapter 2, Project Description.

Environmental Factors Potentially Affected

As indicated by the checklist on the following pages of the Initial Study, there are no environmental factors potentially affected by this project, involving at least one impact that is a potentially significant impact.

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.



3/11/25

Raffi Mangassarian, Associate Planner
City of Vista, Community Development Department

Date

Evaluation Of Environmental Impacts

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or

individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

- a) the significance criteria or threshold, if any, used to evaluate each question; and
- b) the mitigation measure identified, if any, to reduce the impact to less than significance.

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

The MVSP will maintain development and land use regulations for the Mar Vista planning area that are consistent with those under the County of San Diego’s jurisdiction prior to City of Vista annexation, and will not result in any aesthetics impacts.

a. 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 Pacific Ocean, or San Marcos Mountains may be considered a panoramic scenic vista. The Project does not include alterations to existing height limitations or property development standards, and does not create any zoning entitlements, nor propose or approve any development or construction activities, nor introduce any new land uses that would result in an adverse effect related to visual character. Hence the Project does not create any physical changes to the environment that could impact scenic vistas. Therefore, there will be no impact related to scenic vistas.

b. 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. A portion of two of these streets, Mar Vista Drive and Buena Vista Drive, border the MVSP. However, there are no proposed changes to the land uses, height limitations or property development standards that currently exist along these streets. The Project does not create any zoning entitlements, nor propose or approve any development or construction activities, nor introduce any new land uses that would result in an adverse effect related to visual character. Although the MVSP is accessed directly by Buena Vista Drive and Mar Vista Drive, the proposed MVSP does not include changes to development standards that might

affect scenic resources. Therefore, there will be no impact related to scenic resources.

c. The existing residentially zoned lots within the Mar Vista Specific Plan area are mostly built out and are considered to be rural residential/very low density housing, at a maximum density of one dwelling unit per acre. The Project does not include alterations to existing height limitations or property development standards, hence the Project does not create any physical changes to the environment that could impact the existing visual character or quality of public view of the site and its surroundings. The Project also does not create any zoning entitlements, nor propose or approve any development or construction activities, nor introduce any new land uses that would result in an adverse effect related to visual character. Therefore, there will be no impact related to existing visual character or quality of public view of the site and its surroundings.

d. As the proposed MVSP development standards, land uses, or residential allowances remain consistent with those under County of San Diego jurisdiction prior to City of Vista annexation, adoption of the MVSP does not create any physical changes to the environment that could create a source of substantial light or glare that would adversely affect daytime or nighttime views in the area. The Project also does not create any zoning entitlements, nor propose or approve any development or construction activities, nor introduce any new land uses that would result in an adverse effect related to visual character. Therefore, there will be no impact related to a source of substantial light or glare that would adversely affect daytime or nighttime views in the area.

II. Agriculture and Forestry Resources <i>Would the project</i>	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
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. The area within and surrounding the MVSP is zoned Agriculture (A-1) and Estate (E-1), which does allow for agricultural uses. The California Department of Conservation, Division of Land Protection, lists Prime Farmland, Unique Farmland, and Farmland of Statewide Importance under the general category of “Important Farmland”. The Extent of Important Farmland Map Coverage

maintained by the Division of Land Protection indicates that the Project Area has no Farmland.¹ Therefore, the proposed Project would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use, and no impact would occur.

b. The MVSP will maintain development and land use regulations for the Mar Vista planning area that remain consistent with those under the County of San Diego's jurisdiction prior to City of Vista annexation. The Project does not change General Plan designations, create any zoning entitlements, or approve any development projects, and is not anticipated to result in new development that would conflict with or change existing zoning for agricultural use or a Williamson Act Contract. As such, the Project would not conflict with existing zoning for agricultural use or conflict with a Williamson Contract. Therefore, no impacts would occur.

c. The Project Area is not zoned for forest land or timberland. Accordingly, the proposed Project would not conflict with forest land or timberland zoning or result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur.

d. See response to c., above. Forest land is defined as "land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." Timberland is defined as "land...which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees." CA Pub. Res. Code sec. 4526. The Project Area does not consist of any forest land or timberland. Therefore, there would be no impact.

e. See responses to a. through d., above. The Project Area does not contain Farmland identified by the State of CA Department of Conservation, Division of Land Resource Protection as Unique Farmland⁸. Moreover, the Project does not change zoning or General Plan designations, create any zoning entitlements, approve any development projects, or introduce any new land uses, and is not anticipated to result in new development that would involve other changes in the existing environment which could result in the conversion of farmland to non-agricultural use or the conversion of forest land to non-forest use. Therefore, no impacts would occur.

¹ California Department of Conservation. 2022. Important Farmland Maps compiled by the Farmland Mapping and Monitoring Program (FMMP) pursuant to Section 65570 of the California Government Code

III. Air Quality <i>Would the project</i>	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
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. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

a. 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 (SDAPCD). 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. However, as discussed in the Project Description of this document, the Project is not proposing to intensify any existing land uses or residential development beyond existing conditions. As a result, implementation of the Project would not conflict with or obstruct implementation of the applicable air quality plan and no impacts would result.

b. A significant impact would occur if a proposed project would violate any air quality standard or contribute substantially to an existing or projected air quality violation. The SDAPCD has jurisdiction over air quality programs in the City. The SDAPCD does not provide quantitative thresholds for determining the significance of emissions from Project-related construction or mobile sources. However, the SDAPCD specifies air quality impact analysis trigger levels for new or modified stationary sources (SDAPCD Rules 20.2 and 20.3). If these incremental levels are exceeded, an air quality impact analysis must be performed. For CEQA purposes, the screening level thresholds can be used to demonstrate that a project’s total emissions would not result in a significant impact on air quality. Because the air quality impact analysis screening thresholds do not include VOCs, the screening levels for VOCs used in this analysis are from the South Coast Air Quality Management District.

San Diego County Air Pollution Control District Pollutant Thresholds

Pollutant	Pounds/Day
CO	550
NO _x	250
PM ₁₀	100
PM _{2.5}	55 ¹
SO _x	250
Lead	3.2
VOC	75 ²

Source: County of San Diego 2007.

Notes: CO = carbon monoxide; NO_x = nitrogen oxides; PM₁₀ = respirable particulate matter; PM_{2.5} =

*fine particulate matter; SO_x = sulfur oxides;
VOC = volatile organic compound*

The Project Area is a built-out environment surrounded by existing facilities and residential buildings, and traffic impacts that would have been included in the applicable air quality plan. The Project does not propose or approve any development project, does not change General Plan designations, create any zoning entitlements, nor introduce any new land uses that would 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. Therefore, the Project would result in no impacts.

c. A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant. As described above in a. and b., above, the Project does not propose or approve any development project or ground disturbing activity, nor does it change any existing land uses that would increase exposure to air contaminants. The Project does not incentivize or disincentivize construction of new development, therefore, it is not reasonably foreseeable that the Project will expose sensitive receptors to substantial pollutant concentrations. Thus, the Project would result in no impacts.

d. Odor emissions can result from land uses such as agricultural uses, wastewater treatment plants, food-processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. However, odors from these types of uses would be localized and generally confined to the immediate area surrounding a project site. A proposed development would also utilize typical construction techniques, and the odors would be typical of most construction sites and temporary in nature. Since no construction activity or development is proposed or approved as part of this Project, it is not anticipated to cause an odor nuisance. Furthermore, the Project does not change General Plan designations, create any zoning entitlements, nor introduce any new land uses that would result in odor emissions that could adversely affect a substantial number of people, and is not anticipated to result in new development that would result in other emissions. Therefore, the Project would result in no impacts.

IV. Biological Resources <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, 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 (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. The Project does not propose changing any existing land uses that would result in such impacts or approve any new development. The degree of development expected with the implementation of the Project is expected to be minimal and a result of existing conditions in place prior to Project implementation. Existing residential lots, most that are 0.5-acres or larger, are already developed with a single dwelling. The Project area does not lie within sensitive habitat areas, nor does it include any creeks or rivers that traverse through the area. As such, would have no substantial adverse effect, either directly or indirectly 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 CA Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Therefore, the Project would result in no impacts.

b. The Project area is largely built out and located in a developed residential area and does not contain any sensitive biological resources. Therefore, the Project would have no adverse effects on riparian habitat or other sensitive natural communities in these areas. Moreover, the Project by itself does not propose or approve any development and would not change existing land uses that could result in substantial adverse effects on a riparian habitat or other sensitive natural community. Any discretionary development that separately occurs pursuant to the MVSP would require its own individual environmental review. Thus, the Project would not result in a substantial adverse effect on any riparian habitat or other sensitive natural communities

identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or United States Fish and Wildlife Service, within the Project Area or in the surrounding area, and no impacts would occur.

c. The Project area does not contain any wetlands, coastal/tidal wetlands or inland/non-tidal wetlands as defined by Section 404 of the Clean Water Act. ²Additionally, the proposed Project does not approve or propose any development project, nor does it modify any City regulations that would adversely affect federally protected wetlands. Therefore, the proposed Project will not have any 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, and no impact will occur. No impacts.

d. Wildlife corridors are land segments that connect two or more large habitat areas and provide a habitat for movement of animals between those areas. There are no wildlife corridors or regional wildlife linkages in the Project area. Additionally, there are no bodies of water in which fish are present in the Project area. Further, the Project does not propose or approve a development project or any construction activity. The Project does not change General Plan designations, create any zoning entitlements, approve any development projects, or introduce any new land uses that impact species movement, wildlife corridors or wildlife nursery sites. Therefore, the Project by itself is not anticipated to result in new development that would interfere 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 nature wildlife nursery sites. Therefore, no impact results.

e. A significant impact would occur if a proposed project would be inconsistent with local regulations pertaining to biological resources. The Project by itself would not conflict with any policies or ordinances protecting biological resources. Further, the Project does not propose or approve any development project or any construction activity. Any future development project in the Project area would be required to comply with all policies and ordinances protecting biological resources. Therefore, the Project does not conflict with any local policies or ordinances protecting biological resources, and no impact would occur.

f. The Project area does not fall within any identified Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Therefore, the Project would not conflict with the provisions of any adopted conservation plan, and no impacts would occur.

² United States Environmental Protection Agency. April 25, 2024. [What is a Wetland? | US EPA](https://www.epa.gov/wetlands/what-wetland) (https://www.epa.gov/wetlands/what-wetland)

V. Cultural Resources <i>Would the project</i>	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
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. 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. Section 15064.5 of the State CEQA Guidelines state that a “historical resource” is defined as: (1) a resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources; (2) a resource listed in a local register of historical resources or identified as significant in an historical resource survey meeting certain state guidelines; or (3) an object, building, structure, site, area, place, record or manuscript that a lead agency determines to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided that the lead agency's determination is supported by substantial evidence in light of the whole record; in addition, (4) the fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register or historical resources, or identified in an historical resources survey does not preclude a lead agency from determining that the resource may be an historical resource. A significant impact would occur if a proposed project would substantially alter the environmental context of or remove identified historical resources. The Project is not proposing to intensify any existing land uses or residential development beyond existing conditions, and does not propose or approve any development or construction activity that could result in the demolition or removal of any structure that may be historically significant. Therefore, the Project would result in a substantial adverse change in the significance of a historical resource and no impacts would occur.

b. Section 15064.5 of the State CEQA Guidelines defines significant archaeological resources as resources that meet the criteria for historical resources or resources that constitute unique archaeological resources. The Project does not propose or approve any development project or ground disturbing activity. The Project will not increase new building construction that would require excavation or grading as the purpose of the Project is to maintain existing development standards and land uses in the Project area. As such, the Project will not result in a substantial adverse change in the significant of an archaeological resource and no impacts would occur.

c. A significant impact would occur if previously interred human remains would be disturbed during excavation of a project site. Human remains could be encountered during excavation and grading activities associated with a proposed project. However, the Project does not propose or approve any specific development. As such, no construction activities or ground disturbing activities are anticipated and no human remains would be disturbed because of the Project. Therefore, no impacts would occur.

VI. Energy <i>Would the project</i>	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. The Project does not change General Plan designations, propose or approve any development projects or construction activity, and is not anticipated to result in new development that would result in potentially significant environmental impacts due to waste, inefficient, or unnecessary consumption of energy resources. Any future new development or construction activity in the Project area would remain subject to California State Building Codes, California Green Building Standards Code (see Vista Development Code Chapter 16.30), and energy efficiency standards of the California Energy Code (see Vista Development Code Chapter 16.26). The Project area is primarily built out with single-family dwellings and related accessory uses on large residential lots. Any future new development in the Project area would not exceed the density permitted in the Land Use Element is not expected to significantly change existing site conditions related to demand for energy consumption. The nature of these land uses, which will continue with Project implementation, are also unlikely to result in any impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. Therefore, the Project would result in no impact to energy resources.

b. A significant impact would occur if a proposed project were to conflict with or obstruct a state or local plan for renewable energy or energy efficiency. See discussion in a. above. The Project does not propose or approve specific development or construction activity and existing conditions are not expected to significantly change related to demand for energy consumption. Any new future development in the Project area will be required to comply with all applicable state and local renewable energy or energy efficiency requirements, including California State Building Codes, California Green Building Standards Code, and energy efficiency standards of the California Energy Code. Therefore, the Project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, a less than significant impact would occur.

VII. Geology and Soils <i>Would the project</i>	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. 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"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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"/>
f. 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"/>

DISCUSSION

a. i. 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). According to the California Department of Conservation Special Studies Zone Map, no portion of the Project area is located in an Earthquake fault zone as determined by the Alquist-Priolo Earthquake Fault Zoning Act. ³The Project does not propose construction nor approve a development project. Therefore, grading, excavation, and fault endangering activities associated with new development are not anticipated. The Project would not expose people or structures to potential adverse effects resulting from the rupture of known earthquake faults. Thus, there would be no impact related to personal injury or death or resulting in property damage due to a fault rupture would occur. No impacts would occur.

³ <https://maps.conservation.ca.gov/cgs/informationwarehouse/eqzapp/>

ii. A significant impact would occur if a proposed project would cause personal injury or death or result in property damage as a result of seismic ground shaking. Like the entire Southern California region, earthquake ground shaking is the principal geologic hazard that could affect the city. However, the Project does not change General Plan designations, create any zoning entitlements, approve any development projects, or introduce any new land uses that would result in strong seismic ground shaking or exacerbate existing environmental conditions to potentially cause or exacerbate strong seismic ground shaking. In addition, all future development in the Project Area is required to comply with all relevant California Building Code (CBC) seismic standards.⁴ 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 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. Further, 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.⁵ Implementation of the proposed Project does not trigger new development or construction and is not expected to induce development or otherwise alter existing development patterns. Grading, excavation, and activities associated with increasing strong seismic ground shaking are not anticipated. Therefore, less than significant impact would occur.

iii. A significant impact may occur if a proposed project site is located within a liquefaction zone. Liquefaction is the loss of soil strength or stiffness due to a buildup of pore-water pressure during severe ground shaking. Soil liquefaction occurs when loose, saturated, granular soils lose their inherent shear strength due to excess water pressure that builds up during repeated movement from seismic activity. Factors that contribute to the potential for liquefaction include a low relative density of granular materials, a shallow groundwater table, and a long duration and high acceleration of seismic shaking. The California Department of Conservation's Seismic Hazard Zones Map shows no portion of the Project area in a liquefaction zone.⁶ The Project does not propose or approve any development project or ground disturbing activity. The Project maintains existing conditions and does not incentivize further development activity. Any future development activity in the Project area would continue to be required to comply with current seismic design provisions of the CBC, which incorporates relevant provisions related to protection against liquefaction. 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 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. Further, 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. Therefore, less than significant impact would occur.

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

5. 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.

6 <https://maps.conservation.ca.gov/cgs/informationwarehouse/eqzapp/>

iv. Landslides are movements of large masses of rock, and/or soil. Landslide potential is generally the greatest for areas with steep and /or high slopes, low shear strength, and increased water pressure. A significant impact would occur if a proposed project would be implemented on a site that would be located in a hillside area with unstable geological conditions or soil types that would be susceptible to failure when saturated that would suggest potential for sliding. The Project does not propose or approve any development project or any ground disturbing activity that would result in a landslide. According to the California Department of Conservation, the Project Area contains no landslide zones⁷. Therefore, the Project will have no impact as it relates to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. Therefore, no impacts would occur.

b. A significant impact would occur if construction activities or future uses would result in substantial soil erosion or loss of topsoil. Erosion is the movement of rock and soil from place to place and is a natural process. Significant erosion typically occurs on steep slopes where stormwater and high winds can carry topsoil down hillsides. Erosion can be increased greatly by earthmoving activities or where erosion control measures are not used. The Project maintains existing land use and development conditions and does not propose or approve any specific development project. Construction of future development projects that would result in ground surface disturbance during site clearance, excavation, and grading and could create the potential for soil erosion would be subject to the City's Grading and Erosion Control Ordinance (Grading Ordinance). As required under the 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. Therefore, no impact would occur with respect to erosion or loss of topsoil.

c. A significant impact would occur if a proposed project would be implemented on a site that would be located in a hillside area with unstable geological conditions or soil types that would be susceptible to failure when saturated. According to the California Department of Conservation's Seismic Hazard Zones Map, the Project Area is not located within landslide hazard zones and is not susceptible to liquefaction.⁸ The proposed Project does not propose or approve development or any ground disturbing activity and does not authorize new land uses. The Project does not approve any construction or ground disturbing activity that could expose people or structures to

7 <https://maps.conservation.ca.gov/cgs/informationwarehouse/eqzapp/>

8 <https://maps.conservation.ca.gov/cgs/informationwarehouse/eqzapp/>

soil that is unstable or that would become unstable, or to the potential effects resulting from landslides, lateral spreading, subsidence, liquefaction, or collapse. Therefore, no impacts would occur.

d. A significant impact would occur if a proposed project would be built on expansive soils without proper site preparation or design features to provide adequate foundations for project buildings, thus posing a hazard to life and property. The proposed Project does not propose or approve any development project or any ground disturbing activity, the proposed Project would likely result in no impact to creating direct or indirect risks to life or property. In addition, as noted above, under the Grading Ordinance the recommendations in a geotechnical report must be followed during site preparation and grading activities. Further, any proposed residential structures in the Project area would be required to be constructed in compliance with CBC seismic safety standards. Therefore, no impacts would occur.

e. The Project area is fully located in a developed area which includes existing public infrastructure for wastewater disposal systems. The use of septic tanks or alternative wastewater disposal systems would not be required. The Project does not propose or approve specific development. Therefore, the proposed Project would result in no impacts to soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems. No impacts would occur.

f. Paleontological resources include fossil remains or traces of past life forms, including both vertebrate and invertebrate species, as well as plants. Paleontological resources are generally found within sedimentary rock formations. A significant impact may occur if a project destroys a unique paleontological resource site or unique geologic feature. The Project does not involve any development project, construction or ground disturbing activity that would directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. There, the Project would result in no impacts.

VIII. Greenhouse Gas Emissions <i>Would the project</i>	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

a. Greenhouse gases (GHG) are gaseous constituents of the atmosphere, both natural and human generated, that absorb and emit radiation at specific wavelengths within the spectrum of terrestrial radiation emitted by the earth’s surface, the atmosphere itself, and by clouds. GHG has been recognized to contribute to global climate change. Predicted effects of global climate change include sea level rise, water supply changes, changes to ecosystems and habitat, and human health effects.

The determination of significance is governed by CEQA Guidelines, Section 15064.4, which states that “the determination of the significance of greenhouse gas emissions calls for a careful judgment by the lead agency consistent with the provisions in Section 15064. A lead agency

should make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate the amount of greenhouse gas emissions resulting from a Project. A lead agency shall have discretion to determine, in the context of a particular project, whether to [use a quantitative model or qualitative model].” In turn, CEQA Guidelines, Section 15064.4(b), clarifies that a lead agency should consider “whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project.” Therefore, consistent with CEQA Guidelines, Section 15064.4, the GHG analysis for the Project appropriately relies on a threshold based on the exercise of careful judgment and believed to be appropriate in the context of this Project.

The City adopted an updated Climate Action Plan (CAP) in October 2021. The CAP includes targets to reduce Citywide GHG emissions by four percent below 2012 levels by 2020 and by 42 percent below 2012 levels by 2030. The City would meet its 2020 emissions reduction target without additional City-level action based on existing activities and trends. However, to meet the City’s 2030 reduction target, additional actions beyond those implemented at the federal and state level are required. The CAP identifies strategies and measures to reduce GHG emissions Citywide from a variety of emissions categories to meet the City’s 2030 target. CAP consistency is anticipated to be determined through a CAP Consistency Review Checklist (Checklist). The Checklist would contain GHG reduction measures applicable to development projects that are required to be implemented on a project-by-project basis to ensure that the specific emissions targets identified in the CAP are achieved. Once the process for determining project consistency is adopted, the CAP would be a qualified plan that may be used for the specific purpose of streamlining the CEQA analysis of GHG emissions for subsequent projects.

Since the process for determining consistency with the CAP is not yet available, the City has adopted interim guidance for evaluating individual development projects based on the statewide emissions reduction targets and the previous CAP (City of Vista 2016). In accordance with the City’s guidance, if total project annual GHG emissions are less than 1,185 MTCO_{2e}, then a project would not generate GHG emissions that would have a significant impact on the environment. As the Project does not include any specific development projects and continues to maintain the existing housing policies and standards within the Mar Vista neighborhood, implementation of the Project is not anticipated to trigger this significance threshold or contribute, directly or indirectly, to a significant impact due to GHG emissions. Less than significant impact.

b. See response to a., above. The California legislature passed Senate Bill (SB) 375 to connect regional transportation planning to land use decisions made at a local level. SB 375 requires the metropolitan planning organizations to prepare a Sustainable Communities Strategy (SCS) in their regional transportation plans to achieve the per capita GHG reduction targets. In addition, SB 743, adopted September 27, 2013, encourages land use and transportation planning decisions that reduce Vehicle Miles Traveled (VMT), which contribute to GHG emissions, as required by AB 32. Consistent with these applicable plans, policies or regulations, the Project’s land uses and development standards do not incentivize intensification of existing, established land uses, and do not propose or authorize any development that would be greater than the existing density of one dwelling unit per acre. The Project, therefore, would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHG emissions. No impacts would occur.

IX. 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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. 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"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

a. A significant impact would occur if a proposed project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The Project would not specifically result in the transport, use, and disposal of construction related hazardous materials, as no specific development or construction activity is proposed or approved. The Project does not propose or approve any activities that would result in the use or discharge of unregulated hazardous materials and/or substances, or create a public hazard through transport, use, or disposal. Future development and building permit activity in the Project area would be required to comply with all applicable local, state and federal regulations governing the routine transport, use or disposal of hazardous materials. With compliance to applicable standards and regulations and adherence to manufacturer’s instructions related to hazardous materials, no impacts would occur.

b. A significant impact would occur if a proposed project created a significant hazard to the public or environment due to a reasonably foreseeable release of hazardous materials. The Project

does not approve or propose any specific development or construction or excavation activity and is not expected to alter existing development or development patterns. Therefore, the Project does not approve or propose activities that could result in the release of hazardous materials into the environment, and would not 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. Therefore, no impacts would occur.

c. There are approximately 21 schools of the Vista Unified School District (VUSD) located within city limits, as well as several private schools. However, there are no schools within one-quarter mile of the Project area. As noted above, the Project does not approve or propose any new development and would not lead to any new activity that routinely transports hazardous materials or handle acutely hazardous materials. Moreover, any future development project in the Project area may include the use of those hazardous materials that are typically necessary for construction of new developments (e.g., paints, building materials, cleaners, fuel for construction equipment, etc.) where construction activities would involve routine transport, use and disposal of construction-related hazardous materials. Considering no schools are located within one-quarter mile of the Project area, no impacts would occur.

d. A significant impact would occur if the project site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would create a significant hazard to the public or the environment. The California Department of Toxic Substances Control (DTSC) maintains a database (EnviroStor) that provides access to detailed information on hazardous waste permitted sites and corrective action facilities, as well as existing site cleanup information. EnviroStor also provides information on investigation, cleanup, permitting, and/or corrective actions that are planned, being conducted, or have been completed under DTSC's oversight. A review of the EnviroStor website showed that there are no cleanup sites located in the Project Area. Additionally, the Project would not produce any impact causing a significant hazards risk to the public. The Project does not propose or approve specific development or ground disturbing activity and would not authorize or expand any new or allowable land uses that result in hazardous materials sites. Any future development that occurs in the Project area would be required to comply with existing regulations related to hazardous materials. Therefore, the Project by itself would result in no impacts related to hazardous materials sites.

e. The closest airports to the Project area are the Oceanside Municipal Airport and the McClellan Palomar Airport in Carlsbad, which are governed by airport land use plans adopted by the Airport Land Use Commission (ALUC) of the San Diego County Regional Airport Authority. The airport land use plans are 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. The Project area is not located within the adopted airport land use plans for these two airports and, therefore, no impacts would occur.

f. The City of Vista joined with other cities 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 operational activities related to future residential development would comply with all applicable policies in the plan. The Project would not require the closure of any public or private streets and would not impede emergency vehicle access to the Project area or surrounding area. The Project does not propose or approve any specific development project, nor alter development patterns. Therefore the Project would not impair or interfere with implementation of the adopted emergency response plan or emergency evacuation plan and no impacts would occur.

⁹ https://www.envirostor.dtsc.ca.gov/public/map/?global_id=60002866%20

g. 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, 2024), the Project area does not contain Very High, High and Moderate Fire Hazard Areas within its’ boundaries. The Project also does not propose or approve any specific development or construction activities. Thus, the Project is not anticipated to increase risk or expose people or structures to a significant risk of loss, injury or death involving wildland fires. Prior to the issuance of any building permits for any future development pursuant to the Project, developments would be reviewed by the City of Vista Fire Department to ensure any new development is designed and constructed to conform with all applicable City of Vista Fire Code regulations protecting it from wildfires. Therefore, this would result in a less than significant impact.

X. Hydrology and Water Quality <i>Would the project</i>	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 or through the addition of impervious surfaces, in a manner which would: i. result in substantial erosion or siltation on- or off-site; ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or iv. impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

a. A significant impact would occur if a development discharges water that does not meet the quality standards of agencies which regulate surface water quality and water discharge into storm water drainage systems, or does not comply with all applicable regulations as governed by the San Diego Regional Water Quality Control Board (RWQCB) or the State Water Resources Control Board (SWRCB). 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 issued by the RWQCB, 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 MVSP 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.

Moreover, the Project does not propose or approve any specific development and does not produce any point source discharge (discharge of polluted water from a single point such as sewage outflow pipe). The Project is not anticipated to result in substantial new development or change General Plan designations, create any zoning entitlements, approve any development projects, or introduce any new land uses that would result in a violation of any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Therefore, due to the nature of the project and that any future development must comply with the Grading Ordinance, Stormwater Ordinance, and/or SUSMP (and other applicable State, regional and local NPDES regulations), the Project would result in a less than significant impact related to water quality standards and waste discharge requirements and would not otherwise substantially degrade surface or ground water quality.

b. A significant impact would occur if a proposed project would substantially deplete groundwater or interfere with groundwater recharge. Potable water would be supplied by the Vista Irrigation District (VID), which draws its water supplies, including groundwater, from sources outside the City of Vista. The Project does not propose or approve any specific development project, nor change permitted land uses that would substantially deplete groundwater or interfere with groundwater recharge as it would not introduce new development in the City other than as already

allowed under the current permitted land uses. Therefore, it is anticipated that the Project would not require direct additions or withdrawals of groundwater. There would be no impact on groundwater supplies or groundwater recharge.

c. A significant impact would occur if a proposed project would substantially alter the drainage pattern of an existing stream or river so that erosion or siltation would result. In general, the Project area is mostly built out with residential uses. There are no natural waterways and streams located in the Project area. In addition, the proposed Project does not propose or approve specific development, nor does it intensify or change any land uses that would result in erosion or siltation. Significant alterations to existing drainage patterns within the Project area and surrounding area would not occur as a result of the Project. As discussed in a. above, future development that occurs in the Project area would be required to comply with all federal, state and local regulations regarding stormwater runoff. Compliance with these regulatory measures would reduce the amount of surface water runoff in the Project area after a storm event. In addition, compliance with construction related BMPs and/or the Storm Water Pollution Prevention Plan (SWPPP) would control and minimize erosion and siltation on or off-site. The Project area does not contain any major or known creeks, rivers or waterways that are subject to flooding. Moreover, the Project does not construct any structures that would impede flood flows within a 100 year flood plain. Therefore, it is not anticipated that the Project would result in impacts related to stormwater drainage patterns that would cause flooding, contribute to excess polluted runoff, on- or off-site erosion or siltation impeding or redirecting of flood flows, as such, there would be no impact.

d. A significant impact would occur if a proposed project would be located within an area susceptible to inundation by seiche, tsunami, or inundation. A seiche is an oscillation of a body of water in an enclosed or semi-enclosed basin, such as a reservoir, harbor, or lake. The Project area is not located in an area where it would be susceptible to a seiche. A tsunami is a great sea wave produced by a significant undersea disturbance. The Project area is not in the Coastal Zone and is not susceptible to a tsunami or possible inundation. The Project does not propose or approve any specific development, construction, or ground disturbing activity. Therefore, it is not anticipated that the Project would release pollutants due to Project inundation in flood hazard, tsunami or seiche zones, no impacts would occur.

e. A significant water quality impact may occur if a project is not consistent with water quality control plans or sustainable groundwater management plans. The Project does not propose or approve any specific development or construction activity. Thus, existing conditions are not expected to significantly change or cause a conflict with or obstruct the implementation of a water quality control plan or sustainable groundwater management plan. Any future development in the Project area would continue to be subject to all applicable state or local water quality control plans or sustainable groundwater management plans. Therefore, the Project would result in no impacts related to implementation of a water quality control plan or sustainable groundwater management plan.

XI. Land Use and Planning <i>Would the project</i>	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

a. A significant impact would occur if a proposed project was sufficiently large or configured in such a way so as to create a physical barrier within an established community. A physical division of an established community is caused by an impediment to through travel or a physical barrier, such as a new freeway with limited access between neighborhoods on either side of the freeway, or major street closures. The Project does not propose or approve any specific development or construction activity. Additionally, the Project does not involve any street vacation or closures or result in development of new thoroughfares or highways which would divide established communities. Therefore, no impact would occur as it relates to the physical division of an established community.

b. A significant impact may occur if a project is inconsistent with the General Plan (GP 2030) or zoning designations currently applicable to the project site, and would cause adverse environmental effects, which the GP 2030 and zoning are designed to avoid or mitigate. In the City of Vista, the GP 2030 serves as the City's strategy for long-term growth and sets the citywide context to help guide the update of the specific General Plan Elements. The City's Land Use Element includes goals and land use policies to guide the physical development of specific areas throughout the City. The project area consists of one hundred and eight (108) parcels, within a 143-acre area. Parcels within the Project area have minimum lot sizes ranging from one-half acre to one acre in size or greater. The Project area has a current General Plan land use designation of Rural Residential (RR), which will remain after project implementation. The Project would change the current zoning designation of the Project area from Agriculture (A-1) to the Specific Plan Implementation (SPI) zone. As discussed in GP 2030, both the A-1 and SPI zones are considered consistent with the RR land use designation. The purpose of the Project is to maintain the land uses and development standards currently within the Mar Vista neighborhood, which is rural, low-density single-family residences, with minimal agricultural uses. The Project's proposed land uses and development standards would also remain compatible with existing land uses within the vicinity.

The Project would support the goals and policies adopted in the GP 2030 as it is consistent with City of Vista General Plan LUCI Goal 2, to preserve and enhance the characteristics and features of neighborhoods that share common development patterns, topography, major streets and zoning patterns, as the Project adopts development standards and land uses that maintain existing residential densities and development patterns as compared to the current A-1 zone and the prior County of San Diego's A70 (Agriculture) zone. Additionally, the Mar Vista Specific Plan is consistent with City of Vista General Plan LUCI Goal 3, to preserve and protect existing residential neighborhoods from actions, activities, or land uses that may have an adverse impact upon the enjoyment of the residential living environment, as the Specific Plan preserves the existing natural and agricultural setting of the Mar Vista neighborhood with a minimum lot size of one-acre and minimum density of one dwelling unit per acre. Further, the Mar Vista Specific Plan does not propose any specific development projects or construction, nor incentivize additional development. As the Specific Plan will remain consistent with existing development standards and patterns, consistency will remain between land uses within the Specific Plan area and the surrounding residential land uses that are zoned A-1 (Agriculture) and E-1 (Estate). The Project would also maintain a desirable, transitional land use between more intense high-density residential uses to the south and less intense, lower density residential uses to the north, west and east. Therefore, the Project will not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. No impacts would occur.

XII. Mineral Resources <i>Would the project</i>	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
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 general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

a. A significant impact would occur if a proposed project would result in the loss of availability of known mineral resources of regional value or locally important mineral resource recovery sites. The Project does not propose or approve specific development or construction. Therefore, the Project would not result in the loss of availability of any known mineral resource that would be of value to the region, and no impact would occur.

b. A significant impact would occur if a proposed project would result in the loss of availability of known mineral resources of regional value or locally important mineral resource recovery sites delineated on a local general plan, specific plan or other land use plan. As discussed in a. above, there are no portions of the Project area that are designated as a mineral resource as delineated in the City’s General Plan Conservation Element. Therefore, the Project would result in the loss of availability of a locally important mineral resource recovery site as delineated on a local general plan, specific plan or other land use plan, and no impact would occur.

XIII. Noise <i>Would the project result in:</i>	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project 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. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or 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"/>

DISCUSSION

a. The City of Vista has established policies and regulations concerning the generation and control of noise that could adversely affect its citizens and noise-sensitive land uses. The Citywide noise regulations are included in the Vista Municipal Code Chapter 8.32 (Noise Ordinance), which

sets forth presumed day/night ambient noise levels. The Project does not propose or approve specific development or construction. However, the construction of future single-family residences, or accessory structures in the Project area 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. Any future development in the Project Area would need to comply with the City’s Noise Ordinance. Thus, the Project is not anticipated to result in substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project more than the City’s noise regulations. Therefore, the Project will result in a less than significant impact in ambient noise levels.

b. A significant impact may occur if a project were to generate excessive vibration during construction or operation. Construction activities can generate varying degrees of vibration, depending on the construction procedures and the type of construction equipment used. The operation of construction equipment generates vibrations that spread through the ground and diminish with distance from the source. Unless heavy construction activities are conducted extremely close (within a few feet) to the neighboring structures, vibrations from construction activities rarely reach the levels that damage structures. The Project does not propose or approve any specific development project, or operational use of any equipment, and does not include construction activities. Therefore, the Project is not expected to generate excessive groundborne vibration or groundborne noise levels, and no impacts would occur.

c. A significant impact would occur if the proposed project would expose people residing or working in the project area to excessive noise levels from a public airport or public use airport. The closest airports to the Project area are the Oceanside Municipal Airport and the McClellan Palomar Airport in Carlsbad, which are governed by airport land use plans adopted by the Airport Land Use Commission (ALUC) of the San Diego County Regional Airport Authority. The Project area is not located within the adopted airport land use plans for these two airports and therefore the Project is not expected to expose people residing or working in or patronizing the Project area to excessive noise levels. As such, the Project would have no impact.

XIV. Population and Housing <i>Would the project</i>	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
a. Induce substantial unplanned 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 infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

DISCUSSION

a. A significant impact would occur if a proposed project would induce substantial population growth by locating new development such as homes, businesses, or infrastructure, with the effect of substantially inducing unplanned growth that would otherwise not have occurred as rapidly or in as great a magnitude. The Project does not propose or approve any specific development projects or construction activities and would not induce substantial population growth in an area directly or indirectly. Implementation of the Project would not induce growth beyond existing land use and

development conditions. Additionally, the Project does not propose extending or adding any roads or other infrastructure that would induce such growth. No resulting increase in residential population resulting from the Project is anticipated. Therefore, a less than significant impact related to population growth would occur.

b. A significant impact would occur if a proposed project displaced a substantial quantity of existing residences or a substantial number of people or housing units necessitating construction of replacement housing elsewhere. The Project maintains existing conditions related to land uses and development, which would not result in displacement of any existing housing or people necessitating the construction of replacement housing elsewhere. Therefore, no impacts would occur.

XV. Public Services <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

a. The City of Vista Fire Department is responsible for providing fire prevention, protection, and emergency medical services to the Project Area. A significant impact would occur if the City of Vista Fire Department requires the addition of a new fire station or the expansion, consolidation, or relocation of an existing facility to maintain services. The Project does not propose or approve any specific development and will maintain existing development and land use standards in the Project area. As a result, any future development under the Project is accounted for with respect to the planning and budgeting of public services, and it would neither create capacity or service level problems nor result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities to maintain acceptable service ratios, response times or other performance objectives for fire protection. Therefore, no impact would occur.

b. The San Diego County Sheriff is responsible for providing police protection services to the Project area. A significant impact would occur if the San Diego County Sheriff could not adequately serve a proposed project, necessitating a need for a new or physically altered station to maintain acceptable service rations, response times or other service objectives. The Project does not propose or approve any specific development and will maintain existing development and land use standards in the Project area. As a result, any future development under the Project is accounted for with respect to the planning and budgeting of public services. Since the Project is not anticipated to increase the demand for police services or create the need for new or expanded police stations, no impact would occur.

c. The Project area is located within the boundaries of the Vista Unified School District (VUSD). A significant impact would occur if a proposed project would include substantial employment or population growth, which could generate a demand for school facilities that would exceed the capacity of the school district. There are no schools located within the Project area. The Project would not introduce any new population into the area to require the construction of new or physically altered school facilities since the Project does not propose or approve any specific development project. Further, conformance to California Government Code Section 65995 is deemed to provide full and complete mitigation of impacts to school facilities from new development from impact fees. Therefore, no impact would occur.

d. The City of Vista Department of Recreation & Community Services (RCS) is responsible for the provision, maintenance, and operation of public recreational and park facilities and services in the City. A significant impact would occur if a proposed project exceeded the capacity or capability of the local park system to serve the proposed project resulting in the need for new or physically altered park. The Project does not propose or approve any specific development and does not directly or indirectly increase population in the Project area. Therefore, it is not anticipated that the Project would create unplanned capacity or service level problems or result in substantial physical impacts associated with the provision or new or altered parks facilities. Accordingly, no impact would occur.

e. A significant impact would occur if a proposed project resulted in substantial employment or population growth that could generate a demand for other public facilities, which exceed the capacity available to serve the project area, necessitating new or physically altered public facilities. The Project does not propose or approve any specific development and will maintain existing development and land use standards for the Project area. As a result, any future development under the Project is accounted for with respect to the planning and budgeting of public services. Since the Project is not anticipated to generate a demand for other public facilities, no impact would occur.

XVI. Recreation <i>Would the project</i>	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
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. A significant impact would occur if a project resulted in substantial population growth that would generate a demand for recreation and park services such that substantial physical deterioration of the park facilities would occur or be accelerated. The purpose of the Project is to maintain what is currently existing within the Mar Vista neighborhood, which is rural or low-density single-family residences, with minimal agricultural uses. The City’s long-range plans to maintain and create new parks are contained in its GP 2030 Open Space Element. Adoption of the Project would not create a demand for new parks beyond those currently anticipated and planned. The Project does not propose or approve any development or uses that would directly or indirectly increase population in the Project area that would increase the use of existing and regional parks or other

recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated. As such, the Project would have no impact.

b. A significant impact would occur if a project included recreational facilities or required the construction or expansion of recreational facilities that might have an adverse physical effect on the environment. The City’s long-range plans to maintain and create new parks are contained in its GP 2030 Open Space Element. Adoption of the Project would not create a demand for new parks beyond those currently anticipated and planned. The Project, by itself, does not propose or approve any development or uses which would require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. As such, the Project would have no impact.

XVII. Transportation <i>Would the project</i>	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric 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"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

a. A significant impact may occur if a project would conflict with a program, plan, ordinance, or policy designed to maintain adequate effectiveness of an overall circulation system, including transit, roadway, bicycle and pedestrian facilities. The Circulation Element of GP 2030 offers a set of policies and programs for the City and aims to provide streets that are safe and convenient for all users. The purpose of the Project is to maintain what is currently existing within the Mar Vista neighborhood, which is rural or low-density single-family residences, with minimal agricultural uses. The Project does not propose or approve any specific development or changes to the circulation system within the Project area. As a result, the Project is not expected to generate significant traffic impacts that would conflict with an applicable plan, ordinance or policy, related to transportation. Therefore, the Project would result in no impact.

b. A significant impact may occur if a project's Vehicle Miles Traveled (VMT) substantially increase compared to existing counts. CEQA Guidelines Section 15064.3, subdivision (b) states that land use projects that indicate VMT exceeding an applicable threshold of significance may indicate a significant impact. CEQA Guidelines section 15064.3, subdivision (b) states that transportation projects that reduce, or have no impact on, VMT should be presumed to cause a less than significant transportation impact. The purpose of the Project is to maintain what is currently existing within the Mar Vista neighborhood, which is rural or low-density single-family residences, with minimal agricultural uses. The Project does not propose or approve any specific development or changes to the circulation system within the Project area. Therefore, the Project is not expected to generate significant traffic impacts and would not conflict or be inconsistent with CEQA Guidelines Section 15064.3. The Project’s impact would be less than significant.

c. A significant impact would occur if a proposed project included new roadway design or

introduces a new land use or project features into an area with specific transportation requirements, characteristics, or project access or other features designed in such a way as to create hazardous conditions. No hazardous design features or incompatible land uses would be introduced with the Project that would create significant hazards to the surrounding roadways. The Project does not propose construction nor approve any development, thus no increase in hazards due to geometric design features or incompatible uses would occur to local vehicular circulation routes and patterns, or impede public access or travel on any public rights of way. The Project would result in no impacts related to traffic hazards.

d. A significant impact may occur if a project design does not provide emergency access meeting the requirements of the Fire Department or threatens the ability of emergency vehicles to access and serve a project site or adjacent uses. The Project would not require the closure of any public or private streets and would not impede emergency vehicle access to the Project area or surrounding area. The Project does not propose or approve any specific development or change or expand any land uses that would result in inadequate emergency access. The Project would not require the closure of any public or private streets, would not impede emergency vehicle access, would not impede access to the City’s designated disaster routes, and would not impair the City’s emergency response plan. Therefore, no impact would occur.

XVIII. Tribal Cultural Resources	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. A substantial adverse change to a Tribal Cultural Resource (TCR), as defined in Public Resources Code section 21074, is a significant effect on the environment under CEQA. In compliance with Assembly Bill (AB) 52 and Senate Bill (SB) 18, the City, as the lead agency, is responsible for conducting government to government consultation with California Native American Tribes.

AB 52 requires lead agencies to evaluate a project's potential to impact TCRs, and establishes a formal notification and consultation process for California Native American Tribes as part of CEQA. TCRs include sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe that are eligible for inclusion in the California Register or included in a local register of historical resources. AB 52 also gives lead agencies the discretion to determine, supported by substantial evidence, whether a resource qualifies as a TCR. Under AB 52, consultation is required upon request by a California Native American tribe that has previously requested that the City provide it with notice of such projects, and that is traditionally and culturally affiliated with the geographic area of a project. Lead agencies must provide notice inviting consultation to California Native American tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if the Tribe has submitted a request in writing to be notified of the proposed projects. A tribe must respond in writing within 30 days of the lead agency's AB 52 notice. The City, as lead agency, sent AB 52 Tribal Consultation Notices on March 11, 2025, to the following California Native American Tribes via certified mail: Rincon Band of Luiseno Indians; San Luis Rey Band of Mission Indians; and Soboba Band of Luiseno Indians.

SB 18 requires lead agencies to contact and consult with California Native American Tribes prior to making a decision to adopt a specific plan. The tribal organizations eligible to consult have traditional lands in the lead agency's jurisdiction and are identified by the Native American Heritage Commission (NAHC). A tribe must respond within 90 days of the lead agency's SB 18 notice. The City, as lead agency, sent SB 18 Tribal Consultation Notices on March 11, 2025, to the following California Native American Tribes via certified mail: Agua Caliente Band of Cahuilla Indians; Barona Group of the Capitan Grande; Campo Band of Diegueno Mission Indians; Ewiiapaayp Band of Kumeyaay Indians; Iipay Nation of Santa Ysabel; Inaja-Cosmit Band of Indians; Jamul Indian Village; Juaneno Band of Mission Indians; Acjachemen Nation – Belardes; Juaneno Band of Mission Indians Acjachemen Nation 84A; La Jolla Band of Luiseno Indians; La Posta Band of Diegueno Mission Indians; Manzanita Band of Kumeyaay Nation; Mesa Grande Band of Diegueno Mission Indians; Pala Band of Mission Indians; Pauma Band of Luiseno Indians; Pechanga Band of Indians; Quechan Tribe of the Fort Yuma Reservation; Rincon Band of Luiseno Indians; San Luis Rey Band of Mission Indians; San Pasqual Band of Diegueno Mission Indians; Soboba Band of Luiseno Indians; Sycuan Band of the Kumeyaay Nation; and Viejas Band of Kumeyaay Indians. The City will complete the tribal consultation process for both AB 52 and SB 18 prior to City Council adoption of the ND and Project.

The Project does not propose or approve specific development or construction activity, and the continuation of existing development conditions are not expected to significantly impact TCR. The Project area is primarily built out with single-family dwellings and related accessory uses on large residential lots. Any future new development in the Project area would not exceed the density permitted in the Land Use Element is not expected to significantly change existing site conditions. Any discretionary development that separately occurs after Project implementation would require its own CEQA environmental review that will evaluate impacts to TCRs. Based on the nature of the Project, the City does not anticipate receiving responses from the contacted tribes that would entail impacts to TCRs. Therefore, the project would result in a less than significant impact.

b. See response to a. above. Further, any future development projects in the Project area

requiring a Negative Declaration, Mitigated Negative Declaration or an Environmental Impact Report will need to comply with AB 52 and conduct the necessary research and/or prepare the necessary reports to determine if the individual development project would cause a substantial adverse change in the significance of a TCR. The Project does not approve or propose any development project, requires no ground disturbing or any other related construction activity, and does not induce development. Therefore, the proposed project will result in no impacts.

XIX. Utilities and Service Systems <i>Would the project</i>	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

a. A significant impact would occur if a proposed project would exceed water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded. The purpose of the Project is to maintain what is currently existing within the Mar Vista neighborhood, which is rural or low-density single-family residences, with minimal agricultural uses. The Project does not propose or approve specific development. As such, existing conditions are not expected to significantly change related to public facilities. Future development projects would be reviewed on a case-by-case basis and depending on the scope of the development project would be subject to its own environmental review. Therefore, the proposed Project would not increase the demand for water and the generation of wastewater, consequently increasing the demand of treatment facilities compared to existing conditions such that physical expansion of the treatment facilities or construction of a new treatment facility may be required. Additionally, the Project would not increase consumption of electrical power and natural gas such that existing supply facilities may need to be expanded or relocated. Similarly, telecommunications facilities would not need to be expanded or relocated as the Project does not propose or approve development. As such, the Project does not propose nor will it require construction of new water,

wastewater treatment, storm water drainage facilities, electric power, natural gas, or telecommunication facilities or expansion of existing facilities. Thus, the Project does not propose or approve any development, and it is not anticipated to significantly alter existing development or development patterns. No impact would occur.

b. A significant impact would occur if a proposed project increased water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded. The purpose of the Project is to maintain what is currently existing within the Mar Vista neighborhood, which is rural or low-density single-family residences, with minimal agricultural uses. The Project does not propose or approve specific development and existing conditions are not expected to significantly change related to demand for water supplies. New development in the Project area would not exceed the density permitted in the Land Use Element. Water service would be provided to future residences by VID through its existing and projected supply, which includes a variety of water sources such as imported, local surface, groundwater and recycled water. Thus, the Project would be consistent with the anticipated Citywide growth, and the Project demand for water is not anticipated to require new water supply entitlements and/or require the expansion of existing or construction of new water treatment facilities beyond those already considered in planning projections applicable to the Project area. Therefore, it is not foreseeable that there would be insufficient water supplies available to serve the Project area and future development in the Project area during the normal, dry, and multiple dry years. Less than significant impacts would occur.

c. See response in b. above. The Project is not anticipated to impact population growth in the City of Vista since the Project itself does not propose or approve any development project and does not significantly alter existing development patterns. 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 RWQCB. Future development in the Project area would be required to design their wastewater systems to comply with these treatment requirements. In addition, future development 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, a less than significant impact will occur as it relates to adequate capacity to serve the Project's projected demand for wastewater treatment and the provider's existing commitment.

d. EDCO Disposal is responsible for the collection, disposal, and recycling of solid waste within the City, including the Project area. Any future development in the project area may generate construction waste materials including wood, paper, glass, plastic, metals, cardboard and green wastes. Solid waste generated by future development in the Project area would either be hauled to Sycamore Landfill in San Diego, which has a permitted capacity of 2,500 tons per day (tpd) and an average daily intake of 900 tpd, or disposed of at the Palomar Waste Transfer Station in Carlsbad, which has a permitted daily capacity of 2,250 tpd. Either of these solid waste facilities is capable of accommodating the solid waste generated by such future development. However, the Project itself does not propose or approve specific development and does not alter existing development or development patterns. Therefore, the Project is expected to have a less than significant impact related to the generation of solid waste in excess of State or local standards, exceed the capacity of local infrastructure or impair the attainment of solid waste reduction goals.

e. A significant impact may occur if a project would generate solid waste that was not disposed of in accordance with applicable regulations. The Project does not significantly alter existing development or development patterns. The Project does not propose or approve any specific development or construction that would generate solid waste – also see explanations in a., b., c., and d. above. Any future development projects in the Project area would be required to comply with all federal, state, and local statutes and regulations related to solid waste. All applicable regulations

would ensure that the impact to reduction statutes and regulations related to solid waste is less than significant. Less than significant impact.

XX. Wildfire <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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. The GP 2030 Safety Element addresses public protection from unreasonable risks associated with natural disasters (e.g., fires, floods, earthquakes) and sets forth guidance for emergency response. However, the Project does not significantly alter existing development or development patterns. The Project also does not propose or approve development, nor does it modify any existing regulations regarding permanent street closures which may directly or indirectly impair an adopted emergency response plan or emergency evacuation plan. The Project does not include construction that would impact street frontages or access along evacuation routes. The Project does not include amendments that alter the City’s adopted emergency response or

emergency evacuation plans. Should development occur in the Project Area such construction and development would be required during construction to comply with construction management plans that would be implemented to ensure adequate circulation and emergency access. As such, the Project is anticipated to result in a less than significant impact to an adopted emergency response plan or emergency evacuation plan.

b. 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, 2024), the Project area does not contain Very High, High and Moderate Fire Hazard Areas within its' boundaries. Additionally, the Project does not propose or approve a specific development project and does not intensify or change any land uses that exacerbate wildfire risks nor does it alter existing development or development patterns, including in Wildfire Hazard Areas. Any future development in the Project area 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. Therefore, impacts would be less than significant relative to slope, prevailing winds and other factors that could exacerbate wildfire risks and expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

c. The Project does not propose or approve any specific development or construction. Given the Project's scope, no impacts would occur that would 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. Thus, the Project would result in no impact.

d. As discussed in b. above, the Project does not contain Very High, High and Moderate Fire Hazard Areas within its' boundaries. Further, the Project does not propose or approve development and does not significantly alter existing development or development patterns. Therefore, it is anticipated that the Project will result in a less than significant impact as it relates to exposure of 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.

XXI. Mandatory Findings of Significance <i>Would the project</i>	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
a. Does the project have the potential to substantially 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 a plant or animal community, reduce the number or restrict the range of a 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable (“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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

a. Based on the analysis in this Initial Study, the Project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. Compliance with existing regulations would reduce impacts to less than significant levels.

b. Based on the analysis in this Initial Study, the Project will not result in any individually significant impacts. Further, the Project does not propose or approve any specific development or construction and maintains the pattern of existing development and land uses, and is not anticipated to result in substantial new development. As such, the Project will not result in any significant impacts or cumulatively considerable impacts. Therefore, no impact results.

c. Based on the analysis in this Initial Study, the Project would not have an environmental effect that would cause substantial adverse effects on human beings directly or indirectly. No other impacts have been identified that would result in adverse effects. No impacts would occur.

Chapter 4**REFERENCES
AND LIST OF PREPARERS****Individuals and Organizations Consulted**

Raffi Mangassarian, Associate Planner, City of Vista
Patsy Chow, Assistant Director of Community Development, City of Vista
Michael Ressler, City Planner, City of Vista

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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Preparer

Raffi Mangassarian

Associate Planner, Community Development Dept., City of Vista