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# **Appendix A**

## Notice of Preparation and Comments Received





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

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

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

**INTRODUCTION**

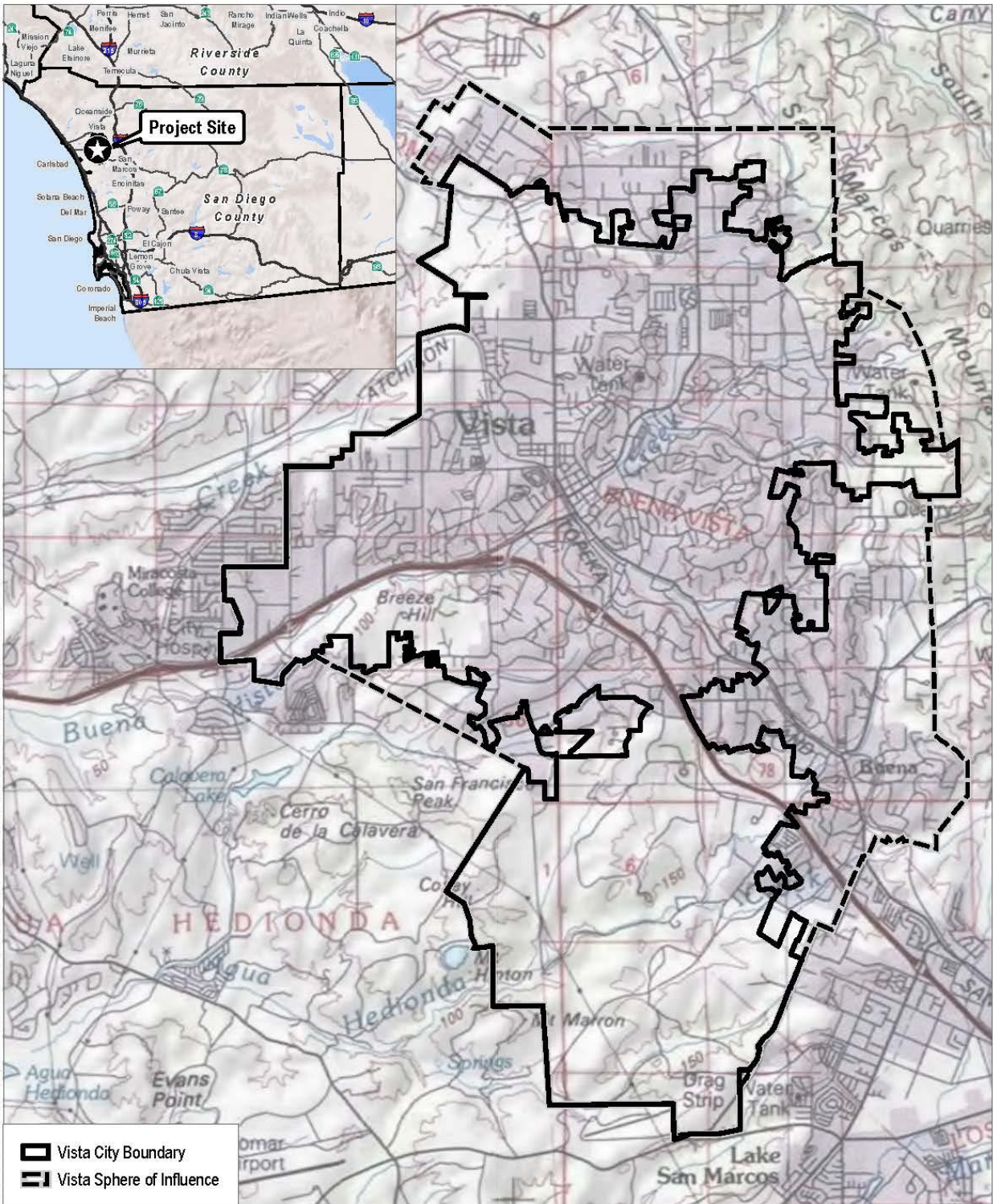
The City of Vista (“City”) is the lead agency for preparation of a Program Environmental Impact Report (PEIR) to evaluate changes in the physical environment that could occur as a result of adoption of the proposed City of Vista General Plan Update 2050 (proposed project or 2050 Update), which includes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

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

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## PROJECT LOCATION

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



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**

**Project Location**

Vista General Plan Update



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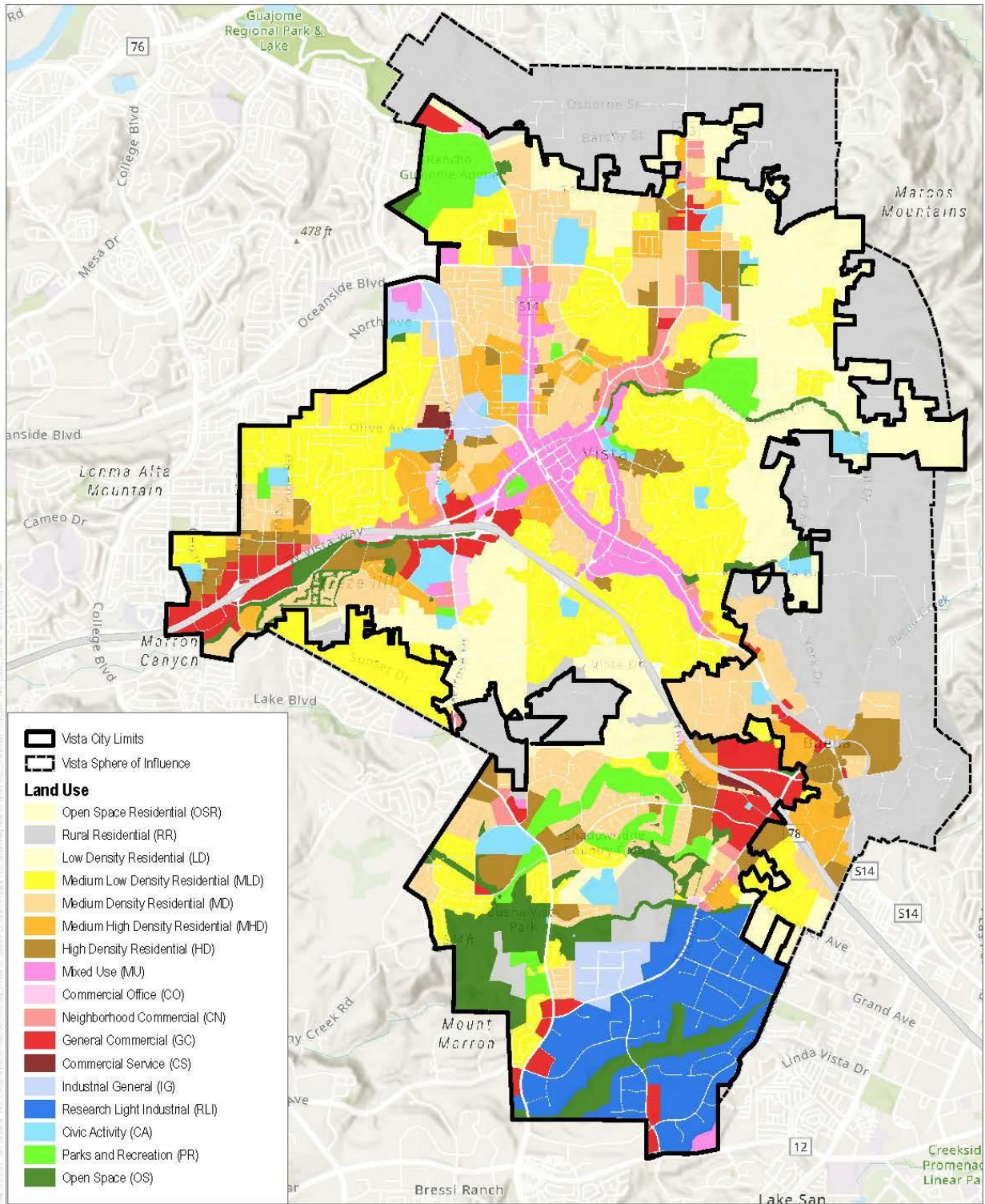
## PROJECT BACKGROUND

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

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

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





SOURCE: City of Vista 2012; ESRI 2024

**FIGURE 2**

Existing 2030 General Plan Land Use

Vista General Plan Update





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## PROJECT DESCRIPTION

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

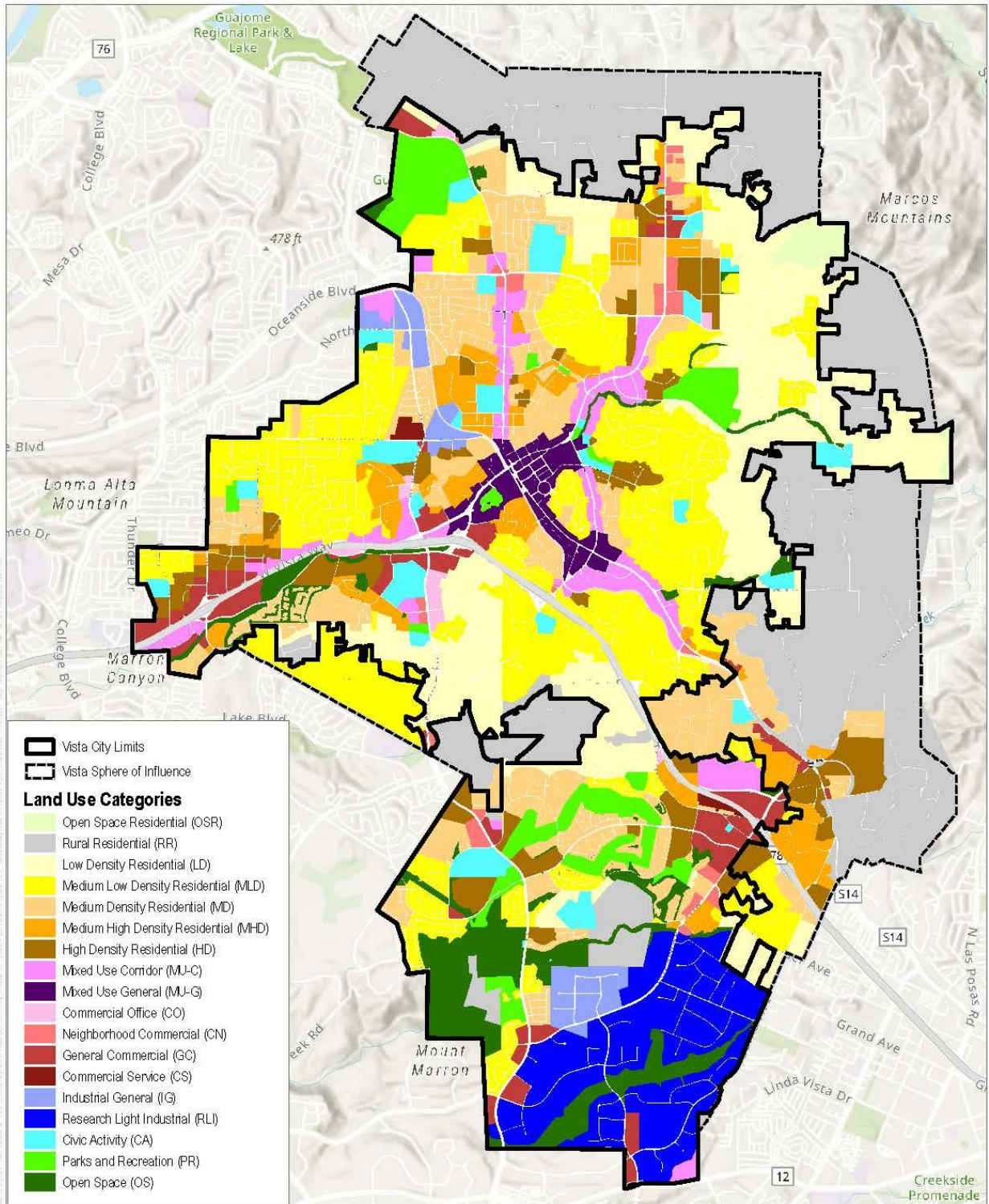
Specifically, the proposed project will address the following:

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

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

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



SOURCE: City of Vista 2024; ESRI 2024

**FIGURE 3**

Proposed Land Use Plan 2050 General Plan Update

Vista General Plan Update





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## **REQUESTED APPROVALS**

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

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

## **PROGRAM ENVIRONMENTAL IMPACT REPORT**

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

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

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

## **PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE PEIR**

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

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

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

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## **SUBMITTING COMMENTS**

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

Michael Ressler, City Planner  
City of Vista Community Development Department  
200 Civic Center Drive, 1<sup>st</sup> Floor  
Vista, CA 92084  
Email: [mressler@ci.vista.ca.us](mailto:mressler@ci.vista.ca.us)

Or online at: [https://vista2050.com/news-and-events?tool=survey\\_tool&tool\\_id=notice-of-preparation#tool\\_tab](https://vista2050.com/news-and-events?tool=survey_tool&tool_id=notice-of-preparation#tool_tab)

## **SCOPING MEETING**

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

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

[https://vista2050.com/news-and-events?tool=survey\\_tool&tool\\_id=notice-of-preparation#tool\\_tab](https://vista2050.com/news-and-events?tool=survey_tool&tool_id=notice-of-preparation#tool_tab)

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**From:** Vicrim Chima <vchima@rickengineering.com>  
**Sent:** Tuesday, September 3, 2024 8:39 AM  
**To:** Sydney Rankmore  
**Cc:** Brooke Peterson  
**Subject:** FW: Anonymous User completed Notice of Preparation

Good Morning,

My email is likely still the contact for the comments received via the website below. Here is the first comment received and you can modify the contact as you are the APM now.

Thanks,

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**From:** Vista 2050 <support@engagementhq.com>  
**Sent:** Tuesday, September 3, 2024 8:16 AM  
**To:** Vicrim Chima <vchima@rickengineering.com>  
**Subject:** Anonymous User completed Notice of Preparation

Anonymous User just submitted the survey Notice of Preparation with the responses below.

**Submit your comments on the Notice of Preparation**

Vista needs more sidewalks and trails. Vista should require solar on all new developments. Vista should find a way to put solar in existing parking lots and large commercial centers to provide shade and electricity. Vista should require drought-tolerant landscaping on all new developments and other water-saving devices. Vista needs to plan for conserved open spaces throughout the city.

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**From:** Vicrim Chima <vchima@rickengineering.com>  
**Sent:** Tuesday, September 17, 2024 9:06 AM  
**To:** Sydney Rankmore  
**Cc:** Brooke Peterson  
**Subject:** FW: Anonymous User completed Notice of Preparation

Logged from website:

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**From:** Vista 2050 <support@engagementhq.com>  
**Sent:** Tuesday, September 17, 2024 9:04 AM  
**To:** Vicrim Chima <vchima@rickengineering.com>  
**Subject:** Anonymous User completed Notice of Preparation

Anonymous User just submitted the survey Notice of Preparation with the responses below.

### **Submit your comments on the Notice of Preparation**

As a property owner in the impacted area of Vista, I appreciate the opportunity to provide input on the Notice of Preparation for the Draft Environmental Impact Report for the Vista 2050 General Plan Update. I would like to express my general support for the project and my interest in staying informed about its progress and any future developments. My specific environmental concern is the proposed improvements to the infrastructure within our community. The current state of the curbs and gutters, walkways, traffic lights, sewer, water and fire systems, electrical lines and street lights in my neighborhood and the surrounding areas is inadequate or nonexistent. I strongly urge the City of Vista to prioritize the following improvements as part of the General Plan Update: 1. Build curb and gutter systems 2. Improve and build walkways 3. Install and upgrade traffic lights 4. Upgrade sewer, water main, and fire systems 5. Underground electrical lines and install street lights 6. And as an incentive, reduce building permit fees and streamline approval to increase housing. If the city changes the zoning without making necessary infrastructure improvements, it would be detrimental to current homeowners and beneficial primarily to large developers. Thank you for considering my comments. I look forward to seeing the positive changes that the Vista 2050 General Plan will bring to our community. Sincerely, Fabio Marchi [fabio.marchi@cox.net](mailto:fabio.marchi@cox.net)



State of California – Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
South Coast Region  
3883 Ruffin Road  
San Diego, CA 92123  
[wildlife.ca.gov](http://wildlife.ca.gov)

**GAVIN NEWSOM, Governor**  
**CHARLTON H. BONHAM, Director**



September 19, 2024

Michael Ressler  
City Planner  
City of Vista  
200 Civic Center Drive  
Vista, CA 92084  
[mressler@cityofvista.com](mailto:mressler@cityofvista.com)

**Subject: Notice of Preparation of a Draft Programmatic Environmental Impact Report for the General Plan Update 2050 Project, SCH No. 2024080799, San Diego County, CA**

Dear Michael Ressler:

The California Department of Fish and Wildlife (CDFW) reviewed the Notice of Preparation (NOP) of a Draft Programmatic Environmental Impact Report (DPEIR) from the City of Vista (City) for the General Plan Update 2050 (Project) pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines<sup>1</sup>.

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife.

**CDFW ROLE**

CDFW is California’s Trustee Agency for fish and wildlife resources and holds those resources in trust by statute for all the people of the State (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a)). CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (Fish & G. Code, § 1802). Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW also oversees the Natural Community Conservation Planning (NCCP) program. The City was a participating city in the preparation of the Subregional Multiple Habitat Conservation Program (MHCP), which addresses regional conservation planning across seven incorporated jurisdictions in northern San Diego County. Unfortunately, the Vista

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<sup>1</sup> CEQA is codified in the California Public Resources Code in section 21000 et seq. The “CEQA Guidelines” are found in Title 14 of the California Code of Regulations, commencing with section 15000.

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Subarea Plan under the MHCP was not finalized, and state and federal permits have not been issued to the City. To date, only the City of Carlsbad has received state and federal permits pursuant to the MHCP; however, the conservation principles of the MHCP remain relevant for development projects occurring in the City and provide an excellent measure for assessing the significance of potential impacts under CEQA.

## **PROJECT DESCRIPTION SUMMARY**

**Proponent:** City of Vista (City)

**Objective:** The objective of the Project is to provide a comprehensive update to the City's current General Plan 2030. The Project will update existing conditions, extend the planning horizon to 2050, incorporate recent legislation, provide revisions to the land use and community identity element, update the public safety, facilities, and services element, incorporate environmental justice goals and policies, update the circulation element, and refine remaining elements. Construction is not proposed as part of the Project.

**Location:** The Project is located within the municipal boundaries of the City of Vista in northern San Diego County, extending into portions of the City's Sphere of Influence. The City's Sphere of Influence is land outside of the municipal boundaries, identified for potential annexation into the City of Vista in the future.

**Biological Setting:** Vista is part of a biologically diverse region characterized by a variety of habitats. Vegetation communities include: coastal and valley freshwater marsh/emergent wetland, open freshwater, exotic riparian woodland, mule fat scrub, southern cottonwood-willow riparian forest, southern coast live oak riparian forest, southern willow scrub, coastal sage-chaparral, Diegan coastal sage scrub, southern mixed chaparral, *Baccharis* scrub, non-native grassland, coast live oak woodland, and non-native vegetation. Other land uses include agriculture, orchards/vineyards, ruderal uses, and developed land. Most of the City's natural habitat occurs around two significant waterways: Buena Vista Creek and San Luis Rey River.

**Project History:** The City's first General Plan was adopted in 1975 and has been periodically updated. CDFW issued a comment letter in response to the City's Draft General Plan 2030 and Draft Program Environmental Impact Report (California Department of Fish and Wildlife, 2011), the City's most recent update

## **COMMENTS AND RECOMMENDATIONS**

CDFW offers the comments and recommendations below to assist the City in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources.

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## Specific Comments

- 1) Vista Subarea of the MHCP. The Project area is located within the boundaries of the draft Vista Subarea Plan, part of the Subregional MHCP. The DPEIR should assess the compatibility of the proposed General Plan Update with the conservation goals and habitat management strategies outlined in the MHCP. Potential conflicts or inconsistencies between the two planning efforts should be identified.
- 2) Land Use Designation. The Project proposes changes to land use designations and zoning throughout the plan area. The DPEIR should include maps and figures detailing all changes to land use designation, including acreage calculations. Projects permitted under zoning changes may result in direct, indirect, and cumulative impacts to sensitive biological resources. The DPEIR must provide a thorough analysis of how changes to the proposed land use designations could affect habitats, special-status species, wildlife movement corridors, and other important ecological features.
- 3) Open Space Adjacency. The DPEIR should thoroughly analyze the potential impacts that the proposed land use changes may have on the open space areas within and adjacent to the plan boundary. Open space lands, particularly those with sensitive habitats and species, can be significantly affected by the proximity and intensity of adjacent land uses. Minimally, analysis for the following elements should be included.
  - a. Lighting Impacts. The introduction of new residential, commercial, and mixed-use developments adjacent to open space areas can result in increased light pollution, which can disrupt the natural behaviors and lifecycles of nocturnal wildlife species. The DPEIR should quantify the amount of new lighting that would be introduced and analyze the effects on sensitive species and habitats.
  - b. Noise Impacts. Similarly, the increased human activity, traffic, and operational noise associated with new development construction can adversely impact wildlife within adjacent open space areas. The DPEIR should model the anticipated noise levels at the open space boundaries and assess the impacts on species that are sensitive to disturbance. Mitigation measures should be incorporated to guide future development projects adjacent to open space areas.
  - c. Invasive Species Introduction. Land use changes, particularly the introduction of landscaped areas, ornamental plantings, or construction of new trails, can facilitate the spread of non-native, invasive plant species into adjacent open space. Invasive species may outcompete native vegetation, which can result in degraded habitat quality. The DPEIR should identify potential pathways for invasive species introduction and propose mitigation measures to prevent introduction and control their spread.

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- d. **Increased Human Activity.** Open space areas that are in close proximity to new residential, commercial, or mixed-use development are more susceptible to increased human intrusion, including trampling of vegetation, unauthorized trail creation, and disturbance of wildlife. The DPEIR should evaluate how the land use changes could increase human activity in open space areas and propose strategies to limit and manage access.
- e. **Altered Hydrology.** Changes in impervious surface coverage, stormwater drainage patterns, and landscape irrigation associated with new development can alter the hydrology of adjacent open space areas. This can affect the availability of water resources, soil moisture, and overall habitat integrity. The DPEIR should model hydrological changes that may result from the Project and analyze the impact on open space habitats.

The DPEIR must comprehensively analyze potential impacts to open space resulting from adjacent land use designation changes. Mitigation measures should be incorporated to guide future development projects in avoidance, minimization, and compensation for these impacts.

### **General Comments**

- 1) **Disclosure.** The DPEIR should provide an adequate, complete, and detailed disclosure about the effects which a proposed project is likely to have on the environment (Pub. Resources Code, § 20161; CEQA Guidelines, § 15151). Such disclosure is necessary so CDFW may provide comments on the adequacy of proposed avoidance, minimization, or mitigation measures, as well as assess the significance of the specific impact relative to plant and wildlife species impacted (e.g., current range, distribution, population trends, and connectivity).
- 2) **Project Description and Alternatives.** To enable adequate review and comment on the proposed Project from the standpoint of the protection of fish, wildlife, and plants, CDFW recommends the following information be included in the DPEIR.
  - f. A complete discussion of the purpose and need for, and description of the proposed Project.
  - g. A range of feasible alternatives to the Project location to avoid or otherwise minimize direct and indirect impacts on sensitive biological resources and wildlife movement areas. CDFW recommends the City select Project designs and alternatives that would avoid or otherwise minimize direct and indirect impacts on biological resources. CDFW also recommends the City consider establishing appropriate setbacks from sensitive and special status biological resources. Setbacks should not be impacted by ground disturbance or hydrological changes from any future Project-related construction, activities, maintenance, and development. As a general rule, CDFW recommends reducing or clustering a development footprint to retain unobstructed spaces for

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vegetation and wildlife and provide connections for wildlife between properties and minimize obstacles to open space.

- h. Project alternatives should be thoroughly evaluated, even if an alternative would impede, to some degree, the attainment of the Project objectives or would be more costly (CEQA Guidelines, § 15126.6). The DPEIR shall include sufficient information about each alternative to allow meaningful evaluation, public participation, analysis, and comparison with the proposed Project (CEQA Guidelines, § 15126.6).
  - i. Where the Project may impact aquatic and riparian resources, CDFW recommends the City select Project designs and alternatives that would fully avoid impacts to such resources. CDFW also recommends an alternative that would not impede, alter, or otherwise modify existing surface flow, watercourse and meander, and water-dependent ecosystems and natural communities. Project designs should consider elevated crossings to avoid channelizing or narrowing of watercourses. Any modifications to a river, creek, or stream may cause or magnify upstream bank erosion, channel incision, and drop in water level, which may cause the watercourse to alter its course of flow.
- 3) Biological Baseline Assessment. An adequate biological resources assessment should provide a complete assessment and impact analysis of the flora and fauna within and adjacent to the Project site and where the Project may result in ground disturbance. The assessment and analysis should place emphasis on identifying endangered, threatened, rare, and sensitive species; regionally and locally unique species; and sensitive habitats. An impact analysis will aid in determining the Project's potential direct, indirect, and cumulative biological impacts, as well as specific mitigation or avoidance measures necessary to offset those impacts. CDFW also considers impacts to Species of Special Concern (SSC) a significant direct and cumulative adverse effect without implementing appropriate avoidance and/or mitigation measures. The DEIR should include the following information.
- a. Information on the regional setting that is critical to an assessment of environmental impacts, with special emphasis on resources that are rare or unique to the region (CEQA Guidelines, § 15125(c)). The DEIR should include measures to fully avoid and otherwise protect Sensitive Natural Communities. CDFW considers Sensitive Natural Communities as threatened habitats having both regional and local significance. Natural communities, alliances, and associations with a State-wide rarity ranking of S1, S2, and S3 should be considered sensitive and declining at the local and regional level. These ranks can be obtained by visiting the [Vegetation Classification and Mapping Program - Natural Communities webpage](https://wildlife.ca.gov/Data/VegCAMP/Natural-Communities)<sup>2</sup>.

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<sup>2</sup> <https://wildlife.ca.gov/Data/VegCAMP/Natural-Communities>

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- b. A thorough, recent, floristic-based assessment of special status plants and natural communities following CDFW's [Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities](#)<sup>3</sup>. Botanical field surveys should be comprehensive over the entire Project site, including areas that will be directly or indirectly impacted by the Project. Adjoining properties should also be surveyed where direct or indirect Project effects could occur, such as those from fuel modification, herbicide application, invasive species, and altered hydrology. Botanical field surveys should be conducted in the field at the times of year when plants will be both evident and identifiable. Usually, this is during flowering or fruiting. Botanical field survey visits should be spaced throughout the growing season to accurately determine what plants exist in the Project site. This usually involves multiple visits to the Project site (e.g., in early, mid, and late season) to capture the floristic diversity at a level necessary to determine if special status plants are present.
- c. Floristic alliance- and/or association-based mapping and vegetation impact assessments conducted in the Project site and within adjacent areas. The [Manual of California Vegetation](#)<sup>4</sup>, second edition, (Sawyer, Keeler-Wolf, & Evens, 2009) should also be used to inform this mapping and assessment. Adjoining habitat areas should be included in this assessment where the Project's construction and activities could lead to direct or indirect impacts offsite.
- d. A complete and recent assessment of the biological resources associated with each habitat type in the Project site and within adjacent areas. A full literature review includes but is not limited to CDFW's [California Natural Diversity Database](#)<sup>5</sup> (CNDDDB). The CNDDDB should be accessed to obtain current information on any previously reported sensitive species and habitat. An assessment should include a minimum nine-quadrangle search of the CNDDDB to determine a list of species potentially present in the Project site. A nine-quadrangle search should be provided in the Project's CEQA document for adequate disclosure of the Project's potential impact on biological resources.
- e. A complete, recent, assessment of endangered, rare, or threatened species and other sensitive species within the Project site and adjacent areas, including SSC and California Fully Protected Species (Fish & G. Code, §§ 3511, 4700, 5050, and 5515). Species to be addressed should include all those which meet the CEQA definition of endangered, rare, or threatened species (CEQA Guidelines, § 15380). Seasonal variations in use of the Project site should also be addressed such as wintering, roosting, nesting, and foraging habitat. Focused species-specific surveys, conducted at the appropriate time of year and time of day when

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<sup>3</sup> <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959&inline>

<sup>4</sup> <https://vegetation.cnps.org/>

<sup>5</sup> <https://wildlife.ca.gov/Data/CNDDDB>

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the sensitive species are active or otherwise identifiable, may be required if suitable habitat is present. See [CDFW's Survey and Monitoring Protocols and Guidelines](#)<sup>6</sup> for established survey protocol. Acceptable species-specific survey procedures may be developed in consultation with CDFW and U.S. Fish and Wildlife Service.

- f. A recent wildlife and rare plant survey. A lack of records in the CNDDDB does not mean that rare, threatened, or endangered plants and wildlife do not occur. Field verification for the presence or absence of sensitive species is necessary to provide a complete biological assessment for adequate CEQA review (CEQA Guidelines, § 15003(i)). CDFW generally considers biological field assessments for wildlife to be valid for a one-year period, and assessments for rare plants may be considered valid for a period of up to three years. Some aspects of the proposed Project may warrant periodic updated surveys for certain sensitive taxa, particularly if Project implementation build out could occur over a protracted time frame or in phases.
- 4) Direct and Indirect Impacts on Biological Resources. The DPEIR should provide a thorough discussion of direct and indirect impacts expected to affect biological resources with specific measures to offset such impacts. The DPEIR should address the following.
- a. A discussion of potential impacts from lighting, noise, temporary and permanent human activity, and exotic species, and identification of any mitigation measures. A discussion regarding Project-related indirect impacts on biological resources. These include resources in nearby public lands, open space, adjacent natural habitats, riparian ecosystems, and any designated and/or proposed or existing reserve lands (e.g., preserve lands associated with a Natural Community Conservation Plan (Fish & G. Code, § 2800 et. seq.)).
  - b. A discussion of both the short-term and long-term effects of the Project on species population distribution and concentration, as well as alterations of the ecosystem supporting those species impacted (CEQA Guidelines, § 15126.2(a)).
  - c. Impacts on, and maintenance of, wildlife corridor/movement areas, including access to undisturbed habitats in areas adjacent to the Project, should be fully analyzed and discussed in the DPEIR.
  - d. A discussion of post-Project fate of drainage patterns, surface flows, and soil erosion and/or sedimentation in streams and water bodies. The discussion should also address the potential water extraction activities and the potential

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<sup>6</sup> <https://wildlife.ca.gov/conservation/survey-protocols>

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resulting impacts on habitat supported by the groundwater. Measures to mitigate such impacts should be included.

- e. An analysis of impacts from proposed changes to land use designations and zoning, and existing land use designation and zoning located nearby or adjacent to natural areas that may inadvertently contribute to wildlife-human interactions. A discussion of possible conflicts and mitigation measures to reduce these conflicts should be included in the DPEIR.

- 5) Cumulative Impact. Cumulative impacts on biological resources can result from collectively significant projects which are individually insignificant. The Project, when considered collectively with prior, concurrent, and probable future projects, may have a significant cumulative effect on biological resources. The Project may have the potential to substantially reduce the number or restrict the range of endangered, rare, or threatened species. Species that may be impacted by the Project include, but are not limited to, the biological resources described in this letter.

Accordingly, CDFW recommends the DPEIR evaluate the Project's potential cumulative impacts on biological resources. The Project may have a "significant effect on the environment" if the possible effects of the Project are individually limited but cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual 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 (Pub. Resources Code, § 21083(b)). The City's conclusions regarding the significance of the Project's cumulative impact should be justified and supported by evidence to make those conclusions. Specifically, if the City concludes that the Project would not result in cumulative impacts on biological resources, the City, "shall identify facts and analysis supporting the Lead Agency's conclusion that the cumulative impact is less than significant" (CEQA Guidelines section § 15130(a)(2)).

- 6) Nesting Birds. To avoid impacts to nesting birds, CDFW recommends that clearing of vegetation occur outside of the peak avian breeding season, which generally runs from January 15 through September 15 (as early as January 1 for some raptors). If Project construction is necessary during the bird breeding season, a qualified biologist with experience in conducting breeding bird surveys should conduct a nesting bird survey within three days prior to work in the area. If an active nest is identified, a buffer should be established between the construction activities and the nest so that nesting activities are not interrupted. CDFW generally recommends a 100-foot buffer from common avian species, 300 feet for listed or highly sensitive, and 500 feet for raptors. However, larger buffer distances may be necessary based on Project-specific activities and the species. The buffer should be delineated by temporary fencing and remain in effect as long as construction is occurring. No Project construction should occur within the fenced nest zone until

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the young have fledged, are no longer being fed by the parents, have left the nest, and will no longer be impacted by the Project. Reductions in the nest buffer distance may be appropriate depending on the avian species involved, ambient levels of human activity, screening vegetation, or possibly other factors.

- 7) Mitigation Measures. Public agencies have a duty under CEQA to prevent significant, avoidable damage to the environment by requiring changes in a project through the use of feasible alternatives or mitigation measures (CEQA Guidelines, §§ 15002(a)(3), 15021). Pursuant to CEQA Guidelines section 15126.4, an environmental document shall describe feasible measures which could mitigate impacts below a significant level under CEQA. Mitigation measures must be feasible, effective, implementable, and fully enforceable/imposed by the lead agency through permit conditions, agreements, or other legally binding instruments (Pub. Resources Code, § 21081.6(b); CEQA Guidelines, § 15126.4).
  - a. The DEIR should provide mitigation measures that are specific and detailed (i.e., responsible party, timing, specific actions, location) in order for a mitigation measure to be fully enforceable and implemented successfully via a mitigation monitoring and/or reporting program (Pub. Resources Code, § 21081.6; CEQA Guidelines, § 15097).
  - b. If a proposed mitigation measure would cause one or more significant effects, in addition to impacts caused by the proposed Project, the DEIR should include a discussion of the effects of proposed mitigation measures (CEQA Guidelines, § 15126.4(a)(1)). In that regard, the DEIR should provide an adequate, complete, and detailed disclosure about the Project's proposed mitigation measure(s). Adequate disclosure is necessary so CDFW may assess the potential impacts of proposed mitigation measures.
- 8) Compensatory Mitigation. The DPEIR should include compensatory mitigation measures for the Project's significant impacts (direct and/or through habitat modification) to sensitive and special status plants, animals, and habitats. Mitigation measures should emphasize avoidance and minimization of Project-related impacts. For unavoidable impacts, on-site habitat restoration or enhancement should be discussed in detail. If on-site mitigation is not feasible or would not be biologically viable and therefore inadequate to mitigate the loss of biological functions and values, off-site mitigation through habitat creation and/or acquisition and preservation in perpetuity should be addressed. Areas proposed as mitigation lands should be protected in perpetuity with a conservation easement and financial assurance and dedicated to a qualified entity for long-term management and monitoring.
- 9) Long-term Management of Mitigation Lands. For proposed mitigation lands, the DPEIR should include measures to protect the targeted habitat values in perpetuity. The mitigation should offset Project-induced qualitative and quantitative losses of

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biological resources. Issues that should be addressed include (but are not limited to) restrictions on access, proposed land dedications, monitoring and management programs, control of illegal dumping, water pollution, and increased human intrusion. An appropriate endowment should be set aside to provide for long-term management of mitigation lands.

- 10) CESA. CDFW considers adverse impacts to a species protected by CESA to be significant. Take of any endangered, threatened, candidate species, or NPPA-listed plant species that results from the Project is prohibited, except as authorized by state law (Fish & G. Code §§ 2080, 2085; Cal. Code Regs., tit. 14, §786.9). Consequently, if the Project or any Project-related activity will result in take of a species designated as endangered or threatened, or a candidate for listing under CESA, CDFW recommends that the Project proponent seek appropriate take authorization under CESA prior to implementing the Project. Appropriate authorization from CDFW may include an Incidental Take Permit (ITP) or a consistency determination in certain circumstances, among other options (Fish & G. Code, §§ 2080.1, 2081, subds. (b) and (c)). Early consultation is encouraged, as significant modification to a Project and mitigation measures may be required to obtain a CESA Permit.

To ensure CDFW will be able to use the City's CEQA document for the issuance of an ITP, the DPEIR should address all Project impacts to CESA-listed species and specify a mitigation, monitoring, and reporting program that will meet the requirements of an ITP.

- 11) Translocation/Salvage of Plants and Animal Species. Translocation and transplantation is the process of removing plants and wildlife from one location and permanently moving it to a new location. CDFW generally does not support the use of translocation or transplantation as the primary mitigation strategy for unavoidable impacts to endangered, rare, or threatened plants and animals. These efforts are experimental, and the outcome is unreliable. CDFW has found that permanent preservation and management of habitat capable of supporting these species is often a more effective long-term strategy for conserving plants and animals and their habitats.
- 12) Scientific Collecting Permit. A Scientific Collecting Permit would be necessary if there is a plan to capture and relocate wildlife. Pursuant to the California Code of Regulations, title 14, section 650, qualified biologist(s) must obtain appropriate handling permits to capture, temporarily possess, and relocated wildlife to avoid harm or mortality in connection with Project-related activities. CDFW has the authority to issue permits for the take or possession of wildlife, including mammals; birds, nests, and eggs; reptiles, amphibians, fish, plants; and invertebrates (Fish & G. Code, §§ 1002, 1002.5, 1003). A Scientific Collecting Permit is required to monitor project impacts on wildlife resources, as required by environmental documents, permits, or other legal authorizations; and, to capture, temporarily

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possess, and relocate wildlife to avoid harm or mortality in connection with otherwise lawful activities (Cal. Code Regs., tit. 14, § 650). For more information, please see CDFW's [Scientific Collecting Permit webpage](#)<sup>7</sup>.

- 13) Lake and Streambed Alteration. CDFW has regulatory authority over activities in streams that will divert or obstruct the natural flow, or change the bed, channel, or bank (which may include associated riparian resources) of any river, stream, or lake or use material from a river, stream, or lake. For any such activities, the Project applicant (or "entity") must provide written notification to CDFW pursuant to section 1600 et seq. of the Fish and Game Code. Based on this notification and other information, CDFW determines whether a Lake and Streambed Alteration Agreement (LSAA) with the applicant is required prior to conducting the proposed activities. CDFW's issuance of a LSAA for a project that is subject to CEQA will require CEQA compliance actions by CDFW as a Responsible Agency. CDFW recommends that the City assess whether notification is appropriate. A Notification package for a LSAA may be obtained by accessing CDFW's [Lake and Streambed Alteration Program website](#)<sup>8</sup>.
- 14) Wetland Resources. CDFW, as described in Fish and Game Code section 703(a), is guided by the [Fish and Game Commission's \(Commission\) policies](#)<sup>9</sup>. Through its Wetlands Resources policy, the Commission "...seek[s] to provide for the protection, preservation, restoration, enhancement, and expansion of wetland habitat in California" (California Fish and Game Commission, 2005). It is the policy of the Commission to strongly discourage development in or conversion of wetlands. It opposes, consistent with its legal authority, any development or conversion that would result in a reduction of wetland acreage or wetland habitat values. To that end, the Commission opposes wetland development proposals unless, at a minimum, project mitigation assures there will be 'no net loss' of either wetland habitat values or acreage. The Commission strongly prefers mitigation which would achieve expansion of wetland acreage and enhancement of wetland habitat values."
  - a. The Wetlands Resources policy provides a framework for maintaining wetland resources and establishes mitigation guidance. CDFW encourages avoidance of wetland resources as a primary mitigation measure and discourages the development or type conversion of wetlands to uplands. CDFW encourages activities that would avoid the reduction of wetland acreage, function, or habitat values. Once avoidance and minimization measures have been exhausted, a project should include mitigation measures to assure a "no net loss" of either wetland habitat values, or acreage, for unavoidable impacts to wetland resources. Conversions include, but are not limited to, conversion to subsurface drains, placement of fill or building of structures within the wetland, and

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<sup>7</sup> <https://wildlife.ca.gov/Licensing/Scientific-Collecting>

<sup>8</sup> <http://www.wildlife.ca.gov/Conservation/LSA>

<sup>9</sup> <https://fgc.ca.gov/About/Policies/Miscellaneous>

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channelization or removal of materials from the streambed. All wetlands and watercourses, whether ephemeral, intermittent, or perennial, should be retained and provided with substantial setbacks, which preserve the riparian and aquatic values and functions benefiting local and transient wildlife populations. CDFW recommends mitigation measures to compensate for unavoidable impacts be included in the DEIR and these measures should compensate for the loss of function and value.

- b. The Fish and Game Commission's Water policy guides CDFW on the quantity and quality of the waters of this State that should be apportioned and maintained respectively so as to produce and sustain maximum numbers of fish and wildlife; to provide maximum protection and enhancement of fish and wildlife and their habitat; encourage and support programs to maintain or restore a high quality of the waters of this State; prevent the degradation thereof caused by pollution and contamination; and, endeavor to keep as much water as possible open and accessible to the public for the use and enjoyment of fish and wildlife. CDFW recommends avoidance of water practices and structures that use excessive amounts of water, and minimization of impacts that negatively affect water quality, to the extent feasible (Fish & G. Code, § 5650).

- 15) Use of Native Plants and Trees. CDFW recommends the City require the Project Applicant to provide a native plant palette for the Project. The Project's landscaping plan should be disclosed and evaluated in the DPEIR for potential impacts on biological resources such as natural communities adjacent to the Project site (e.g., introducing non-native, invasive species). CDFW supports the use of native plants for the Project especially considering the Project's location adjacent to protected open space and natural areas. CDFW strongly recommends avoiding non-native, invasive species for landscaping and restoration, particularly any species listed as 'Moderate' or 'High' by the [California Invasive Plant Council](#)<sup>10</sup> CDFW supports the use of native species found in naturally occurring plant communities within or adjacent to the Project site. In addition, CDFW supports planting species of trees, such as oaks (*Quercus* genus), and understory vegetation (e.g., ground cover, subshrubs, and shrubs) that create habitat and provide a food source for birds. CDFW recommends retaining any standing, dead, or dying tree (snags) where possible because snags provide perching and nesting habitat for birds and raptors. Finally, CDFW supports planting species of vegetation with high insect and pollinator value.

## ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, §

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<sup>10</sup> <https://www.cal-ipc.org/plants/inventory/>

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21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDDB). The [CNDDDB website](#)<sup>11</sup> provides direction regarding the types of information that should be reported and allows on-line submittal of field survey forms.

In addition, information on special status native plant populations and sensitive natural communities, should be submitted to CDFW's Vegetation Classification and Mapping Program using the [Combined Rapid Assessment and Relevé Form](#)<sup>12</sup>.

The City should ensure data collected for the preparation of the DPEIR is properly submitted.

## FILING FEES


The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

## CONCLUSION

CDFW appreciates the opportunity to comment on the NOP to assist the City in identifying and mitigating Project impacts on biological resources.

Questions regarding this letter or further coordination should be directed to Jessie Lane, Environmental Scientist, at (858) 354-4105 or [Jessie.Lane@wildlife.ca.gov](mailto:Jessie.Lane@wildlife.ca.gov).

Sincerely,

DocuSigned by:  
  
5991E19EF8094C3...

Victoria Tang  
Environmental Program Manager  
South Coast Region

ec: California Department of Fish and Wildlife  
Victoria Tang, Environmental Program Manager  
Jennifer Turner, Senior Environmental Scientist (Supervisory)  
Melanie Burlaza, Senior Environmental Scientist (Supervisory)  
Jessie Lane, Environmental Scientist

<sup>11</sup> <https://wildlife.ca.gov/Data/CNDDDB>

<sup>12</sup> <https://wildlife.ca.gov/Data/VegCAMP/Natural-Communities/Submit>

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Office of Planning and Research  
[State.Clearinghouse@opr.ca.gov](mailto:State.Clearinghouse@opr.ca.gov)

US Fish and Wildlife Service  
David Zoutendyk, Division Supervisor, [David.Zoutendyk@fws.gov](mailto:David.Zoutendyk@fws.gov)

## REFERENCES

- California Department of Fish and Game. (2011). *CNDDDB Data Use Guidelines*. Retrieved from <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=27285&inline>
- California Department of Fish and Wildlife. (2021). *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities*. <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959&inline>.
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- Sawyer, J. O., Keeler-Wolf, T., & Evens, J. M. (2009). *A Manual of California Vegetation* (Second ed.). Sacramento, CA: California Native Plant Society. Retrieved from <https://vegetation.cnps.org/>

## California Department of Transportation

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September 19, 2024

Michael Ressler  
City Planner  
City of Vista  
200 Civic Center Drive  
Vista, CA 92084

Electronically Sent <[mressler@cityofvista.com](mailto:mressler@cityofvista.com)>

### **Re: SCH # 2024080799 – City of Vista General Plan Update 2050**

Dear Mr. Ressler:

The California Department of Transportation (Caltrans), Division of Aeronautics (Division), has reviewed the Notice of Preparation (NOP) for the General Plan Update 2050 (Project). The Division of Aeronautics collaborates with cities, counties, and Airport Land Use Commissions (ALUC) to ensure compliance with the State Aeronautics Act (California Public Utilities Code Section 21001 et seq.). We appreciate the opportunity to participate in the review process.

The closest airports to the City of Vista are the Oceanside Municipal Airport and the McClellan-Palomar Airport. Portions of the City of Vista are located within the planning boundary of an airport land use plan.

In accordance with California Public Utilities Code Section 21001 et seq., related to the State Aeronautics Act, Section 21676(b) requires that before amending a general plan within the planning boundary established by the Airport Land Use Commission (ALUC) under Section 21675, the local agency must first refer the proposed action to the commission. If the commission finds the proposed action inconsistent with its plan, the local agency will be notified. Therefore, any proposed development within the defined safety zones or airport influence area shall comply with the safety criteria and restrictions outlined in the Airport Land Use Compatibility Plan (ALUCP) adopted by the ALUC, as mandated by PUC Section 21674.

A portion of northern Vista lies within the Airport Influence Area (AIA) Review Area 2 of the Oceanside Municipal Airport, while a portion of southern Vista lies within the AIA Review Area 2 of the McClellan-Palomar Airport. The Project also contains portions that lie within the overflight, avigation easements, and FAA height notification area of the McClellan-Palomar airport. Therefore, the Project must adhere to the safety criteria and restrictions outlined in the

"Provide a safe and reliable transportation network that serves all people and respects the environment"

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2010 Oceanside Municipal ALUCP and the 2010 McClellan-Palomar ALUCP, adopted by the ALUC pursuant to the PUC, Section 21674. An ALUCP is essential for minimizing noise nuisances and safety hazards around airports while promoting orderly development, with the ALUC responsible for assessing risks to aircraft, airspace users, and people on the ground.

California Public Utilities Code Section 21659 prohibits structural hazards near airports. Structures should not be at a height that will result in penetration of the airport imaginary surfaces. In accordance with Federal Aviation Regulation, Part 77 "Objects Affecting Navigable Airspace" a Notice of Proposed Construction or Alteration (Form 7460-1) may be required by the Federal Aviation Administration (FAA). For further information or a copy of Form 7460-1, please refer to the FAA website <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

Compatibility concerns regarding airport obstructions and hazards to flight (such as wildlife attractants, lighting, or glare i.e., solar, etc.) should also be considered for further review.

It is recommended that general plans incorporate the safety, noise, and airspace protection guidelines from Airport Land Use Compatibility Plans (ALUCPs) to ensure development within Airport Influence Areas align with airport safety and operational standards. Policies should define compatible land uses, mandate consultation with the Airport Land Use Commission for development reviews and incorporate noise mitigation measures as needed.

Thank you for the opportunity to review and comment. If you have any questions, please contact me by email at [tiffany.martinez@dot.ca.gov](mailto:tiffany.martinez@dot.ca.gov).

Sincerely,



Tiffany Martinez  
Associate Transportation Planner  
Division of Aeronautics

c: State Clearing House <[state.clearinghouse@opr.ca.gov](mailto:state.clearinghouse@opr.ca.gov)>,  
Matthew Friedman, Chief Office of Aviation Planning, <[matthew.friedman@dot.ca.gov](mailto:matthew.friedman@dot.ca.gov)>,  
Nirupama Stalin, Senior Transportation Planner <[nirupama.stalin@dot.ca.gov](mailto:nirupama.stalin@dot.ca.gov)>

## California Department of Transportation

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September 19, 2024

11-SD-5, 76, 78  
PM VAR  
General Plan Update 2050  
NOP/SCH#2024080799

Mr. Michael Ressler  
City Planner  
City of Vista  
200 Civic Center Drive  
Vista, CA 92084

Dear Mr. Ressler:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Notice of Preparation (NOP) for the City of Vista's General Plan Update 2050 located near Interstate 5 (I-5) and State Routes 76, 78 (SR-76, SR-78). The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities.

Safety is one of Caltrans' strategic goals. Caltrans strives to make the year 2050 the first year without a single death or serious injury on California's roads. We are striving for more equitable outcomes for the transportation network's diverse users. To achieve these ambitious goals, we will pursue meaningful collaboration with our partners. We encourage the implementation of new technologies, innovations, and best practices that will enhance the safety on the transportation network. These pursuits are both ambitious and urgent, and their accomplishment involves a focused departure from the status quo as we continue to institutionalize safety in all our work.

Caltrans is committed to prioritizing projects that are equitable and provide meaningful benefits to historically underserved communities, to ultimately improve transportation accessibility and quality of life for people in the communities we serve.

We look forward to working with the City of Vista in areas where the City and Caltrans have joint jurisdiction to improve the transportation network and connections between

various modes of travel, with the goal of improving the experience of those who use the transportation system.

Caltrans has the following comments:

### **Traffic Engineering and Analysis**

- New development resulting from the City of Vista General Plan Update should provide a Vehicle Miles of Travel (VMT) based Traffic Impact Study (TIS).
- The Vehicle Miles of Travel (VMT) based Traffic Impact Study (TIS) should be provided for new development. Please use the Governor's Office of Planning and Research Guidance to identify VMT related impacts.<sup>1</sup>
- The TIS may also need to identify the proposed project's near-term and long-term safety or operational issues, on or adjacent any existing or proposed State facilities.
- When required, future developments will need to provide a VMT analysis, local mobility analysis, and a safety review that follows the *Caltrans Local Development Review (LDR) Safety Review Practitioner's Guidance* (<https://dot.ca.gov/-/media/dot-media/programs/safety-programs/documents/202402-ldr-safety-review-practitioners-guidance-all.pdf>).

### **North County Design Corridors**

The North County Comprehensive Multimodal Corridor Plan (CMCP), completed in June 2023, utilized a multimodal planning process to envision a balanced, equitable transportation system that integrates mobility options such as driving, biking, walking, transit, micro-mobility, and other mobility services to move people and goods within North County and beyond. The CMCP explored significant transportation policy challenges in the North County corridor (along SR-78) through a two-year collaboration between Caltrans, SANDAG, NCTD, County of San Diego, the cities of Oceanside, Carlsbad, Vista, San Marcos, and Escondido, and the public. Key goals included:

- Improve safety and quality of life and promote community vitality.
- Provide sustainable solutions leading to the reduction of vehicle miles traveled.
- Connect North County communities.
- Focus on traveler choices and experience solutions.

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<sup>1</sup> California Governor's Office of Planning and Research (OPR) 2018. "Technical Advisory on Evaluating Transportation Impacts in CEQA." [https://opr.ca.gov/docs/20190122-743\\_Technical\\_Advisory.pdf](https://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf)

- Foster equitable access to opportunities
- Provide a foundation for the future.

The CMCP promotes providing housing options that promote affordability and home ownership. Jurisdictions in the study area are encouraged to consider the proximity of transit and jobs when identifying proposed housing sites. Housing sites located near transit and jobs can create an opportunity for residents to take more trips by bus, light rail, or train. Jurisdictions should also consider how requirements placed on developers affect affordability.

We encourage the City of Vista to align the General Plan with the goals, objectives, projects, and programs in the North County CMCP.

### **Planning**

As part of the City's General Plan Housing Element update, Caltrans requests that the City include discussions and mapping/graphics that describe the City's existing and future housing inventory per the City's Regional Housing Needs Assessment (RHNA).

Housing-element law requires a quantification of each jurisdiction's share of the regional housing need as established in the RHNA Plan prepared by the jurisdiction's metropolitan planning organization (MPO) or council of governments.

In accordance with California Government Code Sections 65583 and 65584, housing elements shall contain an analysis of population and employment trends and documentation of projections and quantification of the locality's existing and projected housing needs for all income levels. These projected needs shall include the locality's share of the regional housing needs (i.e., RHNA) per Government Code Section 65584.

### **Complete Streets and Mobility Network**

Caltrans views all transportation improvements as opportunities to improve safety, access, and mobility for all travelers in California and recognizes bicycle, pedestrian, and transit modes as integral elements of the transportation network. Caltrans supports improved transit accommodation through the provision of Park and Ride facilities, improved bicycle and pedestrian access and safety improvements, signal prioritization for transit, bus on shoulders, ramp improvements, or other enhancements that promotes a complete and integrated transportation network. Early coordination with Caltrans, in locations that may affect both Caltrans and the City of Vista, is encouraged.

To reduce greenhouse gas emissions and achieve California's Climate Change target, Caltrans is implementing Complete Streets and Climate Change policies into State

Highway Operations and Protection Program (SHOPP) projects to meet multi-modal mobility needs. Caltrans looks forward to working with the City to evaluate potential Complete Streets projects.

Bicycle, pedestrian, and public transit access during construction is important. Mitigation to maintain bicycle, pedestrian, and public transit access during construction is in accordance with Caltrans' goals and policies.

### **Land Use and Smart Growth**

Caltrans recognizes there is a strong link between transportation and land use. Development can have a significant impact on traffic and congestion on State transportation facilities. In particular, the pattern of land use can affect both local vehicle miles traveled and the number of trips. Caltrans supports collaboration with local agencies to work towards a safe, functional, interconnected, multi-modal transportation network integrated through applicable "smart growth" type land use planning and policies.

The City should continue to coordinate with Caltrans to implement necessary improvements at intersections and interchanges where the agencies have joint jurisdiction.

### **Environmental**

Should future projects based upon the changes enacted from the General Plan have elements and/or mitigation measures that affect Caltrans' Right-of-Way, Caltrans would welcome the opportunity to be a Responsible Agency under the California Environmental Quality Act (CEQA).

### **Sustainability**

Caltrans recommends collaboration between our agency and the City of Vista on the proposed transportation related topics including adaptation strategies to help improve the City's resilience to potential climate change impacts and strategies to reduce VMT, and off-road and on-road greenhouse gas (GHG) emissions.

Caltrans recognizes that transportation is a leading contributor to GHG emissions in the region and is dedicated to reducing and mitigating transportation related emissions. We recommend collaborating with Caltrans on the following measures such as increasing the use of zero emission vehicles, installing electric vehicle (EV) charging stations, identifying right-of-way areas to be used for carbon sequestration, and complete streets.

### **Broadband**

Caltrans recognizes that teleworking and remote learning lessen the impacts of traffic on our roadways and surrounding communities. This reduces the amount of VMT and decreases the amount of GHG emissions and other pollutants. The availability of affordable and reliable, high-speed broadband is a key component in supporting travel demand management and reaching the state's transportation and climate action goals.

### **Right-of-Way**

Per Business and Profession Code 8771, perpetuation of survey monuments by a licensed land surveyor is required, if they are being destroyed by any construction.

Any work performed within Caltrans' R/W will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans' R/W prior to construction.

Additional information regarding encroachment permits may be obtained by visiting the website at <https://dot.ca.gov/programs/traffic-operations/ep>. Projects with the following:

- require a Caltrans Encroachment Permit.
- have completed the Caltrans Local Development Review (LDR) process.
- have an approved environmental document.

need to have documents submitted for Quality Management Assessment Process (QMAP) process via email to [D11.QMAP.Permits@dot.ca.gov](mailto:D11.QMAP.Permits@dot.ca.gov). Early coordination with Caltrans is strongly advised for all encroachment permits.

If you have any questions or concerns, please contact Shannon Aston, LDR Coordinator, at (619) 992-0628 or by e-mail sent to [shannon.aston@dot.ca.gov](mailto:shannon.aston@dot.ca.gov).

Sincerely,

*Kimberly D. Dodson*

KIMBERLY D. DODSON, GISP  
Branch Chief  
Local Development Review

**NATIVE AMERICAN HERITAGE COMMISSION  
Development**

August 29, 2024

SEP 03 2024

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Michael Ressler  
City of Vista  
200 Civic Center Drive  
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SECRETARY  
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Ohlone-Costanoan

COMMISSIONER  
**Stanley Rodriguez**  
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Luiseño Indians

EXECUTIVE SECRETARY  
**Raymond C.  
Hitchcock**  
Miwok, Nisenan

**NAHC HEADQUARTERS**  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)

**Re: 2024080799 General Plan Update 2050 Project, San Diego County**

Dear Mr. Ressler:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, § 15064.5 (b) (CEQA Guidelines § 15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines § 15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

**Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

- 1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:** Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

  - a. A brief description of the project.
  - b. The lead agency contact information.
  - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
  - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).
  
- 2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report:** A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subs. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1 (b)).

  - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).
  
- 3. Mandatory Topics of Consultation if Requested by a Tribe:** The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

  - a. Alternatives to the project.
  - b. Recommended mitigation measures.
  - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).
  
- 4. Discretionary Topics of Consultation:** The following topics are discretionary topics of consultation:

  - a. Type of environmental review necessary.
  - b. Significance of the tribal cultural resources.
  - c. Significance of the project's impacts on tribal cultural resources.
  - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).
  
- 5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process:** With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).
  
- 6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document:** If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

  - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
  - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
  - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- a. Avoidance and preservation of the resources in place, including, but not limited to:
    - i. Planning and construction to avoid the resources and protect the cultural and natural context.
    - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
  - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
    - i. Protecting the cultural character and integrity of the resource.
    - ii. Protecting the traditional use of the resource.
    - iii. Protecting the confidentiality of the resource.
  - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
  - d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
  - e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
  - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
  - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
  - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: [http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation\\_CalEPAPDF.pdf](http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf)

## SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: [https://www.opr.ca.gov/docs/09\\_14\\_05\\_Updated\\_Guidelines\\_922.pdf](https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf).

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
  - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
  - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

### NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center ([https://ohp.parks.ca.gov/?page\\_id=30331](https://ohp.parks.ca.gov/?page_id=30331)) for an archaeological records search. The records search will determine:
  - a. If part or all of the APE has been previously surveyed for cultural resources.
  - b. If any known cultural resources have already been recorded on or adjacent to the APE.
  - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
  - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
  - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
  - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
  - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
  
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
  - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, § 15064.5(f) (CEQA Guidelines § 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
  - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
  - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code § 7050.5, Public Resources Code § 5097.98, and Cal. Code Regs., tit. 14, § 15064.5, subdivisions (d) and (e) (CEQA Guidelines § 15064.5, subs. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: [Pricilla.Torres-Fuentes@NAHC.ca.gov](mailto:Pricilla.Torres-Fuentes@NAHC.ca.gov).

Sincerely,

*Pricilla Torres-Fuentes*

Pricilla Torres-Fuentes  
Cultural Resources Analyst

cc: State Clearinghouse

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**From:** Michael Ressler <mressler@vista.gov>  
**Sent:** Thursday, September 12, 2024 10:06 AM  
**To:** Brooke Peterson  
**Cc:** Joseph Vacca; Sydney Rankmore  
**Subject:** FW: Followup on Previous Commission Meeting for Vista General Plan Update 2050

Brooke,  
The email below was received from a student attending Rancho Buena Vista High School.

**Michael Ressler**  
City Planner  
200 Civic Center Drive  
Vista, CA 92084  
Phone: 760.643.5382  
Fax: 760.639.6101  
[mressler@vista.gov](mailto:mressler@vista.gov)



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**From:** Sandra Scupien-143002023 <143002023@vistausd.org>  
**Sent:** Thursday, September 12, 2024 9:43 AM  
**To:** Michael Ressler <mressler@vista.gov>  
**Subject:** Followup on Previous Commission Meeting for Vista General Plan Update 2050

Sandra Scupien

[143002023@vistausd.org](mailto:143002023@vistausd.org)

September 12, 2024

Michael Ressler

Project Manager

Dear Mr. Ressler,

I hope this letter finds you well. My name is Sandra Scupien and I am a senior at Rancho Buena Vista High School.

I am writing this letter today in regards to your previous commission meeting on the Vista General Plan Update 2050. You and members of your commission have stated the updates on the city of Vista to be more functional with goals and policies for a more flexible lifestyle. One goal that I have appreciated your members mentioning was the importance of transportation safety especially on Vista's sprinter stations and more visible/accessible stations for the community to better reach. I spoke with a member stating the importance of community safety and was eager to hear my opinions on how the sprinter stations could be improved, more safe, and functional for all residents. He agreed to my opinions on an increase in police or security near the Vista Village Station due to an increase in homelessness around the area, causing commotion on the station and sprinter. He agreed that these scenarios have been going on constantly and have heard from other peers that this is a big issue as well. Considering our opinions and requests, he took it upon himself to make safety a top priority and will be responding with the rest of the commission members such as yourself in making this goal achievable. I appreciate your members and yourself taking the time to consider the voices of the community and I look forward to hearing back from you soon.

Sincerely,

Sandra Scupien

Rancho Buena Vista HS Student

Vista General Plan Update 2050 NOP Scoping Session & Mobility Workshop  
Public Review Written Comment Form



Name: Luis Gonzalez Email Address: Luis.Gonzalez02/22007@gmail.com

Which district in Vista do you live in:

- District 1
- District 2
- District 3
- District 4

Is your comment on the Notice of Preparation (NOP) for the Program Environmental Impact Report or the Mobility Open House?

- Notice of Preparation
- Mobility Open House

Write your comment here:

Why is the percentage for lower income civillians only 20%, why not 30 or 40? is there anything that can be done about this?

Vista General Plan Update 2050 NOP Scoping Session & Mobility Workshop  
Public Review Written Comment Form



Name: Jazmine Huerta Email Address: luckyjaz1019@gmail.com

Which district in Vista do you live in:

- |                                     |                                     |
|-------------------------------------|-------------------------------------|
| <input type="checkbox"/> District 1 | <input type="checkbox"/> District 3 |
| <input type="checkbox"/> District 2 | <input type="checkbox"/> District 4 |

Is your comment on the Notice of Preparation (NOP) for the Program Environmental Impact Report or the Mobility Open House?

- Notice of Preparation                       Mobility Open House

Write your comment here:

Great preperation and was well informed on information, to better help the city.

