

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2024080799

Project Title: Vista 2050 Program Environmental Impact Report

Lead Agency: City of Vista Contact Person: Michael Ressler
 Mailing Address: 200 Civic Center Drive Phone: 760.643.5382
 City: Vista Zip: 92084 County: San Diego

Project Location: County: San Diego City/Nearest Community: City of Vista

Cross Streets: Vista Village Drive and N Santa Fe Avenue Zip Code: 92084

Longitude/Latitude (degrees, minutes and seconds): 33 ° 12 ' 08.5 " N / 117 ° 14 ' 38.1 " W Total Acres: 628.75

Assessor's Parcel No.: 175-137-30-00, 175-136-24-00, 163-331-54-00 Section: 11S Range: 7 Base: _____

Within 2 Miles: State Hwy #: SR-78 Waterways: Buena Vista Creek

Airports: N/A Railways: Sprinter Railway Schools: Vista Unified School District

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 11,381 Acres 628.75
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Mixed Use, Multifamily Residential, Commercial

Project Description: *(please use a separate page if necessary)*

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).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 11 | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 9 |
| <input checked="" type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 5 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date February 27, 2026 Ending Date April 13, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>City of Vista</u>
Address: <u>687 S Coast Highway 101</u>	Address: <u>200 Civic Center Drive</u>
City/State/Zip: <u>Encinitas, CA 92024</u>	City/State/Zip: <u>Vista, CA 92084</u>
Contact: <u>Jennifer Sucha</u>	Phone: _____
Phone: <u>760-479-4856</u>	

Signature of Lead Agency Representative: Michael Ressler Digitally signed by Michael Ressler
Date: 2026.02.25 16:04:41 -08'00' Date: 2/25/26

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.