



NOTICE OF AVAILABILITY FOR THE GENERAL PLAN UPDATE (VISTA 2050) AND ITS ASSOCIATED PROGRAM ENVIRONMENTAL IMPACT REPORT

Project Name: City of Vista General Plan Update - Vista 2050
City Project No.: P26-0010
State Clearinghouse Number: 2024080799
Project Applicant: City of Vista
Public Comment Period: Friday, February, 27, 2026, through April 13, 2026

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq. and the Guidelines for Implementation of the California Environmental Quality Act [State CEQA Guidelines], California Code of Regulation, Title 14, Chapter 15000 et seq., including Section 15087), the City of Vista (City), as Lead Agency, has prepared a Program Environmental Impact Report (PEIR) for the Vista General Plan – Vista 2050 (Project). This Notice of Availability (NOA) provides the public, nearby residents and property owners, responsible agencies, and other interested parties with notification of the availability of a Draft PEIR for public review, and the timeframe for submitting comments on the Draft PEIR. Comments must be submitted in writing according to the directions below in Section IV, Opportunities for Public Review and Comment.

I. Project Background

California law requires that each county and city in the state develop and adopt a General Plan. (Government Code Section 65302.) The City of Vista’s 2030 General Plan was last comprehensively updated in 2012, and the sixth cycle Housing Element (2021-2029) was recently updated and certified by State Housing and Community Development Department in 2022. Since then, there have been a number of legislative, market, and physical changes that have occurred at both the state and City level that warrant an update to the 2030 General Plan to prepare Vista for the future.

II. Project Location

The project location comprises all land area within the City of Vista municipal boundaries, as well as the City’s Sphere of Influence (SOI), collectively referred to as the Plan Area (see Figure 1, Regional Location). The City’s Sphere of Influence is land located outside of the City’s municipal boundaries that has been identified as areas for potential future annexation into the City.

III. Project Description

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. The Project also includes an implementation framework, including amendments to the Zoning Code/Map and Downtown Vista Specific Plan, to integrate the policy framework of the General Plan. 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 population growth. Reasonably foreseeable buildout includes 23,346 new residential units and a net decrease of commercial land uses by 1,674.636 square feet and decrease of jobs by 18,660 in comparison to existing conditions. This growth would be largely focused within Transit Priority Areas. The proposed updates in each element of the General Plan are described below.

Land Use and Community Identity Element:

Vista 2050 will include updated land use designations, land use maps, and goals and policies to accommodate SANDAG growth projections, provide more housing options, and create more access to the housing market (Figure 2, Proposed 2050 Land Use Map). The land use designation changes would be focused within “Opportunity Areas (OAs)” (General Plan Figure LUCI-4), which are located on the primary transit corridors into the City, including those along Vista Way, Santa Fe Avenue, and within the Downtown area. In addition, land use designation changes of dispersed parcels throughout the City are proposed to increase density in those areas, as shown in Table 1, Proposed Parcel Land Use Designations.

The updated land use designations would include changing the existing Mixed Use (MU) land use category to two new categories, Mixed Use - Corridor (MU-C) and Mixed Use – General (MU-G). MU-C would allow a maximum of 0.02 FAR, or a maximum of 2% of the site accommodating retail commercial uses, with the remainder of the site assuming residential development at up to 45 dwelling units/acre, and would be intended to facilitate redevelopment of under-utilized parcels and foster a wide variety of commercial retail, office, and residential uses. A total of 546 parcels would be designated as MU-C (428 acres), primarily located in the Downtown area, the corridor between the Sprinter rail line and South Santa Fe Avenue south of its intersection with Civic Center Drive, along East Vista Way north of its intersection with Civic Center Drive, an area north of the intersection of Interstate-78 and Sycamore Ave, along North Santa Fe Avenue between Townsite Drive and East Bobier Drive, along the north side of West Vista Way, and a few other locations identified along major transit routes as shown on Figure 3, Existing and Proposed Mixed-Use Land Use Designations.

MU-G would allow a maximum of commercial Floor Area Ratio (FAR) of 0.1 (i.e. 10% of the site accommodating retail commercial uses), with the remainder of the area assuming residential development at up to 80 dwelling units/acre. MU-G would be intended to facilitate redevelopment at larger scales and densities than MU-C, allowing for interaction between private/public property. A total of 468 parcels would be designated as MU-G (183 acres), primarily located in the downtown core focused around the intersection of Vista Village Drive and South Santa Fe Avenue, as shown in Figure 3.4, Existing and Proposed Mixed-Use Land Use Designations.

The eight parcels listed in Table 1, Proposed Parcel Land Use Designations, would allow for increased density at the parcel locations (Figure 2, Proposed 2050 Land Use Map). Vista 2050 proposes to change the land use designations of approximately 2.4 acres of Commercial Office (CO) to Medium High Residential (MHD), approximately 1.7 acres of Neighborhood Commercial (CN) to Medium Residential, and approximately 13.2 acres of Rural Residential (RR) to Medium Density Residential.

Table 1. Proposed Parcel Land Use Designations

APN	2030 General Plan	Vista 2050	Location
2172512100	Commercial Office (CO)	Medium High Density Residential (MHD)	City
1712400500	Neighborhood Commercial (CN)	Medium Density Residential (MD)	City
1712400700	Neighborhood Commercial (CN)	Medium Density Residential (MD)	City
1692200900	Rural Residential (RR)	Medium Density Residential (MD)	City
1692200600	Rural Residential (RR)	Medium Density Residential (MD)	City
1692100900	Rural Residential (RR)	Medium Density Residential (MD)	City
1692200800	Rural Residential (RR)	Medium Density Residential (MD)	City
1692200700	Rural Residential (RR)	Medium Density Residential (MD)	City

Public Safety, Facilities, & Services Element:

Vista 2050 would include updates to the Safety Element that incorporate fire hazard planning requirements, updated goals and policies, and addresses all new statutory requirements. Vista 2050 would comply with recommendations of the Fire Hazard Planning Technical Advisory, an LCI Technical Advisory which provides a framework for properly addressing fire hazards, reducing risk, and increasing overall resilience in California (OPR 2022).

Proposed Goals and Policies

Changes to the Public Safety, Facilities, & Services Element goals and policies in the 2050 Update include, but are not limited to: revisions to include language to coordinate with the Sheriff’s Office, revisions to address monitoring of cannabis retail sales, additions per recommendations in the Fire Hazard Planning Technical Advisory, and revisions to combine and simplify the language.

Circulation & Mobility Element:

Vista 2050 will include revisions to the Circulation & Mobility Element to better facilitate alternative modes of travel in the City, such as public transit, bicycle, and pedestrian options. Revisions will also reflect SANDAG’s 2021 Regional Plan which addresses the vision for transportation infrastructure and circulation in the San Diego Region through 2050.

Proposed Goals and Policies

Changes to the Circulation & Mobility Element goals and policies in Vista 2050 include, but are not limited to: revisions to address Local Transportation Analysis requirements, revisions with the goal of maintaining economic health and viability while making improvements to transportation infrastructure, revisions to adjust the standard street classification to address local street context, relocation of policies from the Land Use & Community Identity Element to the Circulation & Mobility Element, additions to reflect LCI’s updated model goals and policies, and revisions to combine and simplify the language.

Resource Conservation, Open Space & Sustainability Element:

Vista 2050 will include revisions to the Resource Conservation, Open Space & Sustainability Element to address climate resiliency and environmental justice as it relates to accessibility of natural resources.

Proposed Goals and Policies

Changes to the Resource Conservation, Open Space & Sustainability Element goals and polices in Vista 2050 include, but are not limited to: beneficial climate policies, revisions to address the Biological Preserve Overlay (BPO) which defines areas worthy of natural resource protection in the 2030 General Plan, additions to reflect LCI's updated model goals and policies, revisions to reflect SB 1383 regulations, and revisions to combine and simplify the language,

Healthy Vista Element:

Vista 2050 will include revisions to the Healthy Vista Element to address food security, increased equity and access to resources across the City, and environmental justice.

Proposed Goals and Policies

Changes to the Healthy Vista Element goals and polices in Vista 2050 include, but are not limited to: revisions to add Vista Community Clinic as a community partner; revisions to include cannabis related enforcement, prevention, and training; revisions to address continued education; addition of policy to enhance food service programs offered through the Senior Center; additions per EJ Technical Advisory; and revisions to combine and simplify the language.

Noise Element:

Vista 2050 would not include substantial revisions to the content of the Noise Element, it would only address minor edits to goals and policies for clarity.

Proposed Goals and Policies

Changes to the Noise Element goals and polices in the Vista 2050 include minor revisions to the language to combine and simplify policies, and removal of goals and policies that are no longer necessary. This includes the removal of existing Policy 1.2, Policy 1.9, and NE Goal 2.

Housing Element:

Vista 2050 will not include any revisions or updates to the Housing Element which was updated in June 2022 for the sixth cycle (2021 – 2029) of California's housing element update cycle, which are required to be updated every eight years.

Incorporate Environmental Justice Goals and Policies:

Per State guidelines on Environmental Justice Elements, an Environmental Justice (EJ) Element is required when a jurisdiction adopts or revises two or more General Plan elements and the jurisdiction contains a disadvantaged community. The City of Vista does not contain any officially identified disadvantaged communities. However, the City seeks to incorporate applicable environmental justice topics that could be relevant to residents and visitors, including pollution, availability of public facilities, healthy food access, and safe and sanitary housing conditions.

These topics are addressed in the proposed updates to the Resource Conservation, Open Space & Sustainability Element, and the Healthy Vista Element.

IV. Opportunities for Public Review and Comment

45-Day Public Review Period. The public review period for the Draft PEIR and the General Plan will be from Friday, February 27, 2026 to Monday, April 13, 2026 for a total of 45 days. The Vista 2050 Draft PEIR and associated technical appendices will be available for public review on the City of Vista Community Development Department web page: <https://www.vista.gov/departments/community-development/permits-forms/vista-general-plan-2030/environmental-resources>. The Vista 2050 Draft PEIR and associated technical appendices will also be available for public review on the City of Vista General Plan Update 2050 web page: www.vista2050.com.

Hardcopies of the Draft PEIR are available for public review at the following locations:

City of Vista – Community Development Department
200 Civic Center Drive, 1st Floor
Vista, CA 92084

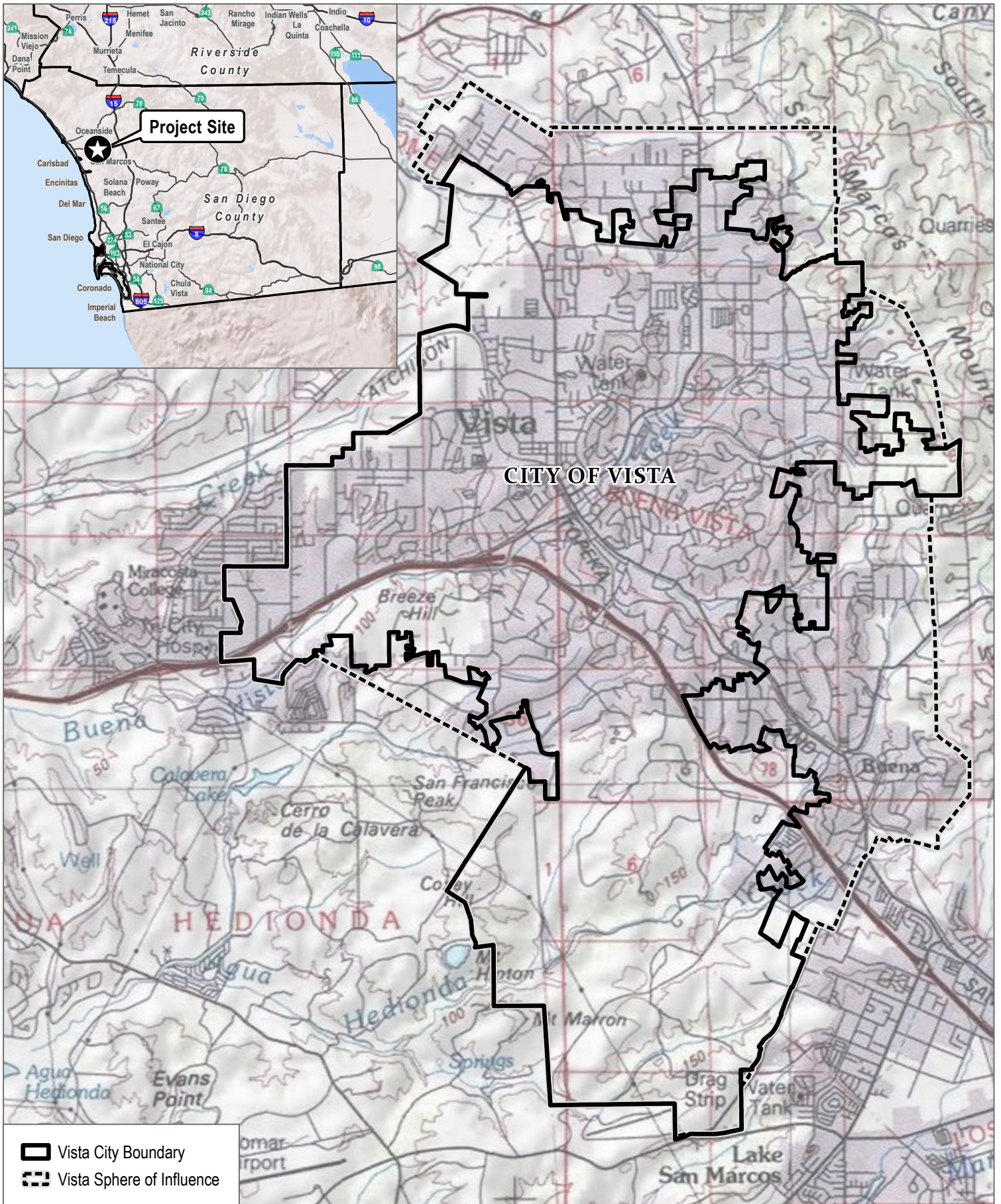
Vista Library
700 Eucalyptus Avenue
Vista, CA 92084

Gloria McClellan Senior Center
1400 Val Terrace Drive
Vista, CA 92084

Members of the public, responsible and trustee agencies, and other interested parties may submit written comments on the Draft PEIR during the 45-day public review period. Due to time limits mandated by state law, written comments must be emailed or received no later than 5:00 p.m. on Monday, April 13, 2026. All written comments received by 5:00 p.m. at the close of the public review period will be considered in the Final PEIR.

Please submit written comments to:

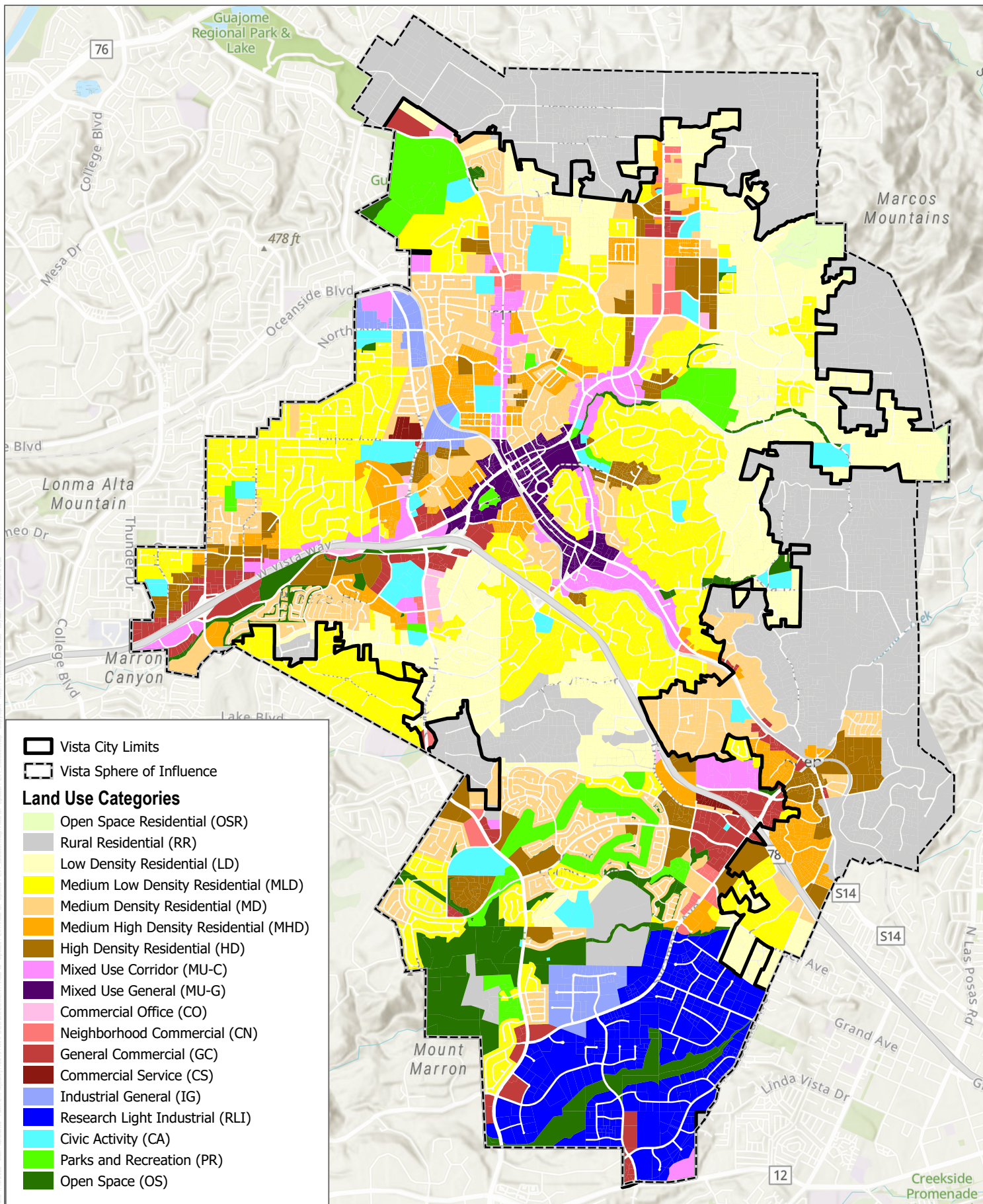
Michael Ressler, City Planner
City of Vista – Community Development Department
200 Civic Center Drive
Vista, CA 92084
Email: mressler@vista.gov



SOURCE: USGS 7.5-Minute Series San Marcos & San Luis Rey Quadrangles
 Township 11S, 12S; Range 3W, 4W; Sections 1, 5, 6, 7, 8, 9, 11, 12, 13, 14, 16,
 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 34, 35, 36



FIGURE 1
 Regional Location
 Vista General Plan Update



SOURCE: City of Vista 2024; ESRI 2024

FIGURE 2

Proposed 2050 Land Use Map

Vista General Plan Update

