

properties are located at 321, 529-537, and 614 S. Santa Fe Avenue, respectively. The results of the evaluation are provided in the street by street summary below.

Table 4.5-4. Architectural Styles in the SPA

Style	Date	General Characteristics	Character Defining Features
False Front Commercial	Late 19 th – Early 20 th Century	Generally built of wood and had front-facing gables. They are defined by the presence of a tall parapet on the front façade that extends above the side walls and roof. The front parapet was often used for signage.	Front-gable roof; Façade parapet extending above the roofline; Wooden clapboarding; Large store-front windows; Symmetrical façade; and, One or two stories.
National Folk (Vernacular)	1850- 1950	Plain appearance, simple ground plan, and construction. Walls are frequently clad with wooden clapboard siding and windows are plain wooden and double hung. There are variations in the roof design including gable-front, gable-front-and-wing and pyramidal. Additions such as porches were frequently added to the basic house design as families became more prosperous.	Minimal ornamental; One or two stories; Wooden clapboard siding; Asymmetrical façade; and, Double-hung wooden windows.
Mission Revival	1890- 1920	Inspired by the architecture of Spanish missions. Distinguished by the use of a tall curvilinear roof parapet that extends above the roofline, or a decorative dormer in a red tile roof. Exterior has a smooth stucco finish, and windows are often paired or three-part and placed symmetrically on either side of the entry porch.	Curvilinear Mission-style roof parapet or dormer; Stucco exterior; Symmetrical and asymmetrical façades; One story in modest homes; Flat or hipped roof; Tile roof cantilevered from wall surface; Paired or three-part windows; and, Arcaded entry porch.
Spanish Eclectic	1915- 1940	The Spanish Eclectic or Spanish Revival style became popular in San Diego after the 1915 Panama-California Exposition due to the popularity of the Exposition buildings in Balboa Park. The Spanish Eclectic style in southern California is a simplified vernacular architectural style.	Asymmetrical façade; Red clay tile, low pitched roof of various types; Little or no eave overhang; Stucco exterior; One or two story; Arches used above windows, doors and porches; Balconies on second stories; and, Large three-part windows.
Craftsman Bungalow	1905- 1920	Emerged from the Arts and Crafts movement in and became the dominant style for smaller houses throughout the country between 1905 and the mid 1920s. The popularity of the style may be accounted for in part by the ready availability of Craftsman bungalows from kit house companies and pattern books.	Low-pitched gable roof (or occasionally hipped roof) with wide eave overhang and exposed rafters; Use of decorative beams or braces under gables; Prominent front porches with roof supported by tapered square columns; Columns frequently extend to ground level; Wooden clapboard siding is common; Use of a variety of materials to decorative effect, including, stone, cobblestone, brick, wood, shingles; and, Windows arranged in bands or singly; three-over-one and one-over-one.

Table 4.5-4. Continued

Style	Date	General Characteristics	Character Defining Features
Modernistic	1920-1940	Art Moderne buildings are distinguished by their smooth wall surface, are usually constructed of stucco, are flat roofed with coping at the roof line, have horizontal emphasis with horizontal balustrades and grooves in the building surface, an asymmetrical façade and presence of curved corners.	Character-defining features of Art Moderne: Smooth, stucco surfaces; Asymmetrical façade; Flat roof with coping; Horizontal accents; Curved corners and accent features; Windows that continue around corners; Use of glass blocks.
Modernistic	1920-1940	Art Deco buildings are distinguished by smooth stucco wall surfaces, use of stylized decorative motifs such as zig-zigs and chevrons on the façade; towers and vertical projections above the roofline.	Character-defining features of Art Deco: Smooth stucco wall surfaces; Flat roof; Vertical emphasis; Vertical towers and projections above the roof line; and, Use of stylized geometric decorative details.
Minimal Traditional	1935-50	Modest size, simplicity of construction and lack of decorative detailing.	Low-pitched roofs; Lack of eave overhang; At least one front-facing gable; Prominent chimney; and, Use of variety of materials in the facade
Ranch	1935-1975	Rambling design, size of the house is emphasized by the long façade and the presence of attached garages.	Asymmetrical façade; Low pitched roofs; Hipped, cross-gabled and side-gabled variants; Moderate to wide eave overhang; Both wooden and brick wall cladding often used in combination; Ribbon windows and large view windows; and, Rear patios.
Block	1920-1960	Plain exterior with no decorative elements, a flat roof, and a rectilinear ground plan. Large store-front windows are usually present in the façade. The exterior usually has a stucco finish, although wood siding is sometimes used.	Flat roof; Asymmetrical façade; Stucco exterior, with wood siding, masonry also occurring; Rectilinear ground plan; and, One or two stories.
Utilitarian Industrial		Designed primarily with function and cost in mind. May include features specific to their specialized function or may be simple prefabricated metal warehouse buildings. This category includes a wide variety of forms and materials.	Design is based on the function of the building; Corrugated metal and masonry are the most common materials used; and, Lack of ornamentation.
Contemporary	1950-1970	Angular massing, unusual roof forms, and use of a variety of materials. Signage for commercial buildings was often large with free-standing letters, often illuminated on building facades. Exterior finishes included vertical wood siding, concrete block, stucco, or plate glass.	Variety of roof forms – some unusual: flat, gabled, shed, butterfly, typically with wide overhangs; Large windows, usually with aluminum framing; and, Non-traditional finishes including vertical wood siding, concrete block, stucco, flagstone, and plate glass. Angular massing; Sun shades, screens; Attached garages and carports in residential buildings; Split-level design in residential buildings; Distinctive triangular, parabolic or arched forms; Integrated, stylized signage on commercial buildings.

Source: ASM Affiliates, 2009

Alta Calle

One Contemporary two-story apartment building constructed in 1955 is located on Alta Calle.

Alta Vista

One resource, the Ranch Buena Vista Adobe, is located at 640 Alta Vista Drive. As one of the finest examples of Mexican Period adobe ranch houses, this property is eligible to the NRHP and the CRHR.

Camino Corto

This street was developed as part of the Rabe Gardens subdivision. It features modest Minimal Traditional and Minimal Traditional/Ranch single-family homes and duplexes constructed between 1949 and 1960. Many are in poor condition and none appear eligible to the CRHR.

Camino Patricia

This neighborhood of Minimal Traditional and Ranch houses dating from 1949 to mid 1950s was developed as part of the Rabe Gardens subdivision. The neighborhood maintains good overall integrity. None of the buildings appears eligible to the CRHR.

Citrus Avenue

N. Citrus Avenue was part of the original Vista town site subdivision and some early single-family houses are located on this street. Eligibility of these buildings may relate to their association with the early residential development of the Vista town site. Potentially eligible buildings on Citrus include:

- 204 Citrus - A 1925 Pueblo-Revival residential building.
- 209 Citrus - A Vernacular bungalow constructed in 1939 but appears much earlier, possibly as early as the 1920s. It has excellent integrity.
- 212 Citrus - A Spanish Eclectic bungalow constructed in 1929. The integrity is good to fair as some windows were changed out in the front, but this is reversible.
- 218 Citrus - A Vernacular bungalow constructed in 1928.

E. Broadway

E. Broadway was developed as part of the Vista Heights subdivision and most of the buildings on this street were constructed between 1945 and 1960. This street maintains good overall integrity in the commercial center and a number of the buildings are potentially eligible to the CRHR as contributing properties to the proposed Downtown Vista Historic Commercial District.

One building at 353 E. Broadway, the former Carpenter's Hall, may be eligible for listing as an individual historical property. This building is a good example of a minimalist approach toward the Art Deco architectural style. The highly rhythmic façade is established vertically by the insertion of stylized fluted pilasters to establish bays, and horizontally by development of a sign marker established by stepping up of each bay toward the central entrance.

Escondido Avenue

There are few buildings on Escondido Avenue that pre-date 1960. One property on this street is potentially eligible to the CRHR: 151 Escondido Avenue. This is the original Vista High School, constructed in 1938 with a grant from the WPA. As with the Delaney Building (Spokane, WA., 1970),

this building exhibits the influence of Egyptian architecture on the Art Deco movement. A formal evaluation to the CRHR is recommended for this building.

Eucalyptus Avenue

The 300 and 400 blocks of Eucalyptus Avenue have a number of good examples of Minimal Traditional, Ranch and Tudor cottages constructed between 1940 and 1949. Notable buildings on the street, and their architectural style, include:

- 321 Eucalyptus - Minimal Traditional
- 342 Eucalyptus - Central Baptist Church
- 343 Eucalyptus - Tudor Revival Cottage

Goetting Way

Houses on Goetting Way, part of the Goettings Heights subdivision, were constructed between 1941 and 1954. Both single-family homes and duplexes are present. A range of styles are represented including Minimal Traditional and early Ranch houses that combine elements of Minimal Traditional, and Vernacular. The predominant style on this street is Contemporary, with flat or shed roofs and angular massing. These houses are modest in size and detailing. They were constructed during and after the war years using relatively inexpensive materials.

Hillside Terrace

The church located at 114 Hillside Terrace, at the corner of Hillside Terrace and Vista Village Drive, is a Tudor Revival with steep-pitched roof and false half timbering under the front gable. The date of construction is unknown.

Indiana Avenue

Indiana Avenue was part of the Vista town site subdivision. Currently, a mixture of small commercial buildings are situated on the 100 block and residential uses are located on the remaining blocks. The residential buildings date to the 1940s for the most part and include Minimal Traditional and Vernacular. Notable buildings on Indiana Avenue include:

- 121-127 S. Indiana - Small Block-style commercial building. Estimated date of construction is 1940s.
- 326 N. Indiana - Pueblo Revival house constructed in 1929
- 226 N. Indiana - Craftsman style bungalow constructed in 1930

Main Street

Main Street was the principal commercial district in Vista from the mid 1920s to the 1960s and later. The 1929 First National Building, a two-story Spanish Revival/Italian Renaissance building has been a Vista landmark since its construction. It serves as a focal point of the commercial strip on Main Street between the 100 block and the 400 block. Buildings on this four-block strip were constructed between the late 1920s and the 1950s. A surge in commercial building from the mid 1940s, in response to the growing population, extended Main Street eastward and shaped the appearance of Main Street for decades to come. Between the 1940s and the 1970s, Main Street was the heart of Vista, providing retail stores, entertainment and necessary services. The Avo Theater was a state-of-the-art facility when it was constructed in 1948 and put Vista on the map throughout north San Diego County as a venue for entertainment.

The four-block commercial strip along Main Street, together with Broadway and portions of Hanes, Indiana and Citrus Avenues, has the potential for designation as a Historic District. It retains good integrity as a commercial district with one-story storefronts, opening out directly onto the sidewalk. There has been little rebuilding on these blocks and most buildings date to between 1940 and late 1950s.

It is recommended that the area bordered by Main Street (100-400), Broadway (100-400), Santa Fe and Citrus be evaluated for eligibility to the CRHR and the NRHP as a Historic District (Downtown Vista Historic Commercial District). The period of significance for the historic district is 1926 and 1960. A total of 29 buildings may be contributing properties to the proposed historic district, as listed in Table 4.5-5.

Table 4.5-5. Contributing Buildings in the Proposed Historic Commercial District

APN	Street	Construction Date	Historic Name
1752740800	119 Broadway	1960	
1752740600	135-141 Broadway	1950	
1752740500	147 Broadway		
1752740400	197-201 Broadway	1952	
1752750400	202-236 Broadway	1952	
1752740100/ 1752740200	217-227 Broadway	1947-1952	W.F. Hanes Building
1752720200	315-319 Broadway	1947	
1752720300	323 Broadway	1947	Adobe Professional Building
1752710700	350 Broadway	1953	
1752721000	353 Broadway	1948/ 1950	Carpenter's Hall
1752762100	115 Main Street		
1752761200	123 Main Street	1954	
1752761400/ 1752761500	131-135 Main Street		
1751381400	202-204 Main Street	1940	
1752750100	203-209 Main Street	1940	Vista Theater/ McDougall's Pharmacy
1752750200	211-221 Main Street	1928	First National Bank
1751381300	212 Main Street	1940	
1751381200	218 Main Street	1948	
1751381100	224-226 Main Street	1941	Sheffield's Department Store/ Dutch Bakery
1751380900	230-236 Main Street	1941	Sheloup's
1751380800	240 Main Street	1947	
1752712200	245-253 Main Street	1942	
Unknown	248 Main Street		
1752711300	303-307 Main Street	1948	Avo Theater
1751390800	326-330 Main Street	1954	
1752711900	327-329 Main Street		
1752710900	331-347 Main Street	1950	Dina Paint
1751390600	344 Main Street	1950	
1752221300	406 Main Street	1950	Village Café

Source: ASM Affiliates, 2009

Mercantile Street

Mercantile Street is an industrial district in the Rancho Vista subdivision. Warehouses and shops on this street include metal workshops, and garages. Most of the buildings are nondescript utilitarian shops and corrugated metal warehouses. One building on this street is notable for its architecture and possible association with the avocado packing industry in Vista in the 1940s. The building at 611 Mercantile Street is a unique and highly stylized architectural expression drawing heavily on the Beaux Arts influence, in an almost Art Deco approach is employed. It is possible that this building has been heavily modified in the recent past. Formal evaluation of this building is recommended.

Michigan Avenue

Michigan Avenue between Main Street and Vista Village Drive features a number of office buildings of unknown date. These were likely constructed between the 1950s and 1970s. North of Vista Village Drive are a number of small vernacular bungalows constructed in the 1920s. While these bungalows may not meet the eligibility criteria for architecture, they are some of the earliest extant bungalows dating back to the original town site of Vista. As such, they may be eligible under criterion 1/A. Formal evaluation is recommended for the following buildings:

- 119 Michigan Avenue (1925)
- 215 Michigan Avenue (1920s)
- 217 Michigan Avenue (1928)
- 225 Michigan Avenue (1928)

Natal Way

Natal Way, in the Rancho Vista subdivision, contains a mixture of modest single family homes and duplexes dating from between 1930 and 1953. Vernacular bungalows, Minimal Traditional, Ranch and Contemporary styles are all represented. These buildings are not good examples of their individual styles and many have fair to poor integrity.

Oceanview Drive

Oceanview Drive is part of the Vista Heights subdivision and it features a range of residential buildings of a variety of styles including Ranch, Minimal Traditional and Split Level that were constructed between 1943 and the 1960s. A number of houses on this street were not included in the City's database of buildings constructed prior to 1960. However, the style of these houses is consistent with construction in the 1950s. The houses were comfortable single-family homes on large lots. Several of the houses have had additions and alterations over the years. These buildings are not good examples of their individual styles and many have fair to poor integrity.

Pala Vista Drive

Pala Vista Drive is located within the Rancho Vista subdivision. It contains a mixture of duplexes, single-family homes and apartment buildings. The buildings range in date between 1930 and the early 1960s with most constructed during the 1940s and 1950s. Formal evaluations are recommended for the following buildings on Pala Vista Drive.

153 Pala Vista Drive, constructed in 1930, is a Tudor cottage. It is one of the earliest houses in this subdivision and the style of architecture is unusual for this area.

137-139 and 143-147 Pala Vista Drive are identical duplexes designed in a Vernacular bungalow style.

184, 191, 207, 215 and 221 Pala Vista Drive were constructed between 1935 and 1940 in the Minimal Traditional and Early Ranch styles. They appear to maintain good integrity and are good examples of the pre-World War II housing in Vista.

Palm Avenue

The 100 to 300 block of Palm Avenue was part of Martin's Addition. The houses date from 1939 to 1959. These are modest Minimal Traditional and early Ranch single family homes for the most part. Four houses on this street (225, 246, 301 and 303 Palm Avenue) are good examples of early Ranch/Vernacular houses, representative of workers housing in the immediately pre-War years. Formal evaluation of these buildings for eligibility to the CRHR and the City Register is recommended.

Park Avenue

Park Avenue was part of the Vista Heights subdivision, developed in the late 1940s and 1950s. This area of Vista, surrounding the southern park, had larger lots. Two Ranch-style houses constructed in the early 1950s are notable: 321 and 324 Park Avenue. Formal evaluation of these buildings for eligibility to the CRHR and the City Register is recommended.

Plymouth Drive

Two blocks of Plymouth Drive, in the Richardson Addition, are situated within the project area. Single-family homes on this street range in date between 1935 and 1960. One notable building at 115 Plymouth Drive is a Minimal Traditional style house constructed in 1939. Formal evaluation of these buildings for eligibility to the CRHR and the City Register is recommended.

Postal Way

A strip mall at 912 Postal Way is the only building listed on the City's database of pre-1960s buildings. It does not appear eligible to the CRHR or the City Register.

Rincon Street

Rincon Street is in the Rancho Vista subdivision. It contains a mixture of industrial warehouses, a mobile home park, and modest single-family homes and apartments. Most of the homes appear to have been constructed in the late 1940s and 1950s. No notable buildings are present on this street that would warrant further evaluation.

S. Santa Fe Avenue

Santa Fe Avenue was the main thoroughfare through Vista on the road from Oceanside to Escondido. The AT&SF rail line also paralleled Santa Fe Avenue. Santa Fe was also one of the principal commercial strips in Vista from its earliest days. Hotels and restaurants catered to travelers. The landmark Vista Inn was located on the corner of Santa Fe and Main Street and smaller hotels also were located along the route. Auto-related businesses, gas stations and garages also lined the route.

The 100 and 200 blocks of S. Santa Fe Avenue were developed as part of the Vista Heights subdivision, while the 400 to 600 blocks were part of the Rancho Vista subdivision. South of Escondido Avenue portions of S. Santa Fe Avenue were part of the Orleavo Heights subdivision.

Formal evaluation is recommended for the following buildings on S. Santa Fe Avenue:

117 S. Santa Fe Avenue. Constructed in 1952, this was the Chamber of Commerce headquarters from 1952 to 1981.

123 S. Santa Fe Avenue. This Block-style commercial building has a recorded construction date of 1960. It is very similar in style to the adjacent building at 133 S. Santa Fe Avenue.

133-137 S. Santa Fe Avenue. Originally constructed in 1932, this building has an interesting history. In the 1930s, it was a church and the train from Oceanside to Escondido would drop off passengers directly behind the building for services.

219 S. Santa Fe Avenue. This building is a small garage/workshop. Construction date is unknown.

267 S. Santa Fe Avenue. This is a small wood-framed false front building that, according to City records, was constructed in 1947.

285 S. Santa Fe Avenue. This commercial false front building was used as the Vista Post Office between 1949 and 1960.

306 S. Santa Fe Avenue. A Buy and Save Market was opened in this location in 1939. It became a Mayfair Market in 1962. The building was extensively remodeled in 1963. It currently houses Gil's Feed.

315-319 S. Santa Fe Avenue. This Block-style garage opened in 1946 as Delpy Motors.

321 S. Santa Fe Avenue. This building was constructed in 1948 for the American Legion. It has been in continuous use as the Alvin Myo Dunn Post 365 headquarters since it first opened. This three-part, two-story building is hard to pin down as to a particular architectural style. Its severe wall plans, punctuated by paired windows aligned above and below each other at each level, and central, recessed entrance would seem to look back to the German influence of the late nineteenth and early twentieth centuries. However, the unusual cornices and ziggurat roof over the central bay would seem more appropriate to an Art Deco building. This building was evaluated for eligibility to the CRHR and the City's Historical Resources Register at the request of the City. A DPR form for detailing the building's evaluation is provided in Appendix D.

The American Legion Building is recommended eligible for listing in the CRHR under Criterion 1 for its association with the American Legion in San Diego County. Criterion 1 is an association with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the U.S. The American Legion was chartered by Congress in 1919 as a patriotic, war-time veteran's organization. It is a not-for-profit community-service organization which now numbers nearly three million members, men and women, in nearly 15,000 American Legion posts worldwide. The completion of this building in 1948, after several years of fund-raising efforts, represented a significant achievement for the community of Vista. It has been in continuous use as the Alvin Myo Dunn American Legion Post 365 headquarters since it first opened.

This building is also eligible for listing in the CRHR under Criterion 3 for its distinctive architecture. A building meets Criterion 3 if it embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values. While the style of this building is difficult to define, it contains several Art Deco-inspired features, including the central ziggurat. Art Deco buildings are rare in north San Diego County and this building represents a

unique use of Art Deco elements. In addition, the American Legion Building is also recommended eligible for listing in the City of Vista Historical Resources Register under criteria A and C.

437 S. Santa Fe Avenue. Geib Lumber has been at this location since 1928. The current building appears to date to the 1950s.

529-537 S. Santa Fe Avenue. This two-story hotel, the Rancho Vista Hotel, was constructed in 1929. An adjoining hotel, the Rose Villa, was demolished in the early 1980s. Architecturally, this building exhibits some suggestions of Spanish Eclectic style, most notably in its parapet coursing, which rises, falls and peaks in no relation to the fenestration of the building. The building appears to have been built in phases, with the left side of the primary façade stepping out slightly from the right, and otherwise bearing no relation to the overall design scheme. Indeed, it is difficult to attach any particular architectural design to this building: the peaked, centered parapets would seem to set up a symmetrical façade, but the fenestration pattern contradicts that. This building was evaluated for eligibility to the CRHR and the City's Historical Resources Register at the request of the City. A DPR form for detailing the building's evaluation is provided in Appendix D. The Rancho Vista Hotel was one of the earliest hotels in Vista and is a good representative of the small roadside hotels and motels that catered to travelers in the 1920-1940s. However, it maintains poor integrity of design and materials. It is therefore recommended not eligible to the CRHR and the City of Vista Historical Resources Register.

611-613 S. Santa Fe Avenue. This Block-style commercial building has a recorded construction date of 1932. It is contemporary with the Rancho Vista Hotel and the Bungalow Court at 614 S. Santa Fe Avenue.

614 S. Santa Fe Avenue. This Spanish Eclectic Bungalow Court complex was constructed in 1931. This is the only known bungalow court in the DVSP Update area. These bungalows housed merchants and professionals early in their history. Over the last 40 years only commercial activities have been permitted. This building was evaluated for eligibility to the CRHR and the City's Historical Resources Register at the request of the City. A DPR form for detailing the building's evaluation is provided in Appendix D. The Bungalow Court at 614 S. Santa Fe Avenue is recommended eligible the CRHR under Criterion 3 for architecture. A building meets Criterion 3 if it embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values. This building represents an good example of both the small Bungalow Court complex and Spanish Eclectic architecture as applied to multi-family housing in San Diego in the 1930s. This complex is unique in its design and architecture in Vista. While this complex has lost some integrity with the replacement of many of the original windows, the overall appearance and impression of the complex is maintained. The Bungalow Court is also recommended eligible for listing in the City of Vista Historical Resources Register.

Sinkler Way

Sinkler Way was part of the Rancho Vista subdivision. The 800 block contains a number of Ranch and Minimal Traditional style single-family homes and small two-story apartment buildings. There are no notable buildings on this street.

Stadden Way

There are a small number of 1950s single-family Ranch-style homes on Stadden Way in Martin's Addition. None are notable for their architecture.

Terracina Way

Most of Terracina Way is in the Richardson Addition. Buildings on this street range in age from 1926 to the mid 1950s. The earlier buildings were single-family homes and in the 1950s a number of duplexes were constructed. Some two-story apartment buildings were added, possibly as late as the 1970s. One notable building is located at 123 Terracina Way. It is a Tudor-Revival-style bungalow constructed in 1926.

Vista Village Drive

There have been major changes on Vista Village Drive, due to construction of the on-ramp to SR-78 and the construction of the Vista Village shopping center development. The commercial development along Vista Village Drive dates primarily to the late 1950s and later. There are large gaps between individual businesses and no cohesion in building design. Consequently, this commercial district does not have the potential for designation as a historical district. There are a small number of buildings that have some potential for individual eligibility. They are discussed below.

Vista Riviera Motel. The date of construction of the motel located at the corner of Vista Village Drive and Plymouth Drive is not know. The motel sign and architectural style of the building suggests late 1950s or 1960s construction.

356 Vista Village Drive. This two-story Block-style market, Rodeo's Meat Market, may date to the 1950s. It has a distinctive metal sign.

430-432 Vista Village Drive. This is a contemporary office building with butterfly roof.

734 Vista Village Drive. This is a small vernacular front-gabled cottage, possibly constructed in the 1920s or 1930s. The windows at the front of the building have been replaced, so the integrity is fair.

748 Vista Village Drive. This is a small Pueblo Revival cottage constructed possibly in the 1930s. The integrity is fair as some windows have been replaced, although the openings have not been modified.

Washington Street

The 1913 AT&SF railroad depot was relocated to 211 Washington Street in the 1980s. It now serves as the Chamber of Commerce headquarters. The exterior appears to maintain good integrity although moving the building from its original location has impacted the integrity of setting and location.

4.5.2 REGULATORY FRAMEWORK

4.5.2.1 Federal

National Register of Historic Places

Developed in 1981, the NRHP is an authoritative guide to be used by federal, State, and local governments, private groups and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment. Listing of private property on the NRHP does not prohibit under federal law or regulation any actions which may otherwise be taken by the property owner with respect to the property.

In order for a property to be listed in the NRHP, a property must meet at least one of the eligibility criteria described below in the discussion of state regulations, as well as retain sufficient integrity to convey its significance. Integrity is a quality that relates to the historic authenticity of a property. The seven aspects

of historic integrity, as recognized by the National Park Service (National Register Bulletin 15: How to Apply National Register Criteria for Evaluation) are: location, design, setting, workmanship, materials, feeling, and association. Location and setting relate to the relationship of a property to its environment. Design, materials, and workmanship relate to construction methods and stylistic details. Feeling and association relate to the ability of the property to convey a sense of historical time and place. A significant loss of integrity will render a property ineligible for the CRHR, regardless of its level of historical significance. Evaluation of a property to the CRHR requires consideration of both historical significance, as defined by the evaluation criteria, and integrity. The criteria under which a property is significant are relevant to the issue of integrity, because the property must retain sufficient integrity of those elements relevant to the qualifying criteria. In the case of a property important for its architecture, retention of design, workmanship and materials will usually be more important than location, setting, feeling and association, while a property important as a representative of the work of a Master architect must retain most of the physical features and design quality attributable to the Master.

4.5.2.2 State

California Environmental Quality Act (CEQA)

CEQA requires that all private and public activities not specifically exempted be evaluated against the potential for environmental damage, including effects to historical resources. Historical resources are recognized as part of the environment under CEQA. It defines historical resources as “any object, building, structure, site, area, or place which is historically significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California,” as cited in Division I, PRC, Section 5021.1[b].

Lead agencies have a responsibility to evaluate historical resources against CRHR criteria prior to making a finding as to a proposed project’s impacts to historical resources, described below. Mitigation of adverse impacts is required if the proposed project will cause substantial adverse change. Substantial adverse change includes demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired. While demolition and destruction are fairly obvious significant impacts, it is more difficult to assess when change, alteration, or relocation crosses the threshold of substantial adverse change. The State CEQA Guidelines provide that a project that demolishes or alters those physical characteristics of an historical resource that convey its historical significance (i.e., its character-defining features) can be considered to materially impair the resource’s significance.

The California Register of Historic Places (CRHR)

The CRHR is used in the consideration of historic resources relative to significance for purposes of CEQA.

The CRHR is an authoritative guide to the state’s historical resources, which is used in the consideration of historic resources relative to significance for purposes of CEQA. The California Register includes resources listed in, or formally determined eligible for listing in, the National Register of Historic Places, as well as some California State Landmarks and Points of Historical Interest. Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts), or that have been identified in a local historical resources inventory, may be eligible for listing in the California Register and are presumed to be significant resources for purposes of CEQA unless a preponderance of evidence indicates otherwise.

Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the CRHR, cited as Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852, consisting of the following:

- A) It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the U.S.; or
- B) It is associated with the lives of persons important to local, California, or national history; or
- C) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; or
- D) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Native American Historic Cultural Sites (PRC Section 5097 et. seq.)

State law addresses the disposition of Native American burials in archaeological sites and protects such remains from disturbance, vandalism, or inadvertent destruction; establishes procedures to be implemented if Native American skeletal remains are discovered during construction of a project; and establishes the NAHC to resolve disputes regarding the disposition of such remains. In addition, the Native American Historic Resource Protection Act makes it a misdemeanor punishable by up to a year in jail to deface or destroy an Indian historic or cultural site that is listed or may be eligible for listing in the California Register of Historic Resources.

In the fall of 2006, AB 2641 was signed into law by Governor Schwarzenegger. This bill amended PRC 5097.98 to revise the process for the discovery of Native American remains during land development. The purpose of the revisions are to encourage culturally sensitive treatment of Native American remains, and to require meaningful discussions and agreements concerning treatment of the remains at the earliest possible time. The intent is to foster the preservation and avoidance of human remains during development. The changes in the law allow additional time to notify, consult and confer with the MLD/Native American representatives on any given project. In addition, the new language provides more protection for re-interment sites.

California HSC 7050.5 - Human Remains

HSC Section 7050.5 requires that in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site, or any nearby area reasonably suspected to overlay adjacent remains, until the County Coroner has examined the remains. If the Coroner determines the remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall contact by telephone within 24 hours the NAHC. In addition, any person who mutilates or disinters, wantonly disturbs, or willfully removes any human remains in or from any location other than a dedicated cemetery without authority of law is guilty of a misdemeanor.

4.5.2.3 Local

City of Vista Historic Preservation Ordinance

The City is currently updating its Historic Preservation Ordinance, Chapter 32 of the City Code. This ordinance establishes the City of Vista Historical Resources Register. As of July, 2009, a historic resource may be considered for inclusion in the City of Vista Historical Resources Register based on one or more of the following criteria:

- A) It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, or architectural history;
- B) It is identified with persons or events significant in local, state, or national history;
- C) It embodies distinctive characteristics of a style, type, period, or method of construction, is a valuable example of the use of indigenous materials or craftsmanship, or is representative of a notable work of an acclaimed builder, designer or architect;
- D) It is an archaeological, paleontological, botanical, geological, topographical, ecological, or geographical site which has the potential of yielding information of scientific value;
- E) It is a geographically definable area possessing a concentration of sites, buildings, structures, improvements, or objects linked historically through location, design, setting, materials, workmanship, feeling, and/or association, in which the collective value of the improvements may be greater than the value of each individual improvement.

4.5.3 IMPACT SIGNIFICANCE CRITERIA

Implementation of the DVSP Update would result in a significant direct impact on cultural resources if it would:

1. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature;
2. Cause a substantial adverse change in the significance of an archaeological resource;
3. Disturb any human remains, including those interred outside of formal cemeteries; and/or
4. Cause a substantial adverse change in the significance of a historical resource.

Regarding historical resources, Section 15064.5(b) of the State CEQA Guidelines identifies an adverse environmental impact to historical resources as a Substantial Adverse Environmental Impact: A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. A substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired. The significance of an historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the CRHR; or
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the PRC or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
3. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the CRHR as determined by a lead agency for purposes of CEQA.

4.5.4 METHOD OF ANALYSIS

The section below gives full consideration to the development of the SPA and acknowledges the physical changes to the existing setting that would occur from implementation of the DVSP Update. Impacts to paleontological resources were determined based on the potential for paleontological resources to be found in the rock formations that underlie the SPA. The cultural resources analysis is based on the *Cultural and Historical Resources Survey for the Downtown Vista Specific Plan Update Program Environmental Impact Report* prepared by ASM Affiliates, Inc. (July 2009). ASM Affiliates, Inc. conducted a records search to identify previously recorded cultural resources and a pedestrian survey to identify structures that would have the potential to be considered significant under the CRHR or the City's Historical Resources Register. The results of the records search and pedestrian survey were compared to the development that would be allowed under the DVSP Update to determine impacts to archaeological sites, human remains, and historical resources. Refer to Appendix D for additional details of the methodology of the report.

4.5.5 PROJECT IMPACTS AND MITIGATION

4.5.5.1 Issue 1 – Paleontological Resources

Would implementation of the DVSP Update directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

IMPACTS ANALYSIS

Paleontological resources would have the potential to be destroyed as a result of ground disturbing activities during construction. As discussed above in Section 4.5.1.1, Paleontological Resources, the SPA is underlain by mid-Cretaceous tonalite and may contain recent alluvium along Buena Vista Creek or one of its tributaries. According to the County of San Diego (2007), tonalite is an igneous rock having no potential to contain paleontological resources. In addition, recent alluvium has a low potential to contain paleontological resources, due to its relatively young age. Therefore, paleontological resources are not likely to be present in the SPA. Furthermore, no unique geologic features have been identified in the SPA. As such, the construction of projects allowed under the DVSP Update would not impact paleontological resources or a unique geologic feature. Impacts would be less than significant.

SIGNIFICANCE OF IMPACT

Implementation of the DVSP Update would not result in a significant impact associated with paleontological resources.

MITIGATION MEASURES

Implementation of the DVSP Update would not result in a significant impact associated with paleontological resources. Therefore, no mitigation is required.

4.5.5.2 Issues 2 and 3 – Archaeological Sites and Human Remains

Would implementation of the DVSP Update cause a substantial adverse change in the significance of an archaeological resource?

Would implementation of the DVSP Update disturb any human remains, including those interred outside of formal cemeteries?

IMPACTS ANALYSIS

Archaeological Resources

According to the cultural resources survey prepared by ASM Affiliates (2009), the majority of the SPA is currently developed and has a low potential for the presence prehistoric cultural resources. However, approximately 2.12 acres of currently undisturbed land would be impacted by future development under the DVSP Update. One prehistoric site, CA-SDI-647, has been recorded in the vicinity of Rancho Buena Vista in the SPA. Any undeveloped parcels, particularly in Wildwood Park, the grounds of Rancho Buena Vista, and along Buena Vista Creek and/or its tributaries have the potential to contain significant unknown cultural resources, including Native American resources. However, the DVSP Update proposes to maintain several open space areas, including Wildwood Park and Rancho Buena Vista and would not result in a disturbance to these areas. Section 4.2 of the DVSP Update identifies preservation of the existing Rancho Buena Vista Adobe and Wildwood Park as part of the overall vision for the planning area (Part B, Overall Vision). However, other previously undeveloped areas have the potential to contain unknown cultural resources that would be disturbed or destroyed during construction activities associated with future projects under the DVSP Update. Therefore, implementation of the DVSP Update would have the potential to cause a substantial adverse change in the significance of an archaeological resource. Impacts would be potentially significant.

Human Remains

No evidence of human remains was identified during the cultural resources survey of the SPA. Although unlikely, the discovery of human remains during grading and site development is always a possibility. If human remains were found on a site during development of future projects under the DVSP Update, these finds would be dealt with in accordance with State of California HSC Section 7050.5. This code section states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The County Coroner must be notified of the find immediately. If the human remains are determined to be prehistoric, the Coroner will notify the NAHC, which will determine and notify a Most Likely Descendent (MLD). The MLD shall complete the inspection of the site within 24 hours of notification, and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Compliance with State of California HSC Section 7050.5 would reduce the potential for significant impacts to occur in the unlikely event that human remains are found on the site.

SIGNIFICANCE OF IMPACT

The DVSP Update would result in a potentially significant impact to unknown archaeological and Native American resources. Impacts to human remains are not anticipated to occur.

MITIGATION MEASURES

Implementation of measures *Cul-1* and *Cul-2* would reduce impacts to archaeological resources to below a level of significance.

- Cul-1** Prior to the issuance of a grading permit for any future development project in the SPA proposed on an undeveloped parcel, a pedestrian survey shall be conducted by a professional archaeologist approved by the City. Should the pedestrian survey identify cultural resources, the cultural resources shall be evaluated for eligibility to the CRHR prior to issuance of a grading permit. In addition, the NAHC and local tribes shall be consulted regarding the potential for impacts to cultural sites to occur on the SPA. Finally, the survey shall make a determination whether the potential presence of subsurface resources requires archaeological or Native American monitoring during site grading. If construction monitoring is required, mitigation measure **Cul-2** shall be implemented
- Cul-2** Prior to the issuance of any grading permit for any future development project in the SPA that has been identified as having the potential to contain subsurface cultural resources, the project applicant shall provide written evidence to the City Planner that the applicant has retained a City-approved professional archaeologist and Native American monitor, if appropriate, to observe SPA grading and excavation activities for the presence of cultural materials. If any cultural materials are found, work in the area shall be halted so that the significance of the find can be evaluated. A significant discovery may require additional evaluation and mitigation; however, any such additional requirements would be site specific and would be determined at the time of discovery by the professional archaeologist and Native American monitor. A post-construction monitoring report shall be prepared and submitted to the City Planner at the completion of grading.

4.5.5.3 Issue 4 – Historical Resources

Would implementation of the DVSP Update cause a substantial adverse change in the significance of an historical resource?

IMPACTS ANALYSIS

The SPA contains buildings constructed prior to 1960 that may be eligible for listing in the NRHP, CRHR, and/or the City of Vista Historic Resources Register. Table 4.5-6 provides a list of eligible and potentially eligible buildings within the DVSP area, based on the pedestrian survey of the SPA completed by ASM Affiliates, Inc. ASM applied the California Historical Resources Status Codes to each building to determine its level of eligibility. Buildings which have been previously recommended as eligible for listing on the NRHP, CRHR and/or City Historic Resources Register were assigned a 5S1 status code. Properties identified as potentially significant historic resources as an individual property have been assigned a 5S3 or 3CS status code, while buildings that may be eligible as part of a historic district are assigned a 5D3 status code. Buildings with a low potential for eligibility due to poor integrity or because they lack architectural distinction received a 7R status code. Buildings that received a 7R status code are not included in Table 4.5-6, but are included in the list of buildings included in the survey in Appendix D. The buildings identified in Table 4.5-6 have the potential to be impacted by future development proposed in the SPA. Further research, analysis and documentation of the potentially eligible properties would be required at the project-specific level to fully evaluate their eligibility to the NRHP, CRHR and the City Historic Resources Register. In addition, it is possible that some buildings were missed in the ASM survey and that buildings with the status code 7R may be found to be eligible when additional research is undertaken. However, the California Historical Resources Status Codes are used for the purposes of this PEIR to identify buildings which have some potential for eligibility in the SPA.

Table 4.5-6. Significant and Potentially Significant Buildings

APN	Recorded Year ⁽¹⁾	Estimated Year ⁽²⁾	Address	Architectural Style	Integrity ⁽³⁾	Status Code
1760603600	1845		640 Alta Vista Drive	Spanish Adobe	Good	3CS, 5S1
1752740800	1960		119 Broadway	Storefront	Good	5S3, 5D3
1752740100			225-227 Broadway	Contemporary	Good	5S3, 5D3
1752740600	1950		137 (135-141) Broadway	Block	Good	5S3, 5D3
1752740500		1952	147 Broadway	Block	Good	5S3, 5D3
1752740400	1952		201 (197-203) Broadway	Block	Good	5S3, 5D3
1752750400	1952	(1947-1952)	202 (202-236) Broadway	Storefront	Good	5S3, 5D3
1752740200		1950s	(225-227) Broadway	Contemporary	Good	5S3, 5D3
1752720200	1947		315 (319) Broadway	Contemporary	Good	5S3, 5D3
1752720300	1947		323 Broadway	Spanish Eclectic	Good	5S3, 5D3
1752710700	1953		350 Broadway	Block	Fair	5S3, 5D3
1752721000	1948/ 1950		353 Broadway	Art Deco	Good	5S3, 5D3
1751340700	1925		204 Citrus Avenue	Pueblo Revival	Good	5S3
1752211200	1939	(1920s)	209 Citrus Avenue	Vernacular Bungalow	Good	5S3
1751340600	1929		212 Citrus Avenue	Spanish Eclectic	Good to Fair	5S3
1751340500	1928		218 Citrus Avenue	Vernacular Bungalow	Fair	5S3
1752211300	1945		235 Citrus Avenue	Minimal Traditional	Good	5S3
1752211400	1939		243 Citrus Avenue	Minimal Traditional	Good	5S3
1754300100 (Vista Magnet Middle School)	1938		151 Escondido Avenue	Art Deco	Good	5S3
1752930100	1940		321 Eucalyptus Avenue	Minimal Traditional	Good	5S3
1752730700 (Central Baptist Church)			342 Eucalyptus Avenue	Ecclesiastical	Good	5S3
1752930300	1942		343 Eucalyptus Avenue	Tudor Revival	Good	5S3
1752930500	1946		405 Eucalyptus Avenue	Minimal Traditional	Good	5S3
1752910600	1949		419 Eucalyptus Avenue	Ranch	Good	5S3
1751921300	1947		110 or 114 Hillside Terrace	Tudor Revival	Good	5S3
APN could not be verified	1950s		(Allen's Alley) Hanes Place	Vernacular	Fair	5S3
APN could not be verified			121-127 Hanes Place	Block	Good	5S3
1751360400	1930		226 Indiana Avenue	Craftsman Bungalow	Good	5S3
1751312100	1929		326 Indiana Avenue	Pueblo	Good	5S3
1752762100		1948	115 Main Street	Storefront	Fair	5S3, 5D3
1752761200	1954		123 Main Street	Storefront	Fair	5S3, 5D3
1752761400/ 1752761500		1920s-1960s	131-135 Main Street	Storefront	Fair	5S3, 5D3
1751381400	1940	~1936	202-204 Main Street	Storefront - Falsefront	Fair	5S3, 5D3
1752750100	1940	~1929	203-209 Main Street	Storefront	Fair	5S3, 5D3

Table 4.5-6. Continued

APN	Recorded Year ⁽¹⁾	Estimated Year ⁽²⁾	Address	Architectural Style	Integrity ⁽³⁾	Status Code
1752750200	1928		211-221 Main Street	Italian Renaissance	Good	5S3, 5D3
1751381300	1940		212 Main Street	Storefront	Fair	5S3, 5D3
1751381200	1948		218 Main Street	Storefront	Fair	5S3, 5D3
1751381100	1941		224-226 Main Street	Storefront – Falsefront	Good	5S3, 5D3
1751380900	1941		230-236 Main Street	Storefront	Fair	5S3, 5D3
1751380800	1947		240 Main Street	Storefront – Falsefront	Good	5S3, 5D3
1752712200	1942		245-253 Main Street	Storefront	Good	5S3, 5D3
APN could not be verified		1940s	248 Main Street	Storefront	Good	5S3, 5D3
1752711300	1948		303 Main Street	Art Deco	Good	5S3, 5D3
1752711300		1948	307 Main Street	Storefront	Good	5S3, 5D3
1751390800	1954		326-330 Main Street	Storefront	Good	5S3, 5D3
1752711900			327-329 Main Street	Storefront	Good	5S3, 5D3
1752710900	1950		331-347 Main Street	Storefront	Good	5S3, 5D3
1751390600	1950		344 Main Street	Storefront – Contemporary	Good	5S3, 5D3
1752221300	1950		406 Main Street	Storefront – Contemporary	Good	5S3, 5D3
1790230900		~1947	611 Mercantile Street	Art Deco	Good	5S3
1751390200	1925		119 Michigan Avenue	Vernacular	Fair	5S3
APN could not be verified		1920s	215 Michigan Avenue	Vernacular	Fair	5S3
1751340900	1928		217 Michigan Avenue	Vernacular	Fair	5S3
1751341000	1928		225 Michigan Avenue	Vernacular	Good	5S3
1790520400			137-139 Pala Vista Drive	Vernacular bungalow	Good	5S3
APN could not be verified			143-147 Pala Vista Drive	Vernacular bungalow	Good	5S3
1791211700	1930		153 Pala Vista Drive	Tudor Revival	Good	5S3
1791222400		1940s	184 Pala Vista Drive	Vernacular	Good	5S3
1791211000		1940	199 Pala Vista Drive	Minimal Traditional	Good	5S3
1791211100		1940	207 Pala Vista Drive	Minimal Traditional	Good	5S3
1791211200	1940		215 Pala Vista Drive	Minimal Traditional	Good	5S3
1791211300	1935		221 Pala Vista Drive	Ranch	Good	5S3
1752230900	1939		225 Palm Drive	Vernacular	Unknown	5S3
1752210800	1940		246 Palm Drive	Ranch	Good	5S3
1752230600	1942		301 Palm Drive	Ranch	Unknown	5S3
1752230500	1942		303 Palm Drive	Ranch	Unknown	5S3
1752931200		1950s	321 Park Avenue	Ranch	Good	5S3
1752931100	1953		324 Park Avenue	Ranch	Good	5S3
1643112400	1939		115 Plymouth Drive	Minimal Traditional	Good	5S3
APN could not be verified		1952	117 Santa Fe Avenue	Contemporary	Good	5S3
1752770100	1960		123 Santa Fe Avenue	Block	Good	5S3

Table 4.5-6. Continued

APN	Recorded Year ⁽¹⁾	Estimated Year ⁽²⁾	Address	Architectural Style	Integrity ⁽³⁾	Status Code
1752770200	1940	1932	133-137 Santa Fe Avenue	Storefront	Good	5S3
APN could not be verified			219 Santa Fe Avenue	Block	Good	5S3
1753022500	1947		267 Santa Fe Avenue	False front	Good	5S3
1753040100	1945	1962	306 Santa Fe Avenue	Contemporary	Good	5S3
1753021600			315-319 Santa Fe Avenue	Block	Good	5S3
1753020600	1948		321 Santa Fe Avenue	Art Deco styling	Good	5S3
1790210500		~1950s	437 Santa Fe Avenue	Utilitarian	Good	5S3
1790221000	1929		529-537 Santa Fe Avenue	Spanish Eclectic	Fair	5S3
1790221700	1932		611-613 Santa Fe Avenue	Block	Good	5S3
1790402700	1931		614 Santa Fe Avenue	Spanish Eclectic	Good	5S3
1633315100	1926		123 Terracina Way	Tudor	Good	5S3
1642904800			242 Vista Village Drive	Ranch	Good	5S3
1633121800		1950s	356 Vista Village Drive	Block	Fair	5S3
1633314200		1960	430 Vista Village Drive	Contemporary	Good	5S3
1751341300		~1920s	734 Vista Village Drive	Vernacular	Fair	5S3
1751341300		~1930s	748 Vista Village Drive	Pueblo Revival	Fair	5S3
APN could not be verified	1913		201 Washington Street	Railroad Depot	Good	5S3

⁽¹⁾ The term "Recorded Year" indicates a date of construction derived from City records or similar official source.

⁽²⁾ Estimated year of construction refers to buildings for which no recorded construction date was available from City records. The date of construction was estimated based on the style of construction, structural features of the building, and the known date of construction of adjacent buildings.

⁽³⁾ Integrity as used here refers to historical rather than structural integrity. The assessment of integrity is preliminary in nature and was based on evidence for physical alterations to the buildings. Buildings described as having good integrity retain most or all of their original design features while buildings with poor integrity have been significantly altered over time.

Source: ASM Affiliates, 2009

As shown in Table 4.5-6, over 80 buildings are located in the SPA that may be considered significant historical resources. Buildings that received a status code of 3CS, 5S3, or 5D3 in Table 4.5-6 are considered to have potential for eligibility to the NRHP, CRHR and/or the City of Vista Historical Resources Register as they may exemplify at least one criterion established by the NRHP, CRHR, or City of Vista Historic Preservation Ordinance, listed above in Section 4.5.2, Regulatory Framework. An evaluation of an individual building would be required to determine which criteria each building exemplifies.

As discussed in Section 4.5.1.7, three buildings identified in Table 4.5-6 have been evaluated for eligibility to the CRHR and the City's Historical Resources Register at the request of the City. The American Legion Building located at 321 S. Santa Fe Avenue is recommended eligible for listing in the CRHR under Criterion 1 for its association with the American Legion in San Diego County, as well Criterion 3 for its distinctive architecture. The Bungalow Court located at 614 S. Santa Fe Avenue is also recommended eligible the CRHR under Criterion 3 for architecture. The Rancho Vista Hotel located at 529-537 S. Santa Fe Avenue was evaluated and recommended not eligible to the CRHR or the City of Vista Historical Resources Register.

Additionally, several other buildings are specifically recommended to undergo evaluation for eligibility to the NRHP, CRHR and/or the City's Historical Resources Register. These buildings are located at the following addresses:

- 151 Escondido Avenue
- 611 Mercantile Street
- 119, 215, 217, and 225 Michigan Avenue
- 137-139, 143-147, 153, 184, 191, 207, 215 and 221 Pala Vista Drive
- 225, 246, 301 and 303 Palm Avenue
- 321 and 324 Park Avenue
- 115 Plymouth Drive
- 117, 123, 133-137, 219, 267, 285, 306, 315-319, 437, and 611-613 S. Santa Fe Avenue

Additionally, a four-block area in downtown Vista has been identified as a potential historic district. Buildings within the area, including Main Street (100-400 block), Broadway (100-400 block), and the contiguous blocks on Citrus Avenue, Michigan Avenue, Indiana Avenue, and Hanes Place, may be either individually eligible properties or may be eligible as contributing properties to the historic district. Some buildings within the proposed district boundaries may be non-contributing properties, which are properties that do not contribute to the historical significance of the district, particularly if they are not within the period of significance of the district (1926 to 1960), or if they have poor integrity. The contributing properties are listed above in Table 4.5-5.

The DVSP Update would guide the redevelopment and/or renovation of properties within the SPA, which would potentially result in the demolition, destruction, relocation, or alteration of a historical building such that the significance of an historical resource would be impaired. Future development projects that propose the removal or demolition of existing structures would have the potential to impact historical resources. Future development projects that propose the renovation of existing structures would have the potential to remove architectural features of a building that contribute to the historical significance of the building. Therefore, implementation of the DVSP Update would have the potential to result in a substantial adverse change in the significance of a historical resource.

SIGNIFICANCE OF IMPACT

Implementation of the DVSP Update would have the potential to result in a substantial adverse change in the significant of an historical resource. Therefore, impacts to historical resources are potentially significant.

MITIGATION MEASURES

Implementation of mitigation measures *Cul-3* through *Cul-6* would reduce impacts to historical resources to the extent feasible, but cannot guarantee that all potential impacts, such as demolition of historical resources, would be reduced to a level of less than significant. Therefore, impacts would remain significant and unavoidable.

Cul-3 Prior to issuance of a grading permit, any site in the SPA that includes a building that is recommended eligible for listing in the CRHR, located in the Character Overlay District or has been assigned a status code of 5S3 or 5D3, the project applicant shall hire a qualified archaeologist/historian to evaluate all potentially eligible buildings for eligibility to the NRHP, CRHR and City of Vista Historical Resources Register. The evaluation shall consist of additional research and more detailed documentation of buildings, as necessary to evaluate

eligibility for listing in the NRHP, CRHR and/or the City of Vista Historical Resources Register.

Cul-4 Prior to issuance of a grading permit for any future project located in the Character Overlay District on a site assigned a status code of 5D3, the City and/or project applicant shall hire a qualified archaeologist/historian to complete an evaluation of the proposed Downtown Vista Historic Commercial District for eligibility to the NRHP, CRHR and/or City of Vista Historical Resources Register. Evaluation of the historic district shall include evaluations of the individual buildings on the SPA for eligibility, and evaluation of the overall district.

Cul-5 If the Character Overlay District is determined to be eligible to the NRHP, CRHR and/or City of Vista Historical Resources Register, any future project located in the Character Overlay District and assigned a status code of 5S3 or 5D3 shall be evaluated by a qualified archaeologist/historian to determine its eligibility to the historic district. If determined to be eligible to the district, the project shall conform to the applicable building and architectural guidelines of the district.

Cul-6 For any future development project under the DVSP Update that would result in a substantial adverse change to a building eligible for listing on the NRHP, CRHR and City of Vista Historical Resources Register, impacts to the historic building(s) shall be determined during the environmental review process, and appropriate mitigation shall be implemented. Preservation in place shall be the preferred treatment for all properties that are evaluated and found eligible to the NRHP, CRHR, or the City's Historical Resources Register. Mitigation measures for the treatment of any buildings determined to be eligible properties shall be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (37 CFR 68) for undertaking Preservation, Rehabilitation, Restoration, and Reconstruction of Historic Buildings. If preservation is not possible, the following guidelines for relocation and demolition from the Secretary of the Interior's Guidelines for the Treatment of Historic Properties shall be implemented. The Secretary of the Interior's Standards for the Treatment of Historic Properties (37 CFR 68) provide a consistent framework for undertaking Preservation, Rehabilitation, Restoration, and Reconstruction of Historic Buildings.

Relocation of Historic Buildings. Relocation preserves a building, yet severs its historic relationship with a site. Relocation of a building shall only be implemented when the only other alternative is demolition. When relocation is unavoidable, the following precautions shall be taken to protect important structural and architectural features and to ensure compatibility of the historic building in a new context:

- Detailed documentation through the preparation of a Historic American Building Survey (HABS) shall be conducted prior to relocation as partial mitigation of impacts to the building's integrity of setting and location. Detailed photo documentation of the interior, exterior, landscaping and setting of the building is recommended. The original design drawings should be located, if possible. If design drawings do not exist, a Level I HABS, including the preparation of architectural drawings, is recommended. Guidelines for the preparation of a HABS documentation is provided in the requirements for demolition below.
- If feasible, the building or structure shall be relocated to a lot within its original neighborhood.

- If feasible, the building shall be relocated to a lot similar in size and topography to the original.
- The building or structure to be relocated shall be similar in age, style, massing, and size to the existing historic structures in the area in which it will be relocated.
- The building or structure to be relocated shall be placed on its new lot in the same orientation and with the same setbacks to the street as its placement on its original lot.
- A relocation plan shall be prepared prior to relocation to ensure that the least destructive method of relocation shall be used.
- Alterations or additions to the historic building or structure proposed to further the relocation process shall be evaluated in accordance with Secretary of the Interior's Standards.
- The appearance, including materials and height, of the new foundations for the relocated historic structure shall match those original to the building or structure as closely as possible, taking into account applicable codes.
- Licensed professional building movers shall be used to relocate a historic building.
- Whenever possible, buildings shall be moved in one piece. If problematic structural or relocation route conditions preclude moving a building as a single unit, then partial disassembly into large sections is acceptable. Total disassembly of building components shall be avoided except under extreme situations.
- Buildings or their components shall be protected from damage during the moving process by adding bracing, or strapping, or by temporarily infilling door and window openings for structural rigidity.

Demolition of Historic Buildings. Demolition shall only be considered after all other possible mitigation, such as rehabilitation, and relocation, have been determined to be infeasible. The negative effects of historic building removal may be reduced by carefully documenting the appearance of a building and its site and by salvaging historic materials for reuse. Documentation shall be conducted prior to demolition and shall include the preparation of Level I HABS. This document shall include:

- Drawings: a full set of measured drawings depicting existing or historic conditions.
- Photographs: photographs with large-format negatives of exterior and interior views; photocopies with large-format negatives of select existing drawings or historic views where available.
- Written data: History and description.

Important features and materials of a building and its site shall be salvaged to the extent feasible prior to demolition. These can be recycled for use in similar buildings undergoing repairs or rehabilitation. Suitable items may include:

- Hardware, light fixtures
- Columns, baseboards, cornices, and other decorative trim
- Paneling and other decorative wall or ceiling finishes
- Mantels, staircases, siding, trim, windows and doors
- Heavy timbers, logs, flooring, and other structural elements

- Tile, stone, and other masonry elements

Although the implementation of these measures would lessen the severity of impacts associated with relocation and demolition of historical resources, in many instances these impacts would remain potentially significant.

4.5.6 CUMULATIVE IMPACTS

4.5.6.1 Paleontological Resources

As described in Table 4.0-1 of this PEIR, the geographic context for the analysis of cumulative impacts for paleontological resources is the entire paleontological record in the County of San Diego. As discussed in Section 4.5.1.1, Paleontological Resources, the City is primarily underlain by mid-Cretaceous tonalite of the Peninsular Ranges batholith. According to the County of San Diego, igneous rocks such as tonalite have no potential to contain paleontological resources. Therefore, similar to the proposed project, the cumulative projects listed in Table 4.0-2 of this PEIR would not be likely to directly or indirectly destroy a unique paleontological resource or site. Therefore, the baseline cumulative impact associated with paleontological resources is considered less than significant.

4.5.6.2 Archaeological Resources and Human Remains

As described in Table 4.0-1 of this PEIR, the geographic context for the analysis of cumulative impacts for archaeological resources and human remains encompasses the entire archaeological record in the County of San Diego. There is always a possibility that unknown, buried archaeological materials could be uncovered with implementation of any project located in a previously undisturbed area during ground disturbing activities. The majority of cumulative projects listed in Table 4.0-2 are proposed on currently undeveloped sites which would have the potential to impact archaeological resources. However, the likelihood of cumulative projects to discover human remains outside of a cemetery or burial site is low. Therefore, the baseline cumulative impact associated with archaeological resources is considered significant; however, the baseline cumulative impact associated with human remains would be less than significant.

Future development under the DVSP Update would have the potential to result in ground disturbing activities on undeveloped sites. Compliance with State regulations would ensure that no significant impact to human remains would occur; however, implementation of the DVSP Update would have the potential to result in significant impacts to unknown archaeological resources in the SPA and its contribution to the significant cumulative baseline impact to archaeological remains is cumulatively considerable. This cumulative impact would be reduced to a less than significant level with implementation of mitigation measures *Cul-1* and *Cul-2*.

4.5.6.3 Historical Resources

As described in Table 4.0-1 of this PEIR, the geographic context for the analysis of cumulative impacts to historical resources is the City because the historic resources throughout the City would generally be part of the same cultural history, that of the City. The Geofinder database identified 31 historic properties within one-half mile of the SPA. Additionally, other buildings within one mile of the SPA and throughout the City that were constructed earlier than 1960 may be eligible for listing as a historic property. The cumulative projects listed in Table 4.0-2 would be developed in the City and, if the SPAs contain historic resources, these project would have the potential to result in impacts to historic resources from

construction activities. Similar to implementation of the DVSP Update, the cumulative projects would be required to evaluate potential impacts to historical resources, and avoid impacts where to the extent feasible. However, if avoidance is not feasible for all historic resources, a significant cumulative impact would occur. Therefore, the baseline cumulative impact to historical resources is significant.

Implementation of the DVSP Update would guide future development in the SPA which would have the potential to result in substantial adverse changes to historical resources that are potentially eligible for listing in the NRHP, CHRH, or City of Vista Historic Resources Register. Therefore, the DVSP Update would result in a cumulatively considerable contribution to a significant historical resources cumulative impact. The project's cumulative contribution would be reduced with implementation of mitigation measures *Cul-3* through *Cul-6*, but not to below a significant level. Impacts would remain cumulatively significant and unavoidable.

4.5.7 REFERENCES

- ASM Affiliates, Inc. 2009. *Cultural and Historical Resources Survey for the Downtown Vista Specific Plan Update Program Environmental Impact Report*. July.
- City of Vista. 1989. Vista City Code, Chapter 32, Historic Preservation Ordinance.
- County of San Diego, Department of Planning and Land Use. 2007. *County of San Diego Guidelines for Determining Significance – Paleontological Resources*. March 19.
- Kennedy, M. P., and S. S. Tan. 2005. *Geologic Map of the Oceanside 30' x 60' Quadrangle, California scale 1:100,000. (Regional Geologic Map Series)*. Accessed September 2007. ftp://ftp.consrv.ca.gov/pub/dmg/rgmp/Prelim_geo_pdf/oceanside_map2_ai9.pdf
- Marben-Laird Associates. 1987. *Historic Resource Survey, Vista, California*.
- Morton, D. M. (compiler). 2003. *Preliminary Digital Geologic Map of the Santa Ana 30' x 60' Quadrangle, southern California. Open File Report 99-172, Version 2.0—2004*. Accessed on October 25, 2007. <http://pubs.usgs.gov/of/1999/of99-172/sanana2dmu.doc>

This page intentionally left blank.

4.6 GEOLOGY AND SOILS

This section of the PEIR describes the existing geology, soils, and seismic conditions in the SPA and analyzes the potential physical environmental effects related to seismic hazards, underlying soil characteristics, slope stability, erosion, and excavation and export of soils. Potential effects of soil conditions on air and water quality as a result of construction-related activities are discussed in Section 4.2, Air Quality, and Section 4.8, Hydrology and Water Quality, respectively.

4.6.1 EXISTING CONDITIONS

4.6.1.1 Regional Geology

The SPA is situated at the western margin of the Peninsular Ranges Geomorphic Province of southern California. This geomorphic province encompasses an area that extends approximately 800 miles, from the Transverse Ranges and the Los Angeles Basin to the tip of Baja California. In general, the province consists of rugged mountains underlain by Mesozoic era (67 to 245 million years old) metamorphic and crystalline rocks to the east and a dissected coastal plain underlain by Cenozoic era (up to 67 million years old) sediments. The mountain ranges are largely composed of granitic and related rocks and smaller amounts of metamorphic rocks. The geomorphic province is bounded on the east by the Salton Trough (the Salton Sea), on the north by the Los Angeles Basin, and extends westward into the Pacific Ocean, where its highest peaks are exposed at Catalina, Santa Barbara, San Clemente, and San Nicholas Islands.

The Peninsular Ranges are traversed by several major active faults. The Whittier-Elsinore, San Jacinto, and San Andreas faults are major active fault systems located northeast of San Diego. The Agua Blanco-Coronado Bank and San Clemente faults are active faults located to the west-southwest. The Rose Canyon fault zone is also a major active fault system located in the San Diego area with portions that have been included in the State of California Earthquake Fault Zones. The fault nearest the SPA is the Rose Canyon Fault zone located approximately 10 miles southwest of the SPA, off of the coast of Carlsbad. Right-lateral strike-slip movement is the major tectonic activity associated with these and other faults within this regional tectonic framework, which also have the potential for generating strong ground motions (earthquakes) in the SPA.

4.6.1.2 Soils

The City is situated on well-drained, loamy soils. Most of the soils in the City are highly erodible, and some are moderately to highly expansive. Most of the City is underlain by soils assigned to the Vista, Fallbrook, and Cieneba series. Typical expansion (shrink-swell) potential ranges from low in Vista and Cieneba soils to moderate in Fallbrook soils. Artificial fill and alluvium soils have also been identified for previous project in the SPA and surrounding area (City of Vista 2008). All are upland soils developed on granodiorite or quartz diorite bedrock. All of these soils are highly erodible. The Natural Resources Conservation Service provides the following soil descriptions:

- **Vista Series.** The Vista series consists of moderately deep, well drained soils that formed in material weathered from decomposed granitic rocks. The series is classified as mixed, coarse-loamy. It is coarse sandy loam or sandy loam. Soil is characterized as well drained; slow to rapid runoff; moderately rapid permeability.

- **Fallbrook Series.** The Fallbrook series consists of deep, well drained soils that formed in material weathered from granitic rocks. The series is classified as mixed, fine-loamy. The soil profile has about 15 to 28 percent coarse and very coarse sand and up to 5 percent rock fragments between 2 to 5 millimeters (mm) in size. Soil is characterized as well drained; medium to very rapid runoff; moderately slow permeability.
- **Cieneba Series:** The Cieneba series consists of very shallow and shallow, somewhat excessively drained soils that formed in material weathered from granitic rock. It is classified as coarse sandy loam, gravelly sandy loam, light loam or gravelly light loam and has less than 18 percent clay throughout the profile. Soil is characterized as somewhat excessively drained; low to medium runoff; moderately rapid permeability in the soil, but much slower in the weathered granite.
- **Salinas Clay Loam (SbA):** Salinas clay loam is fine-loamy and contains 18 to 30 percent clay and more than 15 percent fine sand or coarser.
- Additional soils have also been identified in geotechnical investigations for previous projects in the SPA and surrounding area (City of Vista 2008, Construction Testing and Engineering 2008). These soils include:
 - **Artificial Fill (Qaf):** Fill generally consists of loose to medium density, silty sands and clayey sands with little gravel and cobble-size rock fragments. The fill materials may not be suitable to support structures and would require removal and reoccupation prior to development.
 - **Undocumented Fill:** Undocumented fill consists of loose to dense silty sand underlain by silty to sandy gravel. It is not considered suitable to support structures.
 - **Alluvium (Qal):** The alluvium soil consists of loose to very loose, silty sand. The alluvial materials may not be suitable to support structures and would require removal and reoccupation prior to development.
 - **Slope Wash (Qsw):** Slope wash typically consists of loose, silty sand that is not suitable to support structures.
 - **Residual Soil:** Residual soil is generally stiff, sand clay and is considered moderately expansive.
 - **Ancient Alluvium (Qoal):** Ancient alluvium consists of dense to very dense, silty sand and clayey sand.
 - **Placentia Sandy Loam (PeC2):** Placentia sandy loam soils are moderately well-drained soils formed from granitic alluvium on old alluvial fans. Soils have a high shrink-swell potential (SDG&E 2006).
 - **Bonsall Sandy Loam:** Bonsall sandy loam are moderately well-drained and have high shrink-swell potential (SDG&E 2006).
 - **Greenfield Sandy Loam (GrA):** Greenfield sandy loam soils are well-drained, very deep soils formed from granitic alluvium. Soil has a low shrink-swell potential (SDG&E 2006).

4.6.1.3 Faulting and Seismicity

Ground shaking as a result of earthquakes is a potential hazard throughout southern California. The intensity of ground shaking at any particular site and relative potential for damage from this hazard depends on the earthquake magnitude, distance from the source (epicenter), and the site response characteristics (ground acceleration, predominant period, and duration of shaking). Based on a review of published geologic maps and reports, the SPA is not located on any known active or potentially active fault traces. The nearest known "active" faults are the Rose Canyon Faults located approximately 10 southwest of the SPA. Portions of the Rose Canyon Fault have been included in a California Geologic Survey Earthquake Fault Zone.

According to the Geotechnical Investigation for the Vista Village Plaza (C.W. La Monte 2006), located on the north side of Vista Village Drive and west of Escondido Avenue (C.W. La Monte 2006), a maximum credible seismic event of magnitude of 7.2 is predicted for the Rose Canyon Faults. The seismic risk in the SPA is not considered significantly greater than that of the surrounding developments. The City does not contain any faults zoned under the Alquist Priolo Earthquake Fault Zoning Act. However, in the event of a major earthquake on any of the significant faults in the southern California/northern Baja California area, the SPA could be subjected to moderate ground shaking. With respect to this hazard, the SPA is considered comparable to others in the City.

4.6.1.4 Landslides

Areas having the potential for earthquake-induced landslides generally occur within areas of previous landslide movement, or where local topographic, geological, geotechnical, and subsurface water conditions indicate a potential for permanent ground displacements. Factors important in identifying the risk of landslides include slope steepness; the nature of bedrock and/or surficial materials present; and the amount, intensity, and duration of rainfall. In general, steeper slopes are at greater risk for all types of failure. Moisture, from precipitation or irrigation, can also contribute to risk, both by adding water weight to slopes and by lubricating planes of weakness that can act as surfaces of rupture along which a slide mass moves downslope. A climate subject to periods of intense and/or prolonged rainfall is a key risk factor for debris and earth flows, commonly referred to as mudslides. Finally, poorly designed or implemented construction can increase slope failure risks by modifying and potentially destabilizing slopes, adding the weight of buildings to the slope, and increasing moisture content, either through irrigation or by altering natural patterns of runoff and infiltration. Earthquake-induced landslides typically occur in areas that are already prone to slope failure because of a combination of topography, geology, drainage, and/or slope modification. Landslide deposits have been found in the City in Santiago Formation outcrops; however, this formation is not found in the SPA. According to the *Landslide Hazards in the Southern Part of the San Diego Metropolitan Area*, the SPA is classified as an area with hillsides that are located outside the boundaries of known landslides, but may contain observably unstable slopes that may be underlain by weak materials and/or adverse geologic structures (California Geological Survey 1995).

4.6.1.5 Liquefaction

Soil liquefaction occurs within relatively loose, cohesionless sands located below the water table that are subjected to ground acceleration from earthquakes. Depth to ground water varies in the SPA depending on a variety of factors including precipitation, soil composition, soil saturation, infiltration, and vegetation cover. A seismic event could cause a rapid pore water pressure increase from the earthquake-generated

ground accelerations, resulting in liquefaction. However, the City is underlain with bedrock, covered with a thin layer of soil. Therefore, there is little risk of liquefaction.

4.6.1.6 Groundwater

No specific area-wide information is known regarding the presence or depth of groundwater throughout the SPA. Depth to ground water varies in the SPA depending on a variety of factors including precipitation, soil composition, soil saturation, infiltration, and vegetation cover. Perched groundwater may be encountered as seepage from irrigation and/or rainwater. According to the Mitigated Negative Declaration prepared for the Vista Village Plaza mixed-use project at 964 Vista Village Drive (City of Vista 2008), groundwater is located at depths of approximately 25 feet below ground surface (bgs) at this location. A geotechnical report prepared for the Santa Fe Station project states that groundwater depth at the southeast corner of Vista Village Drive and S. Santa Fe Avenue is between 22.5 to 27 feet bgs (Harrington Geotechnical Engineering, Inc. 2007). Further, this report states that the historically highest groundwater depth in the vicinity of the site is approximately 10 feet bgs. A remedial action technical report prepared for an active LUST remediation project at 648 S. Santa Fe Avenue, identifies that groundwater depth at this site ranges seasonally from approximately 2 to 5 feet bgs. Depending on winter rainfall, groundwater levels at this site have fluctuated by approximately 2 to 3 feet between January 2003 and April 2008, and the general groundwater gradient flow path is west to southwest with a calculated hydraulic gradient of 0.057 (feet/feet) (Oasis Int'l April 2008). In addition, the Oasis Int'l report stated that the site is not located over an alluvial groundwater basin as defined by the California Department of Water Resources (CDWR). Due to the fluctuation in groundwater levels in the SPA, future development projects under the DVSP Update would have the potential to encounter groundwater during construction excavation.

4.6.1.7 Topography

Elevations in the City range from about 200 feet AMSL to about 600 feet AMSL. Slopes are fairly gentle, less than 15 percent grade, in most of the City. The City is primarily underlain by mid-Cretaceous tonalite of the Peninsular Ranges batholiths. Active streams and drainages contain recent alluvium. The SPA varies in elevation from approximately 320 feet AMSL to approximately 440 feet AMSL. The highest elevations in the SPA are along the eastern and western boundaries and the lowest elevations are along S. Santa Fe Avenue. Elevation in the SPA is highest at the southern end of the area and slopes downward toward the north. High points in the SPA include the intersection of S. Santa Fe Avenue and Monte Vista Drive in PA-1b at about 440 feet AMSL and the intersection of Escondido Avenue and the Sprinter railroad track in PA-4 at approximately 400 feet AMSL. The northern portion of the SPA is traversed from northeast to southwest by Buena Vista Creek, and the entire area is traversed from northwest to southeast by Tributary 1 S. Santa Fe Avenue. Tributary 2 trends east-west in the northeastern portion of the SPA, and has a confluence with Buena Vista Creek at Citrus Avenue.

4.6.2 REGULATORY FRAMEWORK

Regulations pertaining to water quality impacts that may result from erosion are included in Section 4.7, Hazards and Hazardous Materials, of this PEIR, while the regulatory framework pertaining to geology, soils and related hazards is described below.

4.6.2.1 Federal

International Building Code (IBC)

The 2006 IBC was developed by the International Code Council and has been adopted at the state or local level in 50 states plus Washington, D.C. The 2006 IBC is based upon the 1997 Uniform Building Code (UBC) (discussed below) and serves as the base document for the formulation of the 2007 California Building Code (CBC) (discussed below). A large portion of the IBC deals with fire prevention in regards to construction and design. The IBC also deals with access for the disabled and structural stability (including earthquakes). The IBC applies to all structures in areas where it is adopted, except for single- and multi-family dwellings which are regulated by the International Residential Code.

Uniform Building Code (UBC)

The UBC defines different regions of the U.S. and ranks them according to their seismic hazard potential. There are four types of these regions, which include Seismic Zones 1 through 4, with Zone 1 having the least seismic potential and Zone 4 having the highest seismic potential. The SPA is located in Seismic Zone 4.

4.6.2.2 State

California Building Code (CBC)

California law provides a minimum standard for building design through the CBC. The CBC is based on the IBC, with amendments for California conditions. Chapter 23 of the CBC contains specific requirements for seismic safety. Chapter 29 of the CBC regulates excavation, foundations, and retaining walls. Chapter 33 of the CBC contains specific requirements pertaining to site demolition, excavation, and construction to protect people and property from hazards associated with excavation cave-ins and falling debris or construction materials. Chapter 70 of the CBC regulates grading activities, including drainage and erosion control. Construction activities are subject to occupational safety standards for excavation, shoring, and trenching as specified in Cal-OSHA regulations (Title 8 of the CCR) and in Section A33 of the CBC.

Alquist-Priolo Earthquake Fault Zoning Act

The Alquist-Priolo Earthquake Fault Zoning Act (PRC Sec. 2621 et seq.), originally enacted in 1972, is intended to reduce the risk to life and property from surface fault rupture during earthquakes. The Alquist-Priolo Act prohibits the location of most types of structures intended for human occupancy across the traces of active faults and strictly regulates construction in the corridors along active faults (referred to as Earthquake Fault Zones). The Alquist-Priolo Act zones faults as "sufficiently active" or "well-defined." A fault is considered sufficiently active if one or more of its segments or strands shows evidence of surface displacement during Holocene time (approximately the last 11,000 years). A fault is considered well-defined if its trace can be clearly identified by a trained geologist at the ground surface or in the shallow subsurface. The state's fault zone mapping is updated and revised on an ongoing basis as new information becomes available; faults not previously zoned may be recognized as active, and, in some cases, previously zoned structures may be de-zoned.

Seismic Hazards Mapping Act

The California Geologic Survey (CGS), formerly the California Department of Conservation, Division of Mines and Geology, provides guidance with regard to seismic hazards. Under CGS's Seismic Hazards

Mapping Act (1990), seismic hazard zones are to be identified and mapped to assist local governments in land use planning. The intent of this publication is to protect the public from the effects of strong ground shaking, liquefaction, landslides, ground failure, or other hazards caused by earthquakes. In addition, CGS's Special Publications 117, "Guidelines for Evaluating and Mitigating Seismic Hazards in California," provides guidance for the evaluation and mitigation of earthquake-related hazards for projects within designated zones of required investigations.

4.6.2.3 Local

City of Vista Grading and Erosion Control Ordinance (No. 2008-13)

The Grading and Erosion Control Ordinance, codified in Chapter 17.56 of the Municipal Code, was amended in 2008 to be consistent with SDRWQCB Order No. R9-2001-01. The purpose of this ordinance is to safeguard life, limb, health, property, water quality, safety and the public welfare, and to implement applicable elements of the General Plan by regulating and controlling land disturbance activity and minimizing erosion on public and private property.

This ordinance sets forth rules, regulations, and minimum standards to control land disturbance activity, erosion and sedimentation; requires control of all existing and potential conditions of accelerated erosion, increased discharge and pollutant discharge; establishes administrative procedures for issuance of permits; and provides for approval of plans and inspections during construction and maintenance. The provisions of the Grading and Erosion Control Ordinance apply to all land disturbance activity on public and private property within the City, and are in addition to the applicable zoning district regulations and other applicable codes, regulations and permits.

4.6.3 IMPACT SIGNIFICANCE CRITERIA

Implementation of the DVSP Update would result in a significant direct impact related to geology and soils if it would result in:

1. Exposure of people or structures to geological hazards, including rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, and/or landslides;
2. On- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse from construction of a project on a geologic unit or soil that is unstable or that would become unstable as a result of the project;
3. Substantial soil erosion or the loss of topsoil; and/or
4. Risks to life or property due to location on expansive soils, as defined in Table 18-1-B of the UBC.

4.6.4 METHOD OF ANALYSIS

The section below gives full consideration to the development of the SPA and acknowledges the physical changes to the existing setting that would result from implementation of the DVSP Update. Impacts to the existing environment were determined by assessing geologic and soil conditions based on studies previously prepared for the SPA and surrounding areas. Additionally, federal, State, and local regulations were considered in the impact analysis. It is assumed that future development occurring under the DVSP

Update would comply with all applicable regulations because such compliance would be required for project approval by the City.

4.6.5 PROJECT IMPACTS AND MITIGATION

4.6.5.1 Issue 1 – Geologic Hazards

Would implementation of the DVSP Update expose people or structures to geologic hazards, including rupture of a known earthquake fault, strong seismic ground shaking, or seismic-related ground failure, including liquefaction and/or landslides?

IMPACT ANALYSIS

Fault Rupture

The SPA does not contain any active faults. Therefore, ground surface rupture is not likely to occur as a result of an earthquake or seismic event. The nearest known active fault is the Rose Canyon Fault Zone located approximately 10 miles southwest of the SPA. Due to the distance of this fault from the SPA, construction of future projects under the DVSP Update would not result in ground surface rupture at this fault. In addition, as required by Chapter 16.08 of the City's Municipal Code, any future development under the DVSP Update would be constructed in compliance with the CBC. Therefore, because no active faults are located in the SPA and any construction would comply with the CBC, implementation of the DVSP Update would result in a less than significant impact associated with the rupture of a known earthquake fault.

Ground Shaking

As previously discussed, the SPA is located in a seismically active area that could experience strong ground shaking. Ground shaking has the potential to dislodge objects from walls, ceilings, and shelves, and to damage and destroy buildings and other structures. People in the area would be exposed to these hazards. The SPA would have the same potential for ground shaking as the rest of the City. Future development under the DVSP Update would minimize hazards associated with damage or destruction to buildings and other structures through compliance with the CBC, which includes specific structural seismic safety provisions. Therefore, impacts associated with ground shaking would be less than significant.

Liquefaction

Soil liquefaction occurs within relatively loose, cohesionless sands located below the water table that are subjected to ground accelerations from earthquakes. The potential for liquefaction to occur in the SPA is low due to the bedrock underlying the area. Additionally, future development under the DVSP Update would include removal, moisture conditioning and compaction of on-site soils, as necessary, in conformance with the CBC and the recommendations of a civil engineering report required under the Grading and Erosion Control Ordinance for the issuance of a grading permit. Therefore, impacts associated with liquefaction would be less than significant.

Landslides

The elevation in the SPA ranges from 320 to 440 feet AMSL. Elevation changes gradually, and no steep slopes are present within the SPA. However, some steep slopes are in close proximity to the SPA along either side of PA-3 and PA-1b. Future development associated with the DVSP Update adjacent to steep

slopes may be at risk for landslide hazards associated with these slopes. However, future development under the DVSP Update would be required to comply with CBC and the recommendations of a civil engineering report required under the Grading and Erosion Control Ordinance for the issuance of a grading permit. Therefore, impacts associated with landslides would be less than significant.

SIGNIFICANCE OF IMPACT

Implementation of the DVSP Update would not result in exposing people or property to geologic hazards including fault rupture, ground shaking, liquefaction, or landslides. Therefore, impacts would be less than significant.

MITIGATION MEASURES

Implementation of the DVSP Update would not result in significant impacts associated with geologic hazards. Therefore, no mitigation is required.

4.6.5.2 Issue 2 – Unstable Soils

Would implementation of the DVSP Update result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse from construction of a project on a geologic unit or soil that is unstable or that would become unstable as a result of the project?

IMPACT ANALYSIS

The City is underlain with bedrock, covered with a thin layer of soil. Therefore, there is little risk of liquefaction in these areas. However, artificial fill and alluvium are scattered throughout the SPA which are typically loose, silty sands and may be at risk of seismically induced liquefaction. Additionally, previous geotechnical investigations in the SPA and surrounding areas have identified potential unstable soil conditions (C.W. La Monte 2006) and groundwater close to the ground surface (Oasis Int'l 2008). Grading activities and excavation in the SPA would have the potential to encounter groundwater. Artificial fill and alluvium soils would not be suitable to support structures. Therefore, construction under the DVSP Update would have the potential to result in unstable soil conditions such as lateral spreading, subsidence or collapse, or result in a landslide. However, as discussed above in Section 4.6.5.1, Issue 1 – Geologic Hazards, future development under the DVSP Update would include the removal, moisture conditioning and compaction of on-site soils, as necessary, in conformance with the CBC and the recommendations of a civil engineering report required under the Grading and Erosion Control Ordinance for the issuance of a grading permit. Therefore, impacts related to unstable soils would be less than significant.

SIGNIFICANCE OF IMPACT

Future projects constructed under the DVSP Update would not be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project. Therefore, impacts would be less than significant.

MITIGATION MEASURES

Implementation of the DVSP Update would not result in a significant impact associated with unstable soils. Therefore, no mitigation is required.

4.6.5.3 Issue 3 – Soil Erosion or Loss of Topsoil

Would implementation of the DVSP Update result in substantial soil erosion or the loss of topsoil?

IMPACT ANALYSIS

Erosion can occur as a result of, and can be accelerated by, activities associated with the DVSP Update. Soil removal associated with grading and excavation activities would reduce soil cohesion. Furthermore, excavated soils would be stockpiled which would be potentially exposed to erosive forces such as wind and water.

Wind Erosion

Construction

Excavation and stockpiling operations associated with future construction under the DVSP Update would have the potential to expose soils to wind erosion. Therefore, implementation of the DVSP Update would result in a potentially significant impact associated with wind erosion. However, as stated in Section 4.2, Air Quality, required dust control measures would reduce fugitive dust. These measures would be implemented in compliance with the City's Grading and Erosion Control Ordinance and SDAPCD regulations. As identified as part of Mitigation measure *Air-1* in Section 4.2.5.2, dust control measures may include, but would not be limited to, the following:

- Water any exposed soil areas a minimum of twice per day, or as allowed under any imposed drought restrictions. On windy days or when fugitive dust can be observed leaving the construction site, additional water will be applied at a frequency to be determined by the on-site construction superintendent.
- Graded areas on slopes will provide temporary hydroseeding and irrigation of cleared vegetation and graded slopes as soon as possible following grading activities in areas that will remain in disturbed condition (but will not be subject to further construction activities) for a period greater than three months during the construction phase.
- Pave or periodically water all on-site access points or apply chemical stabilizer to construction sites.
- Securely cover all transported material to prevent fugitive dust.
- Operate all vehicles on the construction site at speeds less than 15 miles per hour.
- Cover all stockpiles that will not be utilized within three days with plastic or equivalent material, to be determined by the on-site construction superintendent, or spray them with a non-toxic chemical stabilizer.

With the implementation mitigation measure *Air-1* the wind erosion impacts occurring during construction of the DVSP Update would be less than significant.

Operation

Upon build-out of the DVSP Update, the SPA would be developed with commercial, retail, municipal, office, and residential land uses, as well as roadways, and landscaping. No exposed soils would remain on site that would be susceptible to the effects of wind erosion. Therefore, wind erosion associated with the implementation of the DVSP Update would not occur.

Water Erosion

Construction

All construction activities under the DVSP Update would comply with the City's Grading and Erosion Control Ordinance and the CBC, which regulate excavation activities, construction of foundations and retaining walls, and grading activities including drainage and erosion control. As stated in Section 4.8, Hydrology and Water Quality, consistent with the City's Grading and Erosion Control Ordinance, any future construction involving land disturbing activities would prepare and implement an erosion control plan which would include the implementation of appropriate construction site erosion and sedimentation control BMPs. With the continued implementation of these measures, substantial erosion or topsoil loss is unlikely to occur during construction, and the associated impact would be less than significant.

Operation

Erosion can also occur in connection with the hydrology of a project. Increases in surface water flow, typically associated with impermeable surfaces, can result in increased erosion in on- and off-site drainage courses. Implementation of the DVSP Update would result in an increase in impervious surfaces from site development with new commercial, retail, office, municipal, and residential uses. However, as discussed in Section 4.8, Hydrology and Water Quality, the future development under the DVSP Update would be required to comply with the City's Stormwater Standards Manual, which identifies construction and post-construction BMP requirements for new development in order to protect water quality. Therefore, compliance with the City's Stormwater Standards Manual would ensure that impacts would be less than significant.

SIGNIFICANCE OF IMPACT

Implementation of the DVSP Update would not result in significant impacts associated with wind or water erosion.

MITIGATION MEASURES

Implementation of the DVSP Update would not result in a significant impact associated with wind or water erosion. Therefore, no mitigation is required.

4.6.5.4 Issue 4 – Expansive Soil

Would implementation of the DVSP Update result in risks to life or property due to location on expansive soils, as defined in Table 18-1-B of the UBC?

IMPACT ANALYSIS

Expansive soils generally consist of certain clay materials that occur naturally. Expansive soil is subject to shrinking and swelling. The amount of shrink and swell varies in proportion to the amount of moisture present in the soil. These types of soil characteristics can pose a threat to overlying structures. As stated above in Section 4.6.1.2, most of the City is underlain by soils assigned to the Vista, Fallbrook, and Cieneba series. Typical expansion (shrink-swell) potential ranges from low in Vista and Cieneba soils to moderate in Fallbrook soils. Additionally, residual soil is considered moderately expansive and artificial fill or alluvium in the SPA contains clayey sands and may be expansive. Therefore, future development under the DVSP Update may be located on potentially expansive, creating a risk to life or property. However, as discussed above in Section 4.6.5.1, Issue 1 – Geologic Hazards, future development under the DVSP Update would include the removal, moisture conditioning and compaction, as necessary, of on-

site soils in conformance with the CBC and the recommendations of a civil engineering report required under the Grading and Erosion Control Ordinance for the issuance of a grading permit. Therefore, impacts related to expansive soils would be less than significant.

SIGNIFICANCE OF IMPACT

Implementation of the DVSP Update would not create a substantial risk to life or property as a result of expansive soil. Therefore, impacts would be less than significant.

MITIGATION MEASURES

Implementation of the DVSP Update would not result in a significant impact associated with expansive soils. Therefore, no mitigation is required.

4.6.6 CUMULATIVE IMPACTS

As indicated in Table 4.0-1 of this PEIR, impacts relative to seismic hazards and other geologic/soil conditions (i.e., groundshaking, ground failure, ground surface lurching/cracking, liquefaction/collapse, lateral spreading, subsidence/settlement, and expansive soils) are generally specific to the SPA. Therefore, these issues are not subject to a cumulative impact analysis, and are not addressed in this section.

4.6.6.1 Soil Erosion or Loss of Topsoil

For soil erosion, the cumulative impact study area includes the receiving waters within the CHU, downstream of the SPA to the Pacific Ocean. This is because rainfall erosion of soils exposed by land disturbance activities can lead to downstream sedimentation effects, as sediment-laden runoff is carried along drainage facilities and natural water courses by storm water flows. Land disturbance activities may include agricultural practices, cattle grazing and land development (e.g., vegetation clearing, grading, excavation, trenching), and these activities are expected to continue within the CHU. Even with the promulgation of NPDES storm water regulations, land disturbance associated with development activities throughout this watershed continues to contribute, however incrementally, to the overall sedimentation problems in the CHU. As discussed in Section 4.8.1.4, Water Quality, Buena Vista Creek and Buena Vista Lagoon are listed on the CWA 303(d) list of impaired waters for sediment. Therefore, the baseline cumulative impact to the receiving waters of the CHU (i.e., regional cumulative impact area) due to downstream sedimentation effects from soil erosion associated with basin-wide land disturbance activities is significant.

As discussed in Section 4.6.5.3 above, all future development under the DVSP Update would be required to comply with City's Stormwater Standards Manual, which identifies BMP requirements for new development in order to protect water quality. Therefore, compliance with the City's Stormwater Standards Manual would ensure that land disturbance activities associated construction of future projects under the DVSP Update would not result in a cumulatively considerable contribution to a significant cumulative impact associated with soil erosion or loss of topsoil.

4.6.7 REFERENCES

- California Geological Survey. 1995. *Landslide Hazards in the Southern Part of the San Diego Metropolitan Area, San Diego County, California*. Landslide Hazards Identification Map No. 33, scale 1:24,000.
- City of Vista. 2008. *Mitigated Negative Declaration and Initial Study Checklist for Vista Village Plaza*.
- Construction Testing & Engineering, Inc. 2008. *Preliminary Geotechnical Investigation for the Proposed Sonic Burger, East Side of South Santa Fe Avenue Between Main Street & East Broadway, Vista, California*. October 16.
- C.W. La Monte Company, Inc. 2006. *Report of Limited Geotechnical Investigation for the Vista Village Plaza*. November 22.
- Harrington Geotechnical Engineering, Inc. 2007. *Santa Fe Station, Soils/Geology Report*. February 27.
- Kennedy, M. P., and S. S. Tan. 2005. *Geologic Map of the Oceanside 30' x 60' Quadrangle, California scale 1:100,000. (Regional Geologic Map Series.)* Accessed on September 2007. ftp://ftp.consrv.ca.gov/pub/dmg/rgmp/Prelim_geo_pdf/oceanside_map2_ai9.pdf
- Morton, D. M. (compiler). 2003. *Preliminary Digital Geologic Map of the Santa Ana 30' x 60' Quadrangle, southern California*. Open-File Report 99-172, Version 2.0—2004. Accessed on October 25, 2007. <http://pubs.usgs.gov/of/1999/of99-172/sanana2dmu.doc>
- Oasis Int'l. 2008. *Report of Interim Remedial Action, Well Installation - Site Conceptual Model and 1st Quarter 2008 Groundwater Modeling, Circle Service Station, 648 S. Santa Fe Avenue, Vista, CA - Case #H20994-001*. April.
- San Diego Gas & Electric. 2006. *Proponents' Environmental Assessment for the Sunrise Powerlink Project*. Accessed on August 4. <http://www.sdge.com/sunrisepowerlink/CPUC.html#PEA>
- United States Department of Agriculture, Natural Resources Conservation Service, Soil Survey Division. 2009. *Official Soil Series Descriptions*. Accessed on June 9. <http://ortho.ftw.nrcs.usda.gov/cgi-bin/osd/osdname.cgi>

4.7 HAZARDS AND HAZARDOUS MATERIALS

This section describes the potential impacts associated with hazards and hazardous materials generated by implementation of the DVSP Update. The analysis provides information on the existing conditions of the SPA, the locations of potentially hazardous materials sites, and the potential for the DVSP Update to expose the public and the environment to hazards or hazardous materials.

4.7.1 EXISTING CONDITIONS

4.7.1.1 Current Site Conditions and Uses

The SPA is developed with commercial, retail, residential, office, and municipal land uses. Commercial uses include gas stations, dry cleaners, automotive repair shops and light manufacturing and industrial facilities. These land uses have the potential to generate hazardous materials such as batteries, cleaning products, paints, or automotive fluids. Automotive repair and manufacturing or industrial uses are likely to include storage tanks or other containment sources for wastes generated in these facilities. Gas stations include underground storage tanks for fuel storage. Generally, all of the land uses in the DVSP generate solid waste and contain solid waste storage receptacles on site.

Hazards from seismic activity and wildfires are also of concern in some areas of the County of San Diego, including the City. Refer to Section 4.6, Geology and Soils, regarding seismic risks to the SPA. According to the California Department of Forestry and Fire Protection (CAL FIRE), the SPA is located in, and surrounded by, a developed urban area with little risk for wildfires (CAL FIRE 2007). Therefore, this issue is not a concern and is not being addressed further in this PEIR.

4.7.1.2 Records Review

A record search was conducted in June 2009 of federal, State, and local databases of sites that generate, store, treat, or dispose of hazardous materials, or sites for which a hazardous materials release or incident has occurred. Several active sites were identified within one quarter mile of the SPA. The GeoTracker database is a geographic information system that provides online access to environmental data including underground fuel tanks (USTs), fuel pipelines, and public drinking water supplies. The EnviroStor database includes the following site types: Federal Superfund Sites (National Priorities List); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. The Site Assessment and Mitigation Program (SAM) lists contaminated sites in San Diego County that have previously or are currently undergoing environmental investigations and/or remedial actions. Identified sites and their cleanup or permit status are listed in Table 4.7-1.

4.7.1.3 Emergency Response and Evacuation Plans

The Multi-Jurisdictional Hazard Mitigation Plan for San Diego County (Unified Disaster Council 2004) was developed with the participation of all jurisdictions in the County of San Diego, including the City. The plan includes an overview of the risk assessment process, identifies hazards present in the jurisdiction, hazard profiles, and vulnerability assessments. The plan also identifies goals, objectives and actions for each jurisdiction in the County of San Diego.

Additionally, the City adopted an Emergency Plan in September 1997. The City of Vista Emergency Plan defines responsibilities, establishes an emergency organization, defines lines of communications and is designed to be part of the statewide Standardized Emergency Management System.

Table 4.7-1. Potential Hazardous Materials Sites within One Quarter Mile of the SPA

Database/ID #	Site Name	Site Status	Address
EnviroStor/60000990	Redevelopment and Housing Department, City of Vista	Active	Site bounded by N. Santa Fe Avenue, Orange Street, an alley, and Washington street
GeoTracker/T06019731621; SAM/ H01158-002	USPS Vista Station	Open – Remediation; Remedial Investigation	960 Postal Way
GeoTracker/T0607300068; SAM/ H05275-001	Melrose Texaco	Open – Remediation; Remedial Investigation	210 S. Melrose Drive
GeoTracker/T0607301879; SAM/ H13150-001	Golden State Gas	Open – Remediation; Remedial Investigation	535 N. Santa Fe Avenue
GeoTracker/T0607302551; SAM/H24755-002	Vista Cardlock – SKS Inc	Open – Remediation; Remedial Investigation	620 S. Santa Fe Avenue
GeoTracker/T0607302926; SAM/ H12524-001	APRO 30	Open – Remediation; Remedial Investigation	485 N. Melrose Drive
GeoTracker/T0607391335; SAM/ H20994-001	Circle Shell Service	Open – Remediation; Remedial Investigation	648 S. Santa Fe Avenue
GeoTracker/T0607399064; SAM/H16203-003	Golden State Gasoline, Inc	Open – Remediation; Post-Remedial Monitoring	730 S. Santa Fe Avenue
GeoTracker/T0607399179; SAM/ H05743-002	East Vista Way Exxon	Open – Remediation; Remedial Investigation	911 East Vista Way
GeoTracker/T06019746316	UNOCAL Service Station #7009-31271	Open – Site Assessment	976 Escondido Avenue
GeoTracker/T0607300973; SAM/H05194-001	Allen's Auto Repair	Open – Site Assessment; Preliminary Assessment	718 East Vista Way
GeoTracker/T0607302453; SAM/H21002-001	Barnicle's Express	Open – Site Assessment; Preliminary Assessment	845 East Vista Way
GeoTracker/T0607302643; SAM/ H04826-001	City of Vista Fire Station #1	Open – Site Assessment; Preliminary Assessment	175 N. Melrose Drive
GeoTracker/T0607356291; SAM/ H20979-002	7-Eleven Food Store #24085	Open – Site Assessment; Preliminary Assessment	900 N. Santa Fe Avenue
GeoTracker/T0608184748; SAM/ H2349-001	Breeze Hill Ranch Construction	Open – Site Assessment; Preliminary Assessment	333 S. Melrose Drive
Envirostor/37730290	Signs by Rouse	Refer: Other Agency	333 Olive Avenue
SAM/2007-001	Meth Lab Case	Leak Being Confirmed	663 Eucalyptus Drive

Note: Records in **BOLD** are located within the SPA

Source: GeoTracker Online Database, <http://geotracker.swrcb.ca.gov/> Accessed June 3, 2009; EnviroStor Online Database, <http://www.envirostor.dtsc.ca.gov/public/> Accessed June 4, 2009

4.7.2 REGULATORY FRAMEWORK

4.7.2.1 Federal

Resource Conservation and Recovery Act (RCRA) of 1976, as amended by the Hazardous and Solid Waste Amendments of 1984

Federal hazardous waste laws are generally promulgated under RCRA. These laws provide for the “cradle to grave” regulation of hazardous wastes. Any business, institution, or other entity that generates hazardous waste is required to identify and track its hazardous waste from the point of generation until it

is recycled, reused, or disposed. The California Department of Toxic Substances Control (DTSC) is responsible for implementing the RCRA program as well as California's own hazardous waste laws, which are collectively known as the Hazardous Waste Control Law. Under the Certified Unified Program Agency (CUPA) program, DTSC has in turn delegated enforcement authority to the County of San Diego.

Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and the Superfund Amendments and Reauthorization Act (SARA) of 1986

Congress enacted CERCLA, commonly known as Superfund, on December 11, 1980. CERCLA established prohibitions and requirements concerning closed and abandoned hazardous waste sites; provided for liability of persons responsible for releases of hazardous waste at these sites; and established a trust fund to provide for cleanup when no responsible party could be identified. SARA amended the CERCLA on October 17, 1986. SARA stressed the importance of permanent remedies and innovative treatment technologies in cleaning up hazardous waste sites; required Superfund actions to consider the standards and requirements found in other state and federal environmental laws and regulations; provided new enforcement authorities and settlement tools; increased state involvement in every phase of the Superfund program; increased the focus on human health problems posed by hazardous waste sites; and encouraged greater citizen participation in making decisions on how sites should be cleaned up.

Chemical Accident Prevention Provisions

When Congress passed the CAA Amendments of 1990, it required the EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. These rules, which built upon existing industry codes and standards, require companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program.

Emergency Planning and Community Right-to-Know Act (EPCRA)

The EPCRA, also known as SARA Title III, was enacted in October 1986. This law requires any infrastructure at the State and local levels to plan for chemical emergencies. Reported information is then made publicly available so that interested parties may become informed about potentially dangerous chemicals in their community. EPCRA Sections 301-312 are administered by EPA's Office of Emergency Management. EPA's Office of Information Analysis and Access implements the EPCRA Section 313 program. In California, SARA Title III is implemented through the California Accidental Release Prevention Program (CalARP).

Hazardous Materials Transportation Act

The U.S. Department of Transportation regulates hazardous materials transportation under Title 49 of the Code of Federal Regulations (CFR). State agencies with primary responsibility for enforcing federal and State regulations and responding to hazardous materials transportation emergencies are the California Highway Patrol and Caltrans. These agencies also govern permitting for hazardous materials transportation. Title 49 CFR reflects laws passed by Congress as of January 2, 2006.

International Fire Code (IFC)

The IFC, created by the International Code Council, is the primary means for authorizing and enforcing procedures and mechanisms to ensure the safe handling and storage of any substance that may pose a threat to public health and safety. The IFC regulates the use, handling, and storage requirements for hazardous materials at fixed facilities. The IFC and the IBC use a hazard classification system to determine what protective measures are required to protect fire and life safety. These measures may include construction standards, separations from property lines, and specialized equipment. To ensure that

these safety measures are met, the IFC employs a permit system based on hazard classification. The IFC is updated every three years.

4.7.2.2 State

Government Code Section 65962.5 (a), Cortese List

The Hazardous Waste and Substance Sites Cortese List is a planning document used by the State, local agencies and developers to comply with the CEQA requirements in providing information about the location of hazardous materials release sites. Government Code Section 65962.5 requires the California EPA to develop at least annually an updated Cortese List. DTSC is responsible for a portion of the information contained in the Cortese List. Other State and local government agencies are required to provide additional hazardous material release information for the Cortese List.

California HSC, Hazardous Waste Control Act

Two programs found in the California HSC Division 20, are directly applicable to the CEQA issue of risk due to hazardous substance release: Hazardous Waste Management Plans (Chapter 6.5, Article 3.5, Section 25235), and the CalARP (Chapter 6.95, Article 2, Sections 25531-25543.3). In San Diego County, these two programs are referred to as the Hazardous Material Business Plans (HMBP) Program and the CalARP program. The County of San Diego Department of Environmental Health (DEH) is responsible for the implementation of the HMBP program and the CalARP program in San Diego County, including the City. The HMBP and CalARP Program provide threshold quantities for regulated hazardous substances. When the indicated quantities are exceeded, a HMBP or Risk Management Plan (RMP) is required pursuant to the regulation. Congress requires the EPA Region 9 to make RMP information available to the public through the EPA's Envirofacts Data Warehouse. The Envirofacts Data Warehouse is considered the single point of access to select EPA environmental data.

Title 22, Hazardous Waste Control Law

The DTSC regulates the generation, transportation, treatment, storage and disposal of hazardous waste under RCRA and the California Hazardous Waste Control Law. Both laws impose "cradle to grave" regulatory systems for handling hazardous waste in a manner that protects human health and the environment. The DTSC has delegated some of its authority under the Hazardous Waste Control Law to county health departments and other CUPAs, including the San Diego County DEH.

Title 23 of the CCR, UST Regulations

The UST monitoring and response program is required under Chapter 6.7 of the California HSC and Title 23 of the CCR. The program was developed to ensure that the facilities meet regulatory requirements for monitoring, maintenance, and emergency response in operating USTs. The County DEH is the local administering agency for this program.

Aboveground Petroleum Storage Act

The Aboveground Petroleum Storage Act requires registration and spill prevention programs for aboveground storage tanks (AST) that store petroleum. CUPAs are responsible for the implementation, enforcement, and administration of this program. The County DEH, Hazardous Materials Division, is the certified CUPA for San Diego County and is the local administering agency for this program.

SB 1889, Accidental Release Prevention Law/California Accidental Release Prevention Program (CalARP)

SB 1889 required California to implement a new federally mandated program governing the accidental airborne release of chemicals promulgated under Section 112 of the CAA. Effective January 1, 1997, CalARP replaced the previous California Risk Management and Prevention Program and incorporated the mandatory federal requirements. CalARP addresses facilities that contain specified hazardous materials, known as “regulated substances” that, if involved in an accidental release, could result in adverse off-site consequences. CalARP defines regulated substances as chemicals that pose a threat to public health and safety or the environment because they are highly toxic, flammable, or explosive.

Emergency Response to Hazardous Materials Incidents

California has developed an Emergency Response Plan to coordinate emergency services provided by federal, State, and local government, and private agencies. The plan is administered by the State Office of Emergency Services (OES) and includes response to hazardous materials incidents. OES coordinates the response of other agencies, including CalEPA, California Highway Patrol, California Department of Fish and Game, SDRWQCB, SDAPCD, and County DEH.

CBC

The CBC, adopted in 2001 (effective November 1, 2002) and revised in 2007, is based largely on the 2006 IBC. The CBC includes the addition of more stringent seismic provisions for hospitals, schools, and essential facilities. The CBC contains specific provisions for structures located in seismic zones. Buildings within the San Diego County must conform to Seismic Zone 4 requirements.

4.7.2.3 Regional

San Diego County, SAM Program

The County of San Diego DEH maintains the SAM list of contaminated sites that have previously or are currently undergoing environmental investigations and/or remedial actions. San Diego County SAM Program, within the Land and Water Quality Division of the DEH, has a primary purpose to protect human health, water resources, and the environment within San Diego County by providing oversight of assessments and cleanups in accordance with the California HSC and the CCR. The SAM's Voluntary Assistance Program (VAP) also provides staff consultation, project oversight, and technical or environmental report evaluation and concurrence (when appropriate) on projects pertaining to properties contaminated with hazardous substances.

City of Vista Community Development Department Processes

The Vista Community Development Department, Planning Division, enforces the City Zoning Ordinances as part of the development entitlement and permitting processes. The zoning ordinance helps ensure that land uses that may be incompatible due to use of hazardous materials or generation of wastes are appropriately separated geographically. The Community Development Department, Building Division, requires projects to undergo plan reviews or building inspection prior to issuance of building permits or certificates of occupancy in order to determine that the structure meets minimum safety, health, and fire standards.

Vista Fire Department (VFD)

The VFD inspects project sites prior to issuance of occupancy permits. The VFD is responsible for enforcing the California Fire Code. The Fire Code sets the minimum fire safety standards for new

construction and existing buildings, properties, and operations within the City limits. Any site with a hazardous materials permit is placed on a schedule for routine inspection by the VFD.

San Diego County DEH

The San Diego County DEH regulates and enforces state regulations of the County of San Diego, including the City. This includes UST and AST installation and monitoring requirements, including permitting and inspecting and administration of the State's Leaking Underground Fuel Tank (LUST) program. Additionally, the DEH administers HMBPs for businesses within the County that use, store, or handle 55 gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of a compressed gas at standard temperature and pressure defined in the HMBP requirements. HMBPs must be prepared prior to facility operation and are reviewed or updated biennially (or within 30 days of a material change).

Multi-Jurisdictional Hazard Mitigation Plan

The Multi-Jurisdictional Hazard Mitigation Plan was developed with the participation of all jurisdictions in the County of San Diego including every incorporated city and the unincorporated County. The plan includes an overview of the risk assessment process, identifies hazards present in the jurisdiction, hazard profiles, and vulnerability assessments. The plan also identifies goals, objectives and actions for each jurisdiction in the County.

Hazards profiled in the plan include wildfire, structure fire, flood, coastal storms, erosion, tsunami, earthquakes, liquefaction, rain-induced landslide, dam failure, hazardous materials incidents, nuclear materials release, and terrorism. The plan sets forth a variety of objectives and actions based on a set of broad goals including: 1) promoting disaster-resistant future development; 2) increased public understanding and support for effective hazard mitigation; 3) building support of local capacity and commitment to become less vulnerable to hazards; 4) enhancement of hazard mitigation coordination and communication with federal, State, local and tribal governments; and 5) reducing the possibility of damage and losses to existing assets, particularly people, critical facilities or infrastructure, and County owned facilities, due to dam failure, earthquake, coastal storm, erosion, tsunami, landslides, floods, structural fire/wildfire, and manmade hazards.

4.7.3 IMPACT SIGNIFICANCE CRITERIA

Implementation of the DVSP Update would result in a significant direct impact related to hazards or hazardous materials if it would:

1. Create a significant hazard to the public or the environment through the routine use, transport, or disposal of hazardous materials;
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials;
3. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment;
4. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; or
5. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

4.7.4 METHOD OF ANALYSIS

The section below gives full consideration to the development of the SPA and acknowledges the physical changes to the existing setting that would result from implementation of the DVSP Update. As discussed above, a records search was conducted in June 2009 of federal, State, and local databases for sites that generate, store, treat, or dispose of hazardous materials, or sites for which a hazardous materials release or incident has occurred. Impacts to the existing environment were determined based on the results of this search. Additionally, federal, State, and regional regulations were considered in the impact analysis. It is assumed that future development occurring under the DVSP Update would comply with all applicable regulations related to hazardous materials because such compliance would be required for project approval by the City and/or for the project to legally operate.

4.7.5 PROJECT IMPACTS AND MITIGATION

4.7.5.1 Issues 1, 2, and 3 – Hazards to the Public or the Environment

Would implementation of the DVSP Update create a significant hazard to the public or the environment through the routine use, transport, or disposal of hazardous materials?

Would implementation of the DVSP Update create a significant hazard to the public or the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials?

Would implementation of the DVSP Update be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

IMPACT ANALYSIS

Construction

Future development under the DVSP Update may require ground-disturbing construction activities such as grading and excavation. Ground-disturbing activities have the potential to uncover or disturb hazardous conditions that may contaminate soil and/or groundwater. As described above in Section 4.7.1.2, several hazardous materials sites are located in the SPA. Additionally, existing facilities in the SPA have the potential to utilize or generate hazardous materials, such as dry cleaners, gas stations, automobile repair facilities, and utility lines. New development on a site previously occupied by one of these land uses would have the potential to uncover hazardous materials. Future development on a site identified in Table 4.7-1 or on a site previously occupied by a hazardous materials-generating facility would have the potential to create a significant hazard to the public or the environment unless an environmental site assessment was conducted to determine potential risks and appropriate remediation measures taken to minimize risks. Impacts would be potentially significant.

Construction activities may also generate hazardous materials and wastes. Petroleum products such as fuels and oils would be the predominant materials used during construction due to operation of motorized construction equipment and vehicles. The main hazardous wastes produced by construction activity would be waste oil and oil-saturated materials from construction equipment. Hazardous materials and waste would be managed and used in accordance with all applicable federal, state, and local laws and regulations, listed above in Section 4.7.2, such as RCRA and Title 22, the Hazardous Waste Control Law. There would be no routine transport, storage, use, or disposal of significant amounts of hazardous

materials. Minimal amounts of hazardous materials may be transported to and from a site during construction, but the transport of such materials would be temporary and subject to applicable regulations, such as the Hazardous Materials Transportation Act. Therefore, impacts associated with hazardous wastes generated from construction activities would be less than significant.

Operation

The DVSP Update would accommodate new commercial, retail, office, municipal, manufacturing, and processing land uses in the SPA. Similar to existing conditions, these land uses would have the potential for the routine use, transport, or disposal of hazardous materials. For example, automotive dealerships or repair shops may store and dispose of motor oil, antifreeze, car batteries, steering fluids and other hazardous materials. Commercial facilities that sell chemicals such as fertilizers or paints would routinely store these products and products would be routinely transported to the store. Other hazardous materials typically involved in commercial, manufacturing, and processing facilities include aerosols, fluorescent bulbs, mercury, and lead-based paint. Office and municipal land uses generally utilize cleaners that may be considered hazardous materials. However, routine use, transport, or disposal of hazardous materials at these facilities would be managed and used as required by all applicable federal, state, and local laws and regulations, listed above in Section 4.7.2 such as RCRA, Title 22, the Hazardous Waste Control Law, Hazardous Materials Transportation Act, and Hazardous Material Business Plans. Additionally, facilities requiring a hazardous materials permit would be subject to routine inspection by the VFD. These impacts would also minimize foreseeable risks of an accident that could create a hazard to the public or environment. Impacts would be less than significant.

However, the DVSP Update would also accommodate residential land uses that would use hazardous materials and generate hazardous wastes. Examples include household cleaning products such as bleach or polishes, paints or paint thinners, automotive products, garden products such as herbicides or fuel for lawn mowers, or pool products such as chlorine. Residential land uses are not subject to the same federal, state, and local regulations. Hazardous materials that are not properly disposed of could create a significant hazard to the public or environment.

SIGNIFICANCE OF IMPACT

Implementation of future projects under the DVSP Update would have the potential to result in significant impacts to persons or the environment as a result of previous land uses that utilized or generated hazardous materials or waste, or the improper disposal of household hazardous wastes.

MITIGATION MEASURES

Implementation of measures *Haz-1* and *Haz-2* would reduce the potentially significant impacts associated with soil and/or groundwater contamination and household hazardous materials to a less than significant level.

Haz-1 Prior to the issuance of any grading permits for any future project under the DVSP Update that would take place on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or on a site that was previously occupied by a land use that use or generated hazardous materials or wastes, the project applicant shall complete a Phase 1 Site Assessment, prepared by a Registered Environmental Assessor (REA). Any recommendations for remediation or further analysis, such as a Phase 2 site assessment, shall be implemented prior to issuance of any grading permit. If monitoring during construction is recommended, the project applicant shall provide a letter of verification to the City Planner, stating that a REA has been retained to implement the monitoring program during construction activities. The program shall detail the pollutants or

evidence of pollutants whose presence is being monitored, as well as the actions to be taken should any pollutant or evidence of pollutant be uncovered. If such a pollutant or evidence of the pollutant is encountered, it should be evaluated by a REA and handled in accordance with applicable environmental laws and regulations.

Haz-2 For any future project under the DVSP Update, the applicant shall provide literature in the sales or leasing center with information on the proper disposal of household hazardous materials and what materials may be considered hazardous. The literature should include the address for the City's Household Hazardous Waste Collection Facility located at 1145 East Taylor Street. Additionally, any refuse storage areas shall include signage listing common hazardous materials and information on proper disposal, including the address for the City's Household Hazardous Waste Collection Facility.

4.7.5.2 Issue 4 – Hazards to Nearby Schools

Would implementation of the DVSP Update emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

IMPACT ANALYSIS

One school is located within the SPA. Vista Magnet Middle School is located within the eastern portion of PA-2. Additionally, existing schools within one-quarter mile of the SPA include California Avenue Elementary School located at 215 W California Avenue, All Saints Preschool located at 651 Eucalyptus Avenue, and Vista Valley Day School located at 755 Escondido Avenue. Vista Magnet Middle School and California Avenue Elementary School are in the VUSD. All Saints Preschool and Vista Valley Day School are private preschool and pre-kindergarten facilities. Additionally, future development under the DVSP Update could accommodate schools in PA-1 or PA-2.

As described in Issues 1, 2, and 3, hazardous materials would be routinely used, transported, and disposed of as a result of implementation of the DVSP Update. Therefore, implementation of the DVSP Update would have the potential to emit hazardous materials, substances, or wastes within one-quarter mile of a school. However, routine use, transport, or disposal of hazardous materials at these facilities would be managed and used as required by all applicable federal, state, and local laws and regulations, and facilities requiring a hazardous materials permit would be subject to inspection by the VFD. Compliance with these regulations would minimize foreseeable public health risks to a less than significant level. Additionally, Section 15186(b) of the State CEQA Guidelines requires the Lead Agency of a project located within one-quarter mile of a school that involves the construction or alteration of a facility that might reasonably be anticipated to emit hazardous or acutely hazardous air emissions or handle acutely hazardous materials to: 1) consult with the affected school district regarding the potential impact of the project when circulating the environmental document, and 2) notify the affected school district in writing prior to approval and certification of the environmental document. Additionally, future proposed schools would be required under Section 15186(c)(2) to consult with the SDAPCD to identify any facilities within one-quarter mile of the proposed school site that emit or handle hazardous wastes, materials, or substances. The school district must determine whether or not any facility would constitute a potential endangerment to employees or students of the school and what corrective measures would be required to mitigate any hazards.

The DVSP Update does not include specific proposals for new development that might involve the use or handling of hazardous materials within a quarter mile of a school, or a new school facility. Any future development under the DVSP Update would be required to comply with the provisions of Section 15186 of the State CEQA Guidelines. Therefore, compliance with all applicable regulations pertaining to

hazardous materials and wastes, including the State CEQA Guidelines section specified above, would ensure that risks associated with hazardous emissions or materials to existing or proposed schools located within or one-quarter mile from the SPA would be less than significant.

SIGNIFICANCE OF IMPACT

Implementation of the DVSP Update would emit or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; however, compliance with applicable regulations would reduce impacts to below a level of significance.

MITIGATION MEASURES

Implementation of the DVSP Update would not result in a significant impact associated with hazards to nearby schools. Therefore, no mitigation is required.

4.7.5.3 Issue 5 – Emergency Response and Evacuation

Would implementation of the DVSP Update impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

IMPACT ANALYSIS

The City participates in the Multi-Jurisdictional Hazard Mitigation Plan. The City developed the following eight Goals for their Hazard Mitigation Plan: Goal 1 - Promote disaster-resistant future development; Goal 2 - Promote public understanding, support and demand for hazard mitigation; Goal 3 - Build and support local capacity and commitment to continuously become less vulnerable to hazards; Goal 4 - Improve hazard mitigation coordination and communication with federal, state, and local governments; and Goals 5-8 - reduce the possibility of damage and losses to existing assets, particularly people, critical facilities/infrastructure, and City-owned facilities, due to floods and other forms of severe weather, structural fire/wildfires, geological hazards, and other manmade hazards.

The DVSP Update would not physically interfere with any of these goals because future development would be required to comply with the CBC, California Fire Code, and any development standards established in the City's General Plan or the DVSP Update. These regulations, particularly the Building Code and Fire Code, promote disaster-resistant development and would ensure that physical development in the SPA would minimize the possibility of damage and losses due to natural or manmade disasters. Additionally, individual projects would be subject to building inspection by the VFD and City's Building Department prior to issuance of a certificate of occupancy that would confirm the structure complies with applicable fire building codes. Refer to Section 4.8, Hydrology and Water Quality, regarding flood hazards and Section 4.6, Geology and Soils, regarding geologic hazards.

Additionally, the City adopted an Emergency Plan in September 1997. The City's Emergency Plan defines responsibilities, establishes an emergency organization, defines lines of communications and is designed to be part of the statewide Standardized Emergency Management System. The DVSP Update would not physically interfere with the responsibilities, organization, or lines of communication established in the Emergency Plan. As stated in the plan, and described above, the City currently mitigates hazards by enforcing building code and fire code standards. Future development under the DVSP Update would be required to demonstrate compliance with applicable codes during environmental review. Therefore, the DVSP Update would not physically interfere with an adopted emergency response plan.

Neither the Multi-Jurisdictional Hazard Mitigation Plan nor the City's Emergency Plan includes an emergency evacuation plan. No emergency evacuation plan has been adopted for the City. However, the SPA contains several through streets that would provide an evacuation route for residents or routes for emergency services. Major roadways in the plan area include Vista Village Drive, Santa Fe Avenue, and Escondido Ave. These roadways provide access throughout the SPA and the surrounding areas, including access to SR-78. Construction of future development in the SPA may require road closures that would interfere with through streets in the plan area. Additionally, public improvements proposed in the DVSP Update such as improvements to S. Santa Fe Avenue would require lane or road closures. Notification of local emergency services, including the San Diego County Sheriff's Department (SDCSD) and VFD, and provision of detour signs for roadway travelers if necessary would reduce impacts associated with physical interference of roadways used for emergency services or evacuation. However, these procedures are not mandated by law and, therefore, the impact from lane closures is considered potentially significant.

SIGNIFICANCE OF IMPACT

Implementation of the DVSP Update would result in a potentially significant impacts associated with construction-related lane or road closures.

MITIGATION MEASURES

Implementation of measure *Haz-3* would reduce the potentially significant impacts associated with construction-related lane or road closures to a less than significant level.

- Haz-3* Prior to construction of a future project in the SPA that requires a lane or roadway closure, the contractor shall:
- a) Ensure that the VFD and SDCSD are notified at least one week prior to lane or roadway closure; and
 - b) Provide appropriate signage to designate a detour road for vehicular and pedestrian traffic. The detour will provide the most direct route possible around the road closure. Adequate signage shall be provided to provide travelers notice of an upcoming detour and signage with directional arrows along the detour route. Signage along the roadway shall be provided at least one month prior to construction providing the expected dates of the closure. Detour route shall be approved by the VFD, and Caltrans if necessary.

4.7.6 CUMULATIVE IMPACTS

Cumulative impacts associated with exposure of people or structures to contaminated sites on and adjacent to the SPA, or impairment of emergency response and evacuation plans in the SPA are primarily local in nature; therefore, the cumulative impacts would be limited to the SPA. Therefore, these issues are not subject to a cumulative impact analysis, and are not addressed in this section.

4.7.6.1 Hazards to the Public or the Environment

For transport, disposal, use, and accidental release of hazardous materials, the cumulative impact study area corresponds to the traffic analysis study area because a hazardous materials spill could occur along any of the routes in the surrounding circulation system in which hazardous materials are transported to and from the SPA. It is anticipated that future growth in the City, including the cumulative projects listed in Table 4.0-2 of this PEIR, would result in an incremental increase in the amount of hazardous materials

used, treated, transported, and disposed of area-wide. Although each development site would have potentially unique hazardous materials considerations, future growth would comply with federal and State statutes and regulations applicable to hazardous materials, and would be subject to existing and future plans or programs of enforcement by the appropriate regulatory agencies. Therefore, a significant cumulative impact from the transport, disposal and accidental release of hazardous materials would not occur.

4.7.6.2 Hazards to Nearby Schools

For exposure of schools to hazardous emissions, the cumulative impact study area includes all schools with one-quarter mile of the SPA facilities that use and/or store hazardous materials. Future development in the City, including some of the cumulative projects listed in Table 4.0-2 of this PEIR, may also involve hazardous emissions or the handling of acutely hazardous materials, substances, or wastes within one-quarter mile of Vista Magnet Middle School, California Avenue Elementary School, All Saints Preschool, and Vista Valley Day School. It is anticipated that future development would comply with applicable laws and regulations pertaining to hazardous wastes, and that risks associated with exposure of nearby schools to hazardous emissions would be reduced through proper handling, disposal practices, and/or clean-up procedures. Therefore, a significant cumulative impact related to exposure of schools to hazardous emissions would not occur.

4.7.7 REFERENCES

- California Department of Forestry and Fire Protection. 2007. *Adopted Fire Hazard Severity Zones for State Responsibility Areas (SRA) and Local Responsibility Areas (LRA)*. November.
- California Department of Toxic Substances Control. 2009. EnviroStor Online Database. Accessed on June 4. <http://www.envirostor.dtsc.ca.gov/public/>
- State Water Resources Control Board. 2009. GeoTracker Online Database. Accessed on June 3. <http://geotracker.swrcb.ca.gov/>
- URS Corporation. 2004. *Multi-Jurisdiction Hazard Mitigation Plan, San Diego County*. Prepared for the County of San Diego, Office of Emergency Services. March 15. www.co.san-diego.ca.us/ocs/docs/HazMit_Plan.pdf

4.8 HYDROLOGY/WATER QUALITY

This section describes existing conditions in the SPA and in surrounding areas with respect to hydrology and water quality; the potential physical environmental effects (direct, indirect, and/or cumulative) related to these issues resulting from implementation of the DVSP Update; and the mitigation/performance measures to reduce or avoid the identified impacts. Some of the information provided in this section was derived from the following documents: *Drainage Study for South Santa Fe Avenue Redevelopment Area* (January 2009), provided in Appendix E of this PEIR; *Buena Vista Creek Letter of Map Revisions (LOMR)* (January 2009), provided in Appendix F of this PEIR; and *Buena Vista Creek Tributary 1 Conditional Letter of Map Revisions (CLOMR)* (January 2008), provided in Appendix G of this PEIR. All three were prepared by Tory R. Walker Engineering, Inc. Refer to Section 4.15, Utilities, for a discussion of water supply availability.

4.8.1 EXISTING CONDITIONS

4.8.1.1 Hydrology

The SPA is located within the CHU, unit 904.00, of the San Diego Region as defined in the Basin Plan. The CHU encompasses approximately 211 square miles, which includes the following eight jurisdictions or Co-permittees: Oceanside, Vista, Carlsbad, San Marcos, Escondido, Encinitas, Solana Beach, and the San Diego County unincorporated area. The boundary of the CHU and location of the SPA within the CHU is shown in Figure 4.8-1. Six individual hydrologic areas are included within the CHU: Loma Alta, Buena Vista Creek, Agua Hedionda, Encinas, San Marcos Creek, and Escondido Creek. The unit is generally bordered to the north by the San Luis Rey Hydrologic Unit and to the east and south by the San Dieguito Hydrologic Unit. The land uses within the CHU range from urban to suburban development, industrial/commercial to agricultural uses, floriculture to confined animal operations, and areas preserved for open space to areas designated for a variety of recreational uses. Within the CHU, the SPA is located in the Buena Vista Creek Hydrologic Area, 904.20, (also referred to as a watershed) within the Vista Hydrologic Sub-Area, 904.22.

Buena Vista Creek is the fourth largest system in the CHU. Approximately 45 percent of the Buena Vista Creek Hydrologic Area is in the City of Vista and the remaining portion is within the Cities of Oceanside and Carlsbad, and unincorporated San Diego County. It is approximately 22.6 square miles in area, comprising approximately 11 percent of the CHU. The Buena Vista Creek watershed extends 10.6 miles inland and encompasses nearly 14,400 acres of land, approximately 80 percent of which is developed. Buena Vista Creek originates on the western slopes of the San Marcos Mountains and discharges into the Pacific Ocean via Buena Vista Lagoon. Much of the creek has been modified throughout the years, with the use of fully or partially concrete-lined channels to reduce flooding.

The majority of the proposed SPA is currently developed with commercial, retail, residential, and municipal land uses. The SPA is characterized by three surface water bodies, including a northeast-southwest trending drainage (Buena Vista Creek) along the northern portion of the site and a northwest-southeast trending drainage (Tributary 1) along S. Santa Fe Avenue through the length of the planning area. The confluence of Tributary 1 and Buena Vista Creek is near S. Santa Fe Avenue and Main Street. A third drainage, referred to as Tributary 2, trends east-west along Eucalyptus Avenue. The confluence of Tributary 2 with Buena Vista Creek is located at Citrus Avenue in the northeastern portion of PA-2.



Source: PBS&J, 2009

REGIONAL HYDROLOGIC SETTING

FIGURE 4.8-1

Tributaries 1 and 2 have stretches that are both under-ground and above-ground within the SPA. The above-ground portions are identified in Figure 4.3-1. Flows in Buena Vista Creek and its tributaries are seasonal and depend on wet winter weather.

However, rainfall is augmented by artesian springs, natural surface flows, and agricultural and urban runoff that provide for some surface flow even during the summer dry season (Carlsbad Watershed Network 2002). Generally, PA-1a and the western portion of PA-2 drain directly to Buena Vista Creek. Stormwater flows in PA-1b, PA-3 and PA-4 drain to Tributary 1, and flows in the eastern portion of PA-2 drain to Tributary 2. Both tributaries drain into Buena Vista Creek, which flows southwesterly to Buena Vista Lagoon, and ultimately the Pacific Ocean.

Three detention basins are located in the Buena Vista Creek watershed to reduce flooding; however, all are located upstream of the SPA. The Monte Vista detention basin is located approximately 0.5-mile southeast of the SPA, east of Valley Drive and north of Monte Vista Elementary School along Tributary 1. The Cypress detention basin is located approximately 0.5-mile southeast of the SPA at the intersection of Monte Vista Drive and Cypress Drive along Tributary 1. The Brengle Terrace detention basin is located approximately 0.4-mile east of the SPA on Vale Terrace Drive along Buena Vista Creek.

4.8.1.2 Drainage Facilities and Flood Hazards

The City's storm drain collection and conveyance system consists of a network of street curbs and gutters, catch basins, storm drain inlets, swales, culverts, concrete-lined and natural open channels and natural creeks. These facilities provide both stormwater and urban runoff drainage from the City and ultimately discharge to downstream receiving waters, including Buena Vista Creek and Lagoon for the SPA.

The SPA is generally located in the center of the City with elevations ranging from 320 feet to 440 feet AMSL. It is shaped like a valley, with higher elevations along the eastern and western borders of the planning area and lower elevations in the middle along S. Santa Fe Avenue. In general terms, stormwater drains to the main branch of Buena Vista Creek in PA-1a and the western portion of PA-2. Within the eastern portion of PA-2, the majority of stormwater also drains to the main branch of Buena Vista Creek except for the southern edge, which drains to Tributary 2. In PA-3, 4 and 1b stormwater drains to Tributary 1.

The Federal Emergency Management Agency (FEMA) has mapped portions of PA-1a and PA-2 along Buena Vista Creek, and PA-3 and PA-4 along Tributary 1 as being within the 100-year floodplain, in Zone AH. Zone AH (a high flood risk area) is defined as areas with a one percent annual chance of shallow flooding, usually in the form of a pond, with an average depth ranging from one to three feet. Portions of PA-2, particularly along Tributary 2, and PA-1a are located in Zone X. Zone X (a low flood risk area) is defined as areas outside the one percent annual chance floodplain, areas of one percent annual chance sheet flow flooding where average depths are less than one foot, areas of one percent annual chance stream flooding where the contributing drainage area is less than one square mile, or areas protected from the one percent annual chance flood by levees. According to the Drainage Study for the S. Santa Fe Redevelopment Area (Tory R. Walker Engineering 2009), the existing capacity of the Buena Vista Creek channel in PA-1 is less than the existing peak flow volume, resulting in an exceedance of drainage facility capacity, which typically results in flooding.

4.8.1.3 Groundwater

All major drainage basins in the San Diego Region contain groundwater basins. The basins are "relatively small in area and usually shallow," although most have been substantially developed for

municipal and agricultural supply purposes (SDRWQCB 1994). No specific area-wide information is known regarding the presence or depth of groundwater throughout the SPA. Depth to ground water varies in the SPA depending on a variety of factors including precipitation, soil composition, soil saturation, infiltration, and vegetation cover. Perched groundwater may be encountered as seepage from irrigation and/or rainwater. According to the Mitigated Negative Declaration prepared for the Vista Village Plaza mixed-use project at 964 Vista Village Drive (City of Vista 2008), groundwater is located at depths of approximately 25 feet below ground surface (bgs) at this location. A geotechnical report prepared for the Santa Fe Station project states that groundwater depth at the southeast corner of Vista Village Drive and S. Santa Fe Avenue is between 22.5 to 27 feet bgs (Harrington Geotechnical Engineering, Inc. 2007). Further, this report states that the historically highest groundwater depth in the vicinity of the site is approximately 10 feet bgs. A remedial action technical report prepared for an active LUST remediation project at 648 S. Santa Fe Avenue identifies that groundwater depth at this site ranges seasonally from approximately 2 to 5 feet bgs. Depending on winter rainfall, groundwater levels at this site have fluctuated by approximately 2 to 3 feet between January 2003 and April 2008, and the general groundwater gradient flow path is west to southwest with a calculated hydraulic gradient of 0.057 (feet/foot) (Oasis Int'l April 2008). In addition, the Oasis Int'l report stated that the site is not located over an alluvial groundwater basin as defined by the California Department of Water Resources (CDWR) and is not considered by the SDRWQCB to be a sensitive aquifer. Due to the fluctuation in groundwater levels in the SPA, future development projects under the DVSP Update would have the potential to encounter groundwater during construction excavation. As identified in these reports, groundwater depth varies throughout the SPA.

4.8.1.4 Water Quality

This section discusses the existing water quality of the runoff from the DVSP Update area. Runoff is a term used to describe any water that runs off of a defined area. Runoff can be the result of rain, in which case it is also sometimes referred to as stormwater. Runoff can also result from various other activities such as irrigation, washing, leaks in pipes, air conditioner condensation, and numerous other activities. When runoff is not the result of rain, it is sometimes referred to as non-stormwater. This section describes the existing surface water quality of the runoff that is discharged from the SPA as stormwater and non-stormwater. It should be noted that there is no current area-wide data known to be available regarding groundwater quality conditions within the SPA. Because no sensitive aquifers have been identified in the SPA according to the SDRWQCB, no area-wide study was completed for this PEIR.

Primary Pollutants

The general hydrologic characteristics and uses of an area have the greatest influence on runoff water quality from that area. The SPA is urbanized and is primarily developed with commercial, retail, residential and municipal land uses. The primary pollutants associated with these uses include sediments, nutrients, trash and debris, oil and grease, bacteria and viruses, pesticides, heavy metals, organic compounds, and oxygen demanding substances.

Sediments and Sediment Toxicity

Sediments are soils or other surface materials that have eroded and then been transported or deposited by the action of wind, water, ice, or gravity. Sediments can increase turbidity, clog fish gills, reduce spawning habitat, lower young aquatic organisms survival rates, smother bottom dwelling organisms, and suppress aquatic vegetation growth. Sediments may also contain pollutants that introduce toxic chemicals into a water body.

Nutrients

Nutrients are inorganic substances, such as nitrogen and phosphorus. Nutrients commonly exist in the form of mineral salts that are either dissolved or suspended in water. Primary sources of nutrients in urban runoff are fertilizers and eroded soils. Excessive discharge of nutrients into water bodies and streams can cause excessive aquatic algae and plant growth. Such excessive production, referred to as cultural eutrophication, may lead to excessive decay of organic matter in the water body, loss of oxygen in the water, release of toxins into the sediment, and the eventual death of aquatic organisms.

Trash and Debris

Trash (such as paper, plastic, polystyrene packing foam, and aluminum materials) and biodegradable organic matter (such as leaves, grass cuttings, mulch, sawdust, and food waste) are general waste products on the landscape. The presence of trash & debris may have a significant impact on the recreational value of a water body and aquatic habitat. Excess organic matter can create a high biochemical oxygen demand in a stream and thereby lower its water quality. Also, in areas where stagnant water exists, the presence of excess organic matter can promote septic conditions resulting in the growth of undesirable organisms and the release of odorous and hazardous compounds such as hydrogen sulfide.

Oil and Grease

Oil and grease are categorized as high molecular weight organic compounds. Primary sources of oil and grease are petroleum hydrocarbon products, motor products from leaking vehicles, esters, oils, fats, waxes, and high molecular-weight fatty acids. Introduction of these pollutants into water bodies is very possible due to the wide uses and applications of some of these products in municipal, residential, commercial, industrial, and construction areas. Elevated oil and grease contents can decrease the aesthetic value of the water body, as well as the water quality.

Bacteria and Viruses

Bacteria and viruses are ubiquitous microorganisms that thrive under certain environmental conditions. Their proliferation is typically caused by the transport of animal or human fecal wastes from the watershed. Water containing excessive bacteria and viruses can alter the aquatic habitat and create a harmful environment for humans and aquatic life. Also, the decomposition of excess organic waste causes increased growth of undesirable organisms in the water.

Pesticides

Pesticides (including herbicides) are chemical compounds commonly used to control nuisance growth or the prevalence of organisms. Excessive application of pesticides may result in runoff containing toxic levels of its active components.

Metals

Metals are raw material components in non-metal products such as fuels, adhesives, paints, and other coatings. Primary source of metal pollution in storm water are typically those of commercially available metals and metal products. Metals of concern include cadmium, chromium, copper, lead, mercury, and zinc. Lead and chromium have been used as corrosion inhibitors in primer coatings and cooling tower systems. At low concentrations naturally occurring in soil, metals are not toxic. However, at higher concentrations, certain metals can be toxic to aquatic life. Humans can be impacted from contaminated groundwater resources, and bioaccumulation of metals in fish and shellfish. Environmental concerns regarding the potential for release of metals into the environment have led to the restriction of metal usage in certain applications.

Organic Compounds

Organic compounds are carbon based. Commercially available or naturally occurring organic compounds are found in pesticides, solvents, detergents, and hydrocarbons. Organic compounds can, at certain concentrations, indirectly or directly constitute a hazard to life or health. When rinsing off objects, toxic levels of solvents and cleaning compounds can be discharged into storm drains. Dirt, grease, and grime retained in the cleaning fluid or rinse water may also absorb levels of organic compounds that are harmful or hazardous to aquatic life.

Oxygen Demanding Substances

This category includes biodegradable organic material as well as chemicals that react with dissolved oxygen in water to form other compounds. Proteins, carbohydrates, and fats are examples of biodegradable organic compounds. Compounds such as ammonia and hydrogen sulfide are examples of oxygen demanding compounds. Oxygen demand of a substance can lead to the depletion of dissolved oxygen in a water body and possibly the development of septic conditions.

Receiving Waters

Receiving waters is a general term typically used to describe any water body such as a creek, river, lake, bay, or ocean, which receives runoff. In the context of the DVSP Update, it refers to those surface water bodies that would receive runoff from the SPA. As discussed above, the SPA is located within the Buena Vista Creek Hydrologic Area of the CHU. Therefore, the receiving waters for the DVSP Update area include Buena Vista Creek, Buena Vista Lagoon, and the Pacific Ocean shoreline at Buena Vista Creek. There is no known water quality data available for stormwater runoff within or adjacent to the SPA, although irrigation and stormwater flows are typically subject to wide variations in water quality due to factors such as runoff volume, velocity and adjacent land uses. However, for the purposes of this PEIR, existing water quality in the downstream portions of Buena Vista Creek, Buena Vista Lagoon and associated areas of the Pacific Ocean shoreline is considered moderate to poor based on their listing on the CWA 303(d) list of impaired waters, as discussed below.

Buena Vista Creek

Buena Vista Creek is identified as inland surface water in the Basin Plan. Beneficial uses of the creek include the following: Municipal and Domestic Supply (MUN), Agricultural Supply (AGR), Industrial Service Supply (IND), Freshwater Replenishment (FRSH), Hydropower Generation (POW), Contact Water Recreation (REC1), Non-contact Water Recreation (REC2), Warm Freshwater Habitat (WARM), Cold Freshwater Habitat (COLD), and Wildlife Habitat (WILD). Of the beneficial use designations listed in Table 4.8-1, only the ten identified above are applicable to Buena Vista Creek. Buena Vista Creek is listed as an impaired water body [Section 303(d) of the CWA] for sediment toxicity.

Buena Vista Lagoon

Buena Vista Creek flows into Buena Vista Lagoon, located in the coastal area of the border between the City of Oceanside and the City of Carlsbad. Buena Vista Lagoon is identified as a coastal lagoon in the Basin Plan. Beneficial uses of the lagoon include the following: REC1; REC2; Preservation of Biological Habitats of Special Significance (BIOL); WILD; Rare, Threatened, or Endangered Species (RARE), Marine Habitat (MAR); and WARM. The lagoon has the potential for Estuarine Habitat (EST) use. Buena Vista Lagoon is listed as an impaired water body [Section 303(d) of the CWA] for bacteria indicators, sedimentation/siltation, and nutrients.

Table 4.8-1. Applicable Beneficial Use Designations

Designation	Abbrev.	Definition
Municipal and Domestic Supply	MUN	Includes uses of water for community, military, or individual water supply systems including, but not limited to, drinking water supply.
Agricultural Supply	AGR	Includes uses of water for farming, horticulture, or ranching including, but not limited to, irrigation, stock watering, or support of vegetation for range grazing.
Industrial Process Supply	PROC	Includes uses of water for industrial activities that depend primarily on water quality.
Industrial Service Supply	IND	Includes uses of water for industrial activities that do not depend primarily on water quality including, but not limited to, mining, cooling water supply, hydraulic conveyance, gravel washing, fire protection, or oil well re-pressurization.
Ground Water Recharge	GWR	Includes uses of water for natural or artificial recharge of ground water for purposes of future extraction, maintenance of water quality, or halting of saltwater intrusion into freshwater aquifers.
Freshwater Replenishment	FRSH	Includes uses of water for natural or artificial maintenance of surface water quantity or quality (e.g., salinity).
Navigation	NAV	Includes uses of water for shipping, travel, or other transportation by private, military, or commercial vessels.
Hydropower Generation	POW	Includes uses of water for hydropower generation.
Contact Water Recreation	REC-1	Includes uses of water for recreational activities involving body contact with water, where ingestion of water is reasonably possible. These uses include, but are not limited to, swimming, wading, water-skiing, skin and SCUBA diving, surfing, white water activities, fishing, or use of natural hot springs.
Non-contact Water Recreation	REC-2	Includes the uses of water for recreational activities involving proximity to water, but not normally involving body contact with water, where ingestion of water is reasonably possible. These uses include, but are not limited to, picnicking, sunbathing, hiking, beachcombing, camping, boating, tidepool and marine life study, hunting, sightseeing, or aesthetic enjoyment in conjunction with the above activities.
Commercial and Sport Fishing	COMM	Includes the uses of water for commercial or recreational collection of fish, shellfish, or other organisms including, but not limited to, uses involving organisms intended for human consumption or bait purposes.
Aquaculture	AQUA	Includes the uses of water for aquaculture or mariculture operations including, but not limited to, propagation, cultivation, maintenance, or harvesting of aquatic plants and animals for human consumption or bait purposes.
Warm Freshwater Habitat	WARM	Includes uses of water that supports warm water ecosystems including, but not limited to, preservation or enhancement of aquatic habitats, vegetation, fish or wildlife, including invertebrates.
Cold Freshwater Habitat	COLD	Includes uses of water that support cold water ecosystems including, but not limited to, preservation or enhancement of aquatic habitats, vegetation, fish or wildlife, including invertebrates.
Inland Saline Water Habitat	SAL	Includes uses of water that support inland saline water ecosystems including, but not limited to, preservation or enhancement of aquatic saline habitats, vegetation, fish, or wildlife, including invertebrates.
Estuarine Habitat	EST	Includes uses of water that support estuarine ecosystems including, but not limited to, preservation or enhancement of estuarine habitats, vegetation, fish, shellfish, or wildlife (e.g., estuarine mammals, waterfowl, shorebirds).

Table 4.8-1. Continued

Designation	Abbrev.	Definition
Marine Habitat	MAR	Includes uses of water that support marine ecosystems including, but not limited to, preservation or enhancement of marine habitats, vegetation such as kelp, fish, shellfish, or wildlife (e.g., marine mammals, shorebirds).
Wildlife Habitat	WILD	Includes uses of water that support terrestrial ecosystems including, but not limited to, preservation and enhancement of terrestrial habitats, vegetation, wildlife, or wildlife water and food sources.
Preservation of Biological Habitats of Special Significance	BIOL	Includes uses of water that support designated areas or habitats, such as established refuges, parks, sanctuaries, ecological reserves, or Areas of Special Biological Significance (ASBS), where the preservation or enhancement of natural resources requires special protection.
Rare, Threatened, or Endangered Species	RARE	Includes uses of water that support habitats necessary, at least in part, for the survival and successful maintenance of plant or animal species established under state or federal law as rare, threatened or endangered.
Migration of Aquatic Organisms	MIGR	Includes uses of water that support habitats necessary for migration, acclimatization between fresh and salt water, or other temporary activities by aquatic organisms, such as anadromous fish.
Spawning, Reproduction, and/or Early Development	SPWN	Includes uses of water that support high quality aquatic habitats suitable for reproduction and early development of fish. This use is applicable only for the protection of anadromous fish.
Shellfish Harvesting	SHELL	Includes uses of water that support habitats suitable for the collection of filter-feeding shellfish (e.g., clams, oysters and mussels) for human consumption, commercial, or sport purposes.

Source: RWQCB, 2007.

Pacific Ocean

The Pacific Ocean is located approximately seven miles west of the SPA bordering the entire coast of California and is the ultimate or final receiving water for the CHU. According to the Basin Plan, the Pacific Ocean has the following designated beneficial uses: IND; Navigation (NAV); REC1; REC2; Commercial and Sport Fishing (COMM); BIOL; WILD; RARE; Marine Habitat (MAR); Aquaculture (AQUA); Migration of Aquatic Organisms (MIGR); Spawning, Reproduction, and/or Early Development (SPWN); and Shellfish Harvesting (SHELL). The Pacific Ocean shoreline at Buena Vista Creek is listed as an impaired water body [Section 303(d) of the CWA] based on bacteria indicators.

4.8.2 REGULATORY FRAMEWORK

A number of federal, state and regional/local regulations govern the DVSP Update site with respect to hydrology and water quality. A brief description of these regulations is provided below.

4.8.2.1 Federal

Clean Water Act

The CWA was designed to restore and maintain the chemical, physical, and biological integrity of the waters in the U.S. The CWA also directs states to establish water quality standards for all waters of the U.S. and to review and update such standards on a triennial basis. Other provisions of the CWA related to basin planning include Section 208, which authorizes the preparation of waste treatment management plans, and Section 319, which mandates specific actions for the control of pollution from nonpoint

sources. The EPA has delegated responsibility for implementation of portions of the CWA to the SWRCB and the RWQCBs, including water quality control planning and control programs, such as the National Pollutant Discharge Elimination System (NPDES) program. Section 402 of the CWA prohibits the discharge of pollutants into waters of the U.S. from any point-source without an NPDES permit. The NPDES program is a set of permits designed to implement the CWA that apply to various activities that generate pollutants with potential to impact water quality.

Section 303 of the CWA requires states to adopt water quality standards for all surface waters of the U.S. Section 304(a) requires the EPA to publish water quality criteria that accurately reflects the latest scientific knowledge on the kind and extent of all effects on health and welfare that may be expected from the presence of pollutants in water. Where multiple uses exist, water quality standards must protect the most sensitive use. Water quality standards are typically numeric, although narrative criteria based upon bio-monitoring methods may be employed where numerical standards cannot be established or where they are needed to supplement numerical standards. Section 303(c)(2)(b) of the CWA requires states to adopt numerical water quality standards for toxic pollutants for which EPA has published water quality criteria and which reasonably could be expected to interfere with designated uses of a water body.

National Pollution Discharge Elimination System (NPDES) Permit Program – Phase I

In November 1990, under Phase I of the urban runoff management strategy, the EPA published NPDES permit application requirements for municipal, industrial, and construction stormwater discharges. With regard to municipalities, the permit application requirements are directed at jurisdictions owning or operating municipal separate storm sewer systems (MS4s) serving populations of 100,000 or more, or contributing significant pollutants to waters of the U.S. Such municipalities are required to obtain coverage under an NPDES municipal stormwater permit as well as to develop and implement an urban runoff management program to reduce pollutants in urban runoff and stormwater discharges.

Municipalities are required to develop and implement an urban runoff management program to address activities to reduce pollutants in urban runoff and stormwater discharges that are contributing a substantial pollutant load to their systems. Rather than establishing numeric effluent limits, the EPA established narrative effluent limits for urban runoff, including the requirement to implement appropriate BMPs.

The NPDES permit system was established in the CWA to regulate both point source discharges (a municipal or industrial discharge at a specific location or pipe) and nonpoint source discharges (diffuse runoff of water from adjacent land uses) to surface waters of the U.S. For point source discharges, each NPDES permit contains limits on allowable concentrations and mass emission of pollutants contained in the discharge. For nonpoint source discharges, the NPDES program establishes a comprehensive stormwater quality program to manage urban stormwater and minimize pollution of the environment to the maximum extent practicable (MEP). The NPDES program consists of characterizing receiving water quality, identifying harmful constituents, targeting potential sources of pollutants, and implementing a comprehensive stormwater management program.

The reduction of pollutants in urban storm water discharge to the MEP is one of the primary objectives of the water quality regulations for MS4s. To achieve the MEP standard, municipalities must employ whatever BMPs are technically feasible (i.e., are likely to be effective) and are not cost prohibitive. Reducing pollutants to the MEP means choosing effective BMPs, and rejecting applicable BMPs only where other effective BMPs will serve the same purpose, the BMPs would not be technically feasible, or the cost would be prohibitive.

4.8.2.2 State

Porter-Cologne Water Quality Control Act

The Porter-Cologne Water Quality Control Act authorizes the SWRCB to adopt, review, and revise policies for all waters of the state (including both surface and groundwater) and directs the RWQCB to develop regional Basin Plans. Section 13170 of the California Water Code also authorizes the SWRCB to adopt water quality control plans on its own initiative. The Basin Plan is designed to preserve and enhance the quality of water resources in the San Diego Region for the benefit of present and future generations. The purpose of the plan is to designate beneficial uses of the Region's surface and ground waters, designate water quality objectives for the reasonable protection of those uses, and establish an implementation plan to achieve the objectives.

All projects resulting in discharges, whether to land or water, are subject to Section 13263 of the California Water Code and are required to obtain approval of Waste Discharge Requirements (WDRs) from the RWQCBs. Land and groundwater-related WDRs (i.e., non-NPDES WDRs) regulate discharges of process and wash-down wastewater and privately or publicly treated domestic wastewater. WDRs for discharges to surface waters also serve as NPDES permits.

NPDES Construction Storm Water Permit

In California, the SWRCB and its RWQCBs administer the NPDES permit program. Stormwater runoff from construction activity that results in soil disturbances of at least one acre of total land area (and projects that meet other specific criteria) is governed by the SWRCB under Water Quality Order 99-08-DWQ, and amendments. These regulations prohibit discharges of polluted stormwater from construction projects that disturb one or more acres of soil unless the discharge is in compliance with the general NPDES permit requirements. The nine individual RWQCBs enforce the General Construction Storm Water Permit for projects within their region. The SDRWQCB oversees permits for projects located in the City of Vista, including the SPA.

It is the responsibility of the contractor or landowner to obtain coverage under this General Permit prior to commencement of construction activities. To obtain coverage, the contractor or owner must file an NOI with a vicinity map and the appropriate fee with the SWRCB. The General Permit outlines the requirements for preparation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP outlines the BMPs that the discharger will implement to protect storm water runoff and the placement of those BMPs. Additionally, the SWPPP contains a visual monitoring program; a chemical monitoring program for "non-visible" pollutants to be implemented if there is a failure of BMPs; and a sediment monitoring plan if the site discharges directly to a water body listed on the 303(d) list for sediment.

On September 2, 2009, the SWRCB adopted changes to the General Construction Permit. Updates to the General Permit, Order 99-08-DWQ, include the following:

- **Risk-Based Permitting Approach.** The update establishes three levels of risk possible for a construction site. Risk is calculated in two parts: 1) Project Sediment Risk, and 2) Receiving Water Risk.
- **Numeric Action Levels.** The update includes numeric action levels (NALs) for pH and turbidity.
- **Numeric Effluent Limitations.** The update includes daily average numeric effluent limitations (NELs) for pH during any construction phase where there is a high risk of pH discharge and daily average NELs turbidity for all discharges in Risk Level 3.

- **Minimum Requirements Specified.** The update requires additional minimum BMPs that were previously only required as elements of the SWPPP or were suggested by guidance.
- **Effluent Monitoring and Reporting.** The update requires effluent monitoring and reporting for pH and turbidity in storm water discharges. The purpose of this monitoring is to determine compliance with the NELs and evaluate whether NALs included in this General Permit are exceeded.
- **Receiving Water Monitoring and Reporting.** The update requires some Risk Level 3 dischargers, the highest risk level, to monitor receiving waters and conduct bio-assessments.
- **Post-Construction Storm Water Performance Standards.** The update specifies runoff reduction requirements for all sites not covered by a MS4 NPDES permit, to avoid, minimize and/or mitigate post-construction storm water runoff impacts.
- **Rain Event Action Plan.** The update requires certain sites to develop and implement a Rain Event Action Plan (REAP) that must be designed to protect all exposed portions of the site within 48 hours prior to any likely precipitation event.
- **Annual Reporting.** The update requires all projects that require permitting for more than one continuous three-month period to submit information and annually certify that their site is in compliance with these requirements.
- **Certification/Training Requirements for Key Project Personnel.** The update requires that key personnel including SWPPP preparers and inspectors, have specific training or certifications to ensure their level of knowledge and skills are adequate to ensure their ability to design and evaluate project specifications that will comply with General Permit requirements.

4.8.2.3 Regional

Basin Plan

The Basin Plan sets forth water quality objectives for constituents that could potentially cause an adverse effect or impact on the beneficial uses of water. The beneficial uses of the receiving waters relevant to the DVSP Update are listed in Section 4.8.1.4 above. Specifically, the Basin Plan is designed to accomplish the following:

- Designate beneficial uses for surface and ground waters,
- Set the narrative and numerical objectives that must be attained or maintained to protect the designated beneficial uses and conform to the state's anti-degradation policy,
- Describe implementation programs to protect the beneficial uses of all waters within the region, and
- Describe surveillance and monitoring activities to evaluate the effectiveness of the Basin Plan.

The Basin Plan incorporates by reference all applicable SWRCB and SDRWQCB plans and policies.

San Diego Municipal Stormwater Permit

In 1990, under authority of the CWA, but prior to finalization of the Phase I NPDES permit program, the SDRWQCB issued its first municipal storm water permit for the San Diego region (NPDES Order 90-42).

The San Diego Municipal Permit named the 18 municipalities in San Diego County as co-permittees, as well as the County of San Diego and the Port of San Diego. At the time it was originally issued, the San Diego Municipal Permit was intended to last for five years (through 1995), but the permit life was extended by the SDRWQCB for an additional six years. On February 21, 2001, the SDRWQCB adopted Order No. R9-2001-01, NPDES Permit #CAS 0108758, in accordance with the CWA and Phase I NPDES permit program. This order represented the second San Diego Municipal Permit issued to the San Diego County co-permittees. The permit specified the waste discharge requirements for discharges of urban runoff from the Phase I MS4s draining the watersheds of the County of San Diego. On January 24, 2007 the third generation of the Phase I MS4 Permit was issued in San Diego (SDRWQCB Order No. 2007-0001). The revised permit intends to further reduce the pollution that runs into storm drains and local waterways. As part of the Permit, San Diego jurisdictions were initially required to encourage developments to incorporate minimal low impact development (LID) techniques into priority development projects by January 2008.

The City is a co-permittee of the San Diego Municipal Stormwater Permit, SDRWQCB Order No. 2007-0001. The permit implements an urban runoff management program to reduce pollutants in urban runoff and stormwater discharges to the watersheds in San Diego County, as required by Phase 1 of the NPDES program, described above in Section 4.8.2.1. As a co-permittee, the City must comply with the requirements of the permit. The permit prohibits all non-stormwater discharges unless a separate NPDES permit is obtained, and requires preparations of an Urban Runoff Management Plan (URMP) to reduce urban runoff pollutants. Section D in the San Diego Municipal Permit outlines the components that each URMP document is required to include. The components consist of development planning, construction, existing development, illicit discharge detection and elimination, education, public participation, fiscal analysis, program effectiveness assessment, and modification of programs. The City's Jurisdictional URMP (or JURMP) is described below in Section 4.8.2.4. Each co-permittee is also required to work with all other co-permittees in the same watershed to develop and implement a Watershed URMP (or WURMP). The City, along with the other jurisdictions in the Carlsbad watershed, prepared a Carlsbad WURMP to implement the requirements of the San Diego Municipal Stormwater Permit in the CHU. The WURMP is described below.

Carlsbad WURMP

The goal of the Carlsbad WURMP is to positively impact the water quality of the receiving waters in the CHU. This goal and its supporting objectives and activities described in the WURMP document comply with the waste discharge requirements of the SDRWQCB Order No. R9-2001-01. The eight jurisdictions that make up the CHU collectively developed the Carlsbad WURMP to address the complex water quality issues represented by the diverse environment of the CHU.

One of the primary receiving waters in the watershed is Buena Vista Creek, which drains into the Buena Vista Lagoon and the Pacific Ocean. Forty-five percent of Buena Vista Creek is located in Vista, including the area of the Creek and the tributaries to the Creek that traverse the SPA. The remaining portion of the watershed is located in the City of Oceanside (26 percent), City of Carlsbad (19 percent), and unincorporated San Diego County (11 percent).

In compliance with SDRWQCB Order No. R9-2001-01 and to improve the watershed's water quality, the Carlsbad WURMP identifies and prioritizes the water quality issues that need to be addressed and includes a work plan that prescribes the activities that will be undertaken by the watershed co-permittees. These activities are described throughout the various Carlsbad WURMP sections.

According to the WURMP, the pollutants of concern for the Carlsbad watershed are fecal coliform or bacterial indicators, sedimentation and siltation, diazinon, totals dissolved solids, and eutrophication.

4.8.2.4 Local

City of Vista JURMP

In compliance with SDRWQCB Order No. R9-2007-0001, the City prepared a JURMP in March 2008. The JURMP is a written description of the specific measures and programs that the City would implement to reduce the discharge of pollutants in urban runoff to the maximum extent practicable. This reduction would occur through the implementation of a combination of pollution prevention, source control, and treatment control BMPs. Improving the quality of the discharge from the MS4 should prevent discharges from the City's MS4 from causing or contributing to a violation of water quality standards.

The JURMP covers such topics as administrative and legal procedures, non-storm water discharges, and describes pollution prevention methods for such components as development planning, construction, and municipal, industrial/commercial and residential areas. An effectiveness assessment, fiscal analysis, public participation and educational opportunities, proposed modifications to the plan, and conclusions and recommendations are also included in the document.

Implementing the JURMP is an iterative process that involves an annual assessment of program effectiveness, and making modifications when needed to improve programs and maintain compliance. Each year the City will submit a JURMP Annual Report to the SDRWQCB, and any changes to the City's JURMP would be noted in that document.

City of Vista Stormwater Management and Discharge Control Ordinance (No. 2008-14)

In conformance with SDRWQCB Order No. R9-2007-0001, the City amended the Stormwater Ordinance, codified in Chapter 13.18 of the Vista Municipal Code, in 2008. The purpose of this ordinance is to protect the health, safety and general welfare of the community; to protect water resources and to improve water quality; to require the use of management practices by the City, its businesses, and its citizens that will reduce the adverse effects of polluted runoff discharges on waters of the state; to secure benefits from the use of stormwater as a resource; and to ensure the City is compliant with applicable state and federal law. This ordinance promotes these purposes by:

- Prohibiting polluted non-stormwater discharges to the Stormwater Conveyance System;
- Establishing minimum BMP requirements for stormwater management, including source control BMPs to prevent and reduce pollution;
- Establishing BMP requirements for development design to reduce stormwater pollution and erosion;
- Establishing requirements for the management of stormwater flows from development projects, both to prevent erosion and to protect and enhance existing water-dependent habitats;
- Establishing standards for the use of off-site facilities for stormwater management to supplement on-site practices at new development sites; and
- Establishing notice procedures and standards for adjusting stormwater and non-stormwater management requirements, where necessary.

City of Vista Stormwater Standards Manual (Revised 2008)

All dischargers who are required by the Stormwater Ordinance to install, implement, and maintain BMPs are required to ensure that their selection of BMPs is consistent with the applicable specifications contained in the Stormwater Manual prior to issuance of permits or approvals. The manual is used in conjunction with the ordinance. Section G of the Stormwater Manual presents the City's Standard Urban Storm Water Mitigation Plan (SUSMP) requirements (e.g., performance, project design and post-construction BMPs) for development and redevelopment projects that require discretionary action by the City, as required by the SDRWQCB Order No R9-2007-0001.

The SUSMP states that all new development and significant redevelopment projects that fall into one of the following 11 "priority project" categories must incorporate all applicable requirements for permanent BMPs into the project's design. These include LID site design and source control BMPs, BMPs applicable to individual priority project categories, and treatment control BMP requirements. The priority project categories are:

- Residential development of 10 units or more
- Commercial development greater than 1 acre
- Heavy industry development greater than 1 acre
- Automotive repair shops
- Restaurants
- Hillside development greater than 5,000 SF
- Projects located within or directly adjacent to or directly discharging to receiving waters within Environmentally Sensitive Areas that create 2,500 SF or more of impervious surface or increase the area of imperviousness to 10 percent or more of its naturally occurring condition
- Projects greater than 2,500 SF of impervious surface that discharge to receiving waters
- within or adjacent to Environmentally Sensitive Areas
- Parking Lots 5,000 SF or more impervious surface or with > 15 parking spaces and
- potentially exposed to urban runoff
- Streets, roads, highways, and freeways which would create a new paved surface that is 5,000 SF or greater of impervious surface
- Retail gasoline outlets 5,000 SF or more or with a projected Average Daily Traffic (ADT) of
- 100 or more vehicles per day.

Projects subject only to the standard permanent storm water requirements must incorporate the LID site design and source control BMP requirements into project design.

City of Vista Grading and Erosion Control Ordinance (No. 2008-13)

The Grading Ordinance, codified in Chapter 17.56 of the City's Municipal Code, was amended in 2008 to be consistent with SDRWQCB Order No. R9-2007-0001. The purpose of this ordinance is to safeguard life, limb, health, property, water quality, safety and the public welfare, and to implement applicable elements of the General Plan by regulating and controlling land disturbance activity and minimizing erosion on public and private property.

This ordinance sets forth rules, regulations, and minimum standards to control land disturbance activity and erosion and sedimentation (primarily through an approved grading permit and applicable requirements of the Stormwater Ordinance, such as an erosion and sediment control plan); establishes

administrative procedures for issuance of permits; and provides for approval of grading plans and inspections during construction and maintenance. The provisions of the Grading Ordinance apply to all land disturbance activity on public and private property within the City, and are in addition to the applicable zoning district regulations and other applicable codes, regulations and permits.

4.8.3 IMPACT SIGNIFICANCE CRITERIA

Implementation of the DVSP Update would result in a significant direct impact on hydrology or water quality if it would:

1. Substantially alter the existing drainage or hydrology of the site or area in a manner which would result in flooding, exceed the capacity of the stormwater drainage system, or result in substantial erosion or siltation on or off site;
2. Violate water quality standards or waste discharge requirements, provide substantial additional sources of polluted runoff, or otherwise substantially degrade surface water or groundwater quality during or after construction;
3. Place within a 100-year floodplain, structures which would impede or redirect flood flows;
4. Be subject to inundation by levee, dam failure or seiche; and/or
5. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge.

4.8.4 METHOD OF ANALYSIS

The section below gives full consideration to the development of the SPA and acknowledges the physical changes to the existing setting that would result from implementation of the proposed project. Impacts to the existing environment were determined using hydrology and water quality studies previously prepared for the SPA. Additionally, the State, regional, and local rules and regulations pertaining to hydrology and water quality that would apply to development within the SPA; *Flood Insurance Rate Maps (FIRMs) for San Diego County, California and Incorporated Areas* prepared by the FEMA; and the CWA 303(d) list of impaired waters were considered. It is assumed that future development within the SPA would comply with all applicable regulations because compliance is required for project approval by the City.

4.8.5 PROJECT IMPACTS AND MITIGATION

4.8.5.1 Issue 1 – Site Drainage and Hydrology

Would implementation of the DVSP Update substantially alter the existing drainage or hydrology of the site or area in a manner which would result in flooding, exceed the capacity of the stormwater drainage system, or result in substantial erosion or siltation on or off site?

IMPACT ANALYSIS

Construction Impacts

Future development of proposed land uses and public improvements under the DVSP Update would involve construction activities that could result in the temporary on-site alteration of drainage patterns, which would have the potential to result in a substantial increase in erosion, flooding, or the exceedance of the capacity of the stormwater drainage system. Construction activities that could modify on-site runoff

flows include demolition, grading, clearing, trenching, excavation, stockpiling of soils and materials, concrete pouring, and asphalt surfacing.

Alteration of the existing drainage patterns in the SPA during construction would have the potential to increase erosion because construction activities would result in exposed soils that are more susceptible to erosion by wind or water. However, according to the requirements and design standards of the Grading Ordinance, peak storm drainage runoff and sediment rates may not exceed pre-development rates (Section 17.56.310). Hydrology reports, when required, would also provide the hydrological basis for the design of proposed drainage facilities. As noted in Section 17.56.070 G of the Grading Ordinance, any increases in discharge, velocity, or erosion potential to the project are required to be minimized, quantified, justified, and mitigated to the satisfaction of the City Engineer. The Grading Ordinance and the Stormwater Ordinance also require the preparation of an erosion and sediment control plan that must be submitted for plan check and approval by the City Engineer prior to final approval of the project (Section 17.56.070 G and Section 13.18.140 D, respectively). The erosion and sediment control plan must include, as a minimum, the applicable measures designed to meet the standards established in the Grading Ordinance and Stormwater Ordinance.

Additionally, as identified in Section 13.18.070 D of the Stormwater Ordinance, construction contractors for future projects in the SPA would also be required to submit a Notice of Intent with the SWRCB and prepare and implement a SWPPP prior to project construction, in accordance with the NPDES General Construction Permit, when applicable, which identifies BMPs to reduce impacts related to storm water runoff. These BMPs include minimizing disturbed areas, stabilizing disturbed areas, protecting slopes and channels, controlling the site perimeter and controlling internal erosion.

Therefore, with mandatory compliance of the applicable requirements in Chapters 13.18 and 17.56 of the City's Municipal Code, and the NPDES General Construction Permit, if applicable, construction of projects implemented under the DVSP Update would not alter the existing drainage or hydrology of the site or area in a manner which would result in substantial erosion or siltation on- or off-site. As a result, short-term or temporary construction impacts due to erosion would be less than significant.

Alterations to existing hydrology during construction could result in a temporary exceedance of the capacity of storm water facilities and result in temporary pooling and/or flooding. However, with implementation of the BMPs under the erosion and sediment control plan and the SWPPP, increases in on-site runoff would be minimized, which would reduce the potential for construction activities to exceed drainage facility capacity or result in flooding to less than significant levels.

Post-Construction Impacts

Currently, the SPA is comprised of nearly 100 percent impervious surfaces, with the exception of the Buena Vista Creek Walk area, Wildwood Park, Civic Center Park, the play fields at Vista Magnet Middle School, and some vacant lots. The existing creek walk, parks and play fields are not proposed for development and would remain in their current pervious condition. Implementation of the DVSP Update would convert most of the vacant lots to impervious areas, which would have the potential to increase runoff from the SPA by reducing infiltration, increasing flow velocities and decreasing on-site flow duration. Implementation of the DVSP Update would result in approximately 2.12 additional acres of impervious surfaces as compared to existing conditions. Therefore, implementation of the DVSP Update would have the potential to result in an alteration to the existing drainage and hydrology in the SPA and exceed drainage facility capacity or result in flooding or substantial erosion.

However, future development and redevelopment projects initiated under the DVSP Update would be required to comply with the SUSMP requirements contained in the Stormwater Manual as a condition of project approval. In particular, the SUSMP states that new development and significant redevelopment projects that fall into one of 11 priority project categories must incorporate all applicable requirements for permanent BMPs into the project's design, as detailed above in Section 4.8.2.4, Local regulations. These include LID site design and source control BMPs, BMPs specific to the individual priority project category, and treatment control BMP requirements. Projects that are not included in a priority project category would be subject to the standard permanent storm water requirements, which require incorporation of the LID site design and source control BMP requirements into project design. LID site design BMPs are intended to minimize impervious surfaces and promote infiltration and evaporation of runoff before it can leave the location of origination by mimicking the natural hydrologic function of the site. Source control source BMPs are intended to minimize, to the maximum extent practicable, the introduction of pollutants and conditions of concern that may result in significant impacts generated from site runoff to off-site drain systems. Treatment control BMPs are intended to treat storm water runoff before it discharges off site. Therefore, mandatory compliance with the Stormwater Ordinance through the SUSMP, contained in the Stormwater Manual, would reduce potentially significant post-construction impacts to the existing hydrology and drainage system in the SPA to less than significant levels.

SIGNIFICANCE OF IMPACT

Mandatory compliance with the applicable water quality regulations contained in Chapters 13.18 and 17.56 of the City's Municipal Code and the NPDES General Construction Permit (when required), would ensure that construction and post-construction activities would not result in the alteration of the drainage or hydrology of the SPA such that flooding, exceedance of storm drain capacity, or substantial erosion/siltation would occur. Therefore, hydrology impacts associated with these activities would be less than significant.

MITIGATION MEASURES

Implementation of the DVSP Update would not result in significant impacts to site drainage and hydrology; therefore, no mitigation is required.

4.8.5.2 Issue 2 – Water Quality

Would the project violate water quality standards or waste discharge requirements, provide substantial additional sources of polluted runoff, or otherwise substantially degrade surface water or groundwater quality during or after construction?

IMPACT ANALYSIS

Stormwater Standards, Polluted Runoff and Water Quality Degradation

The various pollutants that could be generated in the SPA would have the potential to result in polluted runoff that would violate water quality standards, including WDRs, or degrade surface or groundwater quality in a variety of ways. The land uses allowed under the proposed DVSP Update would have the potential to produce the following pollutants: sediments, nutrients, organic compounds, trash and debris, oxygen demanding substances, oil and grease, bacteria and viruses, and pesticides. A summary of the general adverse environmental effects that can result from these pollutant categories is provided in Section 4.8.1.4, Water Quality. Runoff from the DVSP Update would drain to three 303(d) impaired water bodies: Buena Vista Creek (impaired for sediment toxicity), Buena Vista Lagoon (impaired for bacteria indicators, sedimentation/siltation, and nutrients), and the Pacific Ocean shoreline (impaired for

bacteria indicators). The potential impacts related to construction and post-construction conditions are described in the following sections.

Construction Impacts

Construction of future development or redevelopment projects under the DVSP Update would have the potential to result in additional sources of polluted runoff which could result in short-term degradation of surface water quality, including three 303(d) impaired water bodies, through activities such as demolition, clearing and grading, trenching, excavation, stockpiling of soils and materials, concrete pouring, painting, and asphalt surfacing. Project construction would involve various types of equipment such as dozers, scrapers, graders, loaders, compactors, dump trucks, cranes, water trucks, and concrete mixers. Stockpiled soils and other construction materials would likely be stored outdoors during the construction phase. Pollutants associated with these construction activities include soils, debris, and other materials generated during demolition and clearing, hydrocarbons (e.g., fuels, asphalt materials) and hazardous materials (e.g., paints, concrete slurries, etc.).

These pollutants could degrade water quality if they are washed off-site by stormwater or non-stormwater discharges, or are blown or tracked off-site to areas susceptible to wash off by stormwater or non-stormwater. Pollutants washed off-site would be discharged to Buena Vista Creek or one of its two tributaries in the SPA. Sediment is the most common pollutant associated with construction sites because of the associated earth-moving activities and areas of exposed soil. Sediment that is washed off a construction area can result in turbidity in the receiving waters that can impact aquatic species. In addition, when sediment is deposited in a receiving water it can smother species, alter the substrate and habitat, and alter the drainage course. Hydrocarbons such as fuels, asphalt materials, and oils, and hazardous materials such as paints and concrete slurries, discharged from a construction site could impact aquatic plants and animals downstream. Debris and trash discharged from a construction site could be washed off site to downstream receiving waters and could impact wildlife as well as aesthetics.

Landscaping proposed for future development projects could also result in water quality impacts due to the use of fertilizers. If fertilizer-laden stormwater is discharged without treatment, it could adversely affect aquatic plants and animals in downstream receiving waters through a reduction in oxygen levels and increased eutrophication. Eutrophication is the process of over-enrichment of nutrients in a water body, fostering an increase in biotic life that results in a significant loss of dissolved oxygen.

However, required compliance with Chapters 13.18 (Stormwater Ordinance) and 17.56 (Grading Ordinance) of the City's Municipal Code would ensure that water quality impacts from construction would be less than significant. As stated in the analysis of Issue 1, above, the Grading Ordinance states that peak storm drainage runoff and sediment rates may not exceed pre-development rates; require that hydrology reports, provide the hydrological basis for the design of proposed drainage facilities; and requires that any increases in discharge, velocity, or erosion potential to the project be minimized, quantified, justified, and mitigated to the satisfaction of the City Engineer. The Grading Ordinance and the Stormwater Ordinance also require the preparation of an erosion and sediment control plan that must be submitted for plan check and approval by the City Engineer prior to final approval of the project that includes, at a minimum, the applicable measures designed to meet the standards established in the Stormwater Ordinance and Grading Ordinance. The Stormwater Ordinance also requires compliance with Section F in the City's Stormwater Manual, which identifies BMPs for land disturbance activities. These BMPs for would typically include :

- Proper storage, use, and disposal of construction materials.
- Removal of sediment from surface runoff before it leaves the site by silt fences or other similar devices around the site perimeter.

- Protection of all storm drain inlets downstream of the construction site to eliminate entry of sediment.
- Stabilization of cleared or graded slopes.
- Diversion of runoff from uphill areas around disturbed areas of the site.
- Prevention of tracking soil off site through use of a gravel strip or wash facilities at exit areas.
- Protection or stabilization of stockpiled soils.
- Continual inspection and maintenance of all specified BMPs through the duration of construction.

Additionally, as identified in Section 13.18.070 D of the Storm Water Ordinance, construction contractors for future projects in the SPA would also be required to prepare and implement a SWPPP prior to project construction, in accordance with the NPDES General Construction Permit, if applicable, which identifies BMPs to reduce impacts related to storm water runoff.

Therefore, with mandatory compliance of the applicable requirements in Chapters 13.18 and 17.56 of the City's Municipal Code, and, if applicable, the NPDES General Construction Permit, construction of projects implemented under the DVSP Update would not violate water quality standards, provide additional sources of polluted runoff, or otherwise substantially degrade surface or groundwater quality. Construction impacts would be less than significant.

Post-Construction Impacts

Operation of new development or redevelopment projects in the SPA post-construction would have the potential to generate pollutants that could degrade water quality, including that of Buena Vista Creek which is already listed as a 303(d) impaired water body. Pollutant sources would include landscaping, rooftops, parking/driveways, general use areas, and trash storage areas. As identified above, anticipated pollutants would include: sediments, nutrients, pesticides, oxygen demanding substances, trash and debris, bacteria and viruses, and oil and grease.

The Area-wide Design and Development Plan provided in the DVSP Update identifies several low-impact development strategies that future development projects are encouraged to incorporate into their design. These strategies are part of the Green Building and Sustainable Design Guidelines. They include:

- Using pervious surfaces and pervious paving
- Designing projects so that runoff from rooftops, parking areas, and other sources drains into landscape areas
- Covering outdoor trash and storage areas to reduce pollution introduction
- Sweeping outdoor use areas instead of spraying or hosing them with water

Future development and redevelopment projects under the DVSP Update would also be required to comply with the SUSMP requirements contained in the Stormwater Manual as a condition of project approval. In particular, projects that would fall under a priority projects category would be required to incorporate all applicable requirements for permanent BMPs into the project's design, including LID site design and source control BMPs, BMPs applicable to individual priority project categories, and treatment control BMP requirements. Projects that are not included in a priority project category would be subject to the standard permanent storm water requirements, which require that the LID site design and source control BMP requirements be incorporated into project design. Therefore, mandatory compliance with the Stormwater Ordinance through the SUSMP and incorporation of the applicable Green Building and

Sustainable Design Guidelines in the DVSP Update would ensure that future projects under the DVSP Update would not violate water quality standards, provide additional sources of polluted runoff, or otherwise substantially degrade surface or groundwater quality post-construction. As a result, post-construction impacts would be less than significant.

SIGNIFICANCE OF IMPACT

The DVSP Update would not result in any significant water quality impacts from construction or post-construction activities because future development under the DVSP Update would be required to conform with the applicable NPDES permits and City ordinances and regulations pertaining to water quality impacts.

MITIGATION MEASURES

Implementation of the DVSP Update would not result in a significant impact related to water quality. Therefore, no mitigation is required.

4.8.5.3 Issue 3 – Flood Hazard Area

Would the project place within a 100-year floodplain, structures which would impede or redirect flood flows?

IMPACT ANALYSIS

A review of *Flood Insurance Rate Maps (FIRMs) for San Diego County, California and Incorporated Areas* prepared by the FEMA was conducted to determine whether the SPA is located in a flood-prone area. The SPA is mapped on Panel 778 of 2375 for San Diego County and incorporated areas (Map No. 0602840778F and 0602970778F, June 19, 1997). According to this map, portions of the SPA are located in a flood inundation area. As previously discussed in existing conditions, portions of PA-1a and PA-2 along Buena Vista Creek, and PA-3 and PA-4 along Tributary 1, are located in Zone AH (high flood risk area). Portions of PA-1a and PA-2, particularly along Tributary 2, are located in Zone X (low flood risk area). Implementation of the DVSP Update would accommodate residential, commercial, retail, and municipal land uses throughout the SPA, including areas located in Zone AH and X. Therefore, implementation of the DVSP Update would have the potential to place habitable structures within the 100-year floodplain.

According to the Drainage Study for the S. Santa Fe Redevelopment Area (Tory R. Walker Engineering 2009), which covers a large portion of the SPA, the existing peak flow for the 100-year storm event at the confluence of Buena Vista Creek and Tributary 1 is 1,250 cubic feet per second (cfs). The current capacity of Buena Vista Creek at the confluence with Tributary 1 is approximately 1,000 cfs. Therefore, the existing capacity of the channel is less than the existing peak flow volume, resulting in an exceedance of drainage facility capacity, which typically results in flooding. Implementation of the DVSP Update would include the implementation of the proposed new Santa Fe detention basin and the associated curb inlets and laterals necessary to direct peak flow away from streets. With implementation of the DVSP Update, including the Santa Fe detention basin, the Drainage Study determined that the peak flow at the confluence of Buena Vista Creek and Tributary 1 would be approximately 790 cfs for the 100-year storm event. This amounts to a reduction of approximately 460 cfs, and would not exceed the 1,000 cfs capacity of the confluence. The hydrology data provided by Tory R. Walker Engineering also indicates that the peak flow of Buena Vista Creek upstream of the confluence with Tributary 1, which includes the confluence with Tributary 2, would remain the same, 2,650 cfs, with implementation of the DVSP Update and the proposed new detention basin. The peak flow of Buena Vista Creek downstream of the

confluence with Tributary 1 would be decreased 270 cfs, from 3,730 cfs to 3,460 cfs, with implementation of the proposed Santa Fe detention basin. These facilities are currently operating below their maximum design capacity. Therefore, because overall SPA peak flows would be reduced as compared to existing conditions with implementation of the Santa Fe detention basin, the DVSP Update would not result in flooding. Refer to Appendix E which includes modeling, modeling assumptions, and detailed results of the model used to calculate existing and post-project implementation conditions.

Tory R. Walker Engineering, Inc. also prepared a LOMR for Buena Vista Creek (January 2009) and a CLOMR for Tributary 1 (January 2008). These studies documented that implementation of the proposed Santa Fe detention basin would decrease peak flows from the build-out of SPA to a level that would not exceed the capacity of Buena Vista Creek or either of its tributaries under 100-year storm event conditions, and requested that the affected portions of the SPA be removed from the 100-year floodplain. Refer to Appendices F and G for the LOMR and CLOMR, respectively.

With implementation of the proposed Santa Fe detention basin, the DVSP Update would not be located within the 100-year floodplain. However, if any development under the DVSP Update upstream of the confluence of Buena Vista Creek and Tributary 1 was to be constructed prior to completion of the proposed Santa Fe detention basin, implementation of the proposed project would have the potential to exceed the capacity of the drainage channel. Therefore, under this scenario, implementation of the DVSP Update would have the potential to result in a significant impact associated with flooding. Once the Santa Fe detention basin is constructed, the impact would be reduced to below a level of significance.

SIGNIFICANCE OF IMPACT

Prior to implementation of the Santa Fe detention basin, implementation of the DVSP Update would have the potential to place habitable structures within the 100-year floodplain. Therefore, a potentially significant impact would occur.

MITIGATION MEASURES

Implementation of mitigation measure *Hyd-1* would reduce the potentially significant impact related to flood hazards to a less than significant impact.

Hyd-1 Future development projects under the DVSP Update shall be prohibited within the SPA until construction of the proposed Santa Fe detention basin is complete.

4.8.5.4 Issue 4 – Levee, Dam Failure, or Seiche Hazard Area

Would the project be subject to inundation by levee, dam failure or seiche?

IMPACT ANALYSIS

There are no inland water bodies with the potential to cause a seiche in the vicinity of the SPA. The nearest inland water body is Lake Calavera, located approximately 3.5 miles southwest of the SPA in the City of Carlsbad. This water body is located downstream of the SPA at a sufficient distance from the SPA so that inundation would not occur. The nearest inland water body upstream of the SPA is Lake Turner, approximately seven miles east of the SPA in the Valley Center community of San Diego County. Due to the sufficient distance between the Lake Turner and the SPA, dam failure at Lake Turner would be unlikely to result in potential inundation of the SPA. Therefore, impacts related to levees, dam failure, or seiches would be less than significant.

SIGNIFICANCE OF IMPACT

The DVSP Update would not result in any significant impact related to inundation from levees, dam failure, or seiches.

MITIGATION MEASURES

Implementation of the DVSP Update would not result in a significant impact related to inundation from levees, dam failure, or seiches. Therefore, no mitigation is required.

4.8.5.5 Issue 5 – Groundwater Supply and Recharge

Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge?

IMPACT ANALYSIS

Implementation of the DVSP Update would not utilize groundwater for any purpose, such as for potable water or landscape irrigation. Water service in the SPA is currently provided by VID, through an existing water infrastructure system. Under the DVSP Update, the SPA would continue to be provided water service by VID through the existing water infrastructure system and planned improvements. The project would not construct wells or propose other means of extracting groundwater. Therefore, the DVSP Update would not deplete groundwater supplies. Additionally, the SPA is located in an urban area that is mostly developed with impervious surfaces that do not allow for significant groundwater recharge. The proposed project would redevelop the SPA with mixed-use development that would not substantially change the amount of impervious surfaces in the SPA. Therefore, implementation of the DVSP Update would not substantially interfere with groundwater recharge in the SPA. Impacts related to groundwater supply and recharge would be less than significant.

SIGNIFICANCE OF IMPACT

The DVSP Update would not result in any significant impact related to groundwater supply or recharge.

MITIGATION MEASURES

Implementation of the DVSP Update would not result in a significant impact related groundwater supply or recharge. Therefore, no mitigation is required.

4.8.6 CUMULATIVE IMPACTS

The geographic scope of the cumulative impact analysis for hydrology and water quality is the receiving waters within the CHU, downstream of the SPA to the Pacific Ocean. The cumulative study area associated with flood hazard areas is the Buena Vista Creek Watershed. There is no cumulative study for impacts related to levees, dam failure, and seiches because all of the cumulative projects listed in Table 4.0-2 are located at a sufficient distance from the nearest inland waterbody so that inundation would be unlikely to occur. The cumulative study area for impacts to groundwater supply and recharge is the City of Vista.

4.8.6.1 Site Drainage and Hydrology

Urban development within the CHU, including the cumulative projects listed in Table 4.0-2, such as the S. Santa Fe Commercial Center and Emerald Drive Subdivision, would result in alterations to existing hydrology from construction and operational activities that would have the potential to result in flooding, drainage system capacity exceedance, and increased erosion/siltation. However, most future development projects in the CHU larger than one acre, including the cumulative projects listed in Table 4.0-2, would be subject to NPDES Phase I regulations, which require analysis of changes to hydrologic regime and implementation of mitigation for conditions of concern, such as an increase in runoff volume or velocity that would result in substantial erosion. Additionally, development projects less than one acre in size would be subject to local erosion control ordinances that would minimize increases in runoff volume or velocity from the SPA compared to existing conditions. Therefore, with the implementation of NPDES storm water regulations and local erosion control ordinances, cumulative projects downstream of the SPA in the CHU would not result in alterations to the existing drainage and hydrology of the area and would not exceed storm water drainage systems, or result in increases in erosion or siltation during construction activities. Following construction, cumulative projects would be required to comply with the SUSMP requirements implemented by each jurisdiction as required by the San Diego Municipal Permit. Vista's SUSMP requirements are found in the Stormwater Manual. The SUSMP requirements would ensure that every cumulative project would maintain pre-development conditions, including velocity and rate. Therefore, the cumulative projects would be required to provide adequate drainage facilities to convey flows from the City, which would minimize the potential for flooding and downstream erosion. Therefore, the baseline cumulative impact associated with site drainage and hydrology in the CHU downstream of the SPA is less than significant. The DVSP Update would not contribute to a significant cumulative impact associated with site drainage and hydrology.

4.8.6.2 Water Quality

Urban development within the CHU, including the cumulative projects in Table 4.0-2, would result in an increase in impervious areas and activities that generate pollutants, and consequently could result in additional water quality impacts to receiving waters in the CHU. Similar to implementation of the DVSP Update, as described in Section 4.8.4.2 (Issue 2), future cumulative development projects in the CHU greater than one acre would be subject to NPDES Phase I regulations, which require that BMPs be employed to control potential effects to water quality (to the MEP). Additionally, all land disturbing activities in the City of Vista would be required to comply with Chapters 13.18 and 17.56 of the City's Municipal Code, which require erosion control measures and minimum BMPs to be implemented. Projects in the CHU located in other jurisdictions would be required to comply with the similar ordinance adopted by that jurisdiction. Implementation of water quality BMPs would ensure that temporary water quality impacts associated with construction activities would not violate water quality standards or waste discharge requirements, provide substantial additional sources of polluted runoff, or otherwise substantially degrade surface water or groundwater quality during construction. Following construction, cumulative projects would be subject to the requirements of the City's SUSMP I, or the SUSMP program in other jurisdictions, which identifies permanent BMP requirements for new development in order to protect water quality. Because future development would be required to comply with SUSMP standards, the baseline cumulative impact associated with water quality would be less than significant. The DVSP Update would not contribute to a significant cumulative impact associated with water quality.

4.8.6.3 Flood Hazard Area

According to the Carlsbad Watershed Management Plan, a significant portion of the Buena Vista Creek watershed is within the 100-year floodplain. Therefore, future development of the cumulative projects

identified in Table 4.0-2 that are within the Buena Vista Creek watershed, such as the Bobier Drive Condominiums, would have the potential to place habitable structures within the 100-year flood plain. The baseline cumulative impact associated with flood hazards would be potentially significant.

As described above in Section 4.8.4.3 (Issue 3), portions of the SPA are within the 100-year floodplain and implementation of the DVSP Update would have the potential to place habitable structures within the 100-year floodplain. However, implementation of the proposed Santa Fe detention basin would remove the SPA from the 100-year floodplain. Therefore, implementation of the DVSP Update's contribution would not be cumulatively considerable.

4.8.6.4 Ground Water Supply and Recharge

The cumulative projects listed in Table 4.0-2 would be served with water by the VID and would not utilize groundwater in the City, similar to the proposed project. Therefore, the cumulative projects would not substantially deplete groundwater. The cumulative projects would have the potential to result in new impervious surfaces that may interfere with groundwater recharge; however, similar to the SPA, the remainder of the City is nearly built out. Therefore, the increase in impervious surfaces from construction of cumulative projects in the City would not be substantial. In addition, as discussed in Section 4.8.1.3, Groundwater, groundwater in the vicinity of the SPA is not an alluvial groundwater basin as defined by the California Department of Water Resources (CDWR) and is not considered by the SDRWQCB to be a sensitive aquifer. Therefore, the cumulative projects would not substantially interfere with groundwater recharge. The baseline cumulative impact associated with flood hazards would be less than significant.

4.8.7 REFERENCES

- Carlsbad Watershed Network. 2002. *Carlsbad Watershed Management Plan, Section 4.2, Buena Vista Creek Watershed*. February. Accessed on September 16, 2009.
http://www.projectcleanwater.org/html/ws_carlsbad_plan_network_plan.html.
- City of Carlsbad, City of Encinitas, City of Escondido, City of Oceanside, City of San Marcos, City of Solana Beach, City of Vista, and County of San Diego. 2003. *Carlsbad Watershed Urban Runoff Management Program*. January.
- City of Vista. 2008a. *Mitigated Negative Declaration and Initial Study Checklist for Vista Village Plaza*. April.
- _____. 2008b. City of Vista Municipal Code, Chapter 13.18, Stormwater Management and Discharge Control Program. May 9.
- _____. 2008c. City of Vista Municipal Code, Chapter 17.56, Grading and Erosion Control. May 9.
- Construction Testing & Engineering, Inc. 2008. *Preliminary Geotechnical Investigation for the Proposed Sonic Burger, East Side of South Santa Fe Avenue Between Main Street & East Broadway, Vista, California*. October 16.
- C.W. La Monte Company, Inc. 2006. *Report of Limited Geotechnical Investigation*. November 22.
- Harrington Geotechnical Engineering, Inc. 2007. *Santa Fe Station, Soils/Geology Report*. February 27.

Oasis Int'l. Report of Interim Remedial Action. 2008. *Well Installation - Site Conceptual Model and 1st Quarter 2008 Groundwater Modeling, Circle Service Station, 648 S. Santa Fe Avenue, Vista, CA - Case #H20994-001*. April.

San Diego Regional Water Quality Control Board. 2007. *2006 Clean Water Act 303(d) List of Water Quality Limited Segments Requiring TMDLs*. June 28.

Tory R. Walker Engineering, Inc. 2008. *Conditional Letter of Map Revision – South Santa Fe Redevelopment Project*. January.

_____. 2009a. *Drainage Study for the South Santa Fe Avenue Redevelopment Area*. January 14.

_____. 2009b. *Letter of Map Revision – Santa Fe and Broadway Floodplain Correction*. January 14.

This page intentionally left blank.

4.9 LAND USE

This section addresses the relationship of the DVSP Update to existing land use plans and policies of the City. The DVSP Update is reviewed against the City's land use regulations to determine its consistency with adopted City policy documents and ordinances, including the General Plan and Zoning Code. This section also discusses and analyzes potential land use conflicts of the DVSP Update in relation to existing uses surrounding the SPA. Regional plans that affect land uses within the SPA are also discussed.

4.9.1 EXISTING CONDITIONS

The SPA is centrally located within the City. Vista is approximately 19 square miles in size, located in northern San Diego County, and is bounded by the City of Oceanside to the west, the City of Carlsbad to the southwest, the City of San Marcos to the south, unincorporated San Diego County to the east, and the unincorporated community of Bonsall to the north. The SPA is located just south of SR-78. A map of the SPA is provided in Figure 3-1 of Chapter 3.0 Project Description. The SPA is mostly developed with land uses that include mixed-use residential/retail, commercial, and residential.

4.9.1.1 Existing Land Uses

Existing land uses in the SPA include commercial, retail, medium density residential, public facilities, schools, and park. PA-1a consists of commercial land uses along Vista Village Drive and south, and residential uses to the north of Vista Village Drive. PA-1a also includes the commercial historic downtown Vista area. PA-1b contains primarily commercial development on S. Santa Fe Avenue, surrounded by multi-family residential land use. Commercial land uses include retail and automotive sales. The western portion of PA-2 is a major commercial, retail, and entertainment center know as Vista Village.

The eastern portion of PA-2 is adjacent to the historic downtown area and includes low to medium density commercial, municipal uses, offices, and recreational opportunities. PA-3 consists almost entirely of the commercial development along S. Santa Fe Avenue. PA-4 is a primarily commercial area with some residential use. The areas surrounding the SPA include a variety of land uses, such as commercial, low to medium density residential, public facilities, religious facilities, industrial, schools, and parks.

4.9.1.2 Proposed Land Uses

As described in Chapter 3.0, Project Description, each of the four planning areas of the DVSP Update feature distinct land uses, regulatory considerations, public improvements, and community design standards. The land uses permitted within each planning area are listed in Table 3-1 in Chapter 3.0, Project Description, and described in the following paragraphs.

PA-1

PA-1 would contain primarily residential and retail land uses in two areas, located at the northernmost (PA-1a) and southernmost (PA-1b) points of the SPA. Both areas serve as the gateway entry and exit points to the SPA and would provide mixed use residential and retail opportunities. PA-1a would incorporate quality design to foster connectivity between the planning area and the historic downtown area (located between Main Street and Eucalyptus Avenue).

PA-2

PA-2 is envisioned to be a Civic and Entertainment District which allows for the development of commercial services, entertainment and municipal uses. The existing water park, Buena Vista Creek Walk and the Vista Village area currently serve as an entertainment destination area, consistent with the vision for PA-2. The northern portion of the planning area would support municipal uses and would include the City Hall, a library, Wildwood Park, and Rancho Buena Vista Adobe. The southern portion of the planning area would be predominantly office and retail use.

PA-3

This area serves as a corridor to PA-1, PA-2, and PA-4 and as such, would be highly walkable and encourage efficient pedestrian movement. Land uses within this area would include small businesses, emphasizing artistic and cultural retailers, and live-work residential areas within the urban areas.

PA-4

PA-4 would contain high density commercial uses along with smaller portions of residential development. This area is to serve as Downtown Vista's primary walkable retail area and would feature upscale retailers, restaurants with outdoor dining, and large public spaces.

4.9.2 REGULATORY FRAMEWORK

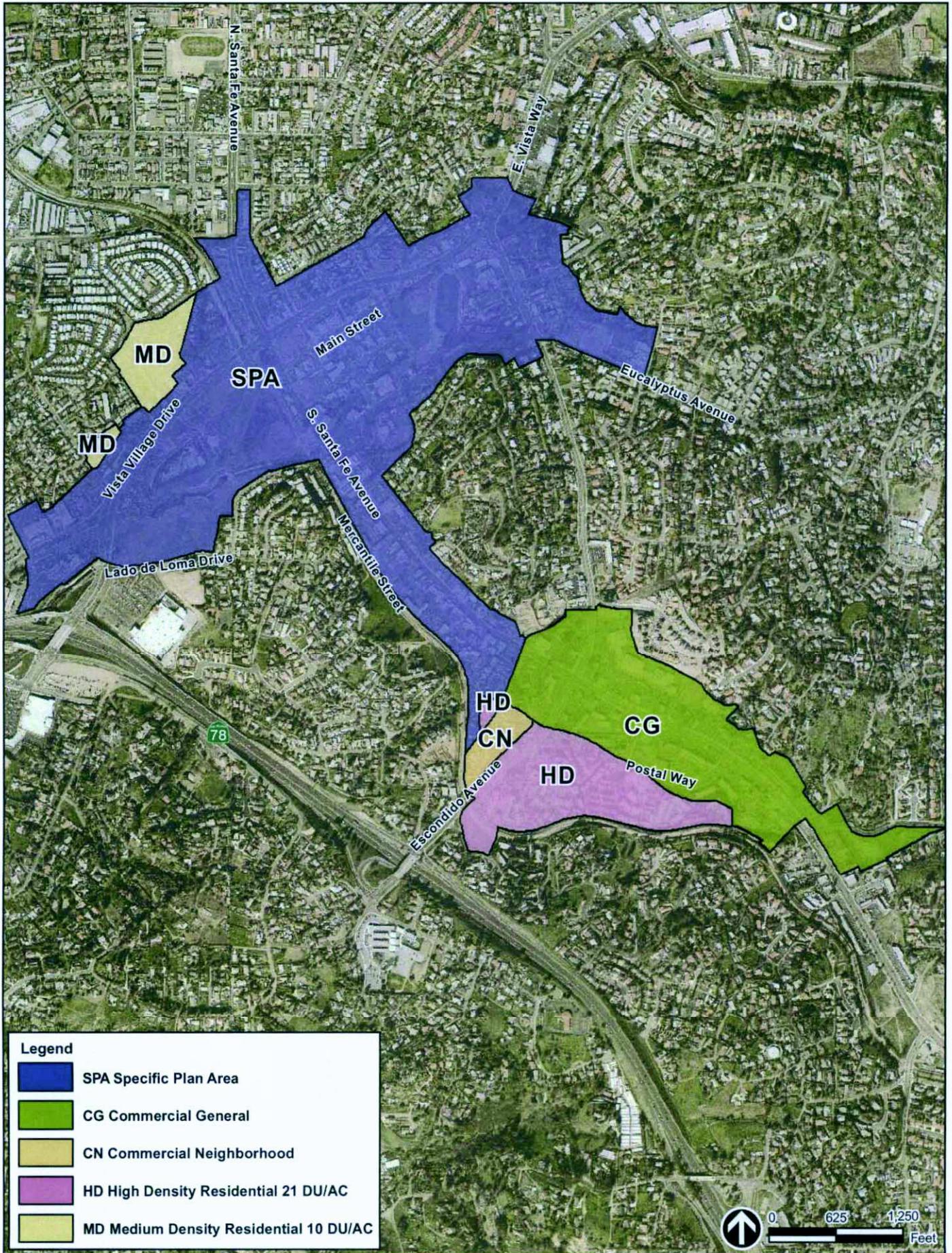
Several City plans and policies have been adopted which apply to the DVSP Update, the SPA, and the surrounding areas and resources. The pertinent plans and policies governing the SPA are discussed in the following sections.

4.9.2.1 City of Vista General Plan

California Government Code Section 65300 requires each planning agency to prepare and adopt a comprehensive, long-term General Plan for the physical boundaries which bear relationship to its planning. The General Plan is required to include a Land Use Element, which designates the proposed general location and distribution of land uses for housing, business, industry, open space, education, public buildings and grounds, and other public and private uses of land. Other elements of the General Plan are the Circulation Element, Housing Element and Community Revitalization Plan, Open Space and Recreation Elements, Safety Element, Noise Element, Conservation Element, Community Identity and Scenic Roadways Element, Community Facilities Element, and Seismic Safety Element.

The City is currently in the process of updating its General Plan. The update for the General Plan will establish the vision for the City through the year 2030. However, because the General Plan Update is still in the planning stages and has not been adopted, the DVSP Update is analyzed for consistency with the existing General Plan.

Downtown Vista is currently designated as a SPA on the General Plan Land Use Map for the existing Downtown Vista SP #26, as shown on Figure 4.9-1. The DVSP Update proposes to expand the boundaries of SP #26. For areas of proposed SPA that are within the SP #26 boundary, SP #26 land use designations supersede the General Plan land use designations. The General Plan has designated the area of the proposed SPA located outside of the SP #26 boundary as High Density Residential (HD), Medium Density Residential (MD), Commercial Neighborhood (CN), and Commercial General (CG).



Source: City of Vista; SanGIS, 2009

Land Use Element

The Land Use Element of the General Plan was adopted on March 28, 1988 by City Council Resolution 88-68. This Element forms the key to the entire General Plan document and all elements adopted along with or subsequent to the Land Use Element must be consistent with the policies and goals stated in this Element. The Land Use Element provides goals, objectives, and policies that guide City decision-makers in directing future growth and development and also regulates the types of land uses and land use intensities within the City. The incorporated area of Vista occupies approximately 19 square miles while the Vista Planning Area, as addressed in the Land Use Element, extends further to the north, east and south to encompass a total of 34 square miles. The Vista Planning Area is surrounded by the Cities of Oceanside to the west, Carlsbad to the south, San Marcos to the east and the rural communities of Bonsall and Fallbrook to the north.

The purpose of the City's Land Use Element is to provide a framework to guide the physical development of the City in a way that allows it to retain its "hometown" semi-rural image. This is accomplished through a heavy emphasis on residential land uses, which make up more than 80 percent of the land use designations within the City. The remaining designated land uses include a mixture of commercial, industrial, civic, and open space uses.

The boundary expansion proposed by DVSP Update would extend the SPA further to the southeast along S. Santa Fe Avenue to Monte Vista Drive, south along Escondido Avenue, and northwest along N. Santa Fe Avenue to W. Orange Street. The area surrounding S. Santa Fe Avenue to Monte Vista Drive is currently designated in the Land Use Element as Undeveloped, Commercial, and Mobile Home Park land uses. The area surrounding the proposed expansion along Escondido Avenue is designated in the Land Use Element as Commercial and Other Facilities, and the area along N. Santa Fe Avenue to W. Orange Street is designated as Industrial, Commercial, and Undeveloped on the General Plan Land Use Map.

Circulation Element

The City's Circulation Element (Resolution No. 2002-68, adopted February 26, 2002) identifies the circulation systems necessary to serve the land uses permitted through the Land Use Element. The focus of the Circulation Element is to define the transportation needs of the City and present a comprehensive transportation plan to accommodate those needs. The plan is based on a set of circulation-related goals designed to support the City's General Plan objectives. The goals and policies of this element discuss such aspects as Local Transportation Routes, Regional Transportation, Truck Circulation, Public Transportation, Bicycle and Pedestrian Facilities, and Parking. The main Circulation Element roadways that serve the SPA include Olive Avenue (Minor Arterial), W. Vista Way (Prime Arterial), Vista Village Drive (Prime Arterial and Major Arterial), E. Vista Way (Prime Arterial), S. Santa Fe Avenue (Prime Arterial), Eucalyptus Avenue (Minor Arterial), Escondido Avenue (Major Arterial), and SR-78 (Freeway). Refer to Section 4.14, Traffic, for additional information and discussion regarding transportation facilities and traffic conditions in the SPA.

Conservation Element

The Conservation Element (Resolution No. 1984-54) identifies the physical resources of the City that are of environmental concern. This element contains goals and policies that address such topics as water resources, soil conservation, mineral resources, flood control, solar energy, reclamation of land, and air quality. Portions of Buena Vista Creek east of the City and west of Melrose Drive are identified as an environmental resource in this element. A portion of Buena Vista Creek traverses the northern portion of SPA from northeast to southwest. Refer to Section 4.2, Air Quality; Section 4.6, Geology and Soils; and Section 4.8, Hydrology/Water Quality, for other specific information regarding water resources and flood control, soil, and air quality.

Community Facilities Element

The Community Facilities element (Resolution No. 1990-212) identifies city-wide public facility standards and sets specific performance criteria for the completion of public facilities. It sets forth ordinances to ensure that adequate public facilities of sufficient capacity are in place to accommodate anticipated growth, and the extension and provision of infrastructure throughout the City. It also establishes policies that guide City officials in the early decision making process regarding development approvals and public facility standards.

Community Identity/Scenic Roadways Element

The Community Identity and Scenic Roadways Element (Resolution No. 1998-12) identifies the unique characteristics and cultural and historic heritage of the City, defines the planning areas that are distinct neighborhoods, defines the visual and aesthetic qualities of transportation routes that link these planning areas, and specifies goals and objectives. The overall goal of the element is to “preserve the semi-rural legacy of historic Vista by: protecting the City’s unique neighborhoods; maintaining and enhancing the natural and scenic resources; and preserving the community’s cultural and historical heritage while promoting responsible economic development, which includes the revitalization of the “downtown Village”. The Community Identity Element presents 18 city-wide objectives to implement the overall goal of the element, and defines eight distinct neighborhoods as Planning Areas (PA). As identified in this element, the SPA is located within PA 7 (Vista Village - as defined by Specific Plan #26), PA-8 (Mar Vista/Sunset/Carriage Hills), and PA-5 (S. Santa Fe Avenue defines the western edge of this area with PA-8 immediately adjacent to the west). These PAs consist of a diversity of housing types, commercial uses along the major thoroughfares, and commercial retail, offices, municipal, and recreational uses throughout the “historic” downtown area. Portions of Alta Vista Drive and E. Vista Way (a portion of which is now Vista Village Drive) are identified as scenic roadways within PA-7.

4.9.2.2 SP #26

SP #26 is the adopted plan in place for most of the proposed SPA. SP #26 establishes land uses permitted in the downtown area, and design and development guidelines for each land use. The proposed DVSP Update would replace Specific Plan #26. The areas of the proposed SPA that are within the boundaries of SP #26 are designated Civic Activity (CA), Commercial Downtown Zone (CD), Central Business District (CBD), and Mixed Use Residential (MUR) by SP #26.

4.9.2.3 City of Vista Zoning Ordinance

The Zoning Ordinance, codified in Title 18 of the Vista Municipal Code, is consistent with the City’s General Plan and is the primary implementation tool for the Land Use Element. Zoning regulations for the City are adopted and established to serve the public health, safety, and general welfare and to provide the economic and social advantage resulting from an orderly use of the land resources. The Zoning Ordinance and Map identify specific types of land uses, intensity of uses, and development performance standards applicable to specific areas and parcels of land within the City. The SPA is currently zoned as a CBD.

4.9.2.4 North County MHCP

The North County MHCP is a comprehensive multi-jurisdiction planning program under the State NCCP Act designed to create, manage, and monitor an ecosystem preserve in northwestern San Diego County. It is one of three large habitat conservation planning programs in the region, each of which constitutes a “subregional” plan under the State of California’s NCCP Act of 1991. Together with the other two

subregions, the North County MHCP contributes to a coordinated preserve system for the San Diego region and southern California.

The North County MHCP encompasses the cities of Carlsbad, Encinitas, Escondido, Oceanside, San Marcos, Solana Beach, and Vista. Each City is required to implement a subarea plan that describes the specific policies that each City will institute for the North County MHCP. The North County MHCP was approved by SANDAG in April 2003; however, the City's Subarea Plan is currently in preparation.

The North County MHCP includes Focused Planning Areas (FPAs) which are represented by a combination of "hardline" preserves, indicating lands that will be conserved and managed for biological resources, and "softline" planning areas, within which preserve areas will ultimately be delineated based on further data and planning. The FPAs delineated in the North County MHCP are target areas for conservation planning purposes to be incorporated into the jurisdiction's subarea plans for perpetual conservation. The proposed SPA is not located within a North County MHCP FPA.

The North County MHCP includes adjacency standards to address development that is planned near FPA preserve areas. The adjacency standards for new development focus on avoidance and minimization of impacts to biological resources within the preserve from new development, and retention of core areas and functional linkages. However, the proposed SPA is not located adjacent to any FPA preserve areas and, therefore, the North County MHCP adjacency guidelines would not apply.

4.9.2.5 Other Applicable Plans

The SPA is located within the boundaries of the following regional plans: the San Diego Regional Air Quality Strategy (RAQS); SANDAG Congestion Management Program (CMP); the SANDAG Regional Comprehensive Plan (RCP); the Regional Transportation Plan (RTP); the Water Quality Control Plan for the San Diego Basin (Basin Plan); and the Carlsbad Watershed Urban Runoff Management Program (WURMP).

Regional Air Quality Strategy

Under the requirements of the California Clean Air Act (CCAA), each local air district is required to develop its own strategies to achieve both state and federal air quality standards for its air basin. The SDAPCD developed *The San Diego Air Basin 2009 Regional Air Quality Strategy Revision*. The RAQS was developed pursuant to CCAA requirements and identifies feasible emission control measures to provide progress in San Diego County toward attaining the State O₃ standard. The pollutants addressed are VOCs and NO_x, precursors to the photochemical formation of O₃ (the primary component of smog). The RAQS control measures focus on emission sources under the SDAPCD's authority, specifically stationary emission sources (such as power plants, manufacturing and industrial facilities) and some area-wide sources (such as water heaters, architectural coatings, and consumer products). The RAQS was initially adopted by the SDAPCD in 1992 and has been updated on a triennial basis, in accordance with State requirements. The latest version of the RAQS was adopted by the SDAPCD in 2009.

Congestion Management Program

On November 7, 2008, the SANDAG Transportation Committee approved the final 2008 CMP. The purpose of the state-mandated CMP is to monitor roadway congestion and assess the overall performance of the region's transportation system. Based upon this assessment, the CMP contains specific strategies and improvements to reduce traffic congestion and improve the performance of a multi-modal transportation system. Examples of strategies include increased emphasis on public transportation and

rideshare programs, mitigating the impacts of new development, and better coordinating land use and transportation planning decisions.

Regional Comprehensive Plan

The RCP, adopted by SANDAG in July 2004, serves as the long-term planning framework for the San Diego region. It provides a broad context in which local and regional decisions can be made that move the region toward a sustainable future. The RCP integrates local land use and transportation decisions, and focuses attention on where and how growth should occur. The RCP contains an incentive-based approach to encourage and channel growth into existing and future urban areas and smart growth communities.

The various chapters of the RCP address each of the major elements of planning for the San Diego region: urban form, transportation, housing, healthy environment, economic prosperity, public facilities, and border issues. Each chapter begins with a vision for the San Diego region in 2030 and includes a description of existing conditions, existing plans and programs, an analysis of key issues, and recommended goals, policies objectives, and actions.

Regional Transportation Plan

The RTP, also known as MOBILITY 2030, serves as a blueprint to address the mobility challenges created by the San Diego region's growing population and employment. It contains an integrated set of public policies, strategies, and investments to maintain, manage, and improve the transportation system in the region. The 2030 RTP was approved on March 28, 2003. Changes in anticipated cost and revenue have resulted in an update of the RTP that was approved by the SANDAG Board of Directors in 2006. Additional updates and approvals were obtained in late 2007, to incorporate a new regional growth forecast, strategic initiatives and several other white papers on topics not previously covered in the RTP.

Basin Plan

The Basin Plan sets forth water quality objectives for constituents that could potentially cause an adverse effect or impact on the beneficial uses of water. The Basin Plan incorporates by reference all applicable State Water Resources Control Board and SDRWQCB plans and policies. Federal law requires that the Basin Plan be reviewed every three years. Specifically, the Basin Plan is designed to accomplish the following:

- Designate beneficial uses for surface and ground waters,
- Set the narrative and numerical objectives that must be attained or maintained to protect the designated beneficial uses and conform to the state's antidegradation policy,
- Describe implementation programs to protect the beneficial uses of all waters within the region, and
- Describe surveillance and monitoring activities to evaluate the effectiveness of the Basin Plan.

Carlsbad WURMP

The goal of the Carlsbad WURMP is to positively impact the water quality of the receiving waters in the CHU. This goal and its supporting objectives and activities described in the WURMP comply with the waste discharge requirements of the SDRWQCB Order No. R9-2001-01. The eight jurisdictions that make up the CHU, including the City, collectively developed the Carlsbad WURMP to address the complex water quality issues represented by the diverse environment of the CHU. In compliance with Order No. R9-2001-01 and to improve the watershed's water quality, the Carlsbad WURMP identifies and prioritizes the water quality issues that need to be addressed and designates an overarching goal of a

positive impact to the water quality in the receiving waters of the CHU. To achieve the goal and its attendant objectives, the WURMP includes a work plan that prescribes the activities that will be undertaken by the watershed co-permittees.

4.9.3 IMPACT SIGNIFICANCE CRITERIA

Implementation of the DVSP Update would result in a significant direct impact related to land use if it would:

1. Result in a substantial conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect;
2. Result in a substantial physical effect on the environment or persons occupying nearby property resulting from actions that are inconsistent with established City land use regulations or policies;
3. Result in the physical division of an established community; and/or
4. Result in a substantial physical conflict with existing adjacent land use, including substantial incompatibility with significant wildlife, recreation, resource production, and hazard areas.

4.9.4 METHOD OF ANALYSIS

The section below gives full consideration to the development of the SPA and acknowledges the physical changes to the existing setting that would result from implementation of the proposed project. Impacts to the existing environment were determined by comparing the proposed DVSP Update to existing regional and local planning documents and existing land uses in the SPA and analyzing whether or not the DVSP Update would be consistent with the applicable goals and policies of each plan, as well as the existing land uses within and adjacent to the SPA.

4.9.5 PROJECT IMPACTS AND MITIGATION

4.9.5.1 Issues 1 and 2 – Land Use Plan, Policy, and Regulation Consistency

Would implementation of the DVSP Update result in a substantial conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the SPA adopted for the purpose of avoiding or mitigating an environmental effect?

Would implementation of the DVSP Update result in a substantial physical effect on the environment or persons occupying nearby property resulting from actions that are inconsistent with established land use regulations or policies?

IMPACT ANALYSIS

As discussed in Section 4.9.1, Existing Conditions, applicable land use plans, policies, and regulations include the City's General Plan, the City's Zoning Ordinance, the MHCP, and other regional plans including the RAQS, CMP, RCP, and the Basin Plan. In the following sections, the consistency of the DVSP Update is discussed for each of the above-listed land use plans, policies, and regulations.

General Plan

As discussed in Section 4.9.2.1 above, the General Plan provides the framework for the City's long range planning vision. Physical characteristics of the City's long range planning vision are contained in the General Plan's Land Use Element.

The proposed DVSP Update would require an amendment of the General Plan in order to (1) change the General Plan land use designations of parcels of land located outside of the SP #26 boundaries from the current General Plan land use designations of CG, CN, HD, and MD to "Mixed-Use"; and (2) amendments of the General Plan Housing Element, Circulation Element and other related conforming amendments to the General Plan and Land Use Map in order that the Downtown Specific Plan and the General Plan, as amended, are internally consistent. With the adoption of the General Plan Amendment as part of project approval, the DVSP Update would be consistent with the General Plan.

Table 4.9-1 identifies the goals, objectives, and guidelines found in the various elements of the General Plan that are relevant to the DVSP Update. The table also provides an evaluation of the project's consistency with these goals, objectives and policies.

Consistency Analysis

As shown in Table 4.9-1, implementation of the DVSP Update would be consistent with all General Plan goals and policies, with the exception of the policies relating to traffic. Implementation of the DVSP Update would not be consistent with Goal 1, Policy 1.2, or Policy 1.7 of the Circulation Element and Criterion E of the Community Facilities Element because implementation of the DVSP Update would result in the following intersections operating at a LOS of E or F:

- S. Santa Fe Avenue/Main Street (LOS F, AM and PM Peak Hours)
- S. Santa Fe Avenue/E. Broadway (LOS F, AM and PM Peak Hours)
- S. Santa Fe Avenue/Guajome Street (LOS F, AM and PM Peak Hours)
- Pala Vista Drive/S. Santa Fe Avenue (LOS F, AM and PM Peak Hours)
- Vale Terrace/Vista Way (LOS E, AM and PM Peak Hours)
- Escondido Avenue/Postal Way (LOS E, PM Peak Hour)
- Melrose Drive/Olive Avenue (LOS E, PM Peak Hour)
- Escondido Avenue/S. Santa Fe Avenue (LOS F, PM Peak Hour)
- Escondido Avenue/Eucalyptus Avenue (LOS F, PM Peak Hour)

Implementation of mitigation measures *Tra-1* through *Tra-10* in Section 4.14, Traffic, would minimize impacts to the extent feasible; however, two intersections would continue to operate at a LOS below D: Santa Fe Avenue/E. Broadway and Santa Fe Avenue/Guajome Street.

City of Vista Zoning Ordinance

As discussed in Section 4.9.2.2 above, the DVSP Update is replacing and expanding the current Downtown Vista SP #26 Area. According to the Zoning Ordinance, development standards for property within a SPA shall be established by a specific plan and permitted uses with a SPA shall be defined by the adoption of a specific plan.

Consistency Analysis

The existing zoning classifications for the SPA of CBD, would be repealed prior to the adoption of the DVSP Update and replaced with a Mixed-Use designation. The adoption of the DVSP Update and corresponding zoning classification change would ensure consistency with the Zoning Ordinance.

Table 4.9-1. Relevant General Plan Goals, Objectives and Policies and DVSP Update Consistency

General Plan Page #	General Plan Goal, Objective, or Policy	DVSP Update Consistency Evaluation
Land Use Element		
<i>Land Use Goal – SPAs</i>		
36	<p>Goal: Provide a flexible planning process for specific portions of the City’s Planning Area that will enable the City to apply development and land use standards to a designated land area that will be a major benefit to the community as a whole. Such a process may provide for the preservation of significant natural features, the establishment of specific design elements in a particular area, and/or the establishment of a method for development and financing of necessary public improvements and infrastructure in an area that may be subject to development or redevelopment.</p>	<p>The primary goal of the DVSP Update is to stimulate reinvestment in older and underutilized properties to provide housing and commercial uses that would result in the re-creation of a dynamic downtown area, which would benefit the entirety of the City. One of the guiding principles of the DVSP Update is to encourage the conservation of resources in the natural and man-made environment through sustainable development principals. The DVSP Update also establishes specific design and development guidelines for each of the four Planning Areas within the SPA. Finally, the DVSP Update includes a summary of financing mechanisms that could be employed to implement the public improvements contained within the DVSP Update. Therefore, the DVSP Update meets all of the requirements of SPA Goal for a flexible planning process and would not conflict with this goal.</p>
<i>Objective 50 and Policies 50.1, 50.2, 50.3, and 50.4</i>		
36	<p>Objective 50: The “SPA” (SPA) Designation is to provide greater flexibility and adaptability for implementation of the Land Use Designation of the General Plan. This designation may be applied to any land area within the City or its planning area where a specific plan is currently applicable or where specific conditions need be made applicable to a given land area for its development.</p> <p>The application of the Specific Planning Area is not limited to those that may be shown on the Land Use Map of the General Plan. Additional areas may be defined by the City or may be requested by the land owners/property owners. If a new specific plan area is proposed, its application shall be in accordance with the provisions of the California Government Code, Section 65450 et seq. In addition, its approval may require designation on the Land Use Plan and in the Land Use Text, defining the location of the project, the character of the intended development, proposed land uses and intensities, and pertinent conditions or restrictions on development, and demonstration of how the proposed SPA furthers the goals and objectives of the General Plan more effectively than existing conditions (designations).</p>	<p>In accordance with Government Code Section 65450 et seq, Section 2, Specific Plan Orientation, and Section 3.0, Area-wide Design and Development Plan, of the DVSP Update describes the distribution, location, and extent of the uses of land, including open space, within the area covered by the plan. Section 3.0 also includes the proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan. Sections 3.0 and 4.0 of the DVSP Update, the Design and Development Plans, include the standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable. Section 5.0, Implementation and Administration, describes the implementation program including regulations, programs, public works projects, and financing measures necessary to carry out the proposed land uses and public services improvements. Section 5.0 also includes a statement of the relationship of the specific plan to the general plan. The consistency of the DVSP Update with the goals and objectives of the General Plan is included in this section of the PEIR. Section 1.0 of the DVSP Update, Specific Plan Vision, outlines the guiding principles of the DVSP Update that would improve the downtown area compared to existing conditions. Therefore, implementation of the DVSP Update would not conflict with Objective 50.</p>

Table 4.9-1. Continued

General Plan Page #	General Plan Goal, Objective, or Policy	DVSP Update Consistency Evaluation
36	<p>Policy 50.1: SPAs shall be applied to development proposals to analyze applicable zoning regulations, development standards, land uses densities, land use intensities and utilities capacities tailored to the need and unique characteristics of a particular area. Generally, SPA's should be applied to larger areas where a significant community benefit can be demonstrated.</p>	<p>The DVSP Update would cover approximately 275 acres of central Vista. This portion of Vista, surrounding the S. Santa Fe Avenue and Mercantile Street area, is a unique area, and is one of the City's oldest, established commercial business districts. Implementation of the DVSP Update would provide development standards to this area, promoting cohesion between adjacent land uses, which would benefit the entire community of Vista. Therefore, implementation of the DVSP Update would not conflict with Policy 50.1.</p>
37	<p>Policy 50.2: Specific Plans shall not be utilized in such a manner as to circumvent or modify the character or intent of land use and development regulations, land use designation and/or City Goals and Objectives. Rather, they shall be reserved for those proposals that are ideally suited for the comprehensive planning process involved in furthering the implementation of the General Plan.</p>	<p>The DVSP Update design guidelines have been developed to preserve the existing elements of the Downtown area, with emphasis placed on retaining the historic and cultural features which define and contribute to the unique identity of Downtown Vista. The DVSP Update would not modify the character or intent of land use and development regulations, land use designation and/or City Goals and Objectives. Therefore, implementation of the DVSP Update would not conflict with Policy 50.2.</p>
A4	<p>Policy 50.3 (Amended): Specific criteria to evaluate the qualifications of a site for a specific plan area or a specific plan shall be established that shall include, but not necessary be limited to one or more of the following:</p> <ol style="list-style-type: none"> 1. Should be of sufficiently large area to take advantage of density transfers where appropriate, thereby preserving significant open space areas within the Specific Plan. 2. Should have unique physical characteristics, such as uneven terrain or hillside areas that, without a Specific Plan, might not be effectively protected and incorporated into the development plan; 3. Should be of sufficient area that lends itself to a comprehensive site design utilizing a combination of attractive landscaping and open space amenities left in their natural condition; 4. Should be of sufficient area and nature that lends itself to long-term development phasing (e.g., in excess of five years) which can effectively be monitored and controlled; and 5. Should require flexibility in site planning to deal with compatibility with different surrounding land uses and extensive public improvement requirements. 	<p>The area covered by the DVSP Update meets the four criteria for the use of a Specific Plan:</p> <ol style="list-style-type: none"> 1. The DVSP Update incorporates areas of open space to complement and offset the high density development proposed for the area. Currently, the SPA is almost entirely developed and no areas within the Specific Plan are designated as open space. As described in Section 4.13, Recreation, the DVSP Update would maintain the existing parks in the SPA and the plan's design and development guidelines for all development, and guidelines specific to certain land uses, would encourage the creation of new public open spaces as part of future development. Refer to Section 4.13 for a detailed description of the recreational opportunities accommodated by the DVSP Update. 2. No unique natural physical characteristics currently exist in the SPA, with the exception of Buena Vista Creek Walk. As described in Section 4.13, Recreation, Buena Vista Creek Walk would remain under the DVSP Update. Additionally, the historic downtown area may be considered a unique characteristic of the SPA. The DVSP Update includes a Character Overlay Zone in Section 4.1 that would apply special development standards and design guidelines that would preserve and enhance the unique character, ambiance, and general design of the historic area. 3. As described above in Policy 50.1, the SPA covers approximately 275 acres of Vista, in an established commercial business district. The DVSP Update landscape guidelines would promote the use of attracting landscaping.

Table 4.9-1. Continued

General Plan Page #	General Plan Goal, Objective, or Policy	DVSP Update Consistency Evaluation
		<p>4. The DVSP Update provides the opportunity for focused development over a 20-year planning period.</p> <p>5. As described in Section 4.9.5.3, Issue 4, all of the land uses proposed in the DVSP Update are compatible with surrounding land uses. The DVSP Update includes plans for several public improvements, including upgrades to water, sewer and traffic circulation systems. Additionally, the DVSP Update includes plans for streetscape improvements consisting of sidewalks, lighting, signage, and street furniture. Section 4.0 of the DVSP Update outlines the land uses that would be permitted and encouraged in each planning area, but does not designate where within the planning area these land uses would be located. Therefore, the DVSP Update includes flexibility in site planning to deal with compatibility between future development and existing land uses and public improvements.</p> <p>Therefore, implementation of the DVSP Update would not conflict with Policy 50.3.</p>
37	<p>Policy 50.4: All specific plans shall be reviewed and considered for approval or denial by the Planning Commission and the City Council, in accordance with the provisions of Government Code, Section 65450 et. Seq., and those set forth herein. In its consideration the Council shall not only review a proposed specific plan for compliance with the requirements of the Government Code, but also for compliance with the following:</p> <ul style="list-style-type: none"> a. Appropriate protection of natural resources and unique or significant terrain features where applicable. b. Man-made cut and fill slopes shall be minimized or appropriately landscaped so that terrain features appear as "natural" as feasible. c. Open space areas if present shall be identified and adequate measures taken to provide for their preservation and/or enhancement as wildlife habitat. d. Design standards, construction regulations, and building standards shall be established extent to ensure compatibility with environment. e. Adequate pedestrian and vehicular circulation measures shall be provided to ensure proper and safe access for the project's residents and surrounding community. f. Necessary public facilities, services and infrastructure shall be provided that are adequate to serve the needs of the planning area. g. The specific plan shall provide for the implementation of the General Plan and its goals and objectives. 	<ul style="list-style-type: none"> a) No unique natural physical characteristics currently exist in the SPA, with the exception of Buena Vista Creek Walk. As described in Section 4.13, Recreation, Buena Vista Creek Walk would remain under the DVSP Update. b) The SPA does not contain any natural slopes. Therefore, this criterion does not apply. c) Currently, the SPA is almost entirely developed and no areas within the Specific Plan are designated as open space. As described in Section 4.13, Recreation, the DVSP Update would maintain the existing parks in the SPA and the plan's design and development guidelines for all development, and guidelines specific to certain land uses, would encourage the creation of new public open spaces as part of future development. Refer to Section 4.13 for a detailed description of the recreational opportunities accommodated by the DVSP Update. d) Sections 3.0 and 4.0 of the DVSP Update, the Design and Development Plans, include the standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable. Implementation of the DVSP Update would provide development standards that would promote cohesion between adjacent land uses. e) Refer to Section 4.14.5.2, Issue 4 – Increase Hazards. Implementation of the DVSP Update would not result in an increase in traffic hazards due to a design feature or incompatible uses. Additionally, The pedestrian circulation guidelines for commercial development require safe,

Table 4.9-1. Continued

General Plan Page #	General Plan Goal, Objective, or Policy	DVSP Update Consistency Evaluation
		<p>convenient pedestrian links;</p> <p>f) Refer to Section 4.12, Public Services. With mitigation, implementation of the DVSP Update would not result in a significant impact to police, fire, or public school services. Additionally, refer to Section 4.15, Utilities. Implementation of the DVSP Update would provide adequate water supply, wastewater infrastructure, storm water facilities, natural gas, electricity, and telecommunications facilities, and would be served by a landfill with sufficient permitted capacity to accommodate future solid waste disposal needs associated with the DVSP Update. Implementation of the DVSP Update would be consistent with this criterion.</p> <p>g) Section 5.0 of the DVSP Update, Implementation and Administration, describes the implementation program including regulations, programs, public works projects, and financing measures necessary to carry out the proposed land uses and public services improvements.</p> <p>Implementation of the DVSP Update would result in a conflict with Policy 50.4f, but would not result in a conflict with any other measure in this policy.</p>
42	<p>Specific Plans: The City encourages the use of Specific Plans under the following conditions:</p> <ol style="list-style-type: none"> 1. Where the territory in question has two or more property owners or where the territory is five acres or larger and contemplates two or more development types. 2. Where topographical or physical land circumstances make traditional zoning applicability undesirable. 3. Where General Plan designations divide property and a transition between land uses is desired. 4. Where property lines or lot sizes and/or shapes are such that applicable zoning regulations are impractical or undesirable. 	<p>Implementation of the DVSP Update would replace an existing SPA and incorporated surrounding areas with similar land uses. Therefore, use of a specific plan in the SPA area is appropriate.</p>
Circulation Element		
Goal 1 and Policies 1.2, 1.3, 1.7, 1.8, and 1.9		
35	<p>Goal 1: Provide a system of roadways that meets the needs of the community.</p>	<p>As identified in Section 4.14, the DVSP Update would cause or contribute to direct and cumulative traffic impacts that would result in the deterioration of LOS standards at several intersections:</p> <ul style="list-style-type: none"> • Santa Fe Avenue/Main Street (LOS F, AM and PM Peak Hours) • Santa Fe Avenue/E. Broadway (LOS F, AM and PM Peak Hours) • Santa Fe Avenue/Guajome Street (LOS F, AM and PM Peak Hours) • Pala Vista Drive/Santa Fe Avenue (LOS F, AM and PM Peak Hours)

Table 4.9-1. Continued

General Plan Page #	General Plan Goal, Objective, or Policy	DVSP Update Consistency Evaluation
		<ul style="list-style-type: none"> • Vale Terrace/Vista Way (LOS E, AM and PM Peak Hours) • Escondido Avenue/Postal Way (LOS E, PM Peak Hour) • Melrose Drive/Olive Avenue (LOS E, PM Peak Hour) • Escondido Avenue/Santa Fe Avenue (LOS F, PM Peak Hour) • Escondido Avenue/Eucalyptus Avenue (LOS F, PM Peak Hour) <p>In order to mitigate for these impacts, the DVSP Update would be required to either implement mitigation measures <i>Tra-1</i> through <i>Tra-10</i>, which detail necessary improvements to the intersections operating at an unacceptable LOS. With mitigation, two intersections would still operate at unacceptable LOS and would not meet the standard identified in this policy: Santa Fe Avenue/E. Broadway and Santa Fe Avenue/Guajome Street. Implementation of the DVSP Update would not be consistent with Goal 1.</p>
35	<p>Policy 1.2: Maintain no worse than a Level of Service "D" at all intersections and roadway segments during peak hour.</p>	<p>Refer to Circulation Element Goal 1. Even With mitigation, two intersections would operate at an unacceptable LOS and would be overloaded by implementation of the DVSP Update: Santa Fe Avenue/E. Broadway and Santa Fe Avenue/Guajome Street. Implementation of the DVSP Update would result in a conflict with Policy 1.2.</p>
36	<p>Policy 1.7: Require necessary conditions of approval on development projects to achieve LOS standards prescribed in this Element.</p>	<p>Refer to Circulation Element Goal 1. Even with mitigation, two intersections would operate at an unacceptable LOS and would be overloaded by implementation of the DVSP Update: Santa Fe Avenue/E. Broadway and Santa Fe Avenue/Guajome Street. Implementation of the DVSP Update would result in a conflict with Policy 1.7.</p>
36	<p>Policy 1.8: All new development projects shall be required to participate in the City's transportation fee programs. These fee programs shall be designed to ensure that all development projects fund their fair share of the necessary long-term transportation improvements identified in this Element.</p>	<p>The DVSP Update would participate in the City's transportation fee programs, as required. Therefore, the DVSP Update would not conflict with Policy 1.8.</p>
36	<p>Policy 1.9: All new development projects shall be required to either fund or install their fair share of all required feasible transportation improvements necessary to achieve the target level of service identified in this Element as mitigation for the direct impacts on the circulation network from their project.</p>	<p>As discussed in Section 4.14, the DVSP Update would be required to either implement or make fair-share contributions to improvements to the intersections that are operating at an unacceptable LOS. This would improve the delay at these intersections to predevelopment conditions or better. Therefore, the DVSP Update would be consistent with this policy.</p>

Table 4.9-1. Continued

General Plan Page #	General Plan Goal, Objective, or Policy	DVSP Update Consistency Evaluation
<i>Policy 5.6</i>		
39	<p>Policy 5.6: Coordinate with NCTD to maintain and upgrade transit stops to provide safe, attractive, and clearly identifiable stops throughout the community.</p>	<p>The Vista Transit Center, located in the SPA, provides bus and Sprinter rail service. Another Sprinter Station is located on Escondido Avenue and bus stops are located throughout the SPA. The following design and development guidelines from Section 3.0 of the DVSP Update would enhance transit facilities in the SPA:</p> <ul style="list-style-type: none"> • Areas near transit centers and along transit routes should be enhanced with pedestrian and bicycle facilities and landscaping. • Bus shelters should be as transparent as possible from the ground level up in all directions to increase unobstructed visibility. <p>Therefore, implementation of the DVSP Update would be consistent with Policy 5.6.</p>
<i>Goal 6 and Policies 6.4 and 6.12</i>		
39	<p>Goal 6: Develop an efficient bicycle and pedestrian circulation system that encourages use of these facilities for recreation and to provide an alternative form of transportation.</p>	<p>The following design and development guidelines from Section 3.0 of the DVSP Update would develop an efficient bicycle and pedestrian circulation system that encourages use of these facilities:</p> <p>Section 3.8.1, Area-wide Guidelines</p> <ul style="list-style-type: none"> • General Design Objectives <ul style="list-style-type: none"> - Areas near transit centers and along transit routes should be enhanced with pedestrian and bicycle facilities and landscaping. - A minimum 5-foot wide sidewalk shall be provided along the full length of a building's facade. For multi-tenant buildings, a minimum 8-foot wide sidewalk shall be provided along the full length of the building's facade <p>Section 3.8.2, General Commercial</p> <ul style="list-style-type: none"> • Building siting and design should encourage pedestrian activity. • Development should provide site amenities and other design features that encourage pedestrian use. • Site access and internal circulation should promote safety, efficiency, convenience, and minimize conflict between vehicles and pedestrians. • Pedestrian activity areas should provide site amenities such as seating areas, public art, water features and other appropriate amenities that encourage pedestrian utilization. • Pedestrian activity areas should provide a sufficient level of shade for users. Landscaping, canopies or other methods of providing shaded areas are strongly encouraged. • Access to bus stops should be integrated into the pedestrian circulation network • Bicycle racks should be provided and be easily accessible from the street and pedestrian routes. • Unobstructed visibility and clear delineations between pedestrian paths and vehicular travel aisles

Table 4.9-1. Continued

General Plan Page #	General Plan Goal, Objective, or Policy	DVSP Update Consistency Evaluation
		<p>should be provided. Use of landscaping, walkways, and decorative hardscape to delineate pedestrian circulation is encouraged.</p> <ul style="list-style-type: none"> • Safe, convenient pedestrian links should be designed between parking areas and businesses. <p>Section 3.8.4, Residential Design Guidelines</p> <ul style="list-style-type: none"> • Access to bus stops should be integrated into the pedestrian circulation network. • Bicycle racks should be provided and be easily accessible from the street and the pedestrian routes. <p>Section 3.8.5, Public Space Guidelines</p> <ul style="list-style-type: none"> • Clearly defined pedestrian walkways or paths should be provided from the bus stop to adjacent commercial or residential areas. <p>Therefore, implementation of the DVSP Update would not conflict with Goal 6.</p>
40	Policy 6.12: Require developers and public agencies to install bicycle friendly racks where appropriate.	Refer to Goal 6. Bicycle racks are required in the general design objectives of the DVSP Update and specifically for residential and commercial development. Therefore, implementation of the DVSP Update would not conflict with Policy 6.12.
Goal 7 and Policies 7.1 and 7.5		
41	Goal 7: Provide an adequate supply of well-designed and convenient parking facilities.	Refer to Section 4.14.5.4, Issue 6 – Parking Capacity. Implementation of the DVSP Update would provide adequate parking supply in the SPA, as well as reduce demand for parking by encouraging mixed-use, transit oriented development. Therefore, implementation of the DVSP Update would not conflict with Goal 7.
41	Policy 7.1: Provide sufficient on- and off-street parking.	Refer to Section 4.14.5.4, Issue 6 – Parking Capacity. Implementation of the DVSP Update would provide adequate parking supply in the SPA, as well as reduce demand for parking by encouraging mixed-use, transit oriented development. Therefore, implementation of the DVSP Update would not conflict with Policy 7.1.
Conservation Element		
Water and Hydraulic Force Policy (d)		
4	Policy d: Temporary erosion control procedures shall be applied to all grading and construction projects prior to the establishment of permanent measures.	As described in Section 4.8.4.1, Hydrology and Water Quality Issue 1, all future development under the DVSP Update would be required to comply with the City’s Grading and Erosion Control Ordinance No. 2008-13, set forth in Chapter 17.56 of the City’s Municipal Code. The ordinance required that, prior to all land-disturbing activities, an erosion control plan must be prepared and submitted for approval. The plan must indicate proposed measures for the control of runoff, erosion and sediment movement from any SPA proposed for development within the SPA. The erosion control plan shall be prepared and signed by a registered civil engineer licensed to practice in the State of California. Therefore, implementation of the DVSP Update would be consistent with Policy d.

Table 4.9-1. Continued

General Plan Page #	General Plan Goal, Objective, or Policy	DVSP Update Consistency Evaluation
Community Facilities Element		
<i>Policies A, C, and G</i>		
4	Policy A: The proponent of a development, redevelopment or rezoning proposal shall present evidence satisfactory to the appropriate body or agency that the required public services will, in fact, be provided in a timely manner to the satisfaction of the City Council.	Section 3.0 of the DVSP Update, the Area-wide Design and Development Plan, includes the domestic water, sewer, and storm water plans that would serve future development under the DVSP Update. These plans are provided in the PEIR as Figures 3-7, 3-8, and 3-9, respectively. Section 5.0 of the DVSP Update, Implementation and Administration, identifies the potential funding and financing mechanisms that could be employed to provide the necessary public services to support future development. Therefore, implementation of the DVSP Update would comply with Policy A.
4	Policy C: Cumulative impacts shall be given strong consideration and mitigation measures shall be included in the conditions of approval. Such impacts may include, but are not limited: to road congestion, off-site and on-site improvements, and drainage impacts downstream.	Cumulative impacts are considered for all of the environmental topics considered in this PEIR, including cumulative impacts to road congestion and drainage impacts to downstream of the SPA. The public improvements proposed in the DVSP Update were considered as part of DVSP Update implementation and included in the DVSP Update impact analyses in the PEIR, including the cumulative analysis. Refer to Section 4.14 regarding cumulative traffic impacts and Section 4.8 regarding cumulative hydrology impacts. Therefore, cumulative impacts were given strong consideration and mitigation measures are included where necessary. Implementation of the DVSP Update is consistent with Policy C.
4	Policy G: Future development should completely provide for the infrastructure directly related to it through Development Impact Fees, Grants, Assessment Districts or Development Agreements.	Refer to the discussion of Policy A above regarding the provision of infrastructure. The funding and financing mechanisms considered in Section 5.0 of the DVSP Update include impact fees, grants, and development agreements, as well as several other sources of funding. Therefore, implementation of the DVSP Update is consistent with Policy G.
Criteria For Approval of Development Plans		
10	Criterion A: The ability of the fire and police departments to provide fire and police protection in accordance with established standards of the City.	As discussed in Section 4.12.5.1, Issue 1 –Police Protection, implementation of the DVSP would result in an increase in demand for police services that would have the potential to require new police facilities or substantial alterations to existing police facilities. However, implementation of mitigation measure <i>Pub-1</i> would reduce impacts to a less than significant level. As discussed in Section 4.12.5.2, Issue 2 – Fire Protection, implementation of the DVSP would not increase the demand for fire protection services to a level that would require new fire facilities or substantial alterations to existing fire facilities. Therefore, implementation of the DVSP Update would not adversely impact the ability of the fire and police departments to provide fire and police protection in accordance with established standards of the City and would be consistent with Criterion A.

Table 4.9-1. Continued

General Plan Page #	General Plan Goal, Objective, or Policy	DVSP Update Consistency Evaluation
10	Criterion B: The ability of the City to provide parks and recreational facilities according to the established standards contained in the open space and recreation element of the City and contributions by the proposed development towards the construction of such major parks and recreation facilities identified in that plan.	Refer to Section 4.13, Recreational Resources. As stated in this section, implementation of the DVSP Update would not remove or damage any existing recreational facilities, nor would it permanently reduce the quantity of recreational opportunities in the area. Existing recreational facilities in the SPA and in the City would remain under the DVSP Update. The SPA is currently developed and does not provide any opportunities for new neighborhood or regional parks. Redevelopment in the SPA would increase the potential of the area to provide recreational opportunities. Implementation of the DVSP Update would include development of activity centers and public areas that are anticipated to enhance the SPA as recreational experience for visitors and residents. Therefore, implementation of the DVSP Update would meet Criterion B.
10	Criterion C: The ability of the City to provide cultural and performing arts facilities according to the adopted standards of the City and contributions by the proposed development towards the construction of these facilities.	Section 4.3 of the DVSP Update, the Design and Development Plan for PA-3, includes the overall vision for PA-3. PA-3 is anticipated to include artistic, unique shops, art galleries, ethnic restaurants, and complementary uses that will foster a creative atmosphere and result in a cultural center that supports local artists, performers, and small business owners by allowing for the construction of live-work units and lofts for community members. Therefore, implementation of the DVSP Update would meet Criterion C.
10	Criterion D: The ability of the City to provide library facilities according to the adopted standards of the City and contributions by the proposed development towards the construction of these facilities.	A library currently exists in the SPA in PA-2. The Design and Development Plan in Section 4.2 of the DVSP Update includes the library as part of the overall vision for PA-2. Therefore, implementation of the DVSP Update would maintain existing library facilities and would meet Criterion D.
10	Criterion E: The ability of the major street network to accommodate the proposed development without substantially altering existing traffic patterns or overloading the existing street system and contributions by the proposed development to the street network as identified in the adopted circulation element.	Refer to Circulation Element Goal 1. Even with mitigation, two intersections would operate at unacceptable LOS and would be overloaded by implementation of the DVSP Update: Santa Fe Avenue/E. Broadway and Santa Fe Avenue/Guajome Street. Implementation of the DVSP Update would not meet Criterion E.
10	Criterion F: The ability of sanitary sewer plants and effluent lines to dispose of the wastes of the proposed development and contributions by the proposed development towards the construction of major sewer system improvements as identified in the adopted master sewer plan.	Refer to Section 4.15, Utilities. As described in this section, the DVSP Update would require improvements to existing sewer infrastructure to serve buildout of the DVSP Update. However, the DVSP Update includes improvements to the sewer system, shown in Figure 3-8, Sewer Infrastructure Improvements Plan. Implementation of the DVSP Update would not require additional improvements beyond what is included in the improvement plan. Therefore, implementation of the DVSP Update would be consistent with Criterion F.

Table 4.9-1. Continued

General Plan Page #	General Plan Goal, Objective, or Policy	DVSP Update Consistency Evaluation
10	Criterion G: The capability of water storage and distribution systems to provide for the needs of the proposed development and contributions of the proposed development towards the construction of major water system improvements as identified by Vista Irrigation District.	Refer to Section 4.15, Utilities. As described in this section, implementation of the DVSP Update would require new water service connections to serve the proposed residential and commercial development within the SPA. However, the DVSP Update includes improvements to the domestic water supply system, shown in Figure 3-7, Proposed Water Infrastructure Improvements Plan. Implementation of the DVSP Update would not require additional improvements beyond what is included in the proposed water infrastructure improvements plan. Therefore, implementation of the DVSP Update would be consistent with Criterion G.
10	Criterion H: The capability of drainage facilities to adequately dispose of the surface runoff of the proposed development and contributions by the proposed development towards the construction of major and/or minor watercourse facilities as identified in the adopted master plan of drainage.	Refer to Section 4.8, Hydrology and Water Quality. As discussed in this section, implementation of the DVSP Update, including proposed drainage improvements, would decrease peak flows compared to existing conditions and would not exceed the capacity of drainage facilities. Therefore, implementation of the DVSP Update would be consistent with Criterion H.
11	Criterion I: The ability of the City to provide administrative facilities according to the adopted standards of the City and contributions by the proposed development towards the construction of administrative facilities.	A new City Hall is currently under construction in PA-2. Additionally, The Design and Development Plan in Section 4.2 of the DVSP Update includes municipal uses and services in the overall vision for land use in the eastern portion of PA-2. Therefore, implementation of the DVSP Update would meet Criterion I.
Community Identity/Scenic Roadways Element		
<i>Citywide Goals and Objectives - Objective 2 and Policy 2.1</i>		
6	Objective 2: Provide visual and acoustic buffering, including landscaping, between residential development and industrial/commercial uses.	The Area-wide Design and Development Plan, Section 3.0 of the DVSP Update, requires buffering between residential and commercial uses. The General Design Guidelines in Section 3.8.1, Area-wide Guidelines, include the following: <ul style="list-style-type: none"> • Commercial and residential uses should be buffered from each other as much as possible. Building orientation, landscaping and increased setbacks should be used to provide adequate separation between incompatible uses. Therefore, the DVSP Update would provide buffering between residential and commercial land uses and would be consistent with Objective 2.
6	Policy 2.1: Residential neighborhoods and other sensitive land uses shall be protected from activities or land uses, which may have an adverse impact on the residential living environment.	Several design and development guidelines from Section 3.0 of the DVSP Update protect residential and other sensitive land uses from activities which may have an adverse impact of residential living. These guidelines include: <p>Section 3.8.2, General Commercial</p> <ul style="list-style-type: none"> • When commercial development is adjacent to residential uses, commercial access should not front onto residential uses. <p>Section 3.8.3-K, Mixed Use</p> <ul style="list-style-type: none"> • Separate entrances should be provided when

Table 4.9-1. Continued

General Plan Page #	General Plan Goal, Objective, or Policy	DVSP Update Consistency Evaluation
		<p>residential and commercial uses are provided in the same structure.</p> <ul style="list-style-type: none"> • Commercial loading areas and refuse storage facilities should be placed as far as possible from residential units and be completely screened from adjacent residential development. • Parking area lighting and security lighting for the commercial uses should be shielded so as not to spill over into residential areas. Residential units should also be shielded from illuminated commercial signs. • Residential units shall be designed to be sound attenuated against present and future project noise. New projects, additions to existing projects, or new nonresidential uses in existing projects shall provide an acoustical analysis report, by an acoustical engineer, describing the acoustical design features of the structure required to satisfy the exterior and interior noise standards, as required by the City Municipal Code. <p>Section 3.8.3-B, Motor Vehicle Dealerships</p> <ul style="list-style-type: none"> • Noise sources should be located and oriented away from residential properties. • Vehicle washing areas should be designed and located so they are not visible or audible from the public right-of-way or residential areas. <p>Section 3.8.3-H, Places of Assembly</p> <ul style="list-style-type: none"> • Screening and buffering should be provided between places of assembly and adjacent residential uses. <p>Section 3.8.3-I, Parking Structures</p> <ul style="list-style-type: none"> • Adjacent residential uses shall be buffered from parking structures. <p>Section 3.8.4, Residential Design Guidelines</p> <ul style="list-style-type: none"> • Mechanical equipment should be located as to minimize noise impacts on residential units. <p>Therefore, implementation of the DVSP Update would protect residential land uses and would be consistent with Policy 2.1.</p>
Citywide Goals and Objectives - Objectives 4 and 5		
6	Objective 4: Encourage in-fill development to be consistent with the surrounding neighborhoods.	<p>The SPA is currently developed. New development in the SPA would be in-fill or redevelopment. Refer to Section 4.9.5.3 below, Issue 4. As described in this section, The SPA land use designations of the DVSP Update would be compatible with existing land uses, and would feature many of these same land uses. Therefore, implementation of the DVSP Update would be consistent with Objective 4.</p>

Table 4.9-1. Continued

General Plan Page #	General Plan Goal, Objective, or Policy	DVSP Update Consistency Evaluation
6	Objective 5: Encourage and expand youth and adult sports and recreation through active support by maintaining existing facilities and facilitating the creation of new fields and other recreational facilities.	Refer to Criterion B of the Community Facilities Element, Existing recreational facilities in the SPA and in the City would remain under the DVSP Update and implementation of the DVSP Update would enhance the SPA as a recreational experience for visitors and residents. Implementation of the DVSP Update would provide recreational facilities and would be consistent with Objective 5.
<i>Citywide Goals and Objectives - Objective 6 and Policies 6.1 and 6.5</i>		
9	Objective 6: Encourage preservation of the remaining natural areas, especially open creeks and waterways.	Refer to Section 4.3, Biological Resources. As discussed in this section, the majority of the SPA is developed and does not contain natural areas. Additionally, Buena Vista Creek and its tributaries are primarily channelized in the SPA. However, some sensitive vegetation communities may be found in the SPA, and portions of Buena Vista Creek or its tributaries may be considered wetland habitat. Potential biological impacts would be mitigated to below a significant level with implementation of mitigation measures <i>Bio-1</i> to <i>Bio-3</i> , which include consistency with the mitigation ratios of the North County MHCP, including a “no-net loss” of wetland and riparian habitat. Therefore, implementation of the DVSP Update would be consistent with Objective 6.
9	Policy 6.1: Sensitive lands including permanent bodies of water, floodways, and slopes over 35 percent inclination shall be preserved.	Refer to Objective 6. Impacts to sensitive lands in the SPA would be mitigated to below a significant level with implementation of <i>Bio-1</i> through <i>Bio-3</i> . Therefore, implementation of the DVSP Update would be consistent with Policy 6.1.
9	Policy 6.5: For existing channelized streams, alteration, rechannelization, and/or other modifications may occur provided such modifications preserve or restore natural habitats values to the greatest extent feasible, and necessary permits are obtained.	Refer to Objective 6. Potential impacts to natural habitats along Buena Vista Creek or one of tributaries would be mitigated so that there is “no net-loss” of these communities pursuant to the regulatory requirements in place. Additionally, <i>Bio-2</i> requires coordination with resource agencies and obtainment of necessary permits. Therefore, implementation of the DVSP Update would be consistent with Policy 6.5.
<i>Citywide Goals and Objectives - Objective 8 and Policies 8.1 and 8.5</i>		
9	Objective 8: Preserve, enhance, maintain and develop a linkage program for the following facilities which the citizens of Vista identify as important points of community identity: Rancho Guajome, the Moonlight Amphitheater, the Avo Theater, Rancho Minerva, Rancho Buena Vista, the Thibido Ranch House, the Santa Fe Depot and the Antique Gas & Steam Engine Museum.	Refer to Section 4.1, Aesthetics. Alta Vista Drive is located in the SPA as is designated a part of the scenic linkage program. As described in Section 4.1.5.1, Issue 1, implementation of the DVSP Update would not substantially degrade views of Rancho Vista Adobe because no views are available under existing conditions. Implementation of the DVSP Update would enhance public views along Alta Vista Drive, as compared to the existing condition. Avo Theatre is located in the SPA in the historic downtown area. As discussed in Section 4.1.5.1, the DVSP Update includes a Character Overlay Zone for the historic district, including Avo Theatre, which would preserve and enhance the historic character and visual quality of the downtown area by maintaining the ambience and design context of the historic downtown area.

Table 4.9-1. Continued

General Plan Page #	General Plan Goal, Objective, or Policy	DVSP Update Consistency Evaluation
		Development standards and guidelines for this area are proposed to ensure that an adverse impact to the public views of the historic district would not occur. The identity of the area surrounding the Avo Theater would be maintained. Therefore, implementation of the DVSP Update would be consistent with Objective 8.
9	Policy 8.1: The preservation of scenic vistas shall be an integral factor in all land development decisions.	Refer to Section 4.1.5.1, Aesthetics Issue 1 –Scenic Vistas. As discussed in this section, future development under the DVSP Update would not degrade views from Alta Vista Drive, a designated scenic roadway, because no scenic vistas are currently available and implementation of the DVSP Update design and development guidelines would enhance public views from the roadway. Additionally, the design and development guidelines would enhance public views of the SPA from within the SPA and from the surrounding area. Therefore, implementation of the DVSP update would not degrade any scenic vistas and would be consistent with Policy 8.1.
10	Policy 8.5: Electric and communications lines shall be placed underground in accordance with Title 17 and 18 of the Municipal Code, to minimize impacts to scenic views from the scenic roadway links.	Section 3.0 of the DVSP Update includes Development Standards for all planning areas, including Provision B, Utilities, in Section 3.5.1, General Provisions, which requires new public utility distribution lines to be installed subsurface throughout the SPA. Therefore, implementation of the DVSP Update would not conflict with Policy 8.5.
<i>Citywide Goals and Objectives - Objective 10 and Policy 10.1</i>		
10	Objective 10: Preserve the character of the identified scenic roadways as defined in the Scenic Roadways section of this Element.	Refer to Objective 8 above. Implementation of the DVSP Update would not result in a significant impact to a designated scenic roadway and would be consistent with Objective 10.
10	Policy 10.1: The preservation of scenic vistas shall be an integral factor in all land development decisions.	Refer to Policy 8.1 above. Implementation of the DVSP Update would not degrade any scenic vistas and would be consistent with Policy 10.1.
<i>Citywide Goals and Objectives - Objective 11 and Policies 11.1, 11.2, and 11.3</i>		
11	Objective 11: Establish Vista gateways and gateway corridor treatments incorporating special landscape design, directional signage, streetscape, or corridor design features along State Route 78, Escondido Avenue from State Route 78 north to E. Vista Way, S. Melrose Drive, and Vista Way.	Escondido Avenue and Vista Way are gateway corridors and are recognized as such in the SPA. The landscape plan for PA-1 in Section 4.1 of the DVSP Update identifies Vista Way and Vista Village Drive as a Gateway District and proposes a continuous, bold design, including the repeated use of plant and hardscape elements on the roadway median and parkways. The planting design is intended to link the roadway to SR-78. The overall vision for PA-4, included in Section 4.4 of the DVSP Update, is to focus amenities near the Sprinter Station, recognizing the station as an entry point to the SPA. A Character Defining Element and Guideline for development along Escondido Avenue is that development should frame the entry into the SPA. The landscape plan for PA-4 identifies PA-4 as Gateway to the SPA and encourages inviting and

Table 4.9-1. Continued

General Plan Page #	General Plan Goal, Objective, or Policy	DVSP Update Consistency Evaluation
		<p>attractive landscape in order to attract local and regional visitors.</p> <p>Additionally, Section 3.0 of the DVSP Update, the Area-wide Design and Development Plan includes the following Gateways and Entries guidelines in Section 3.8.5, Public Space Guidelines, that would enhance the entryways to the SPA:</p> <ul style="list-style-type: none"> • Gateways should be designed to announce the transition and arrival into the Santa Fe/Mercantile Corridor. • Gateways and entryway areas should assist and enhance the visitors' experience when entering into the Downtown. These features serve as landmarks and should be visible to vehicular, bicycle, and pedestrian traffic. • The design of entry and wayfinding signs should be unique to the Downtown and should incorporate a distinctive identity. <p>Therefore, implementation of the DVSP Update would establish gateways and would incorporate special landscape design, directional signage, streetscape, or corridor design features. Implementation of the DVSP Update would be consistent with Objective 11.</p>
11	<p>Policy 11.1: Gateways shall be designed to enable the safe and efficient movement of vehicles into and out of the City while also enhancing the aesthetic appearance of the gateway corridor.</p>	<p>Refer to Objective 11. Implementation of the DVSP Update would enhance the aesthetic appearance of the gateway corridor through the proposed landscaping plans and design guidelines. Additionally, refer to Section 4.14, Traffic. Implementation of the DVSP Update would result in significant impacts to the following intersections along Vista Way and Escondido Avenue:</p> <ul style="list-style-type: none"> • Escondido Avenue/Santa Fe Avenue • Vale Terrace/Vista Way • Escondido Avenue/Eucalyptus Avenue • Escondido Avenue/Postal Way <p>However, with implementation of the mitigation measures <i>Tra-6</i> through <i>Tra-10</i> impacts would be mitigated to below a significant level. As discussed in Section 4.14.5.2, Issue 4, implementation of the DVSP would not substantially increase traffic hazards due to a design feature or incompatible land uses. Therefore, gateways would be design to enable the safe and efficient movement of vehicles. Implementation of the DVSP Update would be consistent with Policy 11.1.</p>
11	<p>Policy 11.2: Commercial signage shall not distract from the aesthetic appearance of the gateway corridor or cause confusion to motorists from sign clutter. Attractive and innovative signage design shall be encouraged.</p>	<p>Section 3.0 of the DVSP Update, the Area-wide Design and Development Plan, include guidelines for signage. These guidelines are intended to encourage attract and innovative signage and require signage to consider surrounding development and architectural styles so that signage would not distract from the aesthetic appearance of the area. The guidelines include the following specific guideline for monument signs that would prevent signs from causing confusion to motorists:</p>

Table 4.9-1. Continued

General Plan Page #	General Plan Goal, Objective, or Policy	DVSP Update Consistency Evaluation
		<ul style="list-style-type: none"> • Freestanding/Monument signs should be placed within landscaped areas perpendicular to approaching traffic and positioned to provide clear lines of sight at intersections and driveway approaches. <p>Therefore, implementation of the DVSP Update would be consistent with Policy 11.2</p>
11	<p>Policy 11.3: Gateway design shall incorporate both travel focal points to be viewed from some distance away and which enliven an anticipated destination, as well as design features to announce a point of arrival.</p>	<p>Refer to Objective 11. The design and development guidelines would incorporate focal points that would act as landmarks enhance the visitor's experience and announce a point of arrival. Implementation of the DVSP Update would be consistent with Policy 11.3</p>
<i>Citywide Goals and Objectives - Objectives 12, 13, and 17</i>		
11	<p>Objective 12: Encourage the construction of pedestrian pathways and/or sidewalks to provide safe walkways.</p>	<p>Refer to Section 4.14.5.4, Traffic Issue 6 – Parking Capacity, and Section 4.14.5.5, Traffic Issue 7 – Alternative Transportation. As described in these sections, implementation of the DVSP Update would encourage pedestrian utilization. The area-wide and planning area design and development plans encourage walkability in the SPA by providing safe and attractive walkways. Therefore, the DVSP Update would be consistent with Objective 12.</p>
11	<p>Objective 13: Maintain/enhance landscaping in roadway medians and parkways, and preserve trees whenever possible within the public right-of-way.</p>	<p>The landscaping plans included in each Planning Area Design and Development Plan in Section 4.0 of the DVSP Update encourage landscaped medians and parkways. The landscape plans for PA-1 and PA-2 propose a continuous, bold design, including the repeated use of plant and hardscape elements on the roadway median and parkways. The landscape plan for PA-3 encourages the placement of trees at intersections and along S. Santa Fe Avenue. The landscaping plan for PA-4 also encourages trees along S. Santa Fe Avenue. Therefore, the DVSP Update would be consistent with Objective 13.</p>
13	<p>Objective 17: Encourage undergrounding of utility lines, discourage adding new lines to existing above ground utility systems, and develop and enforce height, size, and screening regulations for communications sites.</p>	<p>Section 3.0 of the DVSP Update includes Development Standards for all planning area, including Provision B, Utilities, in Section 3.5.1, General Provisions, which requires new public utility distribution lines to be installed subsurface throughout the SPA. Additionally, Section 3.8.3-G of the DVSP Update, Telecommunications Facilities, includes design and development guidelines for telecommunications facilities:</p> <ul style="list-style-type: none"> • Telecommunications facilities should be located to minimize their visibility. The use of landscaping is encouraged to screen the facility. • Telecommunications facilities should be designed to blend into the existing natural or built environment to the greatest extent possible. • Co-location of facilities is encouraged. • Telecommunications facilities integrated into the design of existing buildings is encouraged. Efforts should be made to conceal the facility within or

Table 4.9-1. Continued

General Plan Page #	General Plan Goal, Objective, or Policy	DVSP Update Consistency Evaluation
		<p>behind existing architectural features. Facilities should blend with the existing building's architecture.</p> <ul style="list-style-type: none"> • Roof-mounted facilities should be located and screened appropriately to limit the visual impact on the building's silhouette. • Facilities should be screened on all sides. • All telecommunications facilities should use materials, colors and textures that blend with the natural setting and built environment. Reflective surfaces should not be used. • Telecommunications facilities should be as small as possible and the minimum height necessary. <p>Therefore, implementation of the DVSP Update would be consistent with Objective 17.</p>

SP #26

As discussed in Section 4.9.2.2, the DVSP Update would replace Specific Plan #26, and would change the SP #26 land use designations of parcels located within the SP #26 boundaries from CA, CD, CBD, and MUR to Mixed-Use. Once adopted, the land use designations proposed in the DVSP Update would be applicable to the downtown area instead of those adopted in SP #26. Additionally, the land uses permitted within the existing SP #26 boundaries under the DVSP Update would primarily consist of residential, commercial, office, and municipal land uses, which is generally consistent with the civic, commercial, business, and residential land uses currently permitted under the existing SP #26 land use designations. Therefore, the adoption of the DVSP Update would not conflict with the SP #26 land use designations.

North County MHCP

Applicable North County MHCP Designations

The North County MHCP document identifies FPAs, which are boundaries delineating preserve areas that may be designated by city subarea plans. The FPAs are represented by both "hardline" preserve areas, indicating land that will be conserved and managed for biological resources, and "softline" planning areas, within which preserve areas will ultimately be delineated based on further data and planning. Subarea plans will determine the ultimate preserve boundaries and conservation levels along with the land use regulations and other measures to assemble the preserve.

The North County MHCP includes adjacency standards to address development that is planned near FPA preserve areas. The adjacency standards for new development focus on avoidance and minimization of impacts to biological resources within the preserve from new development, and retention of core areas and functional linkages.

Consistency Analysis

As identified in Figure 3-1 of the North County MHCP, the SPA is not located within or adjacent to any designated FPAs. The North County MHCP adjacency guidelines would not apply to the SPA. Therefore, the DVSP Update would not conflict with the goals and objectives of the North County MHCP.