

CITY COUNCIL RESOLUTION NO. 2012- 41

RESOLUTION OF THE CITY COUNCIL OF THE CHARTERED CITY OF VISTA, CALIFORNIA, CERTIFYING THE FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT PREPARED FOR THE GENERAL PLAN 2030 UPDATE, ADOPTING ENVIRONMENTAL FINDINGS AND A STATEMENT OF OVERRIDING CONSIDERATIONS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM

APPLICANT: City of Vista
PLANNING CASE NO. 19-061

The City Council of the City of Vista does resolve as follows:

1. Findings. The City Council hereby finds and declares the following:

a. The proposed project consists of a comprehensive update to the City of Vista's General Plan wherein all of the existing elements of the General Plan are being replaced with the exception of the Housing Element. New elements include the Land Use and Community Identity Element, Circulation Element, Resource Conservation and Sustainability Element, Healthy Vista Element, Noise Element, and Public Safety, Facilities and Services Element.

b. Implementation of the General Plan Update requires adoption of a new zoning map, zoning text amendments, specific plan amendments, and the repeal of several specific plans, which are all part of the proposed project as noted in the administrative record.

c. Pursuant to the California Environmental Quality Act ("CEQA") (Public Resources Code, Section 21000 et seq.), and the State CEQA Guidelines ("Guidelines") (14 CCR Section 15000 et seq.), the City of Vista ("City") is the lead agency for the General Plan Update project.

d. The City of Vista determined that a Program Environmental Impact Report (PEIR) should be prepared pursuant to CEQA in order to analyze all potential adverse environmental impacts associated with the proposed project.

e. A Notice of Preparation (NOP) of the Draft PEIR was published on December 10, 2009, inviting comments from responsible agencies, other regulatory agencies, organizations and individuals pursuant to State CEQA Guidelines Section 15082.

f. In order to define the scope of the investigation of the PEIR, the City consulted with responsible and trustee state agencies, local organizations, and interested individuals to identify concerns regarding potential impacts of the proposed project.

g. The Draft PEIR was completed and released for public review on May 6, 2011, and a Notice of Completion and Availability was filed with the State Office of Planning and Research.

h. Pursuant to Public Resources Code Section 21092, the City also provided a Notice of Completion and Availability to all organizations and individuals who had previously requested such notice in writing, and published a Notice of Availability on May 9, 2011 in the North County Times, a newspaper of general circulation within the City of Vista.

i. Copies of the Draft PEIR were provided to seven public agencies including the State Clearinghouse, as well as several organizations and individuals, and copies were made available for public review at the City of Vista Civic Center.

j. During the 45-day comment period on the Draft PEIR, the City received eleven written comment letters on the Draft PEIR and those comments were all responded to in the Final PEIR.

k. Pursuant to Public Resources Code Section 21092.5, the City provided copies of the Final PEIR to all public agencies that commented on the Draft PEIR and provided notice of availability of the Final EIR to all other interested parties that commented on the Draft PEIR on December 27, 2011.

l. As contained herein, the Vista City Council has endeavored in good faith to set forth the basis for its recommendation on the project.

m. All of the requirements of CEQA and the State CEQA Guidelines have been satisfied and the PEIR is sufficiently detailed so that all of the potentially significant environmental effects of the project have been evaluated properly, focusing on a reasonable range of feasible project alternatives and area-wide mitigation measures.

n. The PEIR sufficiently analyzes both the feasible mitigation measures necessary to avoid or substantially lessen the project's potential environmental impacts and a reasonable range of feasible alternatives capable of eliminating or reducing these effects in accordance with CEQA and the Guidelines.

o. All of the findings, conclusions, and recommendations made by the Vista City Council pursuant to this Resolution are based upon the oral and written evidence presented to it as a whole and not based solely on the information provided in this Resolution.

p. Environmental impacts identified in the Final PEIR that the City finds are less than significant and do not require mitigation are described in Exhibit "B" to this Resolution.

q. Environmental impacts identified in the Final PEIR as potentially significant but which the City finds can be mitigated to a level of less than significant through the imposition of feasible mitigation measures identified in the Final PEIR are described in Exhibit "B" to this Resolution.

r. Environmental impacts identified in the Final PEIR as potentially significant but which the City finds cannot be fully mitigated to a level of less than significant, despite the imposition of all feasible mitigation measures identified in the Final PEIR, are described in Exhibit "B" to this Resolution.

s. Alternatives to the project that might eliminate or reduce significant environmental impacts are described in Exhibit "B" to this Resolution.

t. Prior to taking action, the City Council has heard, been presented with, reviewed and considered all of the information and data in the administrative record, including the Final PEIR, and all oral and written evidence presented to it during all meetings and hearings.

u. The Final PEIR reflects the independent judgment of the City Council and is deemed adequate for purposes of making a decision on the merits of the project.

2. Findings. In accordance with Section 15090 of the CEQA Guidelines, the City Council certifies the following:

a. The Final PEIR (Exhibit "A") has been completed in compliance with CEQA and the CEQA Guidelines.

b. The Final PEIR was presented to the City Council and the City Council reviewed and considered the information contained in the Final PEIR prior to making a decision on the proposed project.

c. The Final PEIR reflects the independent judgment of the City Council and contains sufficient information and analysis to allow the City Council to make an informed decision, considering the environmental implication of the proposed project, mitigation measures, and alternatives.

d. The City Council hereby adopts the findings in Exhibit "B" pursuant to CEQA.

e. The City Council declares that pursuant to State CEQA Guidelines Section 15093, the City Council has balanced the benefits of the project against any unavoidable environmental impacts in determining whether to approve the project. If the benefits of the project outweigh the unavoidable adverse environmental impacts, those impacts may be considered "acceptable."

f. The City Council declares that the Final PEIR has discussed significant effects that may occur as a result of the project. With the implementation of the mitigation measures discussed in the PEIR, these effects can be mitigated to a level of less than significant except for unavoidable significant impacts as discussed in Exhibit "B", the environmental findings.

g. The City Council declares that it has made a reasonable and good faith effort to eliminate or substantially mitigate the potential impacts resulting from the proposed project.

h. The City Council declares that to the extent any mitigation measures recommended in the PEIR and/or project could not be incorporated, such mitigation measures are infeasible because they would impose restrictions on the project that would prohibit the realization of specific economic, social, and other benefits that this City Council finds outweigh the unmitigated impacts. All of the alternatives set forth in the PEIR are either environmentally inferior, fail to meet the project objectives, or are not economically viable to the proposed project.

i. The City Council declares that, having reduced the adverse significant environmental effects of the project to the extent feasible by adopting the proposed mitigation measures, having considered the entire administrative record on the project, and having weighed the benefits of the project against its unavoidable adverse impacts after mitigation, the City Council has determined that the following social, economic, and environmental benefits of the project, as presented in Exhibit "C," outweigh the potential unavoidable adverse impacts and render those potential adverse environmental impacts acceptable.

j. The City Council declares that the foregoing benefits provided to the public through the approval and implementation of the project, as presented in Exhibit "C," outweigh the identified significant adverse environmental impacts of the project that cannot be mitigated. The City Council further finds that the project benefits outweigh the unavoidable adverse environmental effects identified in the EIR and therefore finds those impacts to be acceptable.

k. The City Council hereby adopts the Mitigation Monitoring and Reporting Program attached to this Resolution as Exhibit "D." In the event of any inconsistencies between the mitigation measures set forth herein and the Mitigation Monitoring and Reporting Program, the Mitigation Monitoring and Reporting Program shall control.

l. The documents and materials that constitute the record of proceedings on which these Findings have been based are located at the City of Vista Civic Center, 200 Civic Center Drive, Vista, California. The custodian for these records is the City Clerk of the City of Vista. This information is provided in compliance with Public Resources Code Section 21081.6.

3. **Adoption.** PASSED AND ADOPTED at a meeting of the City Council held on February 28 _____, 2012 by the following vote:

AYES: GRONKE, LOPEZ, AGUILERA, COWLES

NOES: NONE

ABSTAIN: NONE

for 

JUDY RITTER, MAYOR

APPROVED AS TO FORM:
DAROLD PIEPER, CITY ATTORNEY

ATTEST:
MARCI KILIAN, CITY CLERK

By: 

By: 

Exhibits:

- A. City of Vista, General Plan 2030 Final Program Environmental Impact Report, SCH 2009121028
- B. Environmental Findings of Fact
- C. Statement of Overriding Considerations
- D. Mitigation Monitoring and Reporting Program

**General Plan 2030
Final Program Environmental Impact Report
SCH 2009121028**

On file in the Office of the City Clerk

EXHIBIT A

EXHIBIT B

FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

VISTA GENERAL PLAN 2030 UPDATE PROGRAM ENVIRONMENTAL IMPACT REPORT (SHC # 2009121028)

PREPARED FOR:

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December 2011

ICF International. 2011. Findings of Fact and Statement of Overriding Considerations. Vista General Plan 2030 Update Program Environmental Impact Report (SHC # 2009121028). December. (ICF 00552.07.) San Diego, CA. Prepared for City of Vista, Vista, CA.

Table of Contents

Chapter 1	Introduction	1-1
Chapter 2	Project Description	2-1
2.1	Overview	2-1
2.1.1	Summary of the Proposed Changes to the Existing Land Use Plan and Recent Amendments.....	2-1
2.1.2	Summary of the Proposed Elements	2-2
2.2	Required Approvals.....	2-10
Chapter 3	Findings Regarding Significant Environmental Effects	3-1
3.1	Overview	3-1
3.2	Findings on Significant Environmental Effects.....	3-1
3.2.1	Air Quality	3-1
3.2.2	Biological Resources	3-8
3.2.3	Climate Change	3-13
3.2.4	Cultural Resources	3-16
3.2.5	Noise and Vibration	3-18
3.2.6	Public Services and Recreation	3-19
3.2.7	Transportation and Circulation.....	3-21
Chapter 4	Findings on Project Alternatives	4-1
4.1	Overview	4-1
4.2	CEQA Project Objectives and Section Criteria	4-1
4.3	Alternative 1—No Project Alternative	4-2
4.3.1	Finding.....	4-2
4.4	Alternative 2—Reduced Density Alternative	4-2
4.4.1	Finding.....	4-2
4.5	Alternative 3— No Opportunity Areas Alternative.....	4-3
4.5.1	Finding.....	4-3
4.6	Environmentally Superior Alternative	4-3
4.6	Summary Finding	4-6
Chapter 5	Findings Regarding Other CEQA Considerations	5-1
5.1	Effects Found Not to Be Significant	5-1
5.1.1	Agricultural Resources	5-1
5.1.2	Geology and Soils.....	5-2
5.1.3	Mineral Resources	5-4
5.2	Growth Inducement.....	5-5
5.2.1	Population Growth.....	5-6
5.2.2	Economic Growth	5-7
5.2.3	Removal of Obstacles	5-7

5.3	Significant and Unavoidable Environmental Impacts.....	5-7
5.3.1	Air Quality	5-8
5.3.2	Climate Change	5-8
5.3.3	Transportation and Circulation	5-8
5.4	Significant Irreversible Environmental Effects.....	5-9
Chapter 6	Statement of Overriding Considerations.....	6-1

Tables

Table		Page
2-1	Changes to Land Use Designations.....	2-1
4-1	Comparison of Project Alternative Impacts to Significant Proposed Project Impacts	4-4

Acronyms

AB	Assembly Bill
ALUCPs	Airport Land Use Compatibility Plans
BAU	business as usual
BPO	Biological Preserve Overlay
CA	Civic Activity
CAP	Climate Action Plan
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CCR	California Code of Regulations
CDMG	California Department of Conservation, Division of Mines and Geology
CN	Commercial Neighborhood
CO	Commercial Office
DOC	California Department of Conservation
EPA	U.S. Environmental Protection Agency
FMMP	Farmland Mapping and Monitoring Program
GC	General Commercial
GHG	greenhouse gas
GP Update	General Plan 2030 Update
HD	High Density residential
HEPA	high efficiency particulate air
HMP	Hazard Mitigation Plan
HV	Healthy Vista
HVAC	heating, ventilation, and air conditioning
IP	Industrial Park
LD	Low Density residential
LID	Low Impact Development
LOS	level of service
LUCI	Land Use and Community Identity
MD	Medium Density residential
MHCP	Multiple Habitat Conservation Plan
MHD	Medium High Density residential
MLD	Medium Low Density residential
MMRP	mitigation monitoring and reporting program
MRZ	mineral resource zone
MU	Mixed Use
NE	Noise Element
NOP	Notice of Preparation
NO _x	nitrogen oxides
OP	Open Space/Parks
OS	Open Space
OSR	Open Space Residential
PEIR	Program Environmental Impact Report
PM10	particulate matter less than 10 microns in diameter

PM2.5	particulate matter less than 2.5 microns in diameter
PR	Parks and Recreation
PRC	Public Resources Code
PSFS	Public Safety, Facilities, and Services
RCS	Resource Conservation and Sustainability
RLI	Research Light Industrial
ROG	reactive organic gases
RR	Rural Residential
SANDAG	San Diego Association of Government
SB	Senate Bill
SDAB	San Diego Air Basin
SDAPCD	San Diego Air Pollution Control District
SDCSD	San Diego County Sheriff's Department
SLTs	Screening Level Thresholds
SOI	Sphere of Influence
SWPPP	stormwater pollution prevention plan
TACs	toxic air contaminants
VID	Vista Irrigation District
VOC	volatile organic compounds
VUSD	Vista Unified School District

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Chapter 1

Introduction

This Findings of Fact and Statement of Overriding Considerations document comprises five chapters. Chapter 1, *Introduction*, provides background information as to the purpose of the document. Chapter 2, *Project Description*, provides a description of the proposed project. Chapter 3, *Findings Regarding Significant Environmental Effects*, presents the significant effects associated with the project. Chapter 4, *Project Alternatives*, provides a brief discussion of other alternatives that were evaluated in the Program Environmental Impact Report (PEIR). Finally, Chapter 5, *Statement of Overriding Considerations*, is provided for those adverse effects that cannot be feasibly mitigated or avoided, even with the adopted mitigation measures.

Mitigation measures are referenced in the mitigation monitoring and reporting program (MMRP), which will be adopted concurrently with these findings and effectuated through the process of constructing and implementing the project.

Except as otherwise noted, the findings reported in the following pages incorporate the facts and discussions of environmental impacts that are found in the Final PEIR for the General Plan 2030 Update (GP Update), November 2011, as fully set forth therein. These findings constitute the decisionmakers' rationale and support for their decision under the requirements of the California Environmental Quality Act (CEQA, Public Resources Code Sections [PRC] 21000-21178.1) and the State CEQA Guidelines (14 Cal. Code Regs, Sections 15000-15387).

For each of the significant project or cumulative impacts associated with the GP Update, the following information is provided:

- **Description of Significant Effect**—A specific description of each significant environmental impact identified in the Final PEIR (e.g., Impact AQ-1a);
- **Proposed Mitigation**—Mitigation measures or actions that are proposed for implementation as part of the project (e.g., M-AQ-1a);
- **Finding**—The findings made are those allowed by Section 21081 of the California PRC. For impacts found to be significant, one of three specific findings is made, in accordance with the statement of acceptable findings provided in Section 15091 of the State CEQA Guidelines; and
- **Rationale for Finding**—A summary of the reasons for the decision.

Pursuant to Section 21081.6 of the California PRC and Section 15097 of the State CEQA Guidelines, an MMRP must be adopted to ensure the efficacy of proposed mitigation measures. The MMRP for the Final PEIR is included as Attachment A to that document and is presented for adoption together with these Findings of Fact and Statement of Overriding Considerations.

The Record of Proceedings for the City of Vista's decision on the proposed project consists of the following documents, at a minimum:

- The Notice of Preparation (NOP) and all other public notices issued by the City of Vista;
- Comment letters received on the NOP and the public scoping meeting held on December 15, 2011, included as Appendix A of the Draft PEIR;
- The Draft PEIR for the GP Update and all technical appendices – Vol. 1 & 2 (May 2011);
- All comments submitted by agencies or members of the public during the 45-day public review period (May 9, 2011–June 22, 2011) on the Draft PEIR;

- All comments and correspondence submitted to the City of Vista with respect to the project, in addition to timely comments on the Draft PEIR;
- The Final PEIR for the GP Update, including comments received on the Draft PEIR, responses to those comments, errata, and modifications to the Draft PEIR;
- The MMRP for the project;
- All findings and resolutions adopted by the city in connection with the GP Update and all documents cited or referred to therein;
- All reports, studies, memoranda, maps, staff reports, or other planning documents relating to the project prepared by the city, consultants to the city, or responsible or trustee agencies with respect to the city's compliance with the requirements of CEQA and with respect to the city's action on the GP Update;
- All documents submitted to the city by other public agencies or members of the public in connection with the GP Update, up through the completion of the Final PEIR;
- Matters of common knowledge to the city, including, but not limited to, federal, state, and local laws and regulations;
- Any other materials required for the record of proceedings by California PRC Section 21167.6, subdivision (e).

2.1 Overview

The GP Update provides a comprehensive update of the City of Vista’s existing General Plan. The GP Update provides planning guidance in the period between 2010 and 2030, when the population is expected to increase by 14,775 persons, to approximately 112,288 residents. Implementation of the GP Update’s proposed goals and policies and the updated land use plan would serve to guide the long-range physical development of Vista in an effort to encourage compatibility with existing land uses, while identifying the future growth needs of the city.

Because the city is largely built out, the proposed land use plan focuses on infill and redevelopment efforts in certain targeted areas, called Opportunity Areas (OAs). Many of the city’s OAs include the San Diego Association of Government’s (SANDAG’s) identified “Smart Growth Areas,” as shown on their 2008 North County Subregion Concept Map. Under the GP Update, residential dwelling units is anticipated to increase by a total of 4,532 units, while commercial/office/retail space could expand from approximately 24,633,064 to 25,445,761 square feet, and industrial space is projected to increase by around 1,716,351 square feet. A majority of the increase in commercial/office/retail space is expected from the introduction of a mixed-use land use designation. In addition to the changes associated with the land use plan, new development and redevelopment would be based on new or revised goals and policies. The reasonably foreseeable physical effects of these goals and policies are evaluated in the PEIR.

2.1.1 Summary of the Proposed Changes to the Existing Land Use Plan and Recent Amendments

Table 2-1 provides a summary of the changes to acreage by land use designation and the immediate effects associated with these changes.

Table 2-1. Changes to Land Use Designations

Designation	Redesignated Acres	Location (Opportunity Area)
Mixed Use (MU) ¹	+392.0	2, 3, 7, 10
Residential		
Rural Residential (RR)	+132.3	--
Low Density residential (LD)	-12.4	6
Medium Low Density residential (MLD)	-27.6	2, 3, 5
Medium Density residential (MD)	+18.7	2, 3, 5, 6
Medium High Density residential (MHD)	+14.6	2, 4, 5, 6
High Density residential (HD)	-26.1	2, 3, 4, 5, 6
Commercial/Office		
Commercial Neighborhood (CN)	-111.6	2, 3, 4, 6, 7
Commercial Office (CO)	-7.6	10
General Commercial (GC)	-225.1	2, 3, 4, 5, 6, 7, 10

Designation	Redesignated Acres	Location (Opportunity Area)
Industrial		
Industrial Park (IP)	-2.5	--
Research Light Industrial (RLI)	+2.5 ²	--
Public		
Civic Activity (CA)	-17.2	2

¹ The MU designation assumes a mix of 65% multi-family residential and 35% retail and commercial uses.

² The 2.5 acres of RLI is the result of the redesignation of 2.5 acres from IP to RLI.

Notes:

The 1,246.3 acres of the Open Space/Parks (OP) designation has been divided into two new categories consisting of about 616.1 acres of Open Space (OS) and about 497.1 acres of Parks and Recreation (PR).

The proposed GP Update does not include any IP acreage.

The acreage values represent the number of acres redesignated within the city; however, the overall acreage would not change. Current planned land use categories that would not be affected by the GP Update are not included in this table.

2.1.2 Summary of the Proposed Elements

2.1.2.1 Land Use and Community Identity Element

Chapter 2 of the proposed GP Update, the Land Use and Community Identity (LUCI) Element, would replace the existing Land Use Element and the Community Identity and Scenic Roadways Element. Central to the LUCI Element is a land use plan that designates land uses at the parcel level to guide land use decisions for policymakers, developers, planners, and the general public until the year 2030. The proposed land use plan would focus on infill and redevelopment efforts in certain targeted areas, called OAs. Many of the city's OAs include SANDAG's identified "Smart Growth Areas." Four of the ten OAs are designated to be mixed-use and transit-oriented to promote compact, high-density, and affordable multi-family housing along with community-serving commercial and office uses within a single development. All proposed changes to land use designations are identified within one of the ten OAs; however, the city's total acreage and boundaries would not change.

Land Use Plan

The Land Use Plan (see Figure 3-3 of the Draft PEIR) illustrates the types and distribution of land uses for the City of Vista. The land use designations identify the type and nature of development allowed in a particular location.

Land Use Designations

Land in the city is assigned one of the land use designations described below, which reflect the goals and policies of the GP Update and provide guidance for determining allowable land uses. These designations also note associated densities that implement the various land use designations.

Residential

There would continue to be seven residential land use categories in the proposed land use plan. Adoption of the GP Update would result in the increase in residential uses, most of which would be involve increases in the Rural Residential (RR), Medium Density residential (MD) and Medium High

Density residential (MHD) land use designation. No changes would occur to the OSR land use designation.

Rural Residential (RR). There are 126 acres currently designated as RR, which would be increased by the GP Update to 258.3 acres. The RR land use includes low density (less than one dwelling unit/acre) single-family residential uses and non-habitable accessory structures for agricultural and limited animal husbandry land uses. Dwelling unit density in the RR designation is based on the average topographical slope expressed in percentage. A slope analysis must be prepared for each development prior to the submittal of development plans. The maximum density would be determined based on the slope percentage of the lot, and would not exceed one dwelling unit per acre.

Open Space Residential (OSR). There are 93 acres currently designated as OSR, which would not be changed by the GP Update. The OSR designation is proposed primarily in the eastern portions of the community where significant slopes occur. Dwelling unit density in the OSR designation is based on the average topographical slope expressed in percentage, but ranges from between 0.2 and 0.4 dwelling unit per acre.

Low Density (LD). There are 1,843.7 acres currently designated for LD residential development.

The GP Update would replace 12.4 acres of LD with MD, MHD, and HD land uses within OA-6,

resulting in a total of 1,831.3 acres of LD land uses in the proposed GP Update. LD land would remain the city's largest residential designation, and includes low-density, large-lot, single-family residential development to enhance the semi-rural residential character of the community. Densities within the LD land use should not be permitted to exceed two dwelling units per acre.

Medium Low Density (MLD). There are 2,203.4 acres currently designated for MLD residential development within the existing General Plan. The GP Update would reduce the amount of

designated MLD residential land uses by 27.6 acres primarily within OA-2, OA-3, and OA-5 and

would replace them with HD and MU land uses. In total there would be 2,175.8 acres of MLD land uses under the proposed GP Update. This land use would continue to apply to much of the older single-family development within the city, and densities within the MLD land use would be allowed within the two to five dwelling units per acre range.

Medium Density (MD). There are 1,170.8 acres currently designated for MD residential development within the existing General Plan. The GP Update would increase the net amount of designated MD residential land uses by 18.7 acres, resulting in a total of 1,189.5 acres of MD land

use designations citywide. MD land uses would be replaced by MU and HD land uses in OA-2, OA-3,

and OA-5. The MD designation would replace CN land uses in OA-6. Development on MD lots

includes smaller lots close to the urban core. The MD land use designation would permit single-family development at between four and ten dwellings unit per acre.

Medium High Density (MHD). There are 423.6 acres currently designated for MHD residential development within the existing General Plan. The GP Update would increase the amount of designated MHD residential land uses by 14.6 acres, resulting in a total of 438.2 acres of MHD land

use designations citywide. MHD land uses would be replaced by MU land uses in OA-2 and would

replace GC, CN, MD, and MLD land uses within OA-4 through OA-6. The MHD land use designation

would permit multi-family residential development at between ten and 15 dwelling units per acre.

High Density (HD). There are 531.9 acres currently designated for HD residential development within the existing General Plan. The GP Update would reduce the amount of designated HD residential land uses by 26.1 acres, resulting in 505.8 acres of HD land uses under the proposed GP

Update. HD land uses would be replaced by MU land uses in OA-2 and OA-3 and would replace GC

and CN land uses within OA-4 through OA-6. Mobile home parks built prior to 1980 would be permitted

as a nonconforming use and would be allowed at the density that existed in 1980. The HD land use

designation would permit multi-family residential development at between 15 and 21 dwelling units

per acre.

Commercial

There would continue to be four commercial land use categories in the proposed Land Use Plan. Adoption of the GP Update would result in the reduction of 344.3 acres of commercial use, most of which would be replaced by the Mixed Use land use designation. No changes would occur to the CS land use designation.

Neighborhood Commercial (CN). There are 291.5 acres currently designated for CN development within the existing General Plan. The GP Update would reduce the amount of designated CN land uses by 111.6 acres, resulting in 179.9 acres of CN land uses under the proposed GP Update. CN land

uses would be replaced by MD, MHD, and HD land uses in OA-4, OA-6, and OA-7 and by MU land uses

in OA-2 and OA-3. The CN designation would promote commercial uses on a more local scale, serving

residents and businesses at the neighborhood level. Allowable businesses in this designation include convenience markets, neighborhood shopping centers, eating and drinking establishments, specialty food stores, banks, gas stations, barber or beauty shops, pharmacies, self-service Laundromats, dry cleaning drop-off, and automotive services limited to minor repairs and services typically found along major travel routes and at key intersections.

Commercial Office (CO). There are 63.5 acres currently designated for CO development within the existing General Plan. The GP Update would reduce the amount of designated CO land uses by 7.6 acres, resulting in 55.9 acres of CO land uses under the proposed GP Update. CO land uses would be

replaced by MU land uses within OA-10. The CO land use designation would allow for single- and

multi-tenant businesses and professional office services with limited ancillary uses to support such office uses. Uses allowed and encouraged in the CO designation would include, but would not be limited to, professional office uses for physicians, attorneys, financial services, consultants, and administrative and business services. Retail trade would be limited to those ancillary uses that support the daytime activities of office uses, such as coffee shops, cafeterias, and delis; outlets for pickup and delivery of dry cleaning (where service is performed off site); and daycare.

General Commercial (GC). There are 691.9 acres currently designated for GC development within the existing General Plan. The GP Update would reduce the amount of designated GC land uses by 225.1 acres, resulting in 466.8 acres of GC land uses under the proposed GP Update. GC land uses

would be replaced by MU land uses within OA-2, OA-3, OA-7, and OA-10 and by MHD and HD land

uses within OA-4, OA-5, and OA-6. The GC land use includes a broad range of retail sales and

services compared to the CN land use. Uses would include community shopping centers; department stores; restaurants; financial institutions; automotive services; and sales and repair of consumer goods such as home appliances, furniture, etc. Group assembly and hotels/motels intended for transient visitors only would be encouraged in this category.

Commercial Service (CS). The 27.9 acres of CS land uses under the current General Plan would continue to be designated CS by the proposed GP Update. Uses would include commercial activity involving preparation and assembly, wholesale uses that are ancillary to industrial uses, major repair of automobiles and heavy equipment, and other uses typically not compatible with the lower intensity retail found in the other categories.

Mixed Use (MU). MU would be a new land use designation applied to 392 acres within Vista. MU would be a new land use designation applied to 370.4 acres within Vista. The MU designation is intended to be flexible to allow for a range of uses at various densities. Residential uses would be permitted at between 22 and 40 dwelling units per gross acre. The DVSP implements the MU designation in the Downtown area of the city. In other areas of the city, (i.e., OA-3, OA-7, and OA-10;

see PEIR Section 3.4.1.1, "Opportunity Areas" of the PEIR) new zoning districts would implement the MU designation.

The MU designation would allow for a variety of compatible land uses in a single development to create vibrant centers for living, working, and shopping. Overall distribution is assumed to be 65percent multi-family residential and 35 percent commercial/office. The primary purpose of the MU land use designation is to implement the principals of smart growth by applying the designation to certain areas along the city's main transportation corridors that could successfully support a combination of uses (multi-family residential, retail, and office uses) within a single development plan. The MU land use designation is intended to facilitate redevelopment of underutilized commercial areas, such as Downtown Vista, North Santa Fe Avenue, and South Santa Fe Avenue, and other areas adjacent to public transportation facilities. Within the MU designation, development can occur vertically (a combination of two or more individual uses within a single building) or horizontally (a combination of two or more individual uses in detached buildings). The MU land use designation also would allow for Live-Work uses, providing residential and certain commercial uses within the same unit.

Industrial

Industrial land uses are primarily limited to the southern portions of the city, with some industry occurring along North Melrose Drive. Under the GP Update, changes to industrial land use acreages would not occur, with the exception of the redesignation of 2.5 acres of IP to RLI. The IP land use designation would be removed from the city's updated land use plan.

Industrial General (IG). The 224.3 acres of IG land uses under the current General Plan would continue to be designated IG by the proposed GP Update. The IG land use would include general manufacturing with moderate nuisance characteristics (i.e., noise, smoke, dust, odor, or glare) and heavy manufacturing, which may create greater nuisance characteristics. The IG designation allows uses such as alcoholic beverage manufacturing and/or bottling, bakeries, chemical or glass manufacturing, manufacturing of large metal goods, and other similar goods which produce moderate to heavy nuisance characteristics. Development in land designated IG must be designed to ensure it is compatible with uses in surrounding areas, with adequate screening and other mitigation measures to reduce nuisances such as glare, noise, dust, and vibrations.

Research Light Industrial (RLI). There are 868.9 acres currently designated for RLI development within the existing General Plan. The GP Update would increase the amount of designated RLI land uses by 2.5 acres, resulting in 871.4 acres of RLI land uses under the proposed GP Update. The RLI land uses would replace the 2.5 acres of IP land uses outside of an OA within the southern portion of Vista. The RLI land use would allow for corporate offices, research, testing, developmental labs, and light industrial manufacturing, as well as printing and publishing industries and direct mail advertising services. In addition, uses that are ancillary and secondary to the primary uses are allowed for the convenience of business park employees. Examples include coffee shops, cafeterias, delis, employment agencies, hotels and motels, banks, athletic facilities, and business services and offices.

Other Land Uses

Civic Activity (CA). There are 391.4 acres currently designated for CA development within the existing General Plan. The GP Update would reduce the amount of designated CA land uses by 17.2 acres, resulting in 374.2 acres of CA land uses under the GP Update. CA land uses would be replaced

by MU land uses in OA-2. The CA land use includes publicly owned and operated uses that provide a

necessary and/or desirable service to the community; for example, fire stations, law enforcement facilities, court houses, government offices, storage yards, libraries, parks, schools, and community gardens. No private development potential would be assigned to sites designated as CA.

Open Space (OS). The OS land use designation would replace 616.1 acres of the current planned OP land use designation to preserve, in its natural state, land in the vicinity of the unchanneled portion of Buena Vista Creek, other bodies of water, undeveloped flood plains, areas of seismic activity, areas of unstable soil, areas of unique geologic formation, areas of geologic hazard, and other areas of interest in order to protect the health, safety, and aesthetic sense of the public and to preserve these areas undisturbed for future generations. It also would include deed-restricted open space in private development that would be set aside for open space, habitat, and/or public safety purposes. The OS designation would allow ancillary uses, such as low-intensity public recreation uses (including pedestrian, biking, and equestrian trails with associated staging and parking areas), community gardens, renewable energy projects, Low Impact Development (LID) demonstration projects, etc., if they do not negatively impact the resources that are being preserved.

Parks and Recreation (PR). The PR land use designation would replace 497.1 acres of the current planned OP land use designation to apply to public parks and recreation areas and facilities (such as city-owned and operated parks, Guajome Park, The Wave, etc.), private recreation areas and facilities (such as Shadowridge Golf Course and Country Club and Green Oak Ranch), and deed-restricted property or facilities in private development that are set aside for recreational purposes.

2.1.2.2 Circulation Element

The Circulation Element of the GP Update is closely related to the Land Use and Community Identity Element and identifies future improvements to roadways, bicycle lanes, pedestrian amenities, and trails to accommodate the change in land uses for the horizon year (2030). The Circulation Element includes roadway improvements for a total of 28 segments along 16 roadways. Pedestrian facilities proposed as part of the GP Update would include both sidewalks and pedestrian paths ranging in width from five to ten feet. Pedestrian facilities can vary in material, including concrete, asphalt, textured pavement, or decomposed granite. Suitable materials would depend on the specific location of each facility, surrounding land uses, and adjacent community character.

2.1.2.3 Resource Conservation and Sustainability Element

The Resource Conservation and Sustainability (RCS) Element addresses air quality; climate change; water resources; biological resources; open space, parks, recreational facilities, and trails; cultural, historical, and paleontological resources; energy; and waste management issues within Vista. The element includes a series of goals and policies related to these issues. The RCS Element would accomplish the following three objectives:

1. Identify Vista's important resources, and those that are consumed (such as water and energy) or affected by the decisions and actions of everyone who lives, works, and recreates in the city.
2. Protect the quality of life for Vista's community members by maintaining the area's natural biodiversity, parks and recreational opportunities, and scenic beauty.
3. Develop policies and implementation programs to protect, preserve, or enhance these resources and manage their production (such as water and energy) and utilization in a sustainable manner.

Air Quality and Climate Change. Goals and policies pertaining to air quality issues recognize and consider the key relationships between air quality, land use, transportation, and other policies in Vista's planning efforts, and identify ways in which the city can reduce its air pollutant emissions through various programs that reduce health risks to the community. These goals and policies are also intended to assist the city and region in meeting ambient air quality standards set by the U.S. Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). The RCS Element includes goals and policies to reduce greenhouse gas (GHG) emissions to 1990 levels, pursuant to Assembly Bill (AB) 32, and would encourage local employers and businesses to do the same. In addition, the GP Update addresses climate change by including goals and policies directing the preparation and implementation of a Climate Action Plan (CAP) for both community activities and municipal operations, updating the Greenhouse Gas Inventory, minimizing fugitive dust, promoting energy conservation and increased energy efficiency, promoting waste reduction and recycling, and using renewable resources.

Water Resources. The GP Update addresses efforts to protect and enhance water resources through water conservation and water quality improvement efforts. The California Water Code requires all urban water suppliers to prepare urban water management plans and to update them every five years. The city will coordinate with the Vista Irrigation District (VID) to update its Urban Water Management Plan, and will work with VID in their efforts to respond to Executive Order S-06-08 by encouraging residents and other water consumers to increase their water conservation efforts, and by revising the city's landscape ordinance to implement new water conservation standards. In addition, new development and rehabilitation projects would be required to make maximum use of water conservation techniques.

The city would also undertake efforts to improve the water quality of the regional watersheds of which it is a part by implementing a stormwater management strategy known as Low Impact Development (LID). LID works by mimicking a site's natural hydrology by capturing runoff, reducing its volume and velocity of flow, and directing it to vegetated areas or areas with soils that promote infiltration and naturally filter pollutants from the water. By maintaining or restoring the natural hydrology of a site, LID can protect surface and groundwater quality, minimize flooding, and reduce habitat degradation.

Biological Resources, Open Space, and Conservation. The goals and policies that relate to biological resources would support both the North County Multiple Habitat Conservation Plan (MHCP) and the City of Vista's responsibilities to conserve natural biotic communities and sensitive plant and animal species pursuant to various state and federal laws and policies relevant to biological resources. The RCS Element includes an open space plan and a parks and recreation plan, shown in the Draft PEIR on Figures 3-18 and 3-19, respectively. The open space plan includes two large areas, Dawson Los Monos Canyon Reserve and La Mirada Canyon, both of which are publically owned, and many smaller open space areas that are located throughout the community. The smaller open spaces may be either publicly or privately owned, and fall into two general categories: riparian habitats found along creeks, drainages, and other bodies of water, such as Agua Hedionda Creek, Buena Creek, and the unchannelized portion of Buena Vista Creek; and deed-restricted open spaces that have been set aside as part of a development proposal to provide buffers for resource conservation and/or open space for health and safety purposes.

The open space areas along Buena Vista Creek would be protected and enhanced through the development and implementation of a master plan for Buena Vista Creek (per RCS Policy 7.5 and 10.12). The master plan would connect parks, neighborhoods, and commercial areas through a system of trails and walkways, create a linear park along Buena Vista Creek from Brengle Terrance Park to Downtown Vista, and enhance the creek's hydrology and natural habitats. A system of recreational trails also would be proposed within open space areas, and would connect to regional trail systems, SPRINTER stations, and recreational areas. Also, to implement the MHCP within the City of Vista, a Biological Preserve Overlay (BPO) has been created and identified as the City's

regional habitat preservation system. Biological conservation is the primary function of the 296.2-acre BPO, and it will be implemented by a zoning overlay adopted concurrently with the General Plan.

Cultural, Historical, and Paleontological Resources. The RCS Element includes policies and programs to encourage the preservation and protection of these valuable resources through research, inventories, education, adaptive reuse, incentives, and regulations as required or appropriate. In addition, the goals and policies regarding conservation of open space, especially along the creeks and water bodies, will assist in minimizing the disturbance of prehistoric and historical resources commonly found there.

Energy and Waste Management. RCS Element goals and policies would encourage or require efficient and sustainable use of energy resources through conservation, demand-reduction activities, and promotion of alternative and renewable energy sources on the part of homeowners, the business community, and other energy consumers. The city will also serve as a model for incorporating green building techniques into building and site design of its new facilities and for remodeled facilities, as implemented in the new Civic Center, which is LEED-certified. Goals and policies to promote sustainable and green development patterns are also included in the LUCI Element. The goals and policies include promoting sustainable waste management by the community and reducing municipal waste generation.

2.1.2.4 Healthy Vista Element

The purpose of the Healthy Vista (HV) Element is to foster community health and well-being as priorities for all Vistans. It does so by providing a strategy to incorporate health considerations into the city's policies, programs, decisions, and development activities, and to acknowledge and strengthen the relationship between planning decisions and public health outcomes. The HV Element:

1. Identifies issues that affect community health and wellness.
2. Sets the policy framework to improve community health. This includes identifying and tracking community health indicators for Vista; promoting healthful conditions and opportunities for choices; and taking a collaborative, community-based approach to health and wellness, including the involvement of residents, health care providers, and other community partners.

The topics addressed in the HV Element include a community-based approach to health and wellness, community food security, healthcare, community cohesion, and public art. The HV Element is not a state-mandated element; however, it is consistent with Section 65303 of the State of California Government Code, which authorizes local jurisdictions to adopt other elements or address additional topics when they relate to the physical development of the jurisdiction.

2.1.2.5 Noise Element

The Noise Element (NE) is intended to identify noise-sensitive land uses and noise sources, define areas of noise impacts, present noise contour maps, and establish policies and programs to protect the community from excessive noise and reduce negative impacts from those noise sources. The City of Vista's proposed NE addresses noise concerns based on the proposed land use plan and would establish acceptable noise level thresholds for each land use designations. These proposed thresholds would establish acceptable noise levels based on the proposed use by instituting a rating system of A, B, C, and D, with A being normally acceptable, B conditionally acceptable, C normally unacceptable, and D clearly unacceptable. Interior and exterior noise guidelines are also included in this element

2.1.2.6 Public Safety, Facilities, and Services Element

The primary purpose of the Public Safety, Facilities, and Services (PSFS) Element of the GP Update is to identify and reduce the risk to life and property from natural and human-made hazards in or near the city that pose potential danger to the safety and welfare of the community and to ensure that public facilities and services support the existing and planned future development within Vista and that they are provided in an efficient, cost-effective, and environmentally sustainable manner that are considered as an integral part of the City of Vista's development review and decision-making process.

The PSFS Element fulfills the requirements of the state's mandated safety element by addressing public safety hazards, including: seismic and other geologic hazards, flooding and other hydrologic hazards, fires and fire-related hazards, hazardous materials and sites, crime, airport safety, and emergency preparedness. Included are policies that support the city's responsibility in implementing the Alquist-Priolo Act's safeguards in the event that active faulting is identified within the city or its Sphere of Influence (SOI) in the future.

Flooding and Other Hydrologic Hazards. The PSFS Element would enforce existing regulations created to reduce the impacts of flooding within Vista, such as the Flood Area Construction Regulations, which include standards that are applied to a variety of types of projects, such as utilities projects, residential subdivisions, manufactured homes, and recreational vehicles. These regulations apply to flood-prone, mudslide, or flood-related erosion areas throughout the community. Also, the City of Vista would continue to implement its Flood Area Construction Regulations and may update them if additional information or need is presented.

Fires and Fire-Related Hazards. The PSFS Element would require the Vista Fire Department to achieve an 8:55-minute total response time 90 percent of the time to improve the department's overall performance. The PSFS Element also contains policies to underground service wires, especially within the eastern and southern parts of Vista.

Hazardous Materials and Sites. The PSFS Element would continue to require Hazardous Materials Business Plans to be prepared per Chapter 6.95 of the California Health and Safety Code and would require businesses that handle or use hazardous materials to display a placard per the National Fire Protection Association Section 704 requirements. The PSFS Element also includes policies regarding education and awareness of hazardous waste recycling opportunities within the city.

Crime, Airport Safety, and Emergency Preparedness. Policies related to reducing criminal activity within the city include supporting community oriented policing and law enforcement and youth programs. The city also would require that public property and rights-of-way be maintained with landscaping, public art, and trash/graffiti removal to reduce crime and blight.

The PSFS Element would require all development within an Airport Influence Area to evaluate new development proposals for consistency and compatibility with relevant Airport Land Use Compatibility Plans (ALUCPs). The city would also be encouraged to review and comment on ALUCP updates that could affect future development within the city.

Regarding emergency preparedness, the PSFS Element would continue supporting the city's involvement in the Multi-Jurisdictional Hazard Mitigation Plan (HMP) for San Diego County by building on the priorities and goals identified in the HMP and expanding them as appropriate to include additional hazards that are required to be addressed by local jurisdictions in their safety elements. During the planning period the city would continue to implement the actions identified in the HMP. It would also update the HMP as appropriate to address goals and policies identified in the PSFS Element and any additional hazards that are identified over the course of time through the state's hazard mapping efforts, other state or federal requirements, and information that is identified through city evaluation and analysis, such as local hazard mapping through the

Geographic Information System process. The city would also maintain adequate National Incident Management System and Standardized Emergency Management System training and compliance.

2.2 Required Approvals

Project approval will require the following actions by the City of Vista:

- Planning Commission to recommend that the City Council certify the PEIR;
- Planning Commission to recommend that the City Council approve the GP Update;
- City Council to certify the PEIR; and
- City Council to approve the GP Update.

Chapter 3

Findings Regarding Significant Environmental Effects

3.1 Overview

The Final PEIR identified several significant environmental effects that could indirectly result from the implementation of the GP Update. Indirect and cumulatively significant and unavoidable adverse impacts would occur in the following resource areas:

- Air Quality (Indirect and Cumulative)
- Climate Change (Indirect and Cumulative)
- Transportation and Circulation (Indirect and Cumulative)

These impacts are outweighed by overriding considerations, as set forth in Chapter 5, below.

Several indirect impacts in the following resource areas can be reduced to less-than-significant levels through the implementation of feasible mitigation measures:

- Biological Resources
- Cultural Resources
- Noise and Vibration
- Public Services and Recreation

Implementation of the project would have less-than-significant or no indirect impacts on the following resources (without mitigation):

- Aesthetics
- Agriculture and Forestry Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use, Population, and Housing
- Mineral Resources
- Population and Housing
- Utilities and Service Systems

3.2 Findings on Significant Environmental Effects

3.2.1 Air Quality

For a full discussion of air quality impacts, see Section 4.2 of the Draft PEIR and any revisions contained in Chapter 3 of the Final PEIR.

3.2.1.1 Impact AQ-1a: Construction Emissions Impacts

Construction of developments associated with the GP Update would temporarily generate emissions that are estimated to exceed the San Diego Air Pollution Control District's (SDAPCD's) Screening Level Thresholds (SLTs) for reactive organic gases (ROG), and particulate matter less than 10 and 2.5 microns in diameter (PM₁₀ and PM_{2.5}, respectively). The timing and duration of construction activities associated with the build-out projections over the 20-year life of the GP Update cannot be determined. However, emissions associated with the project average would contribute to an existing air quality violation because there would be a net increase in emissions for which the San Diego Air Basin (SDAB) is currently in nonattainment status. Each future development would undergo development review, including CEQA review, to evaluate project-specific impacts. Even with the incorporation of all feasible mitigation measures (**M-AQ-1a** through **M-AQ-1c**), construction-related emissions would potentially remain in exceedance of SDAPCD's SLTs. Therefore, impacts related to construction emissions would be significant and unavoidable.

Proposed Mitigation

M-AQ-1a: Construction Dust Control Measures. Future developments shall undergo development review, including CEQA review, and shall evaluate project-specific impacts. Future construction activities shall be required to adhere to SDAPCD Rules and Regulations. These rules include, but are not limited to, rules pertaining to visible emissions (Rule 50), limiting nuisance activities (Rule 51), reducing particulate matter (Rule 52), controlling dust and fumes (Rules 54), fugitive dust control (Rule 55), and limits to the VOC content of architectural coatings (Rule 67). Depending on the magnitude of emissions from construction activities, the city may also require measures to reduce or limit exhaust emissions.

For ground disturbance activities for any future development in the city, the onsite construction superintendent shall ensure implementation of standard BMPs to reduce the emission of fugitive dust, including, but not limited to:

- 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, apply additional water at a frequency to be determined by the onsite construction superintendent.
- Provide temporary hydroseeding and irrigation of cleared vegetation and on graded slopes as soon as possible following grading activities in areas that will remain in disturbed condition (but that will not be subject to further construction activities) for a period greater than three months during the construction phase.
- Pave or periodically water all onsite access points or apply chemical stabilizers to construction sites.
- Securely cover all transported material to prevent fugitive dust.
- Operate all vehicles on the construction site at speeds less than 15 mph.
- Cover all stockpiles that will not be utilized within three days with plastic or equivalent material, to be determined by the onsite construction superintendent, or spray them with a non-toxic chemical stabilizer.

M-AQ-1b: Construction Exhaust Control Measures. The following measures shall be implemented throughout construction to minimize emissions of O₃ precursors:

- Turn off all diesel-powered vehicles and gasoline-powered equipment when not in use for more than five minutes.

- Use electric or natural gas-powered construction equipment in lieu of gasoline or diesel-powered engines, where feasible.
- Use modified equipment incorporating such measures as cooled exhaust gas recirculation or lean-NO_x catalysts.
- Require 10 percent of construction fleet to use any combination of diesel catalytic converters, diesel oxidation catalysts, diesel particulate filters, and/or CARB-certified Tier III equipment or better.

M-AQ-1c: Construction Architectural Coating Measures. The following measures shall be used to minimize emissions of VOCs (an O₃ precursor) and ensure compliance with SDAPCD Rule 67:

- Use VOC-free coatings.
- Limit volume usage per day verified with detailed record keeping.
- Rent or purchase VOC Emission Reduction Credits.

Finding

The City Council of the City of Vista hereby finds that:

(X) Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the Final PEIR.

() Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

(X) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the Final PEIR.

Rationale for Finding

Prior to construction activities, dust control measures must be reviewed and approved during the discretionary review period for a specific project. In addition, implementing exhaust control measures and minimizing VOCs in applying architectural coatings would be required during construction. However, even combined with the GP Update's goals and policies to improve air quality, these mitigation measures would not reduce ROG, PM₁₀, and PM_{2.5} emissions to less-than-significant levels because they would still exceed SDAPCD's SLTs and therefore contribute to an existing air quality violation. As a result, impacts would remain potentially significant and unavoidable.

3.2.1.2 Impact AQ-2: Operational Emissions

Operation of land uses consistent with the GP Update would increase motor vehicle traffic and area source emissions in the future within the city. While implementation of the GP Update would result in net decreases in ozone precursors and CO, it would result in a net increase in PM₁₀ and PM_{2.5} emissions. This net increase would exceed SDAPCD's SLTs, which would contribute to an existing air quality violation because the SDAB is currently in nonattainment status for both PM₁₀ and PM_{2.5}. No mitigation is feasible to reduce emissions from motor vehicle traffic. Therefore, impacts related to operational emissions would be significant and unavoidable.

Proposed Mitigation

No mitigation is feasible.

Finding

The City Council of the City of Vista hereby finds that:

- () Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the Final PEIR.
- () Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- (X) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the Final PEIR.**

Rationale for Finding

In general, vehicular emission rates are anticipated to lessen in future years due to continuing improvements in engine technology and the phasing out of older, higher-emitting vehicles. However, in the air quality model, PM₁₀ and PM_{2.5} emissions increase because URBEMIS and EMFAC do not assume that PM₁₀ and PM_{2.5} exhaust emission rates from the majority of motor vehicles in the vehicle fleet will decrease in future years, especially from mobile source emissions related to entrained paved road dust. While policies within the RCS and LUCI Elements would help to reduce mobile source emissions by such actions as promoting mixed-use and transit-oriented development, these efforts combined with a lack of feasible mitigation measures would not result in a net decrease in PM₁₀ and PM_{2.5} emissions **(Impact AQ-2)**.

3.2.1.3 Impact AQ-3: Exposure to Air Toxics from SR-78

New development constructed as part of the GP Update within proximity of SR-78 has the potential to expose sensitive receptors to substantial concentrations of toxic air contaminants (TACs). TACs are a category of air pollutants that have been shown to have an impact on human health, but are not classified as criteria pollutants (e.g., diesel particulate matter). Policies within the GP Update, including RCS Policy 1.2, would help to reduce the health risks of TACs by discouraging development within 500 feet of SR-78. However, even with the proposed mitigation measure **(M-AQ-3)**, it is unknown if these policies would sufficiently reduce the health risk to a level less than significant. Therefore, impacts related to exposure to TACs from roadways would be significant and unavoidable.

Proposed Mitigation

M-AQ-3: Building Design Measures. Building design measures to reduce the effects of TACs on any proposed new sensitive land uses constructed within proximity (i.e., within 500 feet) of busy roadways (e.g., SR-78) shall include the following:

- Plant vegetation between receptor and roadway.
- Construct wall barriers between receptor and roadway.
- Install only fixed windows.

- Install a central heating, ventilation, and air conditioning (HVAC) system that includes high efficiency particulate air (HEPA) filters (MERV-13 or higher), and develop a maintenance plan to ensure the filtering system is properly maintained.
- Locate air intake systems for HVAC systems as far away from the existing air pollution sources as possible.

Finding

The City Council of the City of Vista hereby finds that:

(X) Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the Final PEIR.

() Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

(X) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the Final PEIR.

Rationale for Finding

The establishment of buffer zones that decrease the likelihood of exposure and the implementation of buffers between residential and nonresidential land uses are typically stipulated as sufficient mitigation to reduce health risks from TACs. However, it is unknown if the GP Update policies and implementation of Mitigation Measure **M-AQ-3** would be sufficient to reduce the health risk associated with siting new residences near the existing freeway. In terms of calculating health risk, it is difficult to quantify the exposure to air toxics and the subsequent reductions from the implementation of buffers. Future projects associated with the GP Update would be required to undergo development and CEQA review to determine whether each project results in a significant air quality impact. However, it is unknown if implementation of policies within the GP Update would sufficiently reduce the health risk to a level less than significant. Therefore, impacts related to exposure to TACs from roadways would remain significant and unavoidable. **(Impact AQ-3)**

3.2.1.4 Cumulative Impact C-AQ-1: Cumulative Construction Emissions

Construction of developments associated with the GP Update would result in a potentially significant impact because emissions would exceed the thresholds of significance recommended by the SDAPCD for ROG, PM₁₀, and PM_{2.5} (see Table 4.2-7 of the PEIR). Implementation of Mitigation Measures M-AQ-1a through M-AQ-1c, described above, would help to minimize dust, exhaust, and volatile organic compounds (VOC) emissions from construction activities. However, because the SDAB is in nonattainment for PM₁₀ and PM_{2.5}, and because both ROG and nitrogen oxides (NO_x) are precursors of ozone, for which the SDAB is also in nonattainment, construction activities associated with the GP Update, when combined with past, present, and reasonably foreseeable future projects, would result in a cumulatively considerable contribution to these emissions.

Proposed Mitigation

MM AQ-1a. Construction Dust Control Measures

MM AQ-1b. Construction Exhaust Control Measures

MM AQ-1c. Construction Architectural Coating Measures

Finding

The City Council of the City of Vista hereby finds that:

(X) Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the Final PEIR.

() Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

(X) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the Final PEIR.

Rationale for Finding

Prior to construction activities, dust control measures must be reviewed and approved during the discretionary review period for a specific project. In addition, implementing exhaust control measures and minimizing VOCs in applying architectural coatings would be required during construction. However, even combined with the GP Update's goals and policies to improve air quality, these mitigation measures would not reduce these emissions to less-than-significant levels because the specifics of future development proposals and the subsequent mitigated reductions are unknown **(Impact C-AQ-1)**.

3.2.1.5 Cumulative Impact C-AQ-2: Cumulative Operational Emissions

Operation of land uses developed under the GP Update would increase motor vehicle traffic and area source emissions in the future within the city. The GP Update would result in a net increase in PM₁₀ and PM_{2.5} emissions that would exceed SDAPCD's SLTs. This would contribute to an existing cumulative air quality violation because the SDAB is currently in nonattainment status for both PM₁₀ and PM_{2.5}. No mitigation is feasible to reduce paved road dust emissions from motor vehicle traffic. Therefore, the GP Update's contribution to cumulative impacts related to operational emissions would be significant and unavoidable.

Proposed Mitigation

No mitigation feasible.

Finding

The City Council of the City of Vista hereby finds that:

() Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the Final PEIR.

() Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

(X) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the Final PEIR.

Rationale for Finding

While policies within the RCS and LUCI Elements would help to reduce mobile source emissions by such actions as promoting mixed-use and transit-oriented development, these efforts combined with a lack of feasible mitigation measures to reduce paved road dust emissions would not result in a net decrease in PM₁₀ and PM_{2.5} emissions **(Impact C-AQ-2)**.

3.2.1.6 Cumulative Impact AQ-3: Toxic Air Contaminants Exposure from SR-78

Regional cumulative traffic traveling on SR-78 has the potential to expose sensitive receptors to substantial pollutant concentrations. Policies within the GP Update, including RCS Policy 1.2, would help to reduce the health risk associated with proximity to the freeway by discouraging development within 500 feet of SR-78. However, even with the proposed mitigation **(M-AQ-3)**, it is unknown if these policies would sufficiently reduce the health risk to a level less than significant. Therefore, the GP Update's contribution to cumulative impacts related to exposure to Toxic Air Contaminants from SR-78 would be significant and unavoidable.

Proposed Mitigation

M-AQ-3: Building Design Measures.

Finding

The City Council of the City of Vista hereby finds that:

(X) Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the Final PEIR.

() Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

(X) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the Final PEIR.

Rationale for Finding

The establishment of buffer zones that decrease the likelihood of exposure and the implementation of buffers between residential and nonresidential land uses are typically stipulated as sufficient mitigation to reduce health risks from TACs. However, it is unknown if the GP Update policies and implementation of Mitigation Measure **M-AQ-3** would be sufficient to reduce the cumulative health risk associated with siting new residences near the existing freeway. In terms of calculating health risk, it is difficult to quantify the exposure to air toxics and the subsequent reductions from the implementation of buffers. Future projects associated with the GP Update would be required to undergo development and CEQA review to determine whether each project results in a significant air quality impact. However, it is unknown if implementation of policies within the GP Update would sufficiently reduce the health risk to a level less than significant. Therefore, cumulative impacts related to exposure to TACs from roadways would be significant and unavoidable **(Impact C-AQ-3)**.

3.2.2 Biological Resources

For a full discussion of biological impacts, see Section 4.3 of the Draft PEIR and any revisions contained in Chapter 3 of the Final PEIR.

3.2.2.1 Impact BI-1: Special-Status Species

Future development projects allowed under the GP Update would potentially result in impacts on special-status species, if present. For threatened and endangered species, impacts on individuals or the habitat they occupy would be significant. Mitigation Measure **M-BI-1** would reduce this impact to a less-than-significant level. For non-threatened and non-endangered plant and wildlife species, impacts on individuals or the habitat they occupy would be significant. Mitigation Measure **M-BI-1** would also reduce this impact to a less-than-significant level.

Proposed Mitigation

M-BI-1: Habitat Assessment and Focused Surveys for Special-Status Species. Prior to the issuance of any grading, building, or other construction permit for undeveloped parcels in the project area, a habitat assessment shall be conducted for the parcel to determine whether the potential exists for special-status species to occur. If the habitat assessment identifies potentially suitable habitat for threatened and endangered species, focused surveys shall be conducted by a qualified biologist to determine their presence or absence.

If threatened and endangered species are observed/detected, project-specific mitigation measures shall be developed to mitigate impacts on threatened and endangered species to below a level of significance. Specific measures shall include, but are not limited to:

- Early consultation with the wildlife agencies (i.e., USFWS, CDFG) for ESA- and CESA-listed species to ensure avoidance to the greatest extent feasible and appropriate “take” authorization.
- Provision of a qualified biological monitor on site during all earth-disturbing activities to ensure avoidance of impacts on listed species.
- The use of fencing or flagging to identify sensitive areas that support the listed species and to ensure that the areas are protected from direct and indirect impacts.
- Implementation of noise reduction measures (e.g., noise attenuation structures) within habitats occupied by listed avian species, and noise monitoring during the breeding season.
- Identification and transplantation of listed plant species populations in accordance with best practices.
- Avoidance of the breeding seasons for listed species such as:
 - Arroyo toad—March 1 to September 30
 - Least Bell’s vireo—March 1 to September 30
 - Willow flycatcher (all subspecies)—March 1 to September 30
 - Coastal California gnatcatcher—March 1 to September 30

If no threatened or endangered species are observed or detected during focused surveys, but potentially suitable habitat for non-threatened and non-endangered plant or wildlife species is present, a site-specific determination shall be made as to whether the potential impacts are significant based on the degree of threat and the size of the population/occupied habitat to be impacted. Focused surveys may be required in order to make a significance determination,

depending on the species to be impacted and the size of the project. The measures described above shall be employed as appropriate.

Finding

The City Council of the City of Vista hereby finds that:

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() Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

() Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the Final PEIR.

Rationale for Finding

Although much of the development under the GP Update would be focused within several of the OAs, new development, particularly outside the OAs, would have the potential to directly or indirectly impact habitats that support or have the potential to support candidate, sensitive, or special-status species. Undeveloped areas located outside of the Open Space designation that support native and naturalized vegetation communities within the city are potentially susceptible to development. Implementation of Mitigation Measure **M-BI-1** would reduce impacts on special-status species to a less-than-significant level by requiring habitat assessment and focused surveys for special-status species before issuing any grading, building, or other construction permit for undeveloped parcels in the city, and requiring bird nests be avoided during breeding season. This mitigation measure, combined with the GP Update's goals and policies to preserve open space and habitat areas, would ensure a significant impact would not occur on special-status species (**Impact BI-1**).

3.2.2.2 Impact BIO-2: Nesting Bird/Raptors

Future development-related impacts on nesting birds/raptors resulting from implementation of development projects allowed under the GP Update would be significant. Mitigation Measure **M-BI-2** would reduce this impact to a less-than-significant level.

Proposed Mitigation

M-BI-2: Bird Nest Avoidance. If construction activities occur between January 15 and September 15, a preconstruction survey (within seven days prior to construction activities) shall be conducted by a qualified biologist to determine if active nests are present within or adjacent to the area proposed for development in order to avoid the nesting activities of breeding birds/raptors. The results of the surveys shall be submitted to the City (and made available to the Wildlife Agencies, upon request) prior to initiation of any construction activities.

If nesting activities within 200 feet of the proposed work area are not detected, construction activities may proceed. If nesting activities are confirmed, construction activities shall be delayed within an appropriate buffer (e.g., 300-feet) from the active nest until the young birds have fledged and left the nest or until the nest is no longer active as determined by a qualified biologist. The size of the appropriate buffer shall be determined by a qualified biologist based on field conditions. The results of all biological monitoring shall be submitted to the City (and made available to the Wildlife Agencies, upon request). The Wildlife Agencies are available for consultation regarding nesting

status and appropriate buffers. Also, at no time is take of California Full Protected species permitted (Fish and Game Code §3511).

Finding

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() Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the Final PEIR.

Rationale for Finding

Undeveloped areas located outside of the Open Space designation that are potentially susceptible to development may also include areas suitable for nesting birds. Implementation of Mitigation Measure **M-BI-2** will reduce impacts on nesting birds (**Impact BI-2**) to a less-than-significant level by ensuring nests are identified prior to any construction activity and then by ensuring a buffer is established to avoid disturbing a nest. This mitigation measure, combined with the GP Update's goals and policies to preserve open space and habitat areas, would ensure a significant impact would not occur regarding nesting birds (**Impact BI-2**).

3.2.2.3 Impact BI-3: Riparian and other Sensitive Habitats

Development projects allowed under the GP Update would potentially result in impacts on riparian habitats or other sensitive natural communities where present. If sensitive natural communities are to be removed during future project implementation, there would be a significant impact. Mitigation Measure **M-BI-3** would reduce this impact to a less-than-significant level.

Proposed Mitigation

M-BI-3: Habitat Assessment/Biology Report. Prior to the initiation of future development projects within the project area, a habitat assessment shall be conducted when warranted in areas undisturbed by prior development to determine whether sensitive natural communities (including riparian vegetation) are present. If the habitat assessment identifies sensitive natural communities, a biological report shall be prepared to address impacts on sensitive natural communities resulting from the proposed future project. The report shall identify mitigation measures to reduce all significant impacts to below a level of significance. Mitigation measures shall include, as determined appropriate by a qualified biologist in consultation with the wildlife agencies:

- Early consultation with the wildlife agencies to ensure maximum avoidance of sensitive habitats, as feasible.
- Provision of a qualified biological monitor on site during all earth-disturbing activities to ensure avoidance of sensitive habitats.
- The use of fencing or flagging to identify and avoid sensitive areas and to ensure that the areas are protected from direct and indirect impacts.

- Appropriate siting of staging areas within developed or disturbed areas, ensuring such areas are outside of existing sensitive habitats.
- Avoidance of the avian breeding seasons (e.g., January 15 to September 15) if riparian or other sensitive habitat supports breeding birds, or other special-status species.
- Provision of mitigation at a minimum of a 1:1 ratio to ensure no net loss of sensitive habitat. Consultation with the wildlife agencies or professional best practices may result in higher ratios.

Finding

The City Council of the City of Vista hereby finds that:

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() Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the Final PEIR.

Rationale for Finding

While the vast majority of natural habitat is located in designated Open Space, there are scattered parcels throughout the city that remain undeveloped, and the GP Update would allow development to occur on these parcels. Thus, the GP Update could indirectly result in removal of riparian habitats and other sensitive natural communities. Existing regulations such as the ESA and CESA could apply if a future project would have the potential to affect a special-status species. However, if unmitigated, impacts on sensitive habitat as an indirect consequence of the GP Update's land use policy would be considered significant. Implementation of the Mitigation Measure **M-BI-3** would reduce impacts on natural habitat to a less-than-significant level by avoiding and minimizing impacts on natural habitat and preparing a habitat assessment/biology report. Implementing Mitigation Measure **M-BI-3** would help avoid indirect and direct impacts from future development projects. This mitigation measure, combined with the GP Update's goals and policies to preserve open space and habitat areas, would ensure a significant impact would not occur (**Impact BI-3**).

3.2.2.4 Impact BI-4: Federally Protected Wetlands

Development projects allowed under the GP Update would potentially result in impacts on jurisdictional waters and wetlands, if present. If jurisdictional waters and wetlands would be altered and/or removed during future project implementation, there would be a significant impact. Mitigation Measure **M-BI-4** would reduce this impact to a less-than-significant level.

Proposed Mitigation

M-BI-4: Formal Wetland Delineation. If the habitat assessment identifies potential federal and/or state jurisdictional wetlands, a formal jurisdictional delineation shall be prepared. This document shall map the jurisdictional wetlands present and overlay it on the grading footprint of the project, thereby allowing a calculation of the total impacts. If jurisdictional wetlands would be impacted, mitigation shall be required at a minimum 1:1 ratio; however, coordination with USACE (through the 404 process) and CDFG (through the Section 1602 Streambed Alteration Agreement process)

may determine a higher ratio is required. Mitigation shall be achieved through a combination of in-kind creation, restoration, and/or enhancement as determined to be appropriate for each site through consultation with the resource agencies. Mitigation shall first be considered on site, then with an approved mitigation bank, and thirdly through offsite mitigation. The appropriate permit applications shall be submitted to state and federal regulatory agencies. The permits issued by these agencies will finalize the mitigation requirements.

Finding

The City Council of the City of Vista hereby finds that:

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() Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the Final PEIR.

Rationale for Finding

Although the city is largely developed and the GP Update would attempt to focus development within the OAs, there is the potential for development allowed by the GP Update to result in impacts on such wetlands, particularly where wetlands are adjacent to or on developable land. Alterations or modifications to site topography, diversion of stormwater runoff, and reconfiguration of existing, vegetated stream courses are all examples of development that would potentially impact federally protected wetlands. Implementation of Mitigation Measure **M-BI-4** would reduce impacts on natural habitat to a less-than-significant level by avoiding and minimizing impacts on federal and/or jurisdictional waters. Implementing Mitigation Measure **M-BI-4** would help avoid indirect and direct impacts from future projects developed under the GP Update. Therefore, this mitigation measure would ensure that a significant impact would not occur (**Impact BI-4**).

3.2.2.5 Impact BI-5: Wildlife Movement

Development of projects allowed under the GP Update could interfere substantially with the movement of native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors. Mitigation Measure **M-BI-5** would reduce this impact to a less-than-significant level.

Proposed Mitigation

M-BI-5: Avoidance and Minimization Measures for Continued Wildlife Movement. If the habitat assessment described in Mitigation Measure M-BI-3 identifies that a specific development project will interfere substantially with wildlife movement or established wildlife corridors, avoidance and minimization measures shall be developed that ensure the continued movement of wildlife through a specific corridor or area. Measures shall be specific to each project and be determined by a qualified biologist during project design; however, the following minimization measures shall be incorporated where appropriate, as determined by a qualified biologist:

- Project design shall be sensitive to wildlife movement and, if a corridor is determined to be located on site, the project shall be designed to avoid segmentation of the corridor and the continued viability of the corridor.
- Street lighting shall be designed such that it does not increase the overall ambient lighting and glare in the natural area. This may be accomplished by designing street lighting with internal baffles to direct the lighting towards the ground and so there is a zero side angle cut off to the horizon.
- Potential noise, motion, and human intrusion impacts shall be minimized by incorporating setbacks, berms, or walls into the project design. Construction-related noise shall be mitigated consistent with the city's Noise Ordinances by limiting construction activities to daytime hours and requiring construction equipment to be equipped with mufflers.
- Plant species acceptable for the project's landscaping must not be considered an invasive species by the California Invasive Plant Council (<http://www.cal-ipc.org/ip/inventory/index.php>).
- When culverts are included in a project design within areas known to be used as wildlife crossings, they shall be placed in locations suitable for use by wildlife and shall be sized and shaped such as to facilitate wildlife movement through the culvert.

Finding

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() Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the Final PEIR.

Rationale for Finding

Several natural open space corridors occur along the outer edges of the city and internally along waterways and drainages. These areas, which include wetland areas around the San Luis Rey River at Guajome Regional Park and areas associated with the Agua Hedionda Creek, function as important wildlife corridors. Although conformance with the goals and policies in the GP Update related to wildlife corridors would reduce potential impacts on this sensitive biological resource, there is a potential for impacts to remain significant. Implementation of Mitigation Measure **M-BI-5** would reduce impacts on natural habitat to a less-than-significant level by avoiding and minimizing interference with wildlife movement or established wildlife corridors. Implementing Mitigation Measure **M-BI-5** would help avoid indirect and direct impacts from future projects developed under the GP Update. Therefore, this mitigation measure would ensure a significant impact would not occur (**Impact BI-5**).

3.2.3 Climate Change

For a full discussion of climate change impacts, see Section 4.4 of the Draft PEIR and any revisions contained in Chapter 3 of the Final PEIR.

3.2.3.1 Impacts CC-1 and C-CC-1: Cumulative Greenhouse Gas Emissions

GHG emissions in the City of Vista under business as usual (BAU) conditions would result in 2020 emissions that are approximately 20 percent higher than current 2005 GHG emissions. Emissions that are inconsistent with reduction goals established by AB 32 (that is, emissions in 2020 greater than 85 percent of current levels) would be significant.

Full implementation of a CAP that quantitatively demonstrates reduction of GHG emissions in 2020 to a level below 85 percent of the current level would reduce this impact to below a level of significance. Various policies listed within the GP Update are consistent with established guidance from the California Air Pollution Control Officers Association (CAPCOA) and the Attorney General's Office on GHG reduction strategies, and these policies could form the basis of the CAP. However, it is unknown whether the policies within the GP Update provide a sufficiently comprehensive framework for reducing GHG emissions in the city in line with the requirements of AB 32. Beyond implementing policies of the GP Update, including policies to adopt and support a CAP (RCS Policies 2.1 and 2.2) and mitigation that would ensure implementation of RCS Policy 2.1, no additional mitigation is feasible at the program level to reduce GHG emissions. Therefore, impacts related to GHG emissions would be cumulatively significant and unavoidable (**Impacts CC-1 and C-CC-1**).

Proposed Mitigation

M-CC-1: CAP Implementation. In compliance with RSC Policy 2.1, the city shall implement a quantified CAP within 24 months of adoption of the General Plan. The CAP shall apply the discussions in the EIR under "*Considerations for Implementing the Climate Action Plan*" discussed under Section 4.4.4.4.1. At a minimum, the CAP shall:

- Identify a quantifiable GHG emissions reduction target on projected 2020 BAU emissions in the city using currently accepted methods.
- Identify and prioritize potential reduction measures and policies to achieve the city's GHG emissions target, and quantitatively and qualitatively analyze the reduction potential and implementation costs of selected measures to a level that is 15 percent below recent (2005) levels by 2020.
- Identify proactive strategies that can be implemented to prepare for potential impacts of climate change on Vista's economy, natural ecosystems, and community health.
- Identify an achievable implementation schedule, establish a monitoring system, and identify funding sources for implementation of the CAP through 2020.

Finding

The City Council of the City of Vista hereby finds that:

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Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the Final PEIR.

Rationale for Finding

Climate change is the result of cumulative global emissions. There is no single project, when taken in isolation, that can “cause” climate change because a single project’s emissions are insufficient to change the radiative balance of the atmosphere. Because climate change is the result of GHG emissions, and GHGs are emitted by innumerable sources worldwide, global climate change will have a significant cumulative impact on human development and activity. The global increase in GHG emissions that has occurred and will occur in the future is the result of the actions and choices of individuals, businesses, local governments, states, and nations. Policies within the GP Update would not sufficiently reduce the impact to less than significant without quantification pursuant to development of a CAP (RCS Policy 2.1). Therefore, the GP Update’s contribution to cumulative impacts from past, present, and reasonably foreseeable future projects would remain cumulatively considerable.

3.2.3.2 Impacts CC-2 and C-CC-2: Physical Effects from Climate Change

Environmental change is inevitable due to current and unavoidable future increases in GHG emissions worldwide. Over time, new development could be resilient to the inevitable changes of climate change and would help avoid additional physical harm to persons and property resulting from climate change effects. Implementation of Mitigation Measure **M-CC-1** would include identifying proactive strategies that can be employed to prepare for potential impacts of climate change on the city’s economy, natural ecosystems, and community health. However, currently it is unknown whether these efforts would be able to protect property and persons from the adverse effects of global climate change. Beyond implementing policies of the GP Update, including policies to adopt and support a CAP (RCS Policies 2.1 and 2.2) and mitigation that would ensure implementation of RCS Policy 2.1, no additional mitigation is feasible at the program level to reduce impacts related to the physical effects of climate change. Therefore, impacts resulting from climate change would be significant and unavoidable.

Proposed Mitigation

M-CC-1: CAP Implementation

Finding

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Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the Final PEIR.

Rationale for Finding

A certain amount of environmental change is inevitable due to current and unavoidable future increases in GHG emissions worldwide. The impact of such change on the city water supplies, flooding, natural ecosystems, and environmental health, and other conditions is not fully understood at present, but scientific research is rapidly advancing the ability to predict climate change impacts

at the regional scale. Over time, new development could be resilient to these inevitable changes and potentially avoid additional physical harm to persons and property resulting from climate change effects. However, it is currently unknown whether municipal and community-wide emission reduction efforts, as well as identifying proactive preparation strategies to deal with these effects, would be able to protect property and persons from the adverse effects of global climate change. Therefore, significant impacts related to the physical effects of climate change would remain significant (**Impacts CC-2 and C-CC-2**).

3.2.4 Cultural Resources

For a full discussion of cultural resource impacts, see Section 4.5 of the Draft PEIR and any revisions contained in Chapter 3 of the Final PEIR.

3.2.4.1 Impact CR-1: Archaeological Resources

As discussed in Section 4.5 of the Draft PEIR, only OA-2 and OA-8 appear to have any recorded archaeological resources within their respective boundaries. The OAs, however, are potential growth zones that will use undeveloped land or that will intensify existing land uses. Typically these zones have been the subject of fewer archaeological studies and therefore have the potential to contain numerous unrecorded archaeological resources. Archaeological resources, whether previously recorded or newly discovered, are classified as potentially significant until evaluated, and any development activity that alters the resource constitutes a significant adverse impact on the environment. Policies are provided in the GP Update that would reduce such potential impacts. Mitigation Measures **M-CR-1a**, **M-CR-1b**, and **M-CR-1c** are proposed to facilitate compliance with the applicable policies and to provide details associated with impact avoidance. Consequently, impacts to archaeological resources would be less than significant with mitigation incorporated.

Proposed Mitigation

M-CR-1a: Prior to the issuance of any construction permits, including but not limited to a grading permit, for any future development project proposed under the GP Update on an undeveloped parcel, a pedestrian survey (i.e., physical walk over) shall be conducted by a Professional Archaeologist approved by the City. Should the pedestrian survey identify cultural resources, the NAHC and local tribes shall be contacted and consulted and the Professional Archeologist shall make an immediate written evaluation of the significance and appropriate treatment of the resource, including any avoidance measures, additional testing and evaluation, or data recovery plan. In addition, the Professional Archaeologist shall also include in the written determination whether the potential presence of subsurface resources requires archaeological and/or Native American monitoring during site grading or other ground disturbing activities. If construction monitoring is required, Mitigation Measure **M-CR-1b** shall be implemented.

M-CR-1b: Prior to the issuance of any grading and/or excavation permit for any future development project within the GP Update area 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 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 and/or excavation activities.

Finding

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Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the Final PEIR.

Rationale for Finding

The GP Update would allow for targeted development within the OAs and would generally allow for development to continue throughout the city. Given the possibility for sites within the city to contain unknown archaeological resources, development projects that involve ground disturbing activities would have the potential to result in a significant archaeological resources impact. Although conformance with the goals and policies in the GP Update would help ensure that development projects constructed under the GP Update would not cause a substantial adverse change in the significance of an archaeological resource, there is a potential for impacts to remain significant. Therefore, with the implementation of Mitigation Measures **M-CR-1a** and **M-CR-1b**, potentially significant impacts would be reduced to less-than-significant levels (**Impact CR-2**).

3.2.4.2 Impact CR-2: Paleontological Resources

Future development proposed under the GP Update would potentially take place in zones characterized with a moderate to high sensitivity for paleontological resources. Substantial trenching or grading at a depth greater than ten feet and a total cut amount of more than 1,000 cubic yards within these zones could result in a significant impact on paleontological resources. Mitigation Measure **M-CR-2** is proposed to help facilitate compliance with these policies and provide detail on monitoring requirements. Impacts on paleontological resources would be less than significant with mitigation incorporated.

Proposed Mitigation

M-CR-2: Paleontological Monitoring. Monitoring during construction grading or trenching shall be required for projects that would excavate to a depth of ten feet or more, or that propose a total cut amount of 1,000 cubic yards or more. Prior to the issuance of any grading and/or excavation permit, the project applicant must provide written proof to the City Planner that a Professional Paleontologist has been retained to observe all earth-disturbing activities. All fossil materials recovered during mitigation monitoring shall be cleaned, identified, cataloged, and analyzed in accordance with standard professional practices. The results of the field work and laboratory analysis shall be submitted in a technical report and the entire collection transferred to an approved facility.

Finding

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() Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the Final PEIR.

Rationale for Finding

The GP Update would allow for targeted development within the OAs and would generally allow for development to continue throughout the city. Geological maps of the project area indicate that there are highly sensitivity formations within the proposed OA boundaries that could contain paleontological resources. Substantial earthwork in these areas involving depths greater than ten feet or a total cut amount of more than 1,000 cubic yards would have the potential to result in a significant resources impact. Furthermore, development of vacant parcels may occur outside the OAs as allowed by the GP Update. Such development, if cut work is involved, could also encounter significant paleontological resources. Implementation of RCS Policies 13.1 and 13.2 would help ensure that development projects constructed under the GP Update would not significantly impact paleontological resources. However, without a specific timeline for adoption or other assurances that procedures would be implemented prior to development, construction under the GP Update may result in the destruction of a unique paleontological resource, site, or unique geological feature. Therefore, with the implementation of Mitigation Measure **M-CR-2**, potentially significant impacts would be reduced to less-than-significant levels (**Impact CR-2**).

3.2.5 Noise and Vibration

For a full discussion of noise impacts, see Section 4.9 of the Draft PEIR and any revisions contained in Chapter 3 of the Final PEIR.

3.2.5.1 Impact N-1: Temporary Increase in Construction Noise

Impacts associated with construction noise sources could exceed noise standards at existing and future noise-sensitive land uses throughout the city. However, implementation of Mitigation Measures (**M-N-1a** through **M-N-1g**) would reduce noise from construction to a level below significant. Therefore, impacts related to a temporary increase in construction noise would be less significant with mitigation incorporated.

Proposed Mitigation

M-N-1: Construction Noise Reduction. Construction noise is unavoidable and could adversely affect nearby residents. However, the noise would be temporary and limited to the duration of the construction. The following measures shall be incorporated into project contract specifications to minimize construction noise impacts:

M-N-1a: Noise-Reducing Features. All noise-producing construction equipment and vehicles using internal combustion engines shall be equipped with mufflers; air-inlet silencers where appropriate; and any other shrouds, shields, or other noise-reducing features in good operating condition that meet or exceed original factory specification. Mobile or fixed "package" equipment (e.g., arc-welders

and air compressors) shall be equipped with shrouds and noise-control features that are readily available for that type of equipment.

M-N-1b: Use of Electrical Equipment. Electrically powered equipment shall be used instead of pneumatic or internal-combustion powered equipment, where feasible.

M-N-1c: Location of Equipment and Support Areas. Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive receptors.

M-N-1d: Speed Limits. Construction site and access road speed limits shall be established and enforced during the construction period.

M-N-1e: Signal Limits. The use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only.

M-N-1f: Use of Audio Equipment. No project-related public address or music system shall be audible at any adjacent receptor.

M-N-1g: Resolution of Complaints. The onsite construction supervisor shall have the responsibility and authority to receive and resolve noise complaints. A clear appeal process for the owner shall be established prior to construction commencement to allow for resolution of noise problems that cannot be immediately solved by the site supervisor.

Finding

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() Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the Final PEIR.

Rationale for Finding

The GP Update could potentially expose existing or new sensitive land uses to construction noise that could affect these land uses. Construction could occur throughout various portions of the city (although not all at once) and could temporarily generate construction noise that exceeds the city's noise standards. While the GP Update would not directly cause construction to occur, it could lead indirectly to future construction, which could result in short-term significant noise impacts. With the implementation of Mitigation Measures **M-N-1a** through **M-N-1g**, noise from construction would be reduced to a level below significant (**Impact N-1**).

3.2.6 Public Services and Recreation

For a full discussion of public services and recreation impacts, see Section 4.10 of the Draft PEIR and any revisions contained in Chapter 3 of the Final PEIR.

3.2.6.1 Impact PS-1: Construction of New or Expanded Police Protection Facilities

Existing police protection provided by the San Diego County Sheriff's Department (SDCSD) to the city is currently below the desired level. Build-out of the GP Update would increase the population by up to 14,775 residents, which would further strain police protection services and necessitate the hiring of 15 additional officers and the expansion of existing or the construction of new facilities. Mitigation Measure **M-PS-1** is proposed to improve response times and ensure adequate police resources including personnel.

Proposed Mitigation

M-PS-1a: Fair Share Fund for Police Protection. Within three years following the GP Update approval, the city and SDCSD shall develop a program to require a development impact fee or other method to ensure that, in the development process for future projects under the GP Update, project applicants would contribute their fair share in order for SDCSD to provide adequate staffing levels and facilities within the city.

M-PS-1b: Fair Share Payment for Police Protection. Prior to issuance of a Certificate of Occupancy for any future project, the project applicant shall contribute its fair share to the SDCSD to provide adequate facilities and capital to add up to 15 new sworn officers to the SDCSD to adequately serve the city. The fee amount shall be in accordance with the program established under Mitigation Measure M-PS-1a.

Finding

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Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the Final PEIR.

Rationale for Finding

The proposed land use policies under the GP Update would allow for additional population growth, and it is reasonably foreseeable that new or physically altered facilities within the city would be required to serve the growth associated with the build-out of the GP Update. Implementation of Mitigation Measures **M-PS-1a** and **M-PS-1b** will reduce impacts associated with new or expanded police protection facilities as a result of population growth (**Impact PS-1**) to a less-than-significant level by requiring the establishment of a fair share fund and requiring future projects to contribute a fair share payment. These mitigation measures would ensure a significant impact would not occur related to new or expanded police facilities (**Impact PS-1**). While new or altered police protection facilities may be needed within the city, the sizing, location, and type of new or altered facilities is uncertain and speculative in nature. However, although the SDCSD is under the jurisdiction of San Diego County, new or altered facilities that would require compliance with CEQA would enable the city's Planning Division, as a Responsible Agency, to ensure that potential impacts would be less than significant with or without mitigation.

3.2.6.2 Impact PS-2: Construction of New or Expanded School Facilities

The increase in population and housing associated with the GP Update could require the construction of new or expanded school facilities to meet the projected increase in school enrollment. The Vista Unified School District (VUSD) is solely responsible for the planning, design, approval, and construction of school facilities. The city has limited authority over the construction or expansion of school facilities. Thus, the city would not be able to ensure that their construction and operation would have a less-than-significant impact on the environment. Beyond paying fees in association with Senate Bill (SB) 50, no mitigation is feasible at the program-level. Impacts would be less than significant with mitigation.

Proposed Mitigation

M-PS-2: VUSD Fees. All future projects under the GP Update would be required to pay statutory fees for public school services. Project applicants shall contact the VUSD to determine the current and appropriate statutory fee for each future project proposed in the project area.

Finding

The City Council of the City of Vista hereby finds that:

Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the Final PEIR.

Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the Final PEIR.

Rationale for Finding

Implementation of Mitigation Measure **M-PS-2** will reduce impacts associated with the expansion of school facilities as a result of population growth (**Impact PS-2**) to a less-than-significant level by requiring future projects to contribute a fair share payment. This mitigation measure would ensure a significant impact would not occur related to new or expanded school facilities (**Impact PS-2**). In addition, while the city has limited authority over the construction or expansion of school facilities, it is a jurisdiction by law and thus would have the obligation of reviewing CEQA documents to ensure that projects would have a less-than-significant impact on the environment.

3.2.7 Traffic and Circulation

For a full discussion of traffic and circulation impacts, see Section 4.1.1 of the Draft PEIR and any revisions contained in Chapter 3 of the Final PEIR.

3.2.7.1 Impact TR-1: Emerald Drive/Olive Avenue

Traffic conditions at the intersection of Emerald Drive and Olive Avenue would be level of service (LOS) E in the a.m. peak hour with implementation of the proposed GP Update. Proposed mitigation would reduce this impact to LOS D. Therefore, impacts would be less than significant with mitigation incorporated.

Proposed Mitigation

M-TR-1: Emerald Drive/Olive Avenue. Prior to the issuance of building permits for any discretionary action that would contribute vehicle trips to the intersection of Emerald Drive and Olive Avenue, the project applicant shall pay a fair share contribution toward the implementation of an eastbound right-turn overlap phase.

Finding

The City Council of the City of Vista hereby finds that:

Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the Final PEIR.

Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the Final PEIR.

Rationale for Finding

With implementation of the land uses designated in the Land Use and Community Identity Element and implementation of the roadway improvements identified in the Circulation Element, the proposed GP Update would result in 12 intersections that would operate at LOS E or worse, including Emerald Avenue and Olive Avenue. Therefore, implementation of Mitigation Measure **M-TR-1** would reduce impacts associated with a level of service degradation at the intersection of Emerald Avenue and Olive Avenue to a less-than-significant level (**Impact TR-1**).

3.2.7.2 Impact TR-2: Emerald Drive/Hacienda Drive

Traffic conditions at the intersection of Emerald Drive and Hacienda Drive would be LOS E in the p.m. peak hour with implementation of the proposed GP Update. Proposed mitigation would reduce this impact to LOS D. Therefore, impacts would be less than significant with mitigation incorporated.

Proposed Mitigation

M-TR-2: Emerald Drive/Hacienda Drive. Prior to the issuance of building permits for any discretionary action that would contribute vehicle trips to the intersection of Emerald Drive and Hacienda Drive, the project applicant shall pay a fair share contribution toward the implementation of a westbound right-turn overlap phase.

Finding

The City Council of the City of Vista hereby finds that:

Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the Final PEIR.

Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

() Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the Final PEIR.

Rationale for Finding

With implementation of the land uses designated in the Land Use and Community Identity Element and implementation of the roadway improvements identified in the Circulation Element, the proposed GP Update would result in 12 intersections that would operate at LOS E or worse, including Emerald Avenue and Hacienda Drive. Therefore, implementation of Mitigation Measure **M-TR-2** would reduce impacts associated with a level of service degradation at the intersection of Emerald Drive and Hacienda Drive to a less-than-significant level (**Impact TR-2**).

3.2.7.3 Impact TR-3: North Melrose Drive/Olive Avenue

Traffic conditions at the intersection of North Melrose Drive and Olive Avenue would be LOS E and LOS F in the a.m. and p.m. peak hour, respectively, with implementation of the proposed GP Update. Proposed mitigation would reduce these impacts to LOS D for both the a.m. and p.m. peak hours. Therefore, impacts would be less than significant with mitigation incorporated.

Proposed Mitigation

M-TR-3: North Melrose Drive/Olive Avenue. Prior to the issuance of building permits for any discretionary action that would contribute vehicle trips to the intersection of North Melrose Drive and Olive Avenue, the project applicant shall pay a fair share contribution toward the following intersection improvements: the conversion of the westbound shared through right-turn lane to a dedicated right-turn lane, the implementation of a right-turn overlap phase, and restriping to provide a second northbound left-turn lane and second southbound left-turn lane.

Finding

The City Council of the City of Vista hereby finds that:

(X) Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the Final PEIR.

() Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

() Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the Final PEIR.

Rationale for Finding

With implementation of the land uses designated in the Land Use and Community Identity Element and implementation of the roadway improvements identified in the Circulation Element, the proposed GP Update would result in 12 intersections that would operate at LOS E or worse, including North Melrose Drive and Olive Avenue. Therefore, implementation of Mitigation Measure **M-TR-3** would reduce impacts associated with a level of service degradation at the intersection of intersection of North Melrose Drive and Olive Avenue to a less-than-significant level (**Impact TR-3**).

3.2.7.4 Impact TR-4: Civic Center Drive/Eucalyptus Avenue

Traffic conditions at the intersection of Civic Center Drive and Eucalyptus Avenue would be LOS F in the p.m. peak hour with implementation of the proposed GP Update. Proposed mitigation would reduce this impact to LOS D. Therefore, impacts would be less than significant with mitigation incorporated.

Proposed Mitigation

M-TR-4: Civic Center Drive/Eucalyptus Avenue. Prior to the issuance of building permits for any discretionary action that would contribute vehicle trips to the intersection of Civic Center Drive and Eucalyptus Avenue, the project applicant shall pay a fair share contribution toward the implementation of a dedicated eastbound right-turn lane and the addition of a northbound through lane comprising one left-turn lane, two through lanes, and one right-turn lane.

Finding

The City Council of the City of Vista hereby finds that:

Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the Final PEIR.

Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the Final PEIR.

Rationale for Finding

With implementation of the land uses designated in the Land Use and Community Identity Element and implementation of the roadway improvements identified in the Circulation Element, the proposed GP Update would result in 12 intersections that would operate at LOS E or worse, including Civic Center Drive and Eucalyptus Avenue. Therefore, implementation of Mitigation Measure **M-TR-4** would reduce impacts associated with a level of service degradation at the intersection of intersection of Civic Center Drive and Eucalyptus Avenue to a less-than-significant level (**Impact TR-4**).

3.2.7.5 Impact TR-5: Civic Center Drive/South Santa Fe Avenue

Traffic conditions at the intersection of Civic Center Drive and South Santa Fe Avenue would be LOS F in the p.m. peak hour with implementation of the proposed GP Update. Proposed mitigation would reduce this impact to LOS D. Therefore, impacts would be less than significant with mitigation incorporated.

Proposed Mitigation

M-TR-5: Civic Center Drive/South Santa Fe Avenue. Prior to the issuance of building permits for any discretionary action that would contribute vehicle trips to the intersection of Civic Center Drive and South Santa Fe Avenue, the project applicant shall pay a fair share contribution toward the restriping of an additional northbound through lane, an additional eastbound left-turn lane, and an additional westbound left-turn lane.

Finding

The City Council of the City of Vista hereby finds that:

Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the Final PEIR.

Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the Final PEIR.

Rationale for Finding

With implementation of the land uses designated in the Land Use and Community Identity Element and implementation of the roadway improvements identified in the Circulation Element, the proposed GP Update would result in 12 intersections that would operate at LOS E or worse, including Civic Center Drive and South Santa Fe Avenue. Therefore, implementation of Mitigation Measure **M-TR-5** would reduce impacts associated with a level of service degradation at the intersection of intersection of Civic Center Drive and South Santa Fe Avenue to a less-than-significant level (**Impact TR-5**).

3.2.7.6 Impact TR-6: Mar Vista Drive/Thibodo Road

Traffic conditions at the intersection of Mar Vista Drive and Thibodo Road would be LOS F in both the a.m. and p.m. peak hours with implementation of the proposed GP Update. Proposed mitigation would reduce these impacts to LOS D for both the a.m. and p.m. peak hours. Therefore, impacts would be less than significant with mitigation incorporated.

Proposed Mitigation

M-TR-6: Mar Vista Drive/Thibodo Road. Prior to the issuance of building permits for any discretionary action that would contribute vehicle trips to the intersection of Mar Vista Drive and Thibido Road, the project applicant shall pay a fair share contribution toward the signalization of the intersection and the provision of a northbound right-turn overlap phase.

Finding

The City Council of the City of Vista hereby finds that:

Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the Final PEIR.

Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the Final PEIR.

Rationale for Finding

With implementation of the land uses designated in the Land Use and Community Identity Element and implementation of the roadway improvements identified in the Circulation Element, the proposed GP Update would result in 12 intersections that would operate at LOS E or worse, including Mar Vista Drive and Thibodo Road. Therefore, implementation of Mitigation Measure **M-TR-6** would reduce impacts associated with a level of service degradation at the intersection of intersection of Mar Vista Drive and Thibodo Road (**Impact TR-6**) to a less-than-significant level (**Impact TR-6**).

3.2.7.7 Impact TR-7: South Melrose Drive/Sunset Drive

Traffic conditions at the intersection of South Melrose Drive and Sunset Drive would be LOS F in the a.m. peak hour with implementation of the proposed GP Update. Proposed mitigation would reduce this impact to LOS C. Therefore, impacts would be less than significant with mitigation incorporated.

Proposed Mitigation

M-TR-7: South Melrose Drive/Sunset Drive. Prior to the issuance of building permits for any discretionary action that would contribute vehicle trips to the intersection of South Melrose Drive and Sunset Drive, the project applicant shall pay a fair share contribution toward the implementation of a dedicated eastbound right-turn lane with an overlap phase.

Finding

The City Council of the City of Vista hereby finds that:

Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the Final PEIR.

Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the Final PEIR.

Rationale for Finding

With implementation of the land uses designated in the Land Use and Community Identity Element and implementation of the roadway improvements identified in the Circulation Element, the proposed GP Update would result in 12 intersections that would operate at LOS E or worse, including South Melrose Drive and Sunset Drive. Therefore, implementation of Mitigation Measure **M-TR-7** would reduce impacts associated with a level of service degradation at the intersection of intersection of South Melrose Drive and Sunset Drive to a less-than-significant level (**Impact TR-7**).

3.2.7.8 Impact TR-8: South Melrose Drive/Live Oak–Longhorn Road

Traffic conditions at the intersection of South Melrose Drive and Live Oak–Longhorn Road would be LOS E in the a.m. peak hour with implementation of the proposed GP Update. Proposed mitigation would reduce this impact to LOS D. Therefore, impacts would be less than significant with mitigation incorporated.

Proposed Mitigation

M-TR-8: South Melrose Drive/Live Oak-Longhorn Road. Prior to the issuance of building permits for any discretionary action that would contribute vehicle trips to the intersection of South Melrose Drive and Live Oak-Longhorn Road, the project applicant shall pay a fair share contribution toward the implementation of a dedicated southbound right-turn lane with an overlap phase.

Finding

The City Council of the City of Vista hereby finds that:

Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the Final PEIR.

Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the Final PEIR.

Rationale for Finding

With implementation of the land uses designated in the Land Use and Community Identity Element and implementation of the roadway improvements identified in the Circulation Element, the proposed GP Update would result in 12 intersections that would operate at LOS E or worse, including South Melrose Drive and Live Oak-Longhorn Road. Therefore, implementation of Mitigation Measure **M-TR-8** would reduce impacts associated with a level of service degradation at the intersection of intersection of South Melrose Drive and Live Oak-Longhorn Road to a less-than-significant level (**Impact TR-8**).

3.2.7.9 Impact TR-9: South Melrose Drive/Sycamore Avenue

Traffic conditions at the intersection of South Melrose Drive and Sycamore Avenue would be LOS F in the a.m. peak hour with implementation of the proposed GP Update. No improvements have been identified that would reduce the impacts at this intersection. Therefore, impacts would be significant and unavoidable.

Proposed Mitigation

No mitigation is feasible.

Finding

The City Council of the City of Vista hereby finds that:

Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the Final PEIR.

Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

(X) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the Final PEIR.

Rationale for Finding

With implementation of the land uses designated in the Land Use and Community Identity Element and implementation of the roadway improvements identified in the Circulation Element, the proposed GP Update would result in 12 intersections that would operate at LOS E or worse, including South Melrose Drive and Sycamore Avenue. Therefore, impacts associated with a level of service degradation at the intersection of intersection of South Melrose Drive and Sycamore Avenue would remain significant and unavoidable because no improvements have been identified that would reduce the impacts at this intersection **(Impact TR-9)**.

3.2.7.10 Impact TR-10: South Melrose Drive/Park Center Drive

Traffic conditions at the intersection of South Melrose Drive and Park Center Drive would be LOS F in the a.m. peak hour with implementation of the proposed GP Update. No improvements have been identified that would reduce the impacts at this intersection. Therefore, impacts would be significant and unavoidable.

Proposed Mitigation

No mitigation is feasible.

Finding

The City Council of the City of Vista hereby finds that:

Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the Final PEIR.

Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

(X) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the Final PEIR.

Rationale for Finding

With implementation of the land uses designated in the Land Use and Community Identity Element and implementation of the roadway improvements identified in the Circulation Element, the proposed GP Update would result in 12 intersections that would operate at LOS E or worse, including South Melrose Drive and Park Center Drive. Therefore, impacts associated with a level of service degradation at the intersection of South Melrose Drive and Park Center Drive would remain significant and unavoidable because no improvements have been identified that would reduce the impacts at this intersection **(Impact TR-10)**.

3.2.7.11 Impact TR-11: Sycamore Avenue/Hibiscus Avenue

Traffic conditions at the intersection of Sycamore Avenue and Hibiscus Avenue would be LOS E in the p.m. peak hour with implementation of the proposed GP Update. Proposed mitigation would

reduce this impact to LOS D. Therefore, impacts would be less than significant with mitigation incorporated.

Proposed Mitigation

M-TR-11: Sycamore Avenue/Hibiscus Avenue. Prior to the issuance of building permits for any discretionary action that would contribute vehicle trips to the intersection of Sycamore Avenue and Hibiscus Avenue, the project applicant shall pay a fair share contribution toward the implementation of an additional southbound left-turn lane.

Finding

The City Council of the City of Vista hereby finds that:

(X) Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the Final PEIR.

() Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

() Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the Final PEIR.

Rationale for Finding

With implementation of the land uses designated in the Land Use and Community Identity Element and implementation of the roadway improvements identified in the Circulation Element, the proposed GP Update would result in 12 intersections that would operate at LOS E or worse, including Sycamore Avenue and Hibiscus Avenue. Therefore, implementation of Mitigation Measure **M-TR-11** would reduce impacts associated with a level of service degradation at the intersection of intersection of Sycamore Avenue and Hibiscus Avenue to a less-than-significant level (**Impact TR-11**).

3.2.7.12 Impact TR-12: Sycamore Avenue/La Mirada Drive

Traffic conditions at the intersection of Sycamore Avenue and La Mirada Drive would be reduced to LOS E in the p.m. peak hour upon implementation of the proposed GP Update. Proposed mitigation would reduce this impact to LOS D. Therefore, impacts would be less than significant with mitigation incorporated.

Proposed Mitigation

M-TR-12: Sycamore Avenue/La Mirada Drive. Prior to the issuance of building permits for any discretionary action that would contribute vehicle trips to the intersection of Sycamore Avenue and La Mirada Drive, the project applicant shall pay a fair share contribution toward the implementation of a westbound right-turn overlap phase.

Finding

The City Council of the City of Vista hereby finds that:

(X) Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the Final PEIR.

() Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

() Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the Final PEIR.

Rationale for Finding

With implementation of the land uses designated in the Land Use and Community Identity Element and implementation of the roadway improvements identified in the Circulation Element, the proposed GP Update would result in 12 intersections that would operate at LOS E or worse, including Sycamore Avenue and La Mirada Drive. Therefore, implementation of Mitigation Measure **M-TR-12** would reduce impacts associated with a level of service degradation at the intersection of intersection of Sycamore Avenue and La Mirada Drive (**Impact TR-12**) to a less-than-significant level (**Impact TR-12**).

3.2.7.13 Cumulative Impact C-TR-1: Cumulative Effect on South Melrose Drive/Sycamore Avenue Intersection

Cumulative traffic conditions at the intersection of South Melrose Drive and Sycamore Avenue would be LOS F in the a.m. peak hour with implementation of the proposed GP Update. No improvements have been identified that would reduce the impacts at this intersection. Therefore, impacts would be cumulatively significant and unavoidable.

Proposed Mitigation

No mitigation is feasible.

Finding

The City Council of the City of Vista hereby finds that:

() Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the Final PEIR.

() Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

(X) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the Final PEIR.

Rationale for Finding

Impacts associated with a level of service degradation at the intersection of intersection of South Melrose Drive and Sycamore Avenue (**Impact C-TR-1**) would remain significant and unavoidable because no improvements have been identified that would reduce the impacts at this intersection (**Impact C-TR-1**).

3.2.7.14 Cumulative Impact C-TR-2: Cumulative Effect on South Melrose Drive/Park Center Drive Intersection

Cumulative traffic conditions at the intersection of South Melrose Drive and Park Center Drive would be LOS F in the a.m. peak hour with implementation of the proposed GP Update. No improvements have been identified that would reduce the impacts at this intersection. Therefore, impacts would be cumulatively significant and unavoidable.

Proposed Mitigation

No mitigation is feasible.

Finding

The City Council of the City of Vista hereby finds that:

- Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the Final PEIR.
- Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the Final PEIR.**

Rationale for Finding

Impacts associated with a level of service degradation at the intersection of intersection of South Melrose Drive and Park Center Drive (**Impact C-TR-2**) would remain significant and unavoidable because no improvements have been identified that would reduce the impacts at this intersection (**Impact C-TR-2**).

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Chapter 4

Findings on Project Alternatives

4.1 Overview

Chapter 6 of the Draft PEIR (with revisions in Chapter 3 of the Final PEIR) discusses a reasonable range of alternatives to satisfy Section 15126.6 of the State CEQA Guidelines, which states that an “EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project.” As such, the alternatives discussed within Chapter 6 meet most of the proposed project objectives and would either avoid or reduce some of the significant effects of the proposed project. In addition, as required by CEQA, the No Project Alternative is included in the analysis. All three alternatives have been qualitatively analyzed at a level that provides sufficient information about the environmental effects of each alternative for comparative purposes and to allow for informed decision-making. The alternatives identified for the GP Update are:

- Alternative 1 (No Project Alternative)—Existing General Plan
- Alternative 2—Reduced Density Alternative
- Alternative 3—No Opportunity Areas Alternative

The Alternative Location Alternative was considered and rejected from further comparison because the proposed GP Update includes new land use designations, possible roadway improvements, and city-wide goals and policies that are specific to the geographic boundaries of Vista. As such, the adoption of the components of the GP Update at an alternate location is not a feasible alternative.

4.2 CEQA Project Objectives and Section Criteria

The GP Update’s objectives were developed based on the community planning process described in Chapter 3 of the PEIR, “Project Description.” Objectives are numbered 1 through 10 for ease of reference.

1. Create a balanced plan that preserves and enhances Vista’s distinctive semi-rural and suburban neighborhoods, historic downtown and other business districts, open spaces, recreational assets, and cultural amenities.
2. Recognize, preserve, and promote those special characteristics that make Vista a beautiful, unique, and desirable place to live, work, and recreate.
3. Provide a variety of housing options that are affordable to a range of citizens.
4. Promote responsible economic development.
5. Provide enhanced connections, both physically and socially.
6. Incorporate smart growth and sustainable policies.
7. Encourage revitalization and improved property maintenance.
8. Improve accessibility and provide alternatives to the use of the personal automobile.
9. Promote a healthy and safe community.
10. Support a diverse population.

4.3 Alternative 1—No Project Alternative

Under the No Project Alternative, it is assumed that the General Plan 2030 Update would not be adopted and that the current General Plan would be the applicable planning document guiding future development of the city. Development and redevelopment would continue to occur in the city pursuant to the land use designations, goals, and policies of the current General Plan. However, the opportunities afforded by smart growth neighborhoods as proposed by the GP Update within designated OAs (e.g., compact transit-oriented, multi-family residential and retail/commercial development that encourages more accessible and walkable neighborhoods) would not be realized under the No Project Alternative. Further, the No Project Alternative would not adopt the following elements of the GP Update: the future road improvements and new transportation goals and policies of the Circulation Element; the updated and improved goals, policies, and implementation programs in the Resource Conservation and Sustainability Element; and the goals and policies that can improve community health by encouraging and supporting healthful behaviors and choices in the new Healthy Vista Element.

4.3.1 Finding

When compared against the GP Update, the No Project Alternative would result in greater environmental impacts on biological resources, climate change, cultural resources, land use and planning, and transportation and circulation and would not reduce any identified impacts in the PEIR. In addition, the No Project Alternative would not meet project Objective 6 and would partially meet project Objectives 1, 3, 4, 5, 7, 8, 9, and 10. For these reasons, the GP Update is preferred to the No Project Alternative.

4.4 Alternative 2—Reduced Density Alternative

The Reduced Density Alternative would result in a reduced residential density for mixed-use areas. The proposed land use plan designations and goals and policies would not be changed compared to the proposed GP Update. However, the allowed density within mixed-use areas would be reduced from 40 dwelling units per acre to 20 dwelling units per acre, and future development within the OAs would be reduced to about half of what is projected under the proposed GP Update. As such, development under this alternative would result in a net reduction of multi-family residential units from 3,261 to 1,631 within OAs, as compared to the GP Update.

4.4.1 Finding

Although the Reduced Density Alternative would reduce the level of impact on some transportation, public services and recreation impacts, and all impacts related to utilities, this alternative partially achieves Objectives 1, 3, 6, and 8, which focus on increasing the variety of housing options that are affordable to a range of citizens, incorporating smart growth and sustainable policies, and providing alternatives to the personal automobile. Objectives 4, 7, and 10 would also be partially met because the Reduced Density Alternative would promote economic development by combining residential and non-residential land uses, encourage revitalization and improved property maintenance by redesignating urban areas as Mixed Use, and support a more diverse population by allowing a range of uses and densities within the Mixed Use land use designation. However, allowing a greater density within the OAs would achieve these objectives to a greater degree. For these reasons, the GP Update is preferred to the No Project Alternative.

4.5 Alternative 3—No Opportunity Areas Alternative

The No Opportunity Areas Alternative would eliminate all ten of the OAs included as part of the GP Update. As a result, the proposed land use changes within the OAs would not occur and the policies afforded by smart growth neighborhoods as proposed by the GP Update within designated OAs (compact transit-oriented, multi-family residential and retail/commercial development that encourages more accessible and walkable neighborhoods) would not be realized. However, the citywide goals and policies of the GP Update would continue to apply under the No Opportunity Areas Alternative. In addition, many of the following elements of the GP Update would be included in the No Opportunity Areas Alternative: the future road improvements and new transportation goals and policies of the Circulation Element; the updated and improved goals, policies, and implementation programs in the Resource Conservation and Sustainability Element; and the goals and policies that can improve community health by encouraging and supporting healthful behaviors and choices in the new Healthy Vista Element.

4.5.1 Finding

The No Opportunity Areas Alternative would reduce the level of impact on some aesthetics and utilities impacts. This alternative also would achieve project Objectives 2, 5, and 9 because various policies in the GP Update that recognize and promote the City of Vista as a unique and desirable place to live and work would remain in this alternative. Also, this alternative would partially meet Objectives 1, 3, and 8 because compared to the GP Update, the alternative would not accomplish providing as wide of a variety of housing options and alternatives to the personal automobile to the same level as the GP Update. Objectives 4, 7, and 10 would also be partially met because while the No Opportunity Areas Alternative would promote economic development by allowing residential and non-residential land uses, encourage revitalization and improved property maintenance, and support a more diverse population by allowing a range of uses and densities, the incorporation of a Mixed Use land use designation within the OAs under the GP Update would better accomplish these objectives.

4.6 Environmentally Superior Alternative

According to Section 15126.6(e)(2) of the State CEQA Guidelines, an EIR is required to identify the environmentally superior alternative, which is the alternative having the potential for the fewest significant environmental impacts, from among the range of reasonable alternatives that are evaluated in the EIR. Table 4-1 provides a summary comparison of the alternatives evaluated in this PEIR with the purpose of highlighting whether the alternative would result in similar (=), greater (+), or reduced (-) impacts compared to the GP Update.

As shown in this table, the Reduced Density Alternative would be the Environmentally Superior Alternative because it would not increase impacts related to any issue area compared to the GP Update, but would decrease impacts related to light and glare, roadway segment and intersection operations, public services and recreation, and utility consumption. Although these impacts would be somewhat reduced, the reduction would not change the overall significance determination for the issue areas from that determined for the proposed GP Update. In other words, all less-than-significant and significant and unavoidable determinations for the Reduced Density Alternative would be the same as the determinations for the GP Update.

The Reduced Density Alternative would only partially fulfill the objectives to: (1) create a balanced plan that preserves and enhances Vista's distinctive semi-rural and suburban neighborhoods, historic downtown and other business districts, open spaces, recreational assets, and cultural

amenities; (3) provide a variety of housing options that are affordable to a range of citizens; (4) promote responsible economic development; (6) incorporate smart growth and sustainable policies; (7) encourage revitalization and improved property maintenance; (8) improve accessibility and provide alternatives to the use of the personal automobile; and (10) support a diverse population. However, the Reduced Density Alternative would achieve the GP Update objectives to: (2) recognize, preserve, and promote those special characteristics that make Vista a beautiful, unique, and desirable place to live, work, and recreate; (5) provide enhanced connections, both physically and socially; and (9) promote a healthy and safe community.

Table 4-1. Comparison of Project Alternative Impacts to Significant Proposed Project Impacts

Issue Areas and Significance Thresholds	General Plan 2030 Update		Alternatives		
	Before Mitigation	After Mitigation	No Project	Reduced Density	No OAs
4.1 Aesthetics					
Scenic Vistas	LS	LS	=	=	=
State Scenic Highway	LS	LS	=	=	=
Visual Character or Quality	LS	LS	+	=	=
Light or Glare	LS	LS	-	-	-
4.2 Air Quality					
Consistency with RAQS	LS	LS	=	=	=
Consistency with Air Quality Standards	PS	SU	=	=	=
Sensitive Receptors	PS	SU	=	=	=
Odors	LS	LS	=	=	=
4.3 Biological Resources					
Impacts on Sensitive Species, Riparian, or Other Sensitive Habitats, Federally Protected Wetlands, and Migratory Species	PS	LS	+	=	+
Impacts on Adopted Policies and Plans	LS	LS	=	=	=
4.4 Climate Change					
Direct and Indirect Generation of GHGs	PS	SU	+	=	+
Impacts on Projects	PS	SU	+	=	+
4.5 Cultural Resources					
Historic Resource	LS	LS	=	=	=
Archaeological Resources and Human Remains	PS	LS	+	=	=
Paleontological Resources	PS	LS	+	=	=
4.6 Hazards and Hazardous Materials					
Public or Environment	LS	LS	=	=	=
Nearby Schools	LS	LS	=	=	=
Airports	LS	LS	=	=	=
Emergency Response and Evacuation	LS	LS	=	=	=
Wildland Fires	LS	LS	=	=	=
4.7 Hydrology and Water Quality					
Water Quality and Waste Discharge Requirements	LS	LS	=	=	=
Stormwater Drainage System Capacity	LS	LS	=	=	=
Drainage and Erosion	LS	LS	=	=	=
Flood Hazard Area	LS	LS	=	=	=

Issue Areas and Significance Thresholds	General Plan 2030 Update		Alternatives		
	Before Mitigation	After Mitigation	No Project	Reduced Density	No OAs
Levee, Dam, Seiche Hazard Area	LS	LS	=	=	=
4.8 Land Use, Population, and Housing					
Physically Divide Established Community	LS	LS	=	=	=
Conflict with Plans, Policies, and Regulations	LS	LS	+	=	=
Conflict with Habitat- or National Conservation Plan	LS	LS	=	=	=
Conflict with Adjacent Land Use	LS	LS	=	=	=
Substantial Population Growth	LS	LS	=	=	=
Displacement of People and/or Housing	LS	LS	=	=	=
4.9 Noise and Vibration					
Local Noise Standards, Ambient Noise Levels, and Temporary Noise Increases	LS	LS	=	=	=
Groundborne Vibrations	LS	LS	=	=	=
Airport Noise	LS	LS	=	=	=
4.10 Public Services and Recreation					
Fire	LS	LS	=	=	-
Police	PS	LS	=	=	=
Public Schools	PS	LS	=	=	=
Parks	LS	LS	-	-	-
Libraries	LS	LS	=	=	=
Recreation Facilities	LS	LS	=	=	=
4.11 Transportation and Circulation					
Roadway Segment and Intersection Capacity	PS	SU	+	-	-
Increases in Hazards	LS	LS	+	=	=
Emergency Access	LS	LS	+	=	=
Consistency with RTPs and Alternative Transportation Programs	LS	LS	+	=	+
4.12 Utilities					
Wastewater Treatment Requirements, Infrastructure, and Capacity	LS	LS	-	-	-
Water Supply and Infrastructure	LS	LS	-	-	-
Stormwater Facilities	LS	LS	-	-	-
Solid Waste Disposal	LS	LS	-	-	-
Electricity and Natural Gas	LS	LS	-	-	-

Notes:

LS = Less than Significant

PS = Potentially Significant

SU = Significant and Unavoidable

+ Alternative is likely to result in greater impacts compared to the GP Update.

= Alternative would result in similar impacts compared to the GP Update.

- Alternative is likely to result in less impacts compared to the GP Update.

4.7 Summary Finding

Based on the alternatives discussion provided in the Draft PEIR and the information above, the City Council determines that the proposed project is the only feasible alternative that meets the project objectives listed in Draft PEIR (included above). The GP Update create a balanced plan that preserves and enhances Vista's distinctive semi-rural and suburban neighborhoods, historic downtown and other business districts, open spaces, recreational assets, and cultural amenities; recognize, preserve, and promote those special characteristics that make Vista a beautiful, unique, and desirable place to live, work, and recreate; provide a variety of housing options that are affordable to a range of citizens; promote responsible economic development; provide enhanced connections, both physically and socially; incorporate smart growth and sustainable policies; encourage revitalization and improved property maintenance; improve accessibility and provide alternatives to the use of the personal automobile; promote a healthy and safe community; and support a diverse population.

Chapter 5

Findings Regarding Other CEQA Considerations

State CEQA Guidelines Section 15128 requires that an EIR contain a brief statement disclosing the reasons why various possible significant effects of a proposed project were found not to be significant and, therefore, would not be discussed in detail in the EIR. The GP Update was reviewed against the potential environmental issues contained in Appendix G of the State CEQA Guidelines. Environmental issue areas found to have potentially significant impacts are addressed in Chapter 4.0 of the Draft PEIR. Issues that were found to have no potential for a significant impact are discussed below in Section 5.1.

Section 15126 of the State CEQA Guidelines requires that all aspects of a project be considered when evaluating its impact on the environment, including planning, acquisition, development, and operation. As part of this analysis, the EIR must identify the following three components, which are also addressed in this chapter:

- Growth-inducing impacts of the GP Update (addressed below in Section 5.2);
- Significant environmental effects that cannot be avoided if the GP Update is implemented (addressed below in Section 5.3); and
- Significant irreversible environmental effects that would be involved in the GP Update should it be implemented (addressed below in Section 5.4).

5.1 Effects Found Not to Be Significant

5.1.1 Agricultural Resources

The majority of land within the GP Update area is generally urbanized in nature and does not support any substantial areas of agricultural use. The California Department of Conservation's (DOC's) Farmland Mapping and Monitoring Program (FMMP) designates areas of prime soils and soils of statewide importance based on soil characteristics and agricultural use. According to the San Diego County Important Farmland Map, the majority of land within the GP Update area is identified as Urban and Built-Up Land under the FMMP (DOC 2006).¹ Since no substantial areas of agricultural use occur within the majority of the GP Update area, the conversion of farmland to non-agricultural use would not occur. Currently, lands within the city's SOI support agricultural uses related to small-scale horticulture and specialty crops. According to the county's Important Farmland Map, the city's SOI includes lands that are identified as Unique Farmland, Farmland of Local Importance, and Grazing Land by the FMMP (DOC 2006). The GP Update would preserve existing agricultural uses within its SOI by maintaining the existing Rural Residential land use designation for the majority of land within its SOI. The Rural Residential land use category encourages the continuance of agricultural and agri-business land uses within the community. In addition, all future development projects associated with the GP Update would require individual review to ensure compliance with the FMMP and applicable policies, such as LUCI Policy 2.13:

LUCI Policy 2.13: Support and encourage the ability of Vistans to continue the tradition of small-scale horticulture and specialty crop enterprises.

¹ California Department of Conservation (DOC). 2006. San Diego County Important Farmland Map 2006. Available: <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2006/sdg06_west.pdf>. Accessed: February 2010.

Implementation of the GP Update would not result in the conversion of Prime, Unique, or Farmland of Statewide Importance to non-agricultural use. Therefore, no impacts would occur.

According to the DOC's San Diego County Williamson Act Lands Map, the entire project area, including lands within the city's SOI, is designated as Built-up Land, Incorporated City, and County Held Easements and Open Space (DOC 2008).² No Williamson Act lands occur within the project area. Implementation of the GP Update would not conflict with existing agricultural zoning or Williamson Act contracts. Therefore, no impacts would occur.

5.1.2 Geology and Soils

5.1.2.1 Faults and Seismically Related Ground Shaking

The project area is not located on any active or potentially active faults as defined by the California Geological Survey and is not located within an Alquist-Priolo Earthquake Fault Zone. The nearest active fault is the Rose Canyon Fault, located approximately 12 miles west of the city. Thus, fault ground rupture within the city is considered low. In addition, the GP Update includes the following policy related to active faults that would protect future development consistent with the GP Update from fault rupture hazards:

PSFS Policy 3.7: Review the requirements of the Alquist-Priolo Earthquake Fault Zoning Act at least once yearly to determine if any State updates to seismic hazards' mapping recognize any active faults within the City or its Sphere of Influence (SOI) and, if so, undertake actions to implement the City's regulatory responsibilities.

In terms of seismic-related ground shaking, the project area lies within the western foothills of the San Marcos Mountains and, like most of southern California, is within a seismically active region that is subject to ground shaking during seismic events. However, all development projects proposed under the GP Update would be required to construct structures and new buildings in conformance with the latest seismic structural standards of California Code of Regulations (CCR) Title 24 (California Building Standards Code).

Title 24 of the CCR regulates the design criteria for new buildings to ensure that they are structurally sound under static and dynamic conditions and are free of geotechnical hazards. The purpose of the California Building Standards Code is to establish minimum standards to safeguard the public health, safety, and general welfare through structural strength, means of egress facilities, and general stability by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all buildings and structures within its jurisdiction. Compliance with the code provides a mechanism to ensure that any seismic-related hazards that may exist at a site-specific level are addressed in a manner consistent with current engineering practices and the prevailing engineering standard of care.

Moreover, the GP Update includes the following policies related to seismic groundshaking:

PSFS Policy 3.2: Design critical facilities that will function after a major earthquake.

PSFS Policy 3.6: Promote earthquake preparedness within the community by providing information and participating in earthquake awareness programs.

² California Department of Conservation (DOC). 2008. San Diego County Williamson Act Lands 2008. Available: <ftp://ftp.consrv.ca.gov/pub/dlrp/wa/Map%20and%20PDF/San%20Diego/SanDeigoWA_08_09.pdf>. Accessed: February 2010

Conformance with California Building Standards Code requirements related to seismic structural standards and compliance with relevant GP Update policies would ensure impacts from seismic groundshaking would be less than significant.

5.1.2.2 Liquefaction

Most of the city is situated on bedrock with a thin veneer of soil/sediment; in areas such as these, there is little to no risk of liquefaction. However, unconsolidated alluvial deposits along the city's larger drainages and in valley bottoms may be subject to liquefaction, especially in wet years. Additionally, the city is located in the western foothills of the San Marcos Mountains. Slopes within the city are fairly gentle (less than 15 percent), although slopes of as much as 25-40 percent occur along some of the principal drainages and approaching the San Marcos Mountains. Steeper slopes on the city's west, south, and north edges and within the SOI may be at risk of seismically induced landslides. However, all future development projects consistent with GP Update would include removal, moisture conditioning, and compaction of onsite soils, as necessary, in conformance with the California Building Standards Code, as well as the recommendations of a civil engineering report required under the city's Grading and Erosion Control Ordinance for the issuance of a grading permit. In addition, the GP Update includes the following policies related to seismic-related hazards:

PSFS Policy 3.1: Require a site-specific geotechnical report, prepared by State-licensed personnel as a condition of project approval for development within areas of known or suspected geologic hazard on site.

PSFS Policy 3.2: Design critical facilities that will function after a major earthquake.

PSFS Policy 3.3: Encourage seismic strength evaluations of critical facilities in Vista, such as schools and public infrastructure, to identify vulnerabilities and develop actions to upgrade them to meet current seismic standards.

PSFS Policy 3.4: Identify seismically inadequate buildings and develop or support programs to assist in the seismic upgrading of buildings to meet building and safety codes, including investigating funding opportunities and possibilities for cost-sharing.

PSFS Policy 3.5: Discourage development in areas of known slope instability and/or high landslide risk.

PSFS Policy 3.6: Promote earthquake preparedness within the community by providing information and participating in earthquake awareness programs.

PSFS Policy 3.7: Review the requirements of the Alquist-Priolo Earthquake Fault Zoning Act at least once yearly to determine if any State updates to seismic hazards' mapping recognize any active faults within the City or its Sphere of Influence (SOI) and, if so, undertake actions to implement the City's regulatory responsibilities.

PSFS Policy 3.8: Review the Seismic Hazards Mapping Act at least once yearly to determine if secondary seismic hazards have been delineated with the City or SOI and, if so, undertake actions to implement the City's regulatory responsibilities.

PSFS Policy 3.9: In areas subject to mudflows and located near development, and where wildfires have removed stabilizing vegetation, implement measures to reduce the likelihood of inundation from mudflows, including but not limited to:

- a. Cleaning out existing debris basins prior to rain events; and
- b. Applying slope stabilization measures, including but not limited to hydroseeding, using erosion control blankets, and creating flow paths that direct flow on the slopes into stabilized channels and debris basins.

Compliance with California Building Standards Code requirements related to seismic-related ground failure, the city's Grading and Erosion Control Ordinance, and relevant GP Update policies would minimize seismic-related ground failure risks of future development, including landslide and liquefaction. Therefore, impacts would be less than significant.

5.1.2.3 Unstable Soils

The GP Update would also have less-than-significant impacts related to non-seismic and unstable soil conditions such as landslides, liquefaction, subsidence, lateral spreading, expansive soils, and soil erosion. The city is primarily underlain by mid-Cretaceous tonalite of the Peninsular Ranges batholith. However, along the city's west and south edges, basement rocks that are unconformably overlain by the Santiago Formation have been identified. The Santiago Formation, which consists of sandstone, conglomerate, and mudrocks, could pose potentially unstable conditions. Future development near steep slopes along the city's west, south, and east edges, especially those underlain by the Santiago Formation, may be at some risk of unstable soil conditions such as landslide, subsidence, lateral spreading, or collapse. In addition, unconsolidated alluvial deposits along the city's larger drainages and in valley bottoms may be subject to liquefaction. However, all future development consistent with the GP Update would include the removal, moisture conditioning, and compaction of onsite soils, as necessary, in conformance with the California Building Standards Code, as well as the recommendations of a civil engineering report required under the city's Grading and Erosion Control Ordinance for the issuance of a grading permit. Furthermore, the GP Update includes the following policy related to non-seismic and unstable soil conditions:

PSFS Policy 3.5: Discourage development in areas of known slope instability and/or high landslide risk.

Expansive and erodible soils are likely to occur throughout much of the city. Most of the city is underlain by soils assigned to the Vista, Fallbrook, and Cieneba series. All of these soils are highly erodible. Typical expansion potential ranges from low in Vista and Cieneba soils to moderate in Fallbrook soils. The city's western and southernmost edges are underlain by soils of the Las Flores and Antioch series, developed on sandstone bedrock. Expansion potential is typically high in Las Flores soils. Finally, the steeper eastern edges of the SOI are underlain by soils of the Las Posas, San Miguel, Friant, and Exchequer series. Expansion potential is typically high in the San Miguel and Las Posas soils. Thus, future development within the project area would be subject to expansive and erodible soils. All new development associated with the GP Update would include implementation of a stormwater pollution prevention plan (SWPPP); the removal, moisture conditioning, and compaction of onsite soils, as necessary, in conformance with the California Building Standards Code; and the recommendations of a civil engineering report required under the city's Grading and Erosion Control Ordinance for the issuance of a grading permit. Implementation of a SWPPP and compliance with requirements of the California Building Standards Code, the city's Grading and Erosion Control Ordinance, and the proposed GP Update policies described above would ensure that risks associated with unstable, expansive, and erodible soils would be less than significant.

5.1.3 Mineral Resources

Mineral resources that would be of future value to the region or state have not been identified within the majority of the GP Update area in the 1996 Update of Mineral Land Classification completed by the California Department of Conservation, Division of Mines and Geology (CDMG). The CDMG Map, Special Report 153, Plate 1, identifies the mineral resource zone (MRZ) designation

for the majority of land within the project area as MRZ-3 (CDMG 1996).³ Areas designated as MRZ-3 have undetermined mineral resource significance, and the significance of areas containing mineral deposits cannot be evaluated from available data. Restricted areas to the southeast of the city are even less thoroughly understood and are accordingly zoned MRZ-4, defined as areas where available information is inadequate for assignment to any other MRZ zone. Although MRZ-3 and MRZ-4 zones have undetermined mineral resource significance, the potential for viable extraction of mineral resources within these zones is limited due to the city's urbanized character.

Areas within the city's SOI support mineral resources extraction focused on construction aggregate materials. The CDMG Map, Special Report 153, Plate 1, identifies areas to the north, south, and west of the city, within the city's SOI, as MRZ-2. MRZ-2 zones are areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood exists for their presence (CDMG 1996). The SOI, however, is not yet part of the city and is not under the city's jurisdiction until it or portions of it are incorporated.

All future development associated with the GP Update would undergo individual review to ensure that significant mineral resources are protected. Compliance with the GP Update policies as well as the Development Code would be required. Chapter 15.16 of the Development Code contains the city's implementation provisions, which recognize minerals extraction, including borrow of fill and construction materials, as essential to the city's economic well-being and the needs of society, but also stress the need to protect public health and safety and support the city's General Plan goals and objectives (Vista Municipal Code Sec. 15.16.010).

Therefore, there would be no impacts on mineral resources as a result of implementing the GP Update.

5.2 Growth Inducement

State CEQA Guidelines Section 15126.2(d) requires that an EIR include a discussion of the ways in which a proposed project could directly or indirectly foster economic development, population growth, or additional housing, and how that growth would affect the surrounding environment. A project is considered growth inducing if it would remove obstacles to growth, or if it would stimulate economic activity within the region. According to CEQA Guidelines Section 15126.2(d), "it must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment." For a general plan, the project is a long-term comprehensive plan to balance projected growth of population, housing, and employment with necessary public services and infrastructure.

A project can have direct and/or indirect growth-inducement potential. Direct growth inducement potential would result if a project, for example, involved construction of new housing. A project would have indirect growth inducement potential if it would establish land use policies that would promote construction of housing. Thus, while the GP Update would not directly lead to growth-inducing impacts, it could lead indirectly to such impacts.

According to California Government Code Section 65300, the GP Update is required to serve as a comprehensive, long-term plan for the physical development of the city and, potentially, the SOI if it is incorporated during the planning period. By definition, the GP Update intends to address and accommodate the future growth projections in the city and region. Although the GP Update would not result in any direct growth-inducing impacts because it is simply a document designed to

³ California Department of Conservation, Division of Mines and Geology (CDMG). 1996. Update of Mineral Land Classification: Aggregate Materials in the Western San Diego County Production Consumption Region. DMG Open-File Report 96-04.

provide a well-planned response to anticipated population, housing, and economic growth needs in the city and region through the incorporation of policies, the GP Update could have the potential for indirect growth-inducing impacts because it would permit certain types of development to occur through 2030. Chapter 3 of the Draft PEIR, "Project Description," describes the projected growth under a reasonably foreseeable build-out, and the environmental consequences related to build-out are fully assessed in Sections 4.1 through 4.12 of the Draft PEIR.

5.2.1 Population Growth

As described above, the purpose of the GP Update is to guide the future development of the city. Accordingly, the GP Update is premised on a certain amount of growth taking place. Growth projections developed by SANDAG in their 2050 Regional Growth Forecast indicate an anticipated population of 105,062 and approximately 32,508 total housing units in the city by 2030 (SANDAG 2011).⁴

As previously stated in the PEIR, the city of Vista is generally built-out. The proposed policies and land use changes contained within the GP Update would focus on infill and redevelopment efforts within SANDAG's identified "Smart Growth Areas" by proposing a mixture of land uses within areas supported by SPRINTER stations. In four of the ten OAs, land use changes would apply a new Mixed Use designation that encourages multi-family residential housing with local-serving retail and commercial development within a single project. These changes would encourage development that is transit-oriented and integrated into the existing built environment, albeit at higher densities. Development that could take place outside the OAs would generally continue as permitted under the existing general plan. It is estimated that development consistent with the land uses proposed in the GP Update would support approximately 4,532 additional residential units, resulting in a total of 35,757 total housing units in the city by the 2030 build-out, compared to the existing built condition of 31,225 residential units (Costar.com 2009).⁵ These additional dwelling units would accommodate up to 14,775 people, resulting in a total population of 112,288 people at the 2030 build-out, compared to the existing population of 97,513 people (Costar.com 2009).

Implementation of the GP Update would result in increased population and housing unit projections over SANDAG's projections of 105,062 people and 32,508 residential units for the city in 2030. However, as described in Chapter 3, "Project Description", development of the GP Update Area would focus on infill and redevelopment efforts within SANDAG's identified "Smart Growth Areas" by proposing a mixture of land uses within areas supported by SPRINTER stations and existing infrastructure development (e.g., water, sewer, telephone, etc.). Specifically, four of the ten OAs are designated to be mixed-use and transit-oriented to promote compact, high-density, and affordable housing along with community-serving commercial uses. The GP Update also contains policies that promote smart growth land use patterns. Therefore, buildout of the additional 4,532 residential units accommodated by the proposed policies and land use changes in the GP Update would accommodate the population of approximately 14,775 people in the city compared to the existing built conditions. In addition, the GP Update would be in compliance with SANDAG's Smart Growth policies by accommodating projected growth through proposed land uses with increased density in those areas identified by SANDAG as appropriate for future population growth. Thus, the GP Update would indirectly induce population growth. The specific indirect physical effects associated with build-out of the GP Update are discussed in Sections 4.1 through 4.12 of the Draft PEIR.

⁴ SANDAG. 2011. 2050 Regional Growth Forecast: City of Vista. Available: <http://profilewarehouse.sandag.org/profiles/fcst/city18fcst.pdf>. Accessed: March 21, 2011.

⁵ CoStar Group. Information obtained via personal communication with Lance Harris, Senior Associate, AECOM. December 2009. Available <http://www.costar.com>.

5.2.2 Economic Growth

Adoption and implementation of the GP Update would support the development of approximately 2,529,048 square feet of additional industrial, commercial, and office space at 2030 build-out compared to existing built conditions. Therefore, it would have the potential to directly generate jobs and economic activity in the city. In addition, based on a factor of 3.26 persons per dwelling unit (SANDAG 2011), implementation of the GP Update would have the potential to generate approximately 14,775 people; however this additional population would incrementally increase economic activity over the course of the Update. The additional residents would primarily be served by the industrial, commercial, and office uses accommodated by the GP Update. Activity generated for services outside of Vista would be expected to draw on existing commercial, office, and industrial services already available in the area rather than inducing new service providers to relocate to the area. As a result, no significant physical effects are anticipated to result from economic growth generated by the GP Update, other than the industrial, commercial, and office uses accommodated directly by the GP Update, the physical effects of which are discussed in Sections 4.1 through 4.12 of the Draft PEIR. Consequently, implementation of the GP Update is anticipated to have beneficial economic effects on local retailers and service providers already located within the city due to the expected additional activity.

5.2.3 Removal of Obstacles

The GP Update does not meet other criteria for being considered growth inducing because it would not remove obstacles to growth or encourage growth through the provision of new and essential public services or access opportunities. Implementation of the GP Update would include improvements to public services infrastructure; however, these improvements would serve the anticipated 2030 buildout of the city. Vista is already served by public services including water and sewer service. Adoption and implementation of the GP Update would not extend public services into an area where these services were previously unavailable. Nor would it result in urbanization of land in a remote location, resulting in "leapfrog" development. The proposed policies contained within the GP Update focus on the proposed OAs and would change the existing low-density land use policies in these areas to Mixed Use residential/commercial, Medium Density residential, Medium High Density residential, and High Density residential development. More specifically, OA-2 (DVSP), OA-3, OA-7, and OA-10 would allow for up to 392 acres of mixed-use residential/commercial development. Development would also continue to be allowed outside the OAs, notably within several of the vacant parcels located throughout the city. These areas are currently served by an existing network of electricity, water, sewer, storm drain, communications, roadways, and other infrastructure.

5.3 Significant and Unavoidable Environmental Impacts

Pursuant to Section 15126.2(b) of the State CEQA Guidelines, this section identifies significant impacts that would not be avoided, even with the implementation of feasible mitigation measures. The final determination of significance of impacts and of the feasibility of mitigation measures will be made by the Vista City Council as part of their certification action for the PEIR. Sections 4.1 through 4.12 of the Draft PEIR provide a comprehensive identification of the potentially significant adverse environmental effects and any necessary mitigation measures that would result from the GP Update, as well as the level of significance both before and after mitigation. A summary of the environmental impacts and mitigation measures is contained in the Executive Summary of the Draft PEIR.

All direct and cumulative impacts associated with the GP Update are identified in Chapter 4.0 of the Draft PEIR. The following discussion summarizes the identified significant and unavoidable impacts. More detailed discussion of each impact is included in Sections 4.1 through 4.12 of the Draft PEIR.

5.3.1 Air Quality

Construction emissions associated with buildout of the GP Update are estimated to exceed SDAPCD's SLTs for ROG, PM₁₀, and PM_{2.5}. Implementation of mitigation measures M-AQ-1a through M-AQ-1c would reduce pollutant emissions, but not to below a significant level. Therefore, construction impacts would remain significant and unavoidable. Also, emissions associated with operations under the GP Update would result in a net increase in PM₁₀ and PM_{2.5} emissions that would exceed SDAPCD's SLTs, and would contribute to an existing air quality violation, because the SDAB is currently in nonattainment status for both PM₁₀ and PM_{2.5}. No mitigation is feasible to reduce emissions from motor vehicle traffic, and impacts would remain significant and unavoidable. Furthermore, new development constructed as part of the GP Update within proximity of SR-78 has the potential to expose sensitive receptors to substantial pollutant concentrations. Implementation of mitigation measure M-AQ-3 would reduce potential impacts but not to below a significant level, and impacts would remain significant and unavoidable. Lastly, implementation of the GP Update would result in cumulative and unmitigable impacts during construction due to an exceedance of SDAPCD's SLTs for ROG, PM₁₀, and PM_{2.5}; cumulative and unmitigable impacts during operation due to a net increase in PM₁₀ and PM_{2.5} emissions that would exceed SDAPCD's SLT; and cumulative unmitigable impacts during operation due to the exposure of air toxins from SR-78.

5.3.2 Climate Change

GHG emissions in the City of Vista under BAU conditions would result in 2020 emissions that are approximately 20 percent higher than current 2005 GHG emissions. Emissions that are inconsistent with reduction goals established by AB 32 (that is, emissions in 2020 greater than 85 percent of current levels) would be significant. Implementation of mitigation measure M-CC-1 in compliance with RCS Policy 2.1 would result in the implementation of a CAP within 24 months of adoption of the GP Update, however it is unknown if this mitigation measure would provide a sufficiently comprehensive framework for reducing GHG emissions in the city in line with the requirements of AB 32. Therefore, impacts related to GHG emissions would be cumulatively significant and unavoidable. Similarly, impacts associated with physical effects from climate change would result in significant impacts. While policies to adopt and support a CAP (RCS Policies 2.1 and 2.2) and mitigation that would ensure implementation of RCS Policy 2.1 are included, no additional mitigation is feasible at the program level to reduce GHG emissions, and impacts would remain significant and unavoidable.

5.3.3 Transportation and Circulation

Buildout of the GP Update would cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system because it would result in a substantial increase in vehicle trips that would exceed the LOS standard established for intersections. Therefore, implementation of the GP Update would result in significant impacts on intersection operations. No feasible mitigation measures were identified to reduce impacts on the intersections of South Melrose Drive/Sycamore Drive in the AM peak hour or South Melrose Drive/Park Center Drive in the AM peak hour. Therefore, impacts on these two intersections would remain significant and unavoidable, and implementation of the GP Update would result in a direct and cumulatively considerable impact at these intersections.

5.4 Significant Irreversible Environmental Effects

State CEQA Guidelines Section 15126.2(c) requires that an EIR discuss the significant irreversible environmental changes that would result from implementation of a project, and describes significant irreversible environmental changes that would be caused by a proposed project as follows:

Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.

Implementation of the GP Update would commit future generations to mixed use (i.e., multi-family residential, commercial, and office), medium density residential, medium high density residential, and high density residential development within ten OAs located throughout the project area; industrial, commercial, and residential development within vacant parcels throughout the city; and rural residential development throughout the SOI if the area is annexed into the city. Although the city is largely built out and currently developed with residential, commercial, office, and public development uses, the GP Update would result in the redevelopment of existing developed but underutilized areas as well as an overall increase in land use densities. Due to the existing urbanized character of the project area and the development effort that would result from implementation of the GP Update, restoration of the project area to its original, pre-developed condition would be infeasible.

Although the GP Update does not propose specific development, construction of projects developed under the policies of the GP Update would result in the irretrievable commitment of renewable, nonrenewable, and limited resources including, but not limited to: lumber, sand, gravel, asphalt, water, steel, and energy resources such as natural gas and petroleum products for automobiles and construction equipment (see Sections 4.1 through 4.12 of the Draft PEIR). Furthermore, operation and maintenance of projects developed subsequent to the GP Update would permanently and continually consume renewable, nonrenewable, and limited resources including, but not limited to: water, electricity, natural gas, and petroleum products (diesel fuel and gasoline). The GP Update includes land use policies that would help to ensure resources are consumed in a sustainable manner.

LUCI Policy 4.1: Encourage mixed-use projects (including residential/commercial/office and live/work developments) in designated areas, such as close to Sprinter stations; along high frequency public transportation corridors; in the Downtown Vista Specific Plan; in certain Opportunity Areas; and near jobs, schools, parks, and recreational facilities.

LUCI Policy 4.2: Ensure that the existing and future transportation system is interconnected with the smart growth land use patterns to serve multiple modes of travel, such as walking, biking, transit, and driving.

LUCI Policy 4.3: Ensure that new and redeveloped projects are designed to improve pedestrian and transit connections, and connections to trail and bicycle networks.

LUCI Policy 4.4: Encourage new and redeveloped projects to incorporate facilities that support bicycle use, such as bike racks, lockers, and/or showers, to the extent possible and appropriate.

LUCI Policy 4.10: Develop and provide incentives proportionate to the level of sustainability for projects that utilize sustainable and green building techniques/installations, such as reduction or waiver of fees and/or priority building permit processing.

LUCI Policy 6.1: Facilitate revitalization of underutilized commercial properties, districts, and corridors through promotion of compact and sustainable development patterns that allow flexibility to meet local needs and respond to market demands.

CE Policy 9.1: Implement distinctive treatments, such as water-wise landscaping, hardscape, signage, and public art, for gateways at all entry points into Vista, along key corridors, at focal intersections, semi-rural roads, and at public entries to important cultural and historic sites.

RCS Policy 4.6: Require the incorporation of Low Impact Development (LID) techniques in new commercial and industrial development, and residential development of five or more dwelling units, and for major renovations that exceed a certain dollar amount (such as the amount considered an unreasonable hardship for disabled access) to manage stormwater, reduce runoff and pollution, and assist in maintaining or restoring the natural hydrology of the site. Examples of LID techniques include, but are not limited to the following:

- a. Use permeable paving or pavers for sidewalks and parking areas instead of impermeable material, such as concrete and asphalt.
- b. Incorporate bioretention facilities, such as cells (small-scale shallow vegetated depressions), bioswales, (linear bioretention features that may mimic natural stream channels), tree box filters (stand-alone or connected mini-bioretention areas that are installed beneath trees), and other bioretention features in site design for development projects and subdivisions.
- c. Utilize rain barrels and cisterns to manage rooftop runoff and provide water for irrigating lawns and gardens.
- d. Install street trees in stand-alone or connected tree box filters.

RCS Policy 4.7: Encourage the use of LID techniques through public outreach and education by installing demonstration projects at City facilities and by incorporating LID and other green technologies into public infrastructure projects.

RCS Policy 14.3: Partner with energy providers and community services agencies to offer grants to low-income homeowners to encourage energy retrofits for existing residential development, including heating, ventilation, air conditioning, lighting, water heating equipment, insulation, and weatherization energy efficiency projects.

RCS Policy 14.5: Promote voluntary energy retrofits for existing commercial and industrial/business park uses, and require major renovations that exceed a certain dollar amount (such as the amount considered an unreasonable hardship for disabled access) to meet a prescriptive list of energy efficiency requirements.

In addition, future development would be required to meet all applicable laws regarding the use of resources such as CCR Title 24, California Energy Efficiency Standards for Residential and Nonresidential Buildings, as discussed in Section 4.4, "Climate Change." Although the above-mentioned resources would be irreversibly committed over the approximate 20-year life of the GP Update, compliance with its policies, mitigation measures identified in Sections 4.1 through 4.12 of the Draft PEIR, and all applicable laws regarding the use of resources would reduce the significant irreversible changes associated with implementation of the GP Update.

Finally, irreversible environmental damage from accident conditions associated with projects developed subsequent to the GP Update is not anticipated to occur. As further detailed in Section 4.6, "Hazards and Hazardous Materials," implementation of the GP Update would allow for the development of land uses, such as commercial and industrial facilities, permitted to use, store, and/or transport hazardous materials and wastes in the city. In the State of California, the storage and use of hazardous substances is strictly regulated and enforced by various local, regional, state, and federal agencies, as noted in Section 4.6, "Hazards and Hazardous Materials." Additionally, goals

and policies identified in the GP Update would further regulate the storage, use, and disposal of hazardous materials in the city:

- **PSFS Goal 6** would provide for the safe use and disposal of hazardous materials and wastes to protect life and property from exposure.
- **PSFS Policy 6.1** would require Hazardous Materials Business Plans according to Chapter 6.95 of the Health and Safety Code (Section 25500).
- **PSFS Policy 6.2** would ensure the enforcement of provisions under the zoning ordinance regulating the location of facilities that use, produce, or store hazardous materials or wastes.

Enforcement of the existing regulations and proposed policies would reduce the significant irreversible changes related to environmental accidents.

EXHIBIT C

STATEMENT OF OVERRIDING CONSIDERATIONS FOR GENERAL PLAN 2030 UPDATE CEQA (PRC Section 21081(b)) STATE CEQA GUIDELINES (CCR Title 14, Section 15093) State Clearinghouse (SCH) No. 2009121028 December 2011

The City of Vista ("City") hereby adopts the following Statement of Overriding Considerations for the General Plan 2030 Update project ("GP Update" or "project") pursuant to the California Environmental Quality Act ("CEQA"), Public Resources Code ("PRC") Section 21081, and State CEQA Guidelines, California Code of Regulations ("CCR") Title 14, Section 15093. The Final Program Environmental Impact Report ("PEIR") for the project identifies significant environmental effects that would not be mitigated to below a level of significance and that would be allowed to occur as a result of project approval by the City Council. The City finds that, although potential project-related impacts have been avoided or substantially mitigated as described in the PEIR and the Findings of Fact adopted by the City pursuant to State CEQA Guidelines Section 15091, implementation of the GP Update would have significant, unavoidable environmental impacts in the following areas: air quality, climate change, and transportation and circulation. Significant and unavoidable adverse cumulative impacts would also occur to air quality, climate change, and transportation and circulation.

The City, after 1) adopting all feasible mitigation measures; 2) rejecting the alternatives to the project as discussed in the Findings of Fact; 3) recognizing all significant, unavoidable impacts; and 4) balancing the specific economic, legal, social, technological or other benefits of the project, determines and finds that the unavoidable adverse environmental effects mentioned above may be considered "acceptable" in accordance with Section 15093(c) of the State CEQA Guidelines due to the following specific considerations.

The basic purpose of the City's General Plan 2030 Update ("GP Update") is to define the vision of the City's preferred future and to put in place the means of achieving this vision. It does this through an organized and internally consistent set of goals and policies based on guiding principles in such issue areas as land use and community identity; circulation; resource conservation and sustainability; and public safety, facilities, and services. The GP Update would be used as a tool to guide policy makers, decision makers, the general public, and city planners as to the ultimate pattern of land use and development of the City at buildout.

Proposed changes to land use designations are identified within ten Opportunity Areas located throughout the city and its Sphere of Influence. Growth assumptions and build-out predictions for the year 2030 assume a mid-density build-out resulting in the addition of approximately 14,775 persons, 4,532 residential units, and 1,716,351 square feet of industrial space and 812,697 square feet of commercial/retail/office space, compared to the existing general plan.

Through implementation, the GP Update would result in the following economic, legal, social, technological, and other benefits to Vista as a whole:

1. The GP Update provides a strategic framework of goals and policies that promotes sustainable and smart growth land development where projected increases in population can occur at intensities that are appropriate with respect to existing development, environmental resources, community character, available services, and available infrastructure in the City as it approaches build out.
2. The GP Update has identified ten Opportunity Areas to focus revitalization or redevelopment of underutilized commercial properties, districts, and corridors through promotion of compact and sustainable development patterns that allow flexibility in meeting local needs while responding to market demands.
3. The GP Update provides opportunities for future jobs and business development through the re-designation of over 369 acres to mixed use land uses in the Opportunity Areas. This would allow a combination of multi-family residential and commercial, office, and retail uses, thereby creating a variety of employment opportunities in close proximity to housing.
4. The GP Update provides a realistic land use map that accounts for existing development, physical constraints, hazards, and incompatible uses, and assigns densities and use types accordingly to ensure that communities and neighborhoods remain safe and livable.
5. The GP Update encourages improvement to the city's physical image and identity through the incorporation of high quality architecture and design elements into private and public development to promote a visually attractive, well planned, and safe environment that would attract and retain quality businesses and institutions.
6. The GP Update supports the development of a multi-modal transportation network that provides equitable transportation options for all residents, enhances connectivity, complements desired land uses, limits traffic congestion, promotes public and alternative transportation methods, while supporting the goals of adopted regional transportation plans.

7. The GP Update protects the quality of life of Vista's residents by providing policies that protect, preserve, and/or enhance the area's natural biodiversity, parks and recreational opportunities, cultural and historic resources and scenic beauty, while also promoting the utilization of resources, such as water and energy, in a sustainable manner. It also establishes policies and programs to protect the community from excessive noise and reduce negative impacts from those noise sources.
8. The GP Update addresses adverse environmental effects associated with global climate change by facilitating sustainable development, promoting energy efficiency, and reducing greenhouse gas emissions city-wide.
9. The GP Update provides goals and policies to incorporate community health considerations into the City's policies, programs, decisions, and development activities, and acknowledge and strengthen the relationship between planning decisions and public health outcomes.
10. The GP Update improves public safety by establishing goals and policies that identify and minimize natural and human-made hazards and threats to personal safety and property.
11. The GP Update ensures that public facilities and services support the existing and planned future development within Vista are provided in an efficient, fair, cost-effective, and environmentally sustainable manner that are considered as an integral part of the City's development review and decision-making process.
12. The GP Update is the product of a comprehensive multi-year long public planning effort guided by input from community stakeholders through an extensive public outreach program that included scheduled meetings and workshops along with a telephone comment line and a series of online surveys posted on the City's website; regular updates throughout the course of the update with the City's Planning Commission and City Council; and additional refinements through public comments and public hearing testimony that resulted in a thoughtful balance of stakeholder, community, and environmental interests.

For the foregoing reasons, the City of Vista finds that the GP Update's unavoidable, potentially significant environmental impacts are outweighed by these considerable benefits.

EXHIBIT D

Mitigation Monitoring and Reporting Program for the GP Update

Mitigation Measures	Timing and Methods	Respon
AIR QUALITY		
<p>M-AQ-1a: Construction Dust Control Measures. Future developments shall undergo development review, including CEQA review, and shall evaluate project-specific impacts. Future construction activities shall be required to adhere to SDAPCD Rules and Regulations. These rules include, but are not limited to, rules pertaining to visible emissions (Rule 50), limiting nuisance activities (Rule 51), reducing particulate matter (Rule 52), controlling dust and fumes (Rules 54), fugitive dust control (Rule 55), and limits to the VOC content of architectural coatings (Rule 67). Depending on the magnitude of emissions from construction activities, the city may also require measures to reduce or limit exhaust emissions.</p> <p>For ground disturbance activities for any future development in the city, the onsite construction superintendent shall ensure implementation of standard BMPs to reduce the emission of fugitive dust, including, but not limited to:</p> <ul style="list-style-type: none"> • 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, apply additional water at a frequency to be determined by the onsite construction superintendent. • Provide temporary hydroseeding and irrigation of cleared vegetation and on graded slopes as soon as possible following grading activities in areas that will remain in disturbed condition (but that will not be subject to further construction activities) for a period greater than three months during the construction phase. • Pave or periodically water all onsite access points or apply chemical stabilizers to construction sites. • Securely cover all transported material to prevent fugitive dust. • Operate all vehicles on the construction site at speeds less than 15 	<p>Timing: Prior to the issuance of a discretionary permit, if the development review identifies construction emissions that exceed SCAQMD mass emission thresholds.</p> <p>Method: Implementing measures to reduce fugitive dust emissions.</p>	<p>Imp App Proj</p> <p>Mon Rep agen City, Deve Prop</p> <p>Veri Vista</p>

EXHIBIT D

Mitigation Measures	Timing and Methods	Resp
<p>mph.</p> <ul style="list-style-type: none"> Cover all stockpiles that will not be utilized within three days with plastic or equivalent material, to be determined by the onsite construction superintendent, or spray them with a non-toxic chemical stabilizer. <p>M-AQ-1b: Construction Exhaust Control Measures. The following measures shall be implemented throughout construction to minimize emissions of O₃ precursors:</p> <ul style="list-style-type: none"> Turn off all diesel-powered vehicles and gasoline-powered equipment when not in use for more than five minutes. Use electric or natural gas-powered construction equipment in lieu of gasoline or diesel-powered engines, where feasible. Use modified equipment incorporating such measures as cooled exhaust gas recirculation or lean-NOX catalysts. Require 10 percent of construction fleet to use any combination of diesel catalytic converters, diesel oxidation catalysts, diesel particulate filters, and/or CARB-certified Tier III equipment or better. 	<p>Timing: Prior to the issuance of a discretionary permit, if the development review identifies construction emissions that exceed SCAQMD mass emission thresholds.</p> <p>Method: Implementing measures to reduce ozone precursors (ROG and NO_x) and particulates (PM₁₀ and PM_{2.5}) associated with construction equipment exhaust.</p>	<p>Imp App Proj</p> <p>Mon Rep ager City, Deve Prop</p> <p>Veri Vista</p>
<p>M-AQ-1c: Construction Architectural Coating Measures. The following measures shall be used to minimize emissions of VOCs (an O₃ precursor) and ensure compliance with SDAPCD Rule 67:</p> <ul style="list-style-type: none"> Use VOC-free coatings. Limit volume usage per day verified with detailed record keeping. Rent or purchase VOC Emission Reduction Credits. 	<p>Timing: Prior to the issuance of a discretionary permit, if the development review identifies construction emissions that exceed SCAQMD mass emission thresholds.</p> <p>Method: Implementing measures to reduce ozone precursors (ROG) from architectural coatings.</p>	<p>Imp App Proj</p> <p>Mon Rep ager City, Deve Prop</p> <p>Veri Vista</p>

Mitigation Measures	Timing and Methods	Resp
<p>M-AQ-3: Building Design Measures. Building design measures to reduce the effects of TACs on any proposed new sensitive land uses constructed within proximity (i.e., within 500 feet) of busy roadways (e.g., SR-78) shall include the following:</p> <ul style="list-style-type: none"> • Plant vegetation between receptor and roadway. • Construct wall barriers between receptor and roadway. • Install only fixed windows. • Install a central heating, ventilation, and air conditioning (HVAC) system that includes high efficiency particulate air (HEPA) filters (MERV-13 or higher), and develop a maintenance plan to ensure the filtering system is properly maintained. • Locate air intake systems for HVAC systems as far away from the existing air pollution sources as possible. 	<p>Timing: Prior to the issuance of a discretionary permit, if the development review process identifies potential health risk associated with siting sensitive land uses near existing pollutant sources.</p> <p>Method: Develop and implement avoidance or minimization measures.</p>	<p>Imp App Proj Mon Rep agen City, Deve Prop Veri Vista</p>

BIOLOGICAL RESOURCES

<p>M-BI-1: Habitat Assessment and Focused Surveys for Special-Status Species. Prior to the issuance of any grading, building, or other construction permit for undeveloped parcels in the project area, a habitat assessment shall be conducted for the parcel to determine whether the potential exists for special-status species to occur. If the habitat assessment identifies potentially suitable habitat for threatened and endangered species, focused surveys shall be conducted by a qualified biologist to determine their presence or absence.</p> <p>If threatened and endangered species are observed/detected, project-specific mitigation measures shall be developed to mitigate impacts on threatened and endangered species to below a level of significance. Specific measures shall include, but are not limited to:</p> <ul style="list-style-type: none"> • Early consultation with the wildlife agencies (i.e., USFWS, CDFG) for ESA- and CESA-listed species to ensure avoidance to the greatest extent feasible and appropriate "take" authorization. • Provision of a qualified biological monitor on site during all earth-disturbing activities to ensure avoidance of impacts on listed species. • The use of fencing or flagging to identify sensitive areas that support the listed species and to ensure that the areas are protected from direct and indirect impacts. 	<p>Timing: Prior to the issuance of any grading, building, or other construction permit for undeveloped parcels in the city.</p> <p>Methods: Require the preparation of a special-status species habitat assessment to determine the potential to occur. Require focused surveys if potentially suitable habitat is identified. Require specific measures listed in the habitat assessment.</p>	<p>Imp App Proj Mon Rep agen City, Deve Prop Veri Vista</p>
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Mitigation Measures	Timing and Methods	Resp
<ul style="list-style-type: none"> • Implementation of noise reduction measures (e.g., noise attenuation structures) within habitats occupied by listed avian species, and noise monitoring during the breeding season. • Identification and transplantation of listed plant species populations in accordance with best practices. • Avoidance of the breeding seasons for listed species such as: <ul style="list-style-type: none"> ◦ Arroyo toad—March 1 to September 30 ◦ Least Bell’s vireo—March 1 to September 30 ◦ Willow flycatcher (all subspecies)—March 1 to September 30 ◦ Coastal California gnatcatcher—March 1 to September 30 <p>If no threatened or endangered species are observed or detected during focused surveys, but potentially suitable habitat for non-threatened and non-endangered plant or wildlife species is present, a site-specific determination shall be made as to whether the potential impacts are significant based on the degree of threat and the size of the population/occupied habitat to be impacted. Focused surveys may be required in order to make a significance determination, depending on the species to be impacted and the size of the project. The measures described above shall be employed as appropriate.</p> <p>M-BI-2: Bird Nest Avoidance. If construction activities occur between January 15 and September 15, a preconstruction survey (within seven days prior to construction activities) shall be conducted by a qualified biologist to determine if active nests are present within or adjacent to the area proposed for development in order to avoid the nesting activities of breeding birds/raptors. The results of the surveys shall be submitted to the City (and made available to the Wildlife Agencies, upon request) prior to initiation of any construction activities.</p> <p>If nesting activities within 200 feet of the proposed work area are not detected, construction activities may proceed. If nesting activities are confirmed, construction activities shall be delayed within an appropriate buffer (e.g., 300-feet) from the active nest until the young birds have fledged and left the nest or until the nest is no longer active as determined by a qualified biologist. The size of the appropriate buffer shall be determined by a qualified biologist based on field conditions. The results of all biological monitoring shall be submitted to the City (and made available to the Wildlife Agencies, upon request). The Wildlife Agencies are available for consultation regarding nesting</p>	<p>Timing: If construction activity would occur between January 15 and September 15, then prior to any construction activities.</p> <p>Methods: Require a preconstruction survey within seven (7) days prior to construction activities to determine if active nests are present.</p>	<p>Imp App Proj the c</p> <p>Mon Rep agen City Dev Prop</p> <p>Veri Vist</p>

Mitigation Measures	Timing and Methods	Respo
<p>status and appropriate buffers. Also, at no time is take of California Full Protected species permitted (Fish and Game Code §3511).</p>	<p>Timing: Prior to the issuance of the discretionary permit.</p>	Imp
<p>M-BI-3: Habitat Assessment/Biology Report. Prior to the initiation of future development projects within the project area, a habitat assessment shall be conducted when warranted in areas undisturbed by prior development to determine whether sensitive natural communities (including riparian vegetation) are present. If the habitat assessment identifies sensitive natural communities, a biological report shall be prepared to address impacts on sensitive natural communities resulting from the proposed future project. The report shall identify mitigation measures to reduce all significant impacts to below a level of significance. Mitigation measures shall include, as determined appropriate by a qualified biologist in consultation with the wildlife agencies:</p>	<p>Methods: Require a habitat assessment to identify sensitive natural habitat. If present and the project would have a potential impact on the habitat, require a biological report with mitigation.</p>	App
<ul style="list-style-type: none"> • Early consultation with the wildlife agencies to ensure maximum avoidance of sensitive habitats, as feasible. • Provision of a qualified biological monitor on site during all earth-disturbing activities to ensure avoidance of sensitive habitats. • The use of fencing or flagging to identify and avoid sensitive areas and to ensure that the areas are protected from direct and indirect impacts. • Appropriate siting of staging areas within developed or disturbed areas, ensuring such areas are outside of existing sensitive habitats. • Avoidance of the avian breeding seasons if riparian or other sensitive habitat supports breeding birds, or other special-status species. • Provision of mitigation at a minimum of a 1:1 ratio to ensure no net loss of sensitive habitat. Consultation with the wildlife agencies or professional best practices may result in higher ratios. 	<p>Timing: Prior to the issuance of the discretionary permit and if a habitat assessment identified potential federal and/or state jurisdictional wetlands.</p>	Proj
<p>M-BI-4: Formal Wetland Delineation. If the habitat assessment identifies potential federal and/or state jurisdictional wetlands, a formal jurisdictional delineation shall be prepared. This document shall map the jurisdictional wetlands present and overlay it on the grading footprint of the project, thereby allowing a calculation of the total impacts. If jurisdictional wetlands would be impacted, mitigation</p>	<p>Timing: Prior to the issuance of the discretionary permit and if a habitat assessment identified potential federal and/or state jurisdictional wetlands.</p>	the C
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Mitigation Measures	Timing and Methods	Resp
<p>shall be required at a minimum 1:1 ratio; however, coordination with USACE (through the 404 process) and CDFG (through the Section 1602 Streambed Alteration Agreement process) may determine a higher ratio is required. Mitigation shall be achieved through a combination of in-kind creation, restoration, and/or enhancement as determined to be appropriate for each site through consultation with the resource agencies. Mitigation shall first be considered on site, then with an approved mitigation bank, and thirdly through offsite mitigation. The appropriate permit applications shall be submitted to state and federal regulatory agencies. The permits issued by these agencies will finalize the mitigation requirements.</p>	<p>Methods: Require a formal wetland delineation to identify the location of the jurisdictional wetland. If present and the project would have a potential impact on a jurisdictional, require mitigation at a minimum 1:1 ratio and coordinate with the USACE and CDFG.</p>	<p>Mon Rep agen City, Deve Prop</p>
<p>M-BI-5: Avoidance and Minimization Measures for Continued Wildlife Movement. If the habitat assessment described in Mitigation Measure M-BI-3 identifies that a specific development project will interfere substantially with wildlife movement or established wildlife corridors, avoidance and minimization measures shall be developed that ensure the continued movement of wildlife through a specific corridor or area. Measures shall be specific to each project and be determined by a qualified biologist during project design; however, the following minimization measures shall be incorporated where appropriate, as determined by a qualified biologist:</p>	<p>Timing: Prior to the issuance of the discretionary permit and if a habitat assessment identified potential impacts to wildlife corridors.</p>	<p>Veri Vista Imp App Proj the C</p>
<ul style="list-style-type: none"> • Project design shall be sensitive to wildlife movement and, if a corridor is determined to be located on site, the project shall be designed to avoid segmentation of the corridor and the continued viability of the corridor. • Street lighting shall be designed such that it does not increase the overall ambient lighting and glare in the natural area. This may be accomplished by designing street lighting with internal baffles to direct the lighting towards the ground and so there is a zero side angle cut off to the horizon. • Potential noise, motion, and human intrusion impacts shall be minimized by incorporating setbacks, berms, or walls into the project design. Construction-related noise shall be mitigated consistent with the city's Noise Ordinances by limiting construction activities to daytime hours and requiring construction equipment to be equipped with mufflers. • Plant species acceptable for the project's landscaping must not be 	<p>Methods: Require avoidance and minimization measures, where appropriate.</p>	<p>Mon Rep agen City, Deve Prop Veri Vista</p>

Mitigation Measures	Timing and Methods	Resp
<p>considered an invasive species by the California Invasive Plant Council (http://www.cal-ipc.org/ip/inventory/index.php).</p> <ul style="list-style-type: none"> When culverts are included in a project design within areas known to be used as wildlife crossings, they shall be placed in locations suitable for use by wildlife and shall be sized and shaped such as to facilitate wildlife movement through the culvert. 		

CLIMATE CHANGE

<p>M-CC-1: CAP Implementation. In compliance with RSC Policy 2.1, the city shall implement a quantified CAP within 24 months of adoption of the General Plan. The CAP shall apply the discussions in the EIR under "Considerations for Implementing the Climate Action Plan" discussed under Section 4.4.4.4.1. At a minimum, the CAP shall:</p> <ul style="list-style-type: none"> Identify a quantifiable GHG emissions reduction target on projected 2020 BAU emissions in the city using currently accepted methods. Identify and prioritize potential reduction measures and policies to achieve the city's GHG emissions target, and quantitatively and qualitatively analyze the reduction potential and implementation costs of selected measures to a level that is 15 percent below recent (2005) levels by 2020. Identify proactive strategies that can be implemented to prepare for potential impacts of climate change on Vista's economy, natural ecosystems, and community health. Identify an achievable implementation schedule, establish a monitoring system, and identify funding sources for implementation of the CAP through 2020. 	<p>Timing: Within 24 months of adoption of the GP Update.</p> <p>Methods: Implement a Climate Action Plan to reduce City of Vista emissions by 15% of 2006 levels by 2020.</p>	<p>Imp City</p> <p>Mon Rep Vista</p> <p>Veri Vista</p>
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Mitigation Measures	Timing and Methods	Resp
CULTURAL RESOURCES		
<p>M-CR-1a: Prior to the issuance of any construction permits, including but not limited to a grading permit, for any future development project proposed under the GP Update, the NAHC and local tribes shall be contacted and consulted by a Professional Archaeologist approved by the City. If the NAHC and/or local tribes indicate in a written response that the site of the proposed project may potentially contain Native American resources, a pedestrian survey (i.e., physical walk over) shall be conducted by a Professional Archaeologist and a local Native American monitor. Should the pedestrian survey identify Native American cultural resources, the Professional Archeologist shall, in consultation with the Native American monitor, make an immediate written evaluation of the significance and appropriate treatment of the resource, including any avoidance measures, additional testing and evaluation, or data recovery plan. In addition, the Professional Archaeologist, in consultation with the Native American monitor, shall also include in the written determination whether the potential presence of subsurface resources requires archaeological and/or Native American monitoring during site grading or other ground disturbing activities. If construction monitoring is required, Mitigation Measure M-CR-1b shall be implemented.</p>	<p>Timing: Prior to the approval of the construction permits (e.g., building, grading, etc.).</p> <p>Methods: Require pedestrian survey of any area with a potential for cultural resources by a Professional Archaeologist. If resources are discovered, require consultation with the NAHC and local tribes, a records search, and the preparation of written evaluation.</p>	<p>Imp App Proj</p> <p>Mon Rep ager City Dev Prop</p> <p>Veri Vista</p>
<p>M-CR-1b: Prior to the issuance of any grading and/or excavation permit for any future development project within the GP Update area 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 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 and/or excavation activities.</p>	<p>Timing: Prior to the issuance of any grading and/or excavation permit on a parcel with a potential to contain subsurface cultural resources.</p> <p>Methods: Require the retention of a City-approved Professional Archaeologist and Native American monitor during construction activities and determine if additional evaluation and mitigation would be required. Require the preparation of a post-construction monitoring report once grading and/or excavation activities are completed.</p>	<p>Imp App Proj</p> <p>Mon Rep ager City Dev Prop</p> <p>Veri Vista</p>

Mitigation Measures	Timing and Methods	Respon
<p>M-CR-2: Paleontological Monitoring. Monitoring during construction grading or trenching shall be required for projects that would excavate to a depth of ten feet or more, or that propose a total cut amount of 1,000 cubic yards or more. Prior to the issuance of any grading and/or excavation permit, the project applicant must provide written proof to the City Planner that a Professional Paleontologist has been retained to observe all earth-disturbing activities. All fossil materials recovered during mitigation monitoring shall be cleaned, identified, cataloged, and analyzed in accordance with standard professional practices. The results of the field work and laboratory analysis shall be submitted in a technical report and the entire collection transferred to an approved facility.</p>	<p>Timing: Prior to the issuance of any grading or excavation permit for activities that would excavate at least 10 feet in depth or cut 1,000 cubic yards or more.</p> <p>Methods: Provide written proof to the City Planner that a Professional Paleontologist has been retained to observe all earth-disturbing activities.</p>	<p>Imp App Proj</p> <p>Mon Rep ager City, Deve Prop</p> <p>Veri Vista</p>

NOISE AND VIBRATION

<p>M-N-1: Construction Noise Reduction. Construction noise is unavoidable and could adversely affect nearby residents. However, the noise would be temporary and limited to the duration of the construction. The following measures shall be incorporated into project contract specifications to minimize construction noise impacts:</p> <p>M-N-1a: Noise-Reducing Features. All noise-producing construction equipment and vehicles using internal combustion engines shall be equipped with mufflers; air-inlet silencers where appropriate; and any other shrouds, shields, or other noise-reducing features in good operating condition that meet or exceed original factory specification. Mobile or fixed "package" equipment (e.g., arc-welders and air compressors) shall be equipped with shrouds and noise-control features that are readily available for that type of equipment.</p> <p>M-N-1b: Use of Electrical Equipment. Electrically powered equipment shall be used instead of pneumatic or internal-combustion powered equipment, where feasible.</p> <p>M-N-1c: Location of Equipment and Support Areas. Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive receptors.</p> <p>M-N-1d: Speed Limits. Construction site and access road speed</p>	<p>Timing: Prior to the issuance of any grading or construction permit.</p> <p>Methods: Adhere to noise-reducing measures during construction activities.</p>	<p>Imp App Proj</p> <p>Mon Rep ager City, Deve Prop</p> <p>Veri Vista</p>
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Mitigation Measures	Timing and Methods	Responsible Party
<p>limits shall be established and enforced during the construction period.</p> <p>M-N-1e: Signal Limits. The use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only.</p> <p>M-N-1f: Use of Audio Equipment. No project-related public address or music system shall be audible at any adjacent receptor.</p> <p>M-N-1g: Resolution of Complaints. The onsite construction supervisor shall have the responsibility and authority to receive and resolve noise complaints. A clear appeal process for the owner shall be established prior to construction commencement to allow for resolution of noise problems that cannot be immediately solved by the site supervisor.</p>		

PUBLIC SERVICES AND RECREATION

<p>M-PS-1a: Fair Share Fund for Police Protection. Within three years following the GP Update approval, the city and SDCSD shall develop a program to require a development impact fee or other method to ensure that, in the development process for future projects under the GP Update, project applicants would contribute their fair share in order for SDCSD to provide adequate staffing levels and facilities within the city.</p>	<p>Timing: Within 3 years of adoption of the GP Update.</p> <p>Methods: Develop a program to require development impact fees or a similar method to contribute a fair share contribution to provide adequate SDCSD service levels.</p>	<p>Imp City</p> <p>Mon Rep Vista</p> <p>Veri Vista</p>
<p>M-PS-1b: Fair Share Payment for Police Protection. Prior to issuance of a Certificate of Occupancy for any future project, the project applicant shall contribute its fair share to the SDCSD to provide adequate facilities and capital to add up to 15 new sworn officers to the SDCSD to adequately serve the city. The fee amount shall be in accordance with the program established under Mitigation Measure M-PS-1a.</p>	<p>Timing: Prior to the issuance of a Certificate of Occupancy.</p> <p>Methods: Require a fair share contribution to the SDCSD in accordance with the development impact fee program established under Mitigation Measure M-PS-1a.</p>	<p>Imp Appl Proj</p> <p>Mon Rep agen City, Deve Prop</p> <p>Veri Vista</p>

Mitigation Measures	Timing and Methods	Resp
<p>M-PS-2: VUSD Fees. All future projects under the GP Update would be required to pay statutory fees for public school services. Project applicants shall contact the VUSD to determine the current and appropriate statutory fee for each future project proposed in the project area.</p>	<p>Timing: Prior to the issuance of a Certificate of Occupancy.</p> <p>Methods: Require a fair share contribution to the VUSD in accordance with the current and appropriate statutory fee established by the VUSD.</p>	<p>Imp Appl Proj</p> <p>Mon Rep agen City, Deve Prop</p> <p>Veri Vista</p>

TRANSPORTATION AND CIRCULATION

<p>M-TR-1: Emerald Drive/Olive Avenue. Prior to the issuance of building permits for any discretionary action that would contribute vehicle trips to the intersection of Emerald Drive and Olive Avenue, the project applicant shall pay a fair share contribution toward the implementation of an eastbound right-turn overlap phase.</p>	<p>Timing: Prior to the issuance of a building permit that would contribute vehicle trips to the intersection of Emerald Drive and Olive Avenue.</p> <p>Methods: Require the project applicant to pay a fair share contribution towards the implementation of improvements at the intersection of Emerald Drive/Olive Avenue.</p>	<p>Imp Appl Proj</p> <p>Mon Rep agen City, Deve Prop</p> <p>Veri Vista</p>
<p>M-TR-2: Emerald Drive/Hacienda Drive. Prior to the issuance of building permits for any discretionary action that would contribute vehicle trips to the intersection of Emerald Drive and Hacienda Drive, the project applicant shall pay a fair share contribution toward the implementation of a westbound right-turn overlap phase.</p>	<p>Timing: Prior to the issuance of a building permit that would contribute vehicle trips to the intersection of Emerald Drive and Hacienda Drive.</p> <p>Methods: Require the project applicant to pay a fair share contribution towards the implementation of improvements at the intersection of Emerald Drive and Hacienda Drive.</p>	<p>Imp Appl Proj</p> <p>Mon Rep agen City, Deve</p>

Mitigation Measures	Timing and Methods	Resp
<p>M-TR-3: North Melrose Drive/Olive Avenue. Prior to the issuance of building permits for any discretionary action that would contribute vehicle trips to the intersection of North Melrose Drive and Olive Avenue, the project applicant shall pay a fair share contribution toward the following intersection improvements: the conversion of the westbound shared through right-turn lane to a dedicated right-turn lane, the implementation of a right-turn overlap phase, and restriping to provide a second northbound left-turn lane and second southbound left-turn lane.</p>	<p>Timing: Prior to the issuance of a building permit that would contribute vehicle trips to the intersection of North Melrose Drive and Olive Avenue.</p> <p>Methods: Require the project applicant to pay a fair share contribution towards the implementation of improvements at the intersection of North Melrose Drive and Olive Avenue.</p>	<p>Prop</p> <p>Veri Vista</p> <p>Imp App Proj</p> <p>Mon Rep ager City, Deve Prop</p>
<p>M-TR-4: Civic Center Drive/Eucalyptus Avenue. Prior to the issuance of building permits for any discretionary action that would contribute vehicle trips to the intersection of Civic Center Drive and Eucalyptus Avenue, the project applicant shall pay a fair share contribution toward the implementation of a dedicated eastbound right-turn lane and the addition of a northbound through lane comprising one left-turn lane, two through lanes, and one right-turn lane.</p>	<p>Timing: Prior to the issuance of a building permit that would contribute vehicle trips to the intersection of Civic Center Drive and Eucalyptus Avenue.</p> <p>Methods: Require the project applicant to pay a fair share contribution towards the implementation of improvements at the intersection of Civic Center Drive and Eucalyptus Avenue.</p>	<p>Veri Vista</p> <p>Imp App Proj</p> <p>Mon Rep ager City, Deve Prop</p>
<p>M-TR-5: Civic Center Drive/South Santa Fe Avenue. Prior to the issuance of building permits for any discretionary action that would contribute vehicle trips to the intersection of Civic Center Drive and South Santa Fe Avenue, the project applicant shall pay a fair share contribution toward the restriping of an additional northbound through lane, an additional eastbound left-turn lane, and an additional</p>	<p>Timing: Prior to the issuance of a building permit that would contribute vehicle trips to the intersection of Civic Center Drive and South Santa Fe Avenue.</p> <p>Methods: Require the project applicant to pay a</p>	<p>Veri Vista</p> <p>Imp App Proj</p> <p>Mon Rep</p>

Mitigation Measures	Timing and Methods	Respon
westbound left-turn lane.	fair share contribution towards the implementation of improvements at the intersection of Civic Center Drive and South Santa Fe Avenue.	agen City, Deve Prop
M-TR-6: Mar Vista Drive/Thibodo Road. Prior to the issuance of building permits for any discretionary action that would contribute vehicle trips to the intersection of Mar Vista Drive and Thibodo Road, the project applicant shall pay a fair share contribution toward the signalization of the intersection and the provision of a northbound right-turn overlap phase.	Timing: Prior to the issuance of a building permit that would contribute vehicle trips to the intersection of Mar Vista Drive and Thibodo Road. Methods: Require the project applicant to pay a fair share contribution towards the implementation of improvements at the intersection of Mar Vista Drive and Thibodo Road.	Veri Vista Imp App Proj Mon Rep agen City, Deve Prop
M-TR-7: South Melrose Drive/Sunset Drive. Prior to the issuance of building permits for any discretionary action that would contribute vehicle trips to the intersection of South Melrose Drive and Sunset Drive, the project applicant shall pay a fair share contribution toward the implementation of a dedicated eastbound right-turn lane with an overlap phase.	Timing: Prior to the issuance of a building permit that would contribute vehicle trips to the intersection of South Melrose Drive and Sunset Drive. Methods: Require the project applicant to pay a fair share contribution towards the implementation of improvements at the intersection of South Melrose Drive and Sunset Drive.	Veri Vista Imp App Proj Mon Rep agen City, Deve Prop
M-TR-8: South Melrose Drive/Live Oak-Longhorn Road. Prior to the issuance of building permits for any discretionary action that would contribute vehicle trips to the intersection of South Melrose	Timing: Prior to the issuance of a building permit that would contribute vehicle trips to the intersection of South Melrose Drive and Live Oak-	Veri Vista Imp App Proj

Mitigation Measures	Timing and Methods	Respo
<p>Drive and Live Oak-Longhorn Road, the project applicant shall pay a fair share contribution toward the implementation of a dedicated southbound right-turn lane with an overlap phase.</p>	<p>Longhorn Road.</p> <p>Methods: Require the project applicant to pay a fair share contribution towards the implementation of improvements at the intersection of South Melrose Drive and Live Oak-Longhorn Road.</p>	<p>Mon Rep agen City, Deve Prop</p>
<p>M-TR-11: Sycamore Avenue/Hibiscus Avenue. Prior to the issuance of building permits for any discretionary action that would contribute vehicle trips to the intersection of Sycamore Avenue and Hibiscus Avenue, the project applicant shall pay a fair share contribution toward the implementation of an additional southbound left-turn lane.</p>	<p>Timing: Prior to the issuance of a building permit that would contribute vehicle trips to the intersection of Sycamore Avenue and Hibiscus Avenue.</p> <p>Methods: Require the project applicant to pay a fair share contribution towards the implementation of improvements at the intersection of Sycamore Avenue and Hibiscus Avenue.</p>	<p>Veri Vista</p> <p>Imp Appl Proj</p> <p>Mon Rep agen City, Deve Prop</p>
<p>M-TR-12: Sycamore Avenue/La Mirada Drive. Prior to the issuance of building permits for any discretionary action that would contribute vehicle trips to the intersection of Sycamore Avenue and La Mirada Drive, the project applicant shall pay a fair share contribution toward the implementation of a westbound right-turn overlap phase.</p>	<p>Timing: Prior to the issuance of a building permit that would contribute vehicle trips to the intersection of Sycamore Avenue and La Mirada Drive.</p> <p>Methods: Require the project applicant to pay a fair share contribution towards the implementation of improvements at the intersection of Sycamore Avenue and La Mirada Drive.</p>	<p>Veri Vista</p> <p>Imp Appl Proj</p> <p>Mon Rep agen City, Deve Prop</p>

