

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2024080799

Project Title: Vista 2050 General Plan

Lead Agency: City of Vista

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Project Location: Vista, San Diego
City *County*

Project Description (Proposed actions, location, and/or consequences).

The City is initiating Vista 2050 to address recent state statutes, guidance, and requirements that are applicable to land use planning and the General Plan. The City would also like to make updates to reflect the diversity of residents, businesses, and land uses in the City of Vista, and to provide access and opportunities for all. This review and update process focuses primarily on underutilized areas within the City, areas that necessitate a more economically balanced ratio of commercial and residential spaces, and areas identified as viable for increased density to accommodate future housing stock. The focused Vista 2050 includes updates to the Land Use Map, and goals and policies in the following elements; Land Use & Community Identity Element; Public Safety, Facilities & Services Element; Environmental Justice Element; Circulation & Mobility Element; Resource Conservation, Open Space & Sustainability Element; Healthy Vista Element; and Noise Element. No Housing Element updates are included as that element was recently updated and adopted in 2022. While no direct development is proposed as part of Vista 2050, the implementation of proposed land use changes, programs, and policies would accommodate future development (and redevelopment of currently developed areas).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Air Quality: MM-AQ-1, MM,-AQ-2, MM-AQ-3, MM-AQ-4

Biological Resources: MM-BIO-1

Cultural Resources: MM-CUL-1, MM-CUL-2

Geology and Soils: MM-GEO-1

Hazards and Hazardous Materials: MM-HAZ-1, MM-HAZ-2

Noise: MM-NOI-1, MM-NOI-2, MM-NOI-3, MM-NOI-4, MM-NOI-5

Tribal Cultural Resources: MM-TCR-1

Utilities and Service Systems: MM-C-UTIL-1

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

1. Potential for impacts related to biological resources
2. Potential for impacts related to tribal cultural resources
3. Potential for impacts related to consistency with an airport land use plan
4. Potential for impacts related to vehicle miles traveled, transportation, and the City's Regional Housing Needs Allocation.
5. Need for better pedestrian infrastructure, more solar energy, drought-tolerant landscape, and open space conservation.
6. Need for lower-income housing.
7. Need for increased police protection.
8. Potential impacts related to public infrastructure and service systems.

Provide a list of the responsible or trustee agencies for the project.

Cal Fire; Caltrans District #11, Fish and Game Region #5, Native American Heritage Commission, and Regional Water Quality Control Board #9